City of South Fulton, Georgia

5440 Fulton Industrial Blvd.
South Fulton, GA 30336
Phone: 470-552-4311
cityofsouthfultonga.gov

Agenda

Millage Rate Public Hearing #1

The Honorable khalid kamau, Mayor
The Honorable Catherine F. Rowell, District 1
The Honorable Carmalitha Gumbs, District 2
The Honorable Helen Z. Willis, District 3
The Honorable Jaceey Sebastian, District 4
The Honorable Keosha B. Bell, District 5
The Honorable Natasha Williams-Brown, District 6
The Honorable Linda B. Pritchett, District 7

Thursday, July 25, 2024	**6:00 PM**	**Southwest Arts Center** **915 New Hope Road** **South Fulton, GA 30331**

SOUTH FULTON CITY COUNCIL MISSION STATEMENT:
To provide exceptional customer service that sustains a safe, inclusive, innovative, and an economically vibrant city.

Live-stream:	**Public Meeting Portal (Civic Clerk):** https://southfultonga.civicclerk.com
Public Comment:	https://www.cityofsouthfultonga.gov/3074/Public-Comment-at-Council-Meetings

I. Meeting Called to Order - Mayor khalid

II. Roll Call - Corey Adams, City Clerk

III. Agenda Items

A. Millage Rate Presentation - Sharon D. Subadan, City Manager

B. Millage Rate Public Hearing

C. First Read: An Ordinance To Adopt The 2024 Millage Rate At 12.399 For The City Property Tax For The City Of South Fulton, Georgia

IV. Adjournment of Meeting

PUBLIC HEARING TO ADOPT 2024 TAX MILLAGE RATE

PRESENTED BY: SHARON D. SUBADAN, *ICM-CM, MPS, CPM*

CITY MANAGER

PROPERTY TAX 101

MILLAGE RATE

The tax rate that is applied to the assessed value of taxable property to calculate the amount of property tax to be paid.

The millage rate is usually stated as "dollars per thousand."

- *i.e. Millage rate of 1 **mil** is $1.00 per thousand **of assessed** value.*
- *For calculation purposes, the **millage rate** is stated as 0.001.*

The millage rate is established by the levying authority each year.

MARKET VALUE/ ASSESSED VALUE

Market value is the current estimated amount at which property can be bought or sold.

The assessed value is 40% of the market value and is used as the basis for calculating the property tax levy (bill) in Georgia.

e.g. *If the market value of a parcel of real property is $100,000; its corresponding assessed value is $40,000.*

MARKET VALUE/ ASSESSED VALUE

PROPERTY TAX CALCULATION ON A SINGLE PARCEL

Market value $100,000

Assessed value (40%) $40,000

Millage Rate (1 mil) 0.001

Annual Property Tax Levy $40

WHAT IS A HOMESTEAD EXEMPTION?

A Homestead Exemption is a legal provision that helps reduce the amount of property taxes owed on owner-occupied homes.

Exemptions are established by state law and voted upon by citizens in a given city, county or school district.

THINGS YOU NEED TO KNOW.

- While all homeowners in the City of South Fulton may qualify for a basic homestead exemption, different exemptions may also apply to property taxes for Fulton County and Fulton County School System.
- There are many different exemptions available for seniors and people with full medical disabilities.
- Disability exemptions are also available for veterans and their surviving spouses.

THINGS YOU NEED TO KNOW.

- Exemptions are also available for surviving spouses of peace officers and firefighters killed in the line of duty.
- Many special exemptions have requirements for age and/or income.
- Please contact Fulton County Tax Assessor’s Office for further details 404-612-6440 ext. 4.

CONSOLIDATION AND EVALUATION OF 2024

Exemptions

CONSOLIDATED OFFICIAL DIGEST EXEMPTIONS				
		TOTAL	MAINTENANCE AND OPERATIONS	
CODE	DESCRIPTION	EXEMPTIONS	AMOUNT	VALUE
S5	Disabled Veteran	42	7,532,400	93,394
SD	Age 65-100% Disabled Veter	19	2,878,000	35,684
SF	Freeport Exemption	187	398,371,440	4,939,407
SP	Personal <7,500	507	413,320	5,125
SV	Conservation Use	94	10,977,090	136,105
SJ	Forest Land (FLPA)	0	0	0
L3	Age 62	1,384	171,439,640	2,125,680
L8	Over 70	1,397	153,665,180	1,905,295
L12	Senior	606	57,680,425	715,180
L14	CPI Float	20,343	1,879,002,821	23,297,756
	Total	24,579	2,681,960,316	33,253,626

EXEMPTIONS GLOSSARY

Description	DEFINITION
Consumer Price Index (CPI) Homestead Freeze	• Establishes a base taxable value for all taxpayers currently receiving a homestead exemption in Fulton County. • The base taxable value is the value of the property in the year prior to the homestead application. • Limits the annual increase of property assessment to the lessor of the actual consumer price index (CPI) or 3%.
County $10,000 Exemption Must be age 65 or disabled on / before January 1.	• The applicant's and spouse's combined Federal Adjusted Gross Income for the preceding taxable year cannot exceed the maximum amount a husband and wife receive under Social Security.
Homestead Freeze for Senior Citizens Must be age 65 on / before January 1.	• Claimant and spouse income per Federal Income Tax Return cannot exceed $39,000. This tax relief program freezes the base value (the prior year assessed value) used in tax calculation of your residential property if the eligible senior occupies the residence. • Applies to county operations and county bonds.
Disabled Veterans/Veteran's Surviving Spouse	• Homeowners who are disabled veterans and have been approved by the veteran's administration as being 100% service-connected disability or paid at the 100% rate. • This exemption may be extended to the un-remarried spouse or minor children of the veteran after his/her death if they continue to occupy the same home.
Floating Inflation-Proof Exemption	• Individuals 62 years of age or over may obtain a floating inflation-proof county homestead exemption, excludes taxes to pay interest on and to retire bonded indebtedness. • Based on natural increases in the homestead's value.
Forest Land Protection *Act*	• Ad Valorem tax exemption for property primarily used for the good faith subsistence or commercial production of trees, timber, or other wood and wood fiber products.
Conservation Use	• Owners of agricultural land, timberland and environmentally sensitive land may qualify.
Freeport Exemption	• Exempts *companies from paying state and local property taxes on qualifying inventory.*

NOTICE OF CURRENT TAX DIGEST AND FIVE YEAR HISTORY OF LEVY

The City of South Fulton does hereby announce that the millage rate will be set at a public meeting to be held at the **Welcome All Recreation Center** located at **4255 Will Lee Road, South Fulton, GA 30349** on the **13th day of August 2024 at 10:00 A.M. and 6 P.M.** Pursuant to the requirements of O.C.G.A. Section 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

Current 2024 Tax Digest and Five-Year History of Levy

Incorporated Area		INCORPORATED	2019	2020	2021	2022	2023	2024
	Value	Real	$ 2,718,707,870	$ 3,058,256,040	$ 3,883,237,710	$ 4,834,564,800	$ 6,075,521,080	$ 6,578,628,090
		Personal	$ 647,155,963	$ 536,191,931	$ 460,632,870	$ 1,073,084,529	$ 1,243,803,000	$ 1,231,168,208
		Motor Vehicles	4,376,100	4,055,560	3,621,500	3,923,990	4,140,560	6,898,310
		Mobile Homes	5,600	5,600	5,600	18,760	18,760	17,880
		Timber - 100%	-	-	-	-	-	-
		Heavy Duty Equipment	39,123	60,800	29,720	28,492	29,720	-
		Gross Digest	3,370,284,656	3,598,569,931	4,347,527,400	5,911,620,571	7,323,513,120	7,816,712,488
		Less: Exemptions	795,448,830	876,583,736	1,330,438,502	1,915,333,083	2,522,958,535	2,681,960,316
		NET DIGEST VALUE	**$ 2,574,835,826**	**$ 2,721,986,195**	**$ 3,017,088,898**	**$ 3,996,287,488**	**$ 4,800,554,585**	**$ 5,134,752,172**
	Rate	Gross M&O Millage	20.9987	23.0896	23.7129	21.6140	19.9849	19.6889
		Less Rollbacks (Local Option Sales Tax)	9.4197	10.1906	10.8139	8.7150	7.5859	7.2899
		Net M&O Millage Rate	**11.5790**	**12.8990**	**12.8990**	**12.8990**	**12.3990**	**12.3990**
	Tax	**Net M&O Taxes Levied**	**$ 29,814,024**	**$ 35,110,900**	**$ 38,917,430**	**$ 51,548,112**	**$ 59,522,076**	**$ 63,665,792**

	Total	2019	2020	2021	2022	2023	2024
	Net Digest Value	$ 2,574,835,826	$ 2,721,986,195	$ 3,017,088,898	$ 3,996,287,488	$ 4,800,554,585	$ 5,134,752,172
	Total M&O Taxes Levied	$ 29,814,024	$ 35,110,900	$ 38,917,430	$ 51,548,112	$ 59,522,076	$ 63,665,792
	Net Tax $ Increase		$ 5,296,876	$ 3,806,530	$ 12,630,683	$ 7,973,964	$ 4,143,716
	Net Tax % Increase		17.77%	10.84%	32.46%	15.47%	6.96%

EVALUATION OF DIGEST 2024

Description	2024
Real	$6,578,628,090
Personal	$1,231,168,208
Motor Vehicles	$6,898,310
Mobile Homes	$17,880
Timber 100%	0
Heavy Duty Equipment	+ 0
Gross Digest	**$7,816,712,488**
Exemptions	- $2,681,960,316
Net Digest	**$5,134,752,172**

TAX RATE COMPARISON

CURRENT MILLAGE RATE

TOTAL MILLAGE – 2023 12.399

RECOMMENDED MILLAGE RATE

TOTAL MILLAGE – 2024 12.399

MILLAGE RATE IS NOT BEING INCREASED IN THE CITY OF SOUTH FULTON.

The tax rate will be the same for 2024 as it was in 2023.

ROLLBACK RATE

The rollback rate is the previous year's millage rate, plus or minus the millage equivalent of the total net assessed value, added to or deducted by reassessments of existing real property.

Rollback rate: 11.859

Recommended millage rate: 12.399

TAX RATE COMPARISON
BASIC HOMESTEAD PROPERTY

Fair Market Value	175,000		Fair Market Value	175,000
X 40%	0.40		X 40%	0.40
Assessed Value	**70,000**		**Assessed Value**	**70,000**
Assessed Value	70,000		Assessed Value	70,000
Local Exemption	(30,000)		Local Exemption	(30,000)
Taxable Value	**40,000**		**Taxable Value**	**40,000**
Taxable Value	40,000		Taxable Value	40,000
X Rollback Millage Rate	0.011859		X Millage Rate	0.012399
City Property Taxes	**$ 474.36**		**City Property Taxes**	$ 495.96

Difference: $21.60

***Basic Homestead Only – No Other Exemptions Included**

MILLAGE RATE CALCULATIONS

Net Digest	$5,134,752,172
Current Millage Rate	X 0.012399
Amount	$63,665,792

Net Digest	$5,134,752,172
Rollback	X 0.011859
Amount	$60,893,026

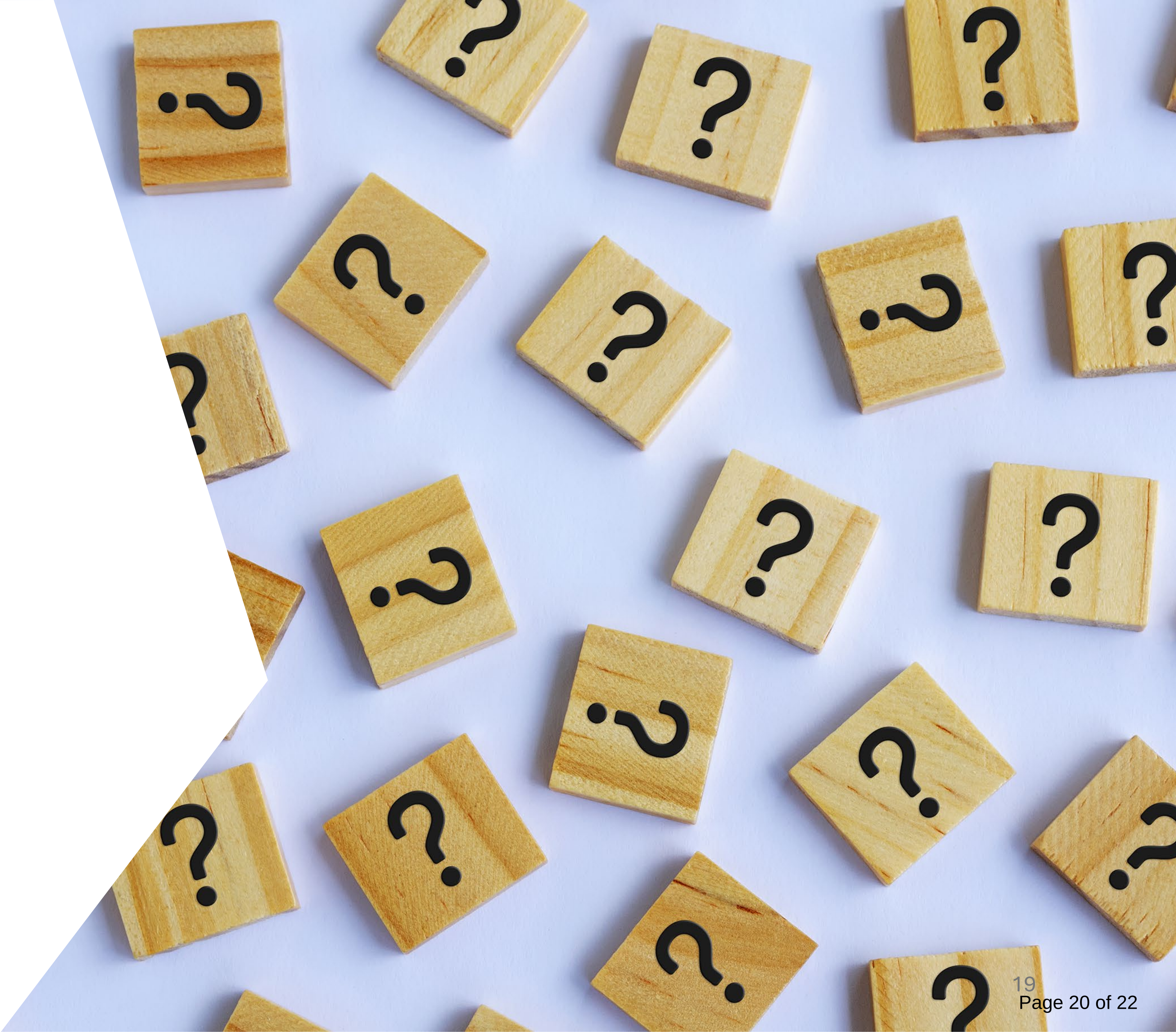
TAX RATE COMPARISON
WITH MULTIPLE EXEMPTIONS

	Existing Millage Rate			Rollback Millage Rate
Fair Market Value	320,000		Fair Market Value	320,000
X 40%	0.40			0.40
Assessed Value	128,000		Assessed Value	128,000
Assessed Value	128,000		Assessed Value	128,000
Local Exemption	(30,000)		Local Exemption	(30,000)
County Exemption (Age/Income Based)	(10,000)		County Exemption (Age/Income Based)	(10,000)
Statewide School Exemption (Age/Income Based)	(10,000)		Statewide School Exemption (Age/Income Based)	(10,000)
Taxable Value	78,000		Taxable Value	78,000
Taxable Value	78,000		Taxable Value	78,000
X Millage Rate	0.012399		X Millage Rate	0.011859
City Property Taxes	$ 967.12		City Property Taxes	$ 925.00
Difference of	**$ 42.12**			

MILLAGE RATE IS NOT BEING INCREASED IN THE CITY OF SOUTH FULTON.

The tax rate will be the same for 2024 as it was in 2023.

QUESTIONS?



STATE OF GEORGIA
COUNTY OF FULTON
CITY OF SOUTH FULTON

AN ORDINANCE TO ADOPT THE 2024 MILLAGE RATE FOR THE CITY PROPERTY TAX FOR THE CITY OF SOUTH FULTON, GEORGIA, AND FOR OTHER LAWFUL PURPOSES

WHEREAS the City of South Fulton ("City") is a municipal corporation duly organized and existing under the laws of the State of Georgia and is charged with providing public services to local residents; and

WHEREAS, the City is charged with operating and maintaining City Government and pursuant to Section 1.12(b)(40) of the Charter of the City to provide for the assessment of ad valorem property taxes on all real and personal property subject to ad valorem taxation; and

WHEREAS, the City wishes to levy a millage rate for purposes of financing, in whole or in part, the City's expenses for the Fiscal Year 2025 and

WHEREAS, Chapter 5 of Title 48 of the Official Code of Georgia Annotated authorizes municipalities to impose ad valorem taxes on property; and

WHEREAS, the City's anticipated millage rate will result in a tax increase; and

WHEREAS, pursuant to O.C.G.A. § 48-5-32 and Ga. Comp. R. & Regs. 560-11-2-.58, the City has properly given notice at least week prior to the establishment of the millage rate; and

WHEREAS, the Mayor and City Council has determined that it is in the best interest of, and necessary to meet the expenses and obligations of, the City to set a levy in the amount of **12.399 mills** on each $1,000.00 of taxable value for all property subject to ad valorem taxation by the City.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City as follows:

1. **Establishment of the Millage Rate for 2024**. The ad valorem tax at the rate for the City for the 2025 Fiscal Year on property subject to ad valorem taxation by the City, is hereby fixed at **12.399** mills on each $1,000 of assessed value or any part thereof of the value of all real and personal property which under the Laws of this State is subject to taxation within the corporate limits of the City for this purpose. Said millage rate is hereby levied for general government purposes.

2. **Tax Commissioner to Collect**. The Tax Commissioner of Fulton County or other designated tax collector is hereby authorized to bill and collect ad valorem taxes for the City for Fiscal Year Budget 2025 based on the millage rate set herein and to take, on behalf of the City, such actions authorized by the approved contract with the Tax Commissioner and the State of Georgia law as may be necessary for this process.

3. **Establishment of Rollback Rate**. The Treasurer, [Finance Director and/or Chief Financial Officer] is hereby authorized to execute the Millage Rate Rollback Calculation Worksheet based upon the millage rate hereby adopted by the Mayor and City Council and submit same to the Tax Commissioner of Fulton County.

4. **Full Force and Effect.** That this Ordinance shall be and remain in full force and effect from and after its date of adoption.

5. **Approval of Execution**. The Mayor is hereby authorized to sign all documents necessary to effectuate this Ordinance. The City Clerk is authorized to execute, attest to, and seal any document that may be necessary to effectuate this Ordinance, subject to approval as to form by the City Attorney.

6. **Severability**. To the extent that any portion of this Ordinance is declared invalid, unenforceable or non-binding, that shall not affect the remaining portions of this Ordinance.

7. **Repeal of Conflicting Provisions**. All City ordinances are hereby repealed to the extent they are inconsistent with this Ordinance.

8. **Effective Date**. This Ordinance shall take effect immediately upon adoption by City Council in accordance with local and/or state law.

[Signatures and Voting Tabulations appear on the following page]