

## BOARD OF COUNTY COMMISSIONERS

MARCH 17, 2026

A Reserve and Debt Policy Workshop was held at the Murdock Administration Complex in Commission Chambers; Room 119, Port Charlotte, Florida.

The following members were present: Chair Tiseo, Commissioner Constance, Commissioner Deutsch, Commissioner Doherty, and Commissioner Truex. Also, in attendance were: County Administrator Flores, County Attorney David, and Minutes Clerk Welsh. The following members were absent: None.

**The Meeting was called to order at 2:00 pm**, followed by the Pledge of Allegiance.

County Administrator Flores highlighted Reserve and Debt Policy Workshop.

### 1. Reserve and Debt Policies, Ad Valorem Long Range Projections, and Property Tax Reform

Francine Lisby, Assistant Budget Director gave a brief overview of Agenda, Types of Reserves, Reserve Policy, Reserves Policy: Section 2 Ad Valorem Reserves, III. Fiscal Stabilization Reserves, Ad Valorem Reserves, Reserves, Revised Ad Valorem Reserves, Debt Policy, Charlotte County: 20 Year Debt Position, Debt Breakdown, Long Range Projection, Charlotte County Millage History, General Fund: Five Year Financial Plan - Revenue/Expenditures As presented at 1<sup>st</sup> Budget Hearing 9.4.2025, Five Year Financial Plan - Revenues/Expenditures, Revised Ad Valorem Reserves Fiscal Year (FY) 2025 Variance, Revenues versus (vs) Expenditures Updated Projection, Law Enforcement Fund Projection, Capital Projects Fund Projection, General Government (Thousands), Reasons Why, Population & Valuation, Net Budget - Capital Breakdown, Proposed Property Tax Reform: Florida House Property Tax Reform, Governor DeSantis, House Proposals, Impacts to Charlotte County, Next Steps, General Fund FY 2026, General Fund, Capital Projects Fund, General Government, Law Enforcement Fund, Compounded Impact House Bill (HB) 203, What's In Progress, Timeline of Key Events, responded to storm exposure, non-reimbursable hurricane expenses, Florida Government Finance Officers Association (FGFOA) standards, Coronavirus Aid, Relief, and Economic Security (CARES) and American Rescue Plan Act (ARPA) funding, permit and Certificate of Occupancy (CO) delay impacts, and Metro Forecasting Updates.

**Chair Tiseo** discussed Federal Emergency Management Agency (FEMA) Category G and obligations, Disaster Retention Reserve target levels and balance, Ad Valorem Reserves, Revised Ad Valorem Reserves, funding reallocation, credit rating and property tax reform impacts, fiscal responsibility, Debt Breakdown, debt repayment sources, General Fund: Five Year Financial Plan - Revenue/Expenditures As presented at 1st Budget Hearing 9.4.2025, park operating expenses, Five Year Financial Plan - Revenue/Expenditures, Revised Ad Valorem Reserves FY 2025 Variance, Property Tax Reform, Population & Valuation, State of Florida General Fund Budget and statutory requirements, Impacts to Charlotte County, Next Steps, Senate President Ben Albritton's Statement on the Conclusion of the 2026 Regular Session, House Proposals, Compounded Impact HB 203, alternative revenue options, Timeline of Key Events, citizen outreach and education, Special Session, and United Way of Charlotte County. **Commissioner Constance** mentioned Ad

Valorem Reserves, Disaster Retention Reserve target levels and funding allocation, Revised Ad Valorem Reserves, best practices, rate payer debt, Murdock Village debt repayment and refinancing, Debt Breakdown, Population & Valuation, housing market, Property Tax Reform and Congressional redistricting Special Sessions process, HB 203 voter education and outreach, Impacts to Charlotte County, General Fund, Compounded Impact HB 203, Capital Projects Fund, Hazard Mitigation Grant Program (HMGP) Match, and department budget and staffing impacts. **Commissioner Deutsch** commented on social media, community feedback and amenities, life quality impacts, and alternative funding sources. **Commissioner Doherty** spoke to Ad Valorem Reserves, target percentage and balance, Revised Ad Valorem Reserves, funding allocation, Disaster Retention and Fiscal Stabilization Reserves, flexibility, Debt Breakdown, rate payer debt, Charlotte Harbor Water Association, Englewood Water District, City of Punta Gorda Utilities, Charlotte County: 20 Year Debt Position, Charlotte County Utilities (CCU), Impacts to Charlotte County, replacement revenues, HB 203, Senate President Ben Albritton, core service analysis and impacts, alternate funding sources, citizens education and outreach, staff work efforts, and House Proposals. **Commissioner Truex** noted III. Fiscal Stabilization Reserve, minimum balance, funding allocation, FEMA Category G funding, Ad Valorem Reserves, Revised Ad Valorem Reserves, Disaster Retention and Fiscal Stabilization Reserves, Florida House of Representatives and Senate, Congressional redistricting Special Session, Governor's authority, property tax reform core service impacts, public engagement and education, House Proposals, affordability, and staff efforts.

Deputy County Administrator Emily Lewis replied to Special Session process and timeframe, campaign limitations, Governor's authority, Local Option Discretionary Sales Surtax, alternative revenue sources, additional service fees, HB 203, public outreach and education, non-homesteaded and commercial properties tax bases, uncertainty, state-mandated core service costs, and discretionary safeguard programs.

County Administrator Flores remarked on voter outreach and education, Florida Association of Counties (FAC), Florida Association of County Managers (FACM), Realtors of Punta Gorda-Port Charlotte-North Port-DeSoto, Inc., and House Proposals.

#### **AA. County Administrator Comments**

County Administrator Flores discussed community outreach presentation and education and March 17, 2026 Board Workshop Community Redevelopment Agency (CRA) Updates Presentation.

Assistant County Administrator Claire Jubb mentioned West Port Villages April 24, 2026 contract closing date requirement, Final Detail Site Plan approval and utility offsite connection delays, April 28, 2026 Regular and Land Use Meeting, Special Land Use Meeting process, April 21, 2026 Board Workshop and Transportation Quarterly Meeting, and March 25, 2026 Regular and Land Use Meeting Agenda item.

**Chair Tiseo** noted BCC Schedule Change approval process. **Commissioner Constance** spoke to BCC Schedule Change approval process. **Commissioner Doherty** discussed March 25, 2026 Regular and Land Use Meeting Agenda item.

**BB. County Attorney Comments - None**

**CC. Commissioner Comments - None**

**ADJOURNED: 3:35 pm**

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**Joseph M. Tiseo, Chair**

**DATE ADOPTED:** \_\_\_\_\_

**ATTEST:**

**ROGER D. EATON, CLERK  
OF THE CIRCUIT COURT AND  
EX-OFFICIO TO THE BOARD  
OF COUNTY COMMISSIONERS**

**By:** \_\_\_\_\_  
**Deputy Clerk**