



The Honorable William "Bill" Edwards, Mayor
The Honorable Catherine F. Rowell, District 1 Councilmember
The Honorable Carmalitha Gumbs, District 2 Councilmember
The Honorable Helen Z. Willis, District 3 Councilmember
The Honorable Naeema Gilyard, District 4 Councilmember
The Honorable Corey A. Reeves , District 5 Councilmember
The Honorable khalid kamau, District 6 Councilmember
The Honorable Mark Baker, District 7 Councilmember

SPECIAL CALLED MEETING AGENDA

1. Meeting Called to Order
2. Roll Call
3. Agenda Items
 1. PUBLIC HEARING - 1st Reading of 2019 Millage Rate Ordinance (Finance)
4. Adjournment of Meeting



CITY OF SOUTH FULTON

COUNCIL AGENDA ITEM

COUNCIL SPECIAL MEETING



SUBJECT: PUBLIC HEARING - 1st Reading of 2019 Millage Rate Ordinance

DATE OF MEETING: 8/26/2020

DEPARTMENT: Attorney

ATTACHMENTS:

Description	Type	Upload Date
2019 Millage Rate Presentation	Cover Memo	8/19/2020
2019 Millage Rate Ordinance	Cover Memo	8/19/2020
Ad for Millage Rate Hearing	Cover Memo	8/20/2020

CITY OF SOUTH FULTON



FIRST PUBLIC HEARING TO ADOPT FY2021 MILLAGE RATE

**AUGUST 26, 2020
VIRTUAL MEETING @10AM**

PRESENTED BY: FRANK S. MILAZI, CPFA, CPFIM, CITY TREASURER

5440 FULTON INDUSTRIAL BLVD, SOUTH FULTON, GA 30336

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#SouthFultonStrong



TAX RATE

The amount of tax billed is based on the fair market value of the property using the millage rate.

MILLAGE RATE

Set annually by the governing authority of the taxing jurisdiction and by the Board of Education. A tax rate of one mill represents a tax liability of one dollar per \$1,000 of assessed value.



ROLLBACK RATE

The Rollback Rate is the millage rate that would raise the same amount of revenue as last year if applied to the current value of the property that was on last year's tax roll.

Rollback Rate: 12.399



TAX RATE COMPARISON

FY2020 current millage rate: 11.579

FY2021 roll back rate: 12.399

FY2021 proposed millage rate: 13.399

Percentage Increase: 8.07%



TAX RATE COMPARISON

BASIC HOMESTEAD PROPERTY

Fair Market Value	100,000		Fair Market Value	100,000
X 40%	0.40		X 40%	0.40
Assessed Value	40,000		Assessed Value	40,000
Assessed Value	40,000		Assessed Value	40,000
Local Exemption	(30,000)		Local Exemption	(30,000)
Taxable Value	10,000		Taxable Value	10,000
Taxable Value	10,000		Taxable Value	10,000
X Millage Rate	0.012399		X Millage Rate	0.013399
City Property Taxes	\$ 123.99		City Property Taxes	\$ 133.99

Difference: \$10.00



TAX RATE COMPARISON

NON-HOMESTEAD PROPERTY

Fair Market Value	100,000		Fair Market Value	100,000
X 40%	0.40		X 40%	0.40
Assessed Value	40,000		Assessed Value	40,000
Assessed Value	40,000		Assessed Value	40,000
Local Exemption	-		Local Exemption	-
Taxable Value	40,000		Taxable Value	40,000
Taxable Value	40,000		Taxable Value	40,000
X Millage Rate	0.012399		X Millage Rate	0.013399
City Property Taxes	\$ 495.96		City Property Taxes	\$ 535.96

Difference: \$40.00



MILLAGE RATE PROPOSAL



The 2020 tax digest value has decreased drastically from the prior year. Several commercial businesses have been moved from within the City to the Fulton Industrial District and other jurisdictions; which in turn, has decreased our personal property values by 148,299,830.

Additionally, the City adopted the new homestead exemption last year, that has increased our exemptions by 407,371,890. Should the City adopt the proposed millage rate of 13.399 mills, the City will be able to maintain the same level of services currently being provided as well allocate additional revenue received for capital improvements, including public safety buildings.



2020 TAX DIGEST AND FIVE-YEAR HISTORY OF LEVY

Description	2017	2018	2019	2020
Real	1,925,185,260	2,408,502,730	2,718,707,870	3,053,606,090
Personal	1,134,210,892	908,673,462	647,155,963	516,169,211
Motor Vehicles	59,199,320	0	4,376,100	4,055,560
Mobile Homes	5,600	5,600	5,600	5,600
Timber - 100%	18,000	0	0	0
Heavy Duty Equipment	156,184	15,200	39,123	46,000
Gross Digest	3,118,775,256	3,317,196,992	3,370,284,656	3,573,882,461
Less M& O Exemptions	919,192,932	669,489,200	795,448,830	1,202,820,720
Net M & O Digest	2,199,582,324	2,647,707,792	2,574,835,826	2,371,061,741
Gross M&O Millage	12.133	20.889	21.849	21.412
Less Rollbacks	4.414	9.310	10.270	8.013
Net M&O Millage	7.719	11.579	11.579	13.399
Taxes Levied	16,906,218	30,657,809	29,814,024	31,769,856
Net Increase (Decrease)	0	13,751,590	(843,784)	1,955,832
Net Levy Percent	0.00%	81.34%	-2.75%	6.56%



REVENUE & EXPENDITURE AT 13.399 MILLS

Three Year Forecast			
	<u>2019 Actuals</u>	<u>2020 Amended</u>	<u>2021 Forecast</u>
Revenues	\$ 70,993,914	\$ 68,760,607	\$ 69,984,659
Total Expenditure	\$ 52,879,077	\$ 68,760,607	\$ 69,984,659
Net Position	\$ 18,114,837	\$ -	\$ -
Other Financing Uses	\$ 1,182,810	\$ -	\$ -
Beginning Fund Balances	\$ (8,690,818)	\$ 10,606,829	\$ 10,606,829
Ending Fund Balances	\$ 10,606,829	\$ 10,606,829	\$ 10,606,829
			*Set aside for fund balance



**STATE OF GEORGIA
COUNTY OF FULTON
CITY OF SOUTH FULTON**

**AN ORDINANCE TO ESTABLISH THE 2020 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 2021 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 a 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 **13.399 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 2020.** The ad valorem tax at the rate for the City for the 2021 Fiscal Year on property subject to ad valorem taxation by the City, is hereby fixed at **13.399 mills** on each \$1,000 of taxable 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 2021 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 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 Resolution 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 resolution. The City Clerk is authorized to execute, attest to, and seal any document that may be necessary to effectuate this Resolution, subject to approval as to form by the City Attorney.
6. **Severability.** To the extent, any portion of this Resolution is declared invalid, unenforceable or non-binding, that shall not affect the remaining portions of this Resolution.
7. **Repeal of Conflicting Provisions.** All City Resolutions are hereby repealed to the extent they are inconsistent with this resolution.
8. **Effective Date.** This Resolution shall take effect immediately.

THIS RESOLUTION adopted this _____ day of _____ 2020.

CITY OF SOUTH FULTON, GEORGIA

WILLIAM “BILL” EDWARDS, MAYOR

ATTEST:

S. DIANE WHITE, CITY CLERK

APPROVED AS TO FORM:

EMILIA WALKER CITY ATTORNEY

The foregoing Ordinance No. **2020-__** adopted on _____ was offered by Councilmember _____, who moved its approval. The motion was seconded by Councilmember _____, and being put to a vote, the result was as follows:

	AYE	NAY
William “Bill” Edwards, Mayor	_____	_____
Carmalitha Lizandra Gumbs, Mayor Pro Tem	_____	_____
Catherine Foster Rowell	_____	_____
Helen Zenobia Willis	_____	_____
Gertrude Naeema Gilyard	_____	_____
Corey Reeves	_____	_____
khalid kamau	_____	_____
Mark Baker	_____	_____

NOTICE

The City of South Fulton does hereby announce that the millage rate will be set at a public meeting. Due to the COVID-19 Pandemic, the public meeting will be live-streamed on the 2nd day of September, 2020 at 7:00 p.m. and 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.

All citizens of South Fulton are invited to attend.

CURRENT 2020 TAX DIGEST AND 5 YEAR HISTORY OF LEVY

Description	2017	2018	2019	2020
Real	1,925,185,260	2,408,502,730	2,718,707,870	3,053,606,090
Personal*	1134210892	908673462	647,155,963	516,169,211
Motor Vehicles	59,199,320	0	4,376,100	4,055,560
Mobile Homes	5,600	5,600	5,600	5,600
Timber - 100%	18,000	0	0	0
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Net Increase (Decrease)	0	13,751,590	(843,784)	1,955,832
Net Levy Percent	0.00%	81.34%	-2.75%	6.56%

NOTICE OF PROPERTY TAX INCREASE

The City of South Fulton Mayor and Council has tentatively adopted a 2020 millage rate which will require an increase in property taxes by 8.07% percent.

All concerned citizens are invited to the public hearing on this tax increase. Due to the COVID-19 Pandemic, the public hearing will be live-streamed on August 26, 2020 at 10:00 am.

Times and places of additional public hearings on this tax increase will be live streamed on August 26, 2020 at 7:00 pm and September 2, 2020 at 6:00 pm.

This tentative increase will result in a millage rate of 13.399 mills, an increase of 1 mill. Without this tentative tax increase, the millage rate will be no more than 12.399 mills. The proposed tax increase for a homestead property with a fair market value of \$100,000 is approximately \$10.00 and the proposed tax increase for a non-homestead property with a fair market value of \$100,000 is approximately \$40.00.