

VIRGINIA:

At a recessed meeting of the Board of Supervisors of the County of Northampton, Virginia, held in the Board Chambers of the County Administration Building, 16404 Courthouse Road, Eastville, Virginia, on the 3rd day of June, 2013, at 7:00 p.m.

Present:

Willie C. Randall, Chairman	Laurence J. Trala, Vice Chairman
Richard L. Hubbard	Larry LeMond
Oliver H. Bennett	

The meeting was called to order by the Chairman.

Public Hearing:

Chairman Randall called to order the following public hearing:

(1) The Board of Supervisors of Northampton County, Virginia, proposes to equalize property tax levies.

1. Assessment Decrease: Total assessed value of real property, excluding additional assessments due to new construction or improvements to property, is lesser than last year's total assessed value of real property by 19.92 percent.

2. Raised Rate Necessary to Offset Decreased Assessment: The tax rate which would levy the same amount of real estate tax as last year, when multiplied by the new total assessed value of real estate with the exclusions mentioned above, would be \$0.68 per \$100 of assessed value. This rate will be known as the "raised tax rate".

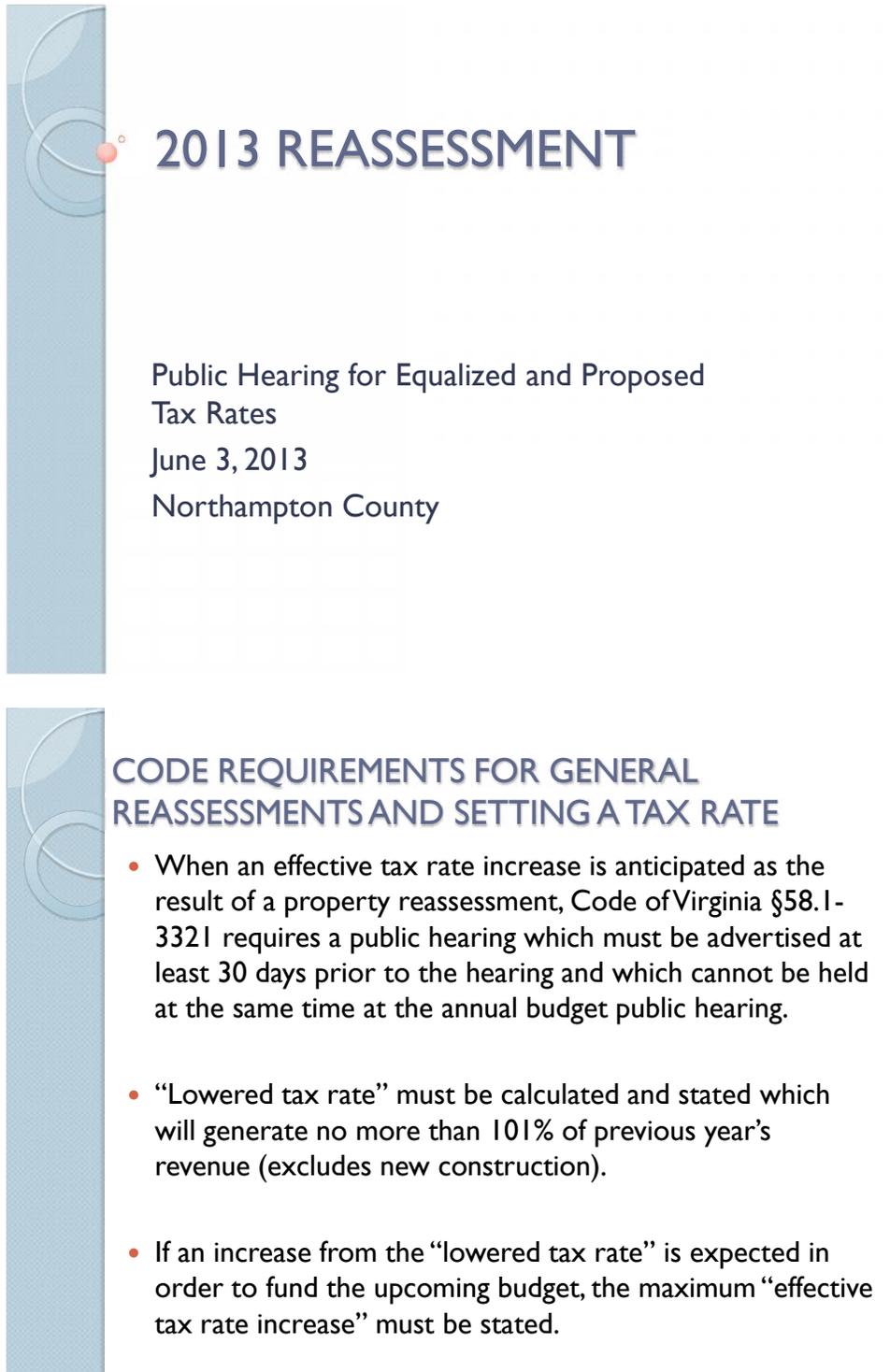
3. Effective Rate: The Board of Supervisors of Northampton County, Virginia, proposes to adopt a tax rate of \$0.68 per \$100 of assessed value.

Individual property taxes may, however, increase at a percentage greater than or less than the above percentage.

4. Proposed Total Budget Increase: Based on the proposed real estate property tax rate and changes in other revenues, the total budget of the County of Northampton, Virginia, will be reduced from last year's by .04 percent for all funds net of interfund transfers.

The Chairman asked if there were any present desiring to speak.

Director of Finance Leslie Lewis and County Administrator Katie Nunez presented the following powerpoint presentation for the Board's information:



2013 REASSESSMENT

Public Hearing for Equalized and Proposed
Tax Rates
June 3, 2013
Northampton County

CODE REQUIREMENTS FOR GENERAL REASSESSMENTS AND SETTING A TAX RATE

- When an effective tax rate increase is anticipated as the result of a property reassessment, Code of Virginia §58.1-3321 requires a public hearing which must be advertised at least 30 days prior to the hearing and which cannot be held at the same time at the annual budget public hearing.
- “Lowered tax rate” must be calculated and stated which will generate no more than 101% of previous year’s revenue (excludes new construction).
- If an increase from the “lowered tax rate” is expected in order to fund the upcoming budget, the maximum “effective tax rate increase” must be stated.

Old vs. New Assessed Values

	Tax Year	Land Value	Improvements Value	Public Service Co.s Value	Total Real Estate Value	LAND USE Value Reductions
OLD	2012	\$1,763,493,000	\$1,119,800,000	\$52,038,600	\$2,935,331,600	(\$268,128,900)
NEW	2013	\$1,289,533,100	\$1,011,669,000	\$49,322,500	\$2,350,524,600	(\$205,135,700)
%age Change		-26.88%	-9.66%	-5.22%	-19.92%	-23.49%

- Total real estate values including improvements decreased by 19.92%
- There is an increase in improvements, known as New Construction, and it is valued at \$3,323,800; however, it is excluded from the equalized tax rate calculation.

Calculation of Equalized Rate

DESCRIPTION	AMOUNT
2012 RE Tax Levy	\$14,399,663
1% Of 2012 Levy Per State Code §58.1-3321	\$143,997
MAXIMUM ALLOWED REVENUE FOR EQUALIZED RATE	\$14,543,660
Net 2013 Taxable RE Value	\$2,143,548,200
Less 2013 New Construction Value	(\$3,323,800)
Adjusted 2013 Value for Equalized Rate Calculation	\$2,140,224,400
Divide Maximum Allowed Revenue by Adjusted 2013 Value for Equalized Rate Calc.	.006795
Equalized Tax Rate per \$100 in Value	68 Cents
Approximate yield for One Penny based on a 95% Collection Rate in Year One	\$203,637

IMPACT OF REASSESSMENT

911 #	STREET NAME	DESCRIPTION	2012 VALUE	2013 VALUE	%age Change in Valuation
501	MONROE AVE	HISTORIC CC	\$ 380,300.00	\$ 241,800.00	-36.42%
15	CARISSA CT	BAY CREEK	\$ 585,300.00	\$ 410,100.00	-29.93%
4215	SUNNYSIDE RD	CHERITON	\$ 145,100.00	\$ 125,700.00	-13.37%
4634	WILSON CT	SUNNYSIDE VILLAGE	\$ 91,300.00	\$ 67,600.00	-25.96%
5377	WILLOW OAK RD	EASTVILLE	\$ 253,200.00	\$ 231,200.00	-8.69%
10117	PINE AVE	NASSAWADOX	\$ 205,500.00	\$ 167,700.00	-18.39%
3030	MAIN ST	EXMORE	\$ 195,900.00	\$ 163,400.00	-16.59%
3142	BUTLERS BLUFF DR	BUTLERS BLUFF	\$ 1,258,300.00	\$ 979,900.00	-22.13%
27543	CHEAPSIDE DR	CHEAPSIDE	\$ 55,600.00	\$ 45,400.00	-18.35%
6183	SUNNYSIDE RD	OYSTER	\$ 190,400.00	\$ 165,400.00	-13.13%
11475	CHURCH NK RD	VAUCLUSE SHORES	\$ 347,100.00	\$ 287,200.00	-17.26%
10321	BAYSIDE RD	BRIDGETOWN	\$ 139,100.00	\$ 114,000.00	-18.04%
11253	SEALEY RD	TREHERNEVILLE	\$ 68,700.00	\$ 53,900.00	-21.54%
7239	KELLAM DR	SILVER BEACH	\$ 154,900.00	\$ 124,100.00	-19.88%
4377	WILLIS WHARF RD	WILLIS WHARF	\$ 156,600.00	\$ 133,700.00	-14.62%

Budget Comparison: FY13 Adopted vs. FY14 Proposed

Fund Expenditures	FY13 Adopted Budget	FY14 Proposed Budget	Variance	%age Change
General Fund	\$24,303,103	\$25,166,962	\$863,859	3.55%
Less Transfers	(\$13,368,314)	(\$13,950,295)	(\$581,981)	4.35%
Net General Fund	\$10,934,789	\$11,216,667	\$281,878	2.58%
Social Services Fund	\$2,755,201	\$2,794,763	\$39,562	1.44%
Less Transfers	(\$77,500)	(\$139,600)	(\$62,100)	80.13%
Net Social Services	\$2,677,701	\$2,655,163	(\$22,538)	-0.84%
ES Regional Jail Fund	\$3,666,886	\$3,534,254	(\$132,632)	-3.62%
Wastewater Project Fund	\$0	\$130,000	\$130,000	#DIV/0!
Capital Reserve Fund	\$0	\$921,637	\$921,637	#DIV/0!
General Debt Service	\$2,160,211	\$2,759,220	\$599,009	27.73%
School Debt Service	\$1,343,087	\$407,450	(\$935,637)	-69.66%
Public Utilities Fund	\$198,586	\$173,715	(\$24,871)	-12.52%
School Operating Funds	\$17,210,361	\$16,962,289	(\$248,072)	-1.44%
School Federal Funds	\$4,111,596	\$3,466,427	(\$645,169)	-15.69%
School Food Service	\$863,023	\$856,160	(\$6,863)	-0.80%
NET GRAND TOTAL	\$43,166,240	\$43,082,982	(\$83,258)	-0.19%

Mr. Lance Williams, President of the Homeowners' Association at Peaceful Pond Drive, stated that real estate taxes constitute a major part of their budgets and that an increased tax rate of sixty-eight cents would create a major hardship. He reported that he had seen a 13.6% increase in his taxes over the last two years. He also said that Northampton's rate would not be competitive with Accomack's fifty-three cents and that the local reassessment process is unfair by utilizing sales data.

There being no further speakers, the public hearing was closed.

Motion was made by Mr. Trala, seconded by Mr. LeMond, that the equalized tax rate of sixty-eight cents be approved as presented. All members were present and voted "yes." The motion was unanimously passed.

Adjourn:

Motion was made by Mr. Bennett, seconded by Mr. LeMond, that the meeting be adjourned. All members were present and voted "yes." The motion was unanimously passed.

The meeting was adjourned.

_____ CHAIRMAN

_____ COUNTY ADMINISTRATOR