

CITY COUNCIL
LESLIE MCPHERSON, MAYOR
DANNY CARTER, MAYOR PRO TEM
SHIRLEY MARCHMAN
MATTHEW MOMTAHAN
STEPHANIE WARMOTH
ANNA MCCOY

City of Villa Rica



INTERIM CITY MANAGER: JEFF REESE
CITY CLERK: THERESA CAMPBELL
CITY ATTORNEY: C. DAVID MECKLIN

571 W BANKHEAD HWY
VILLA RICA, GA. 30180
770.459.7000 | VILLARICA.ORG

SPECIAL CALLED CITY COUNCIL MEETING : MILLAGE RATE

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street

August 20, 2024 | 6:00 PM

Meeting Call to Order (Mayor Leslie McPherson)

Adoption of the Agenda (Mayor Leslie McPherson)

A. Finance

1. 2024 Millage Rate - Public Hearing #2

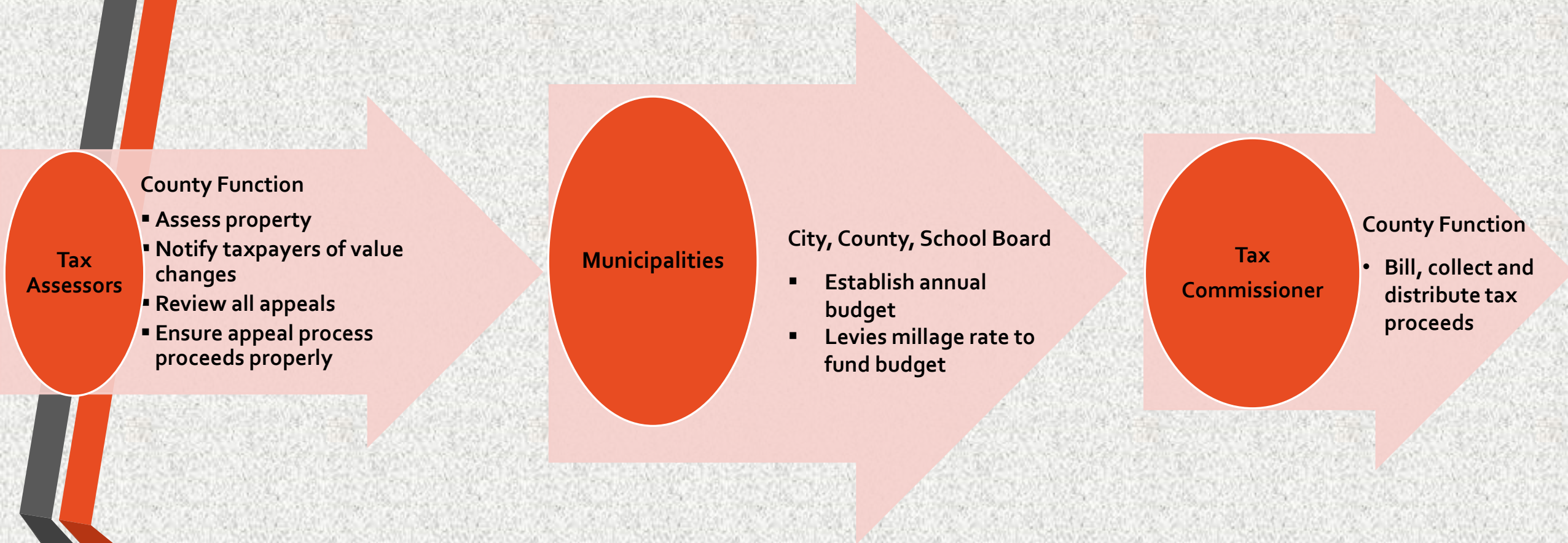
Public Comment (We ask that you sign in for Public Comment before the meeting begins. Please state your Name and Address for the record and limit your comments to three minutes.)



2024 Tax Digest

Millage Rate Public Hearing

Property Tax Process



What is Included in the Digest?



- + **Real Property**
(Agricultural, Commercial, Industrial, Residential, Utility & Conservation)
- + **Personal Property**
(Agricultural, Commercial, Industrial, Residential & Conservation)
- + **Motor Vehicles**
- + **Mobile Homes**
- + **Timber**
- + **Heavy Duty Equipment**

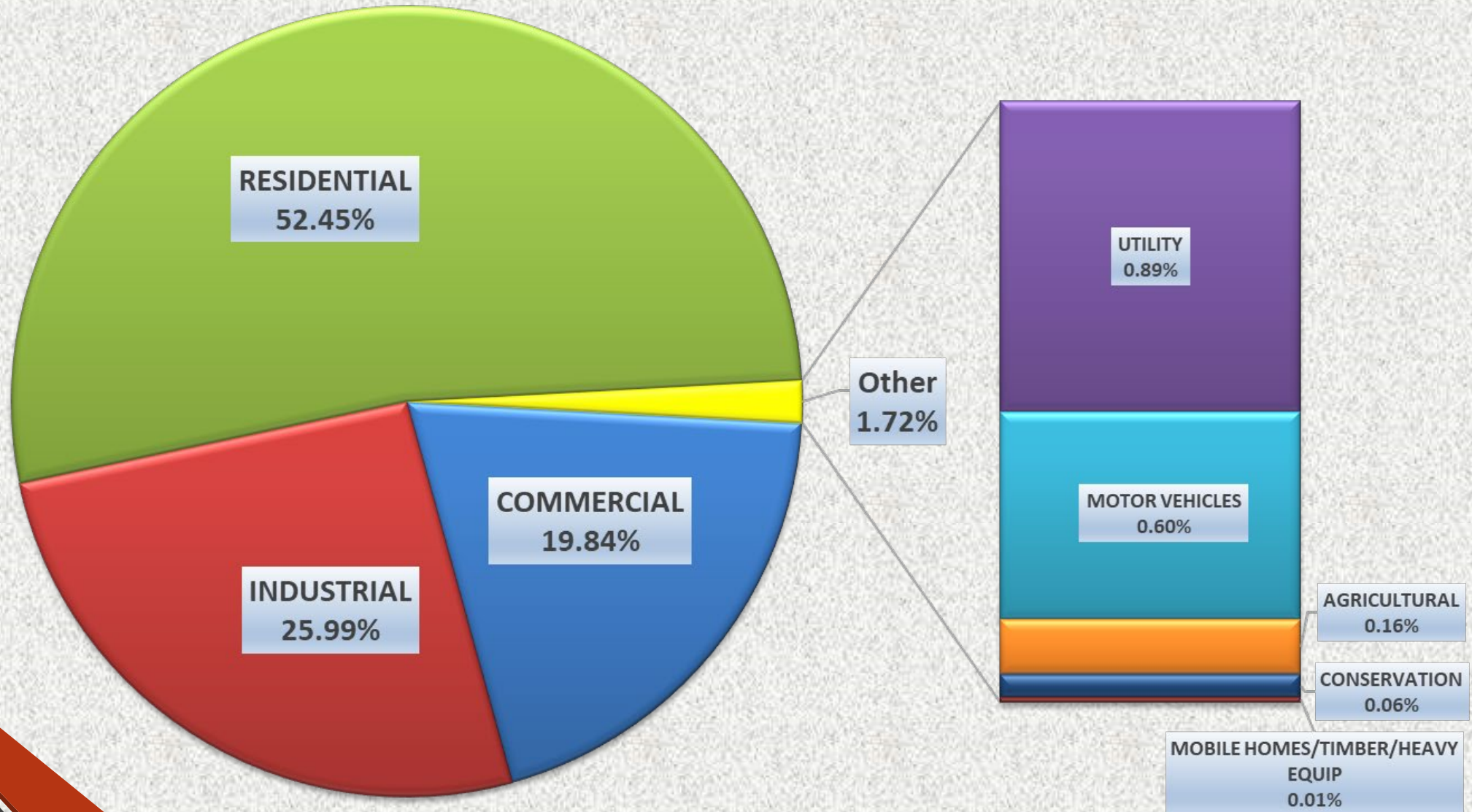
= **Gross Digest**

- **Exemptions**

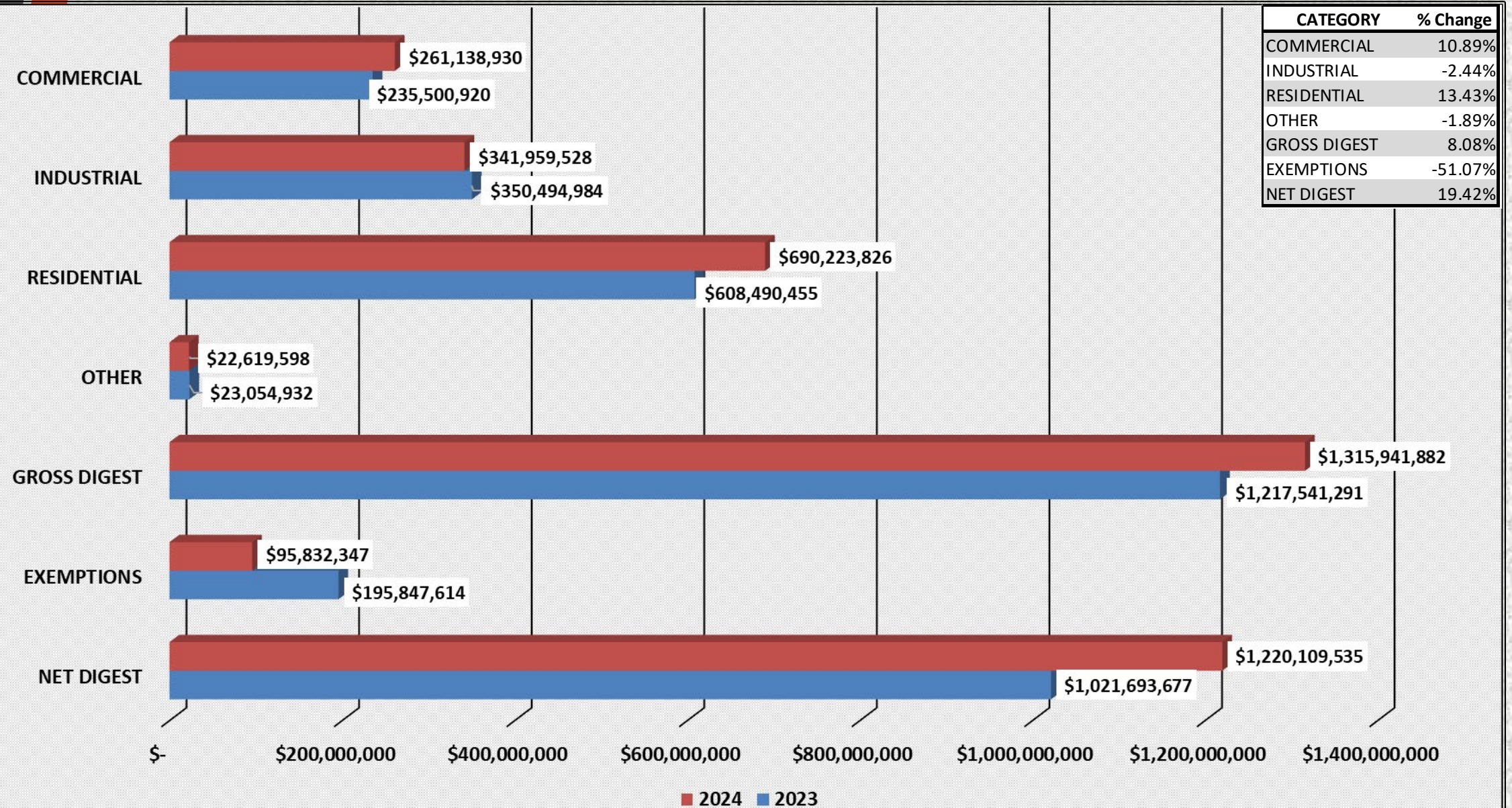
= **NET DIGEST**



Villa Rica's 2024 Gross Digest \$1.3B



Villa Rica's Digest 2024 vs. 2023



Villa Rica's Digest - % By County

<u>Category</u>	<u>2024 Value</u>	<u>Douglas</u>	<u>Carroll</u>
COMMERCIAL	\$ 261,138,930	23%	77%
INDUSTRIAL	341,959,528	40%	60%
RESIDENTIAL	690,223,826	50%	50%
OTHER	<u>22,619,598</u>	21%	79%
GROSS DIGEST	\$ 1,315,941,882	41%	59%
EXEMPTIONS	<u>95,832,347</u>	14%	86%
NET DIGEST	<u>\$ 1,220,109,535</u>	44%	56%

Types of Growth in the Digest



- Due to reassessment of property

- Due to new or improved property

	2023	2024	Variance	%
Fair Market Value	\$ 200,000	\$ 210,000	\$ 10,000	5%
Assessed Value @ 40%	\$ 80,000	\$ 84,000	\$ 4,000	5%

Villa Rica's Digest Growth

2023 Value of a Mill = \$1,021,694

2024 Value of a Mill = \$1,220,110

DESCRIPTION	2023	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2024	% Change
REAL	\$ 915,161,660	\$ 87,803,383	\$ 17,460,989	\$ 1,020,426,032	11.50%
PERSONAL	294,941,743	-	(7,442,732)	287,499,011	-2.52%
MOTOR VEHICLES	7,379,440	-	452,120	7,831,560	6.13%
MOBILE HOMES	34,254	-	(3,992)	30,262	-11.65%
TIMBER -100%	-	-	-	-	
HEAVY DUTY EQUIP	24,194	-	130,823	155,017	
GROSS DIGEST	1,217,541,291	87,803,383	10,597,208	1,315,941,882	8.08%
MINUS EXEMPTIONS	195,847,614	38,821,010	(138,836,277)	95,832,347	-51.07%
NET DIGEST	\$ 1,021,693,677	\$ 48,982,373	\$ 149,433,485	\$ 1,220,109,535	19.42%



4.79%

**Inflationary Growth
(Reassessment)**

**Revenue
Generated
\$285,175**



14.63%

New Growth

**Revenue
Generated
\$870,002**

Villa Rica's Digest Growth by County

	<u>Growth</u>		
	<u>Reassessment /</u>		
	<u>Inflationary</u>	<u>New/Other</u>	<u>Total</u>
Douglas County	7.02%	30.06% *	37.08%
Carroll County	3.43%	5.16%	8.59%
Total VR	4.79%	14.63%	19.42%

**Southwire did not file a Freeport Exemption in 2024. This impacted the tax digest and resulted in approx. +\$500k in revenue. However, due to the appeal process, we do not recommend including this in the FY25 revenue projections.*

Reassessment/Inflationary Growth

- State law requires the calculation of a “roll back” millage rate to offset any inflationary increases to the digest.

<u>Inflationary Growth</u>	X	Prior Year Millage	=	Millage Rollback
2024 Net Digest				



$$\frac{48,982,373}{1,220,109,535} \times 5.822 = 0.234$$

2023 Millage	5.822
Rollback	<u>-0.234</u>
2024 Rollback Millage	5.588

Recommendation

5.822 Mills

- Maintain same millage as 2023
- 5.822 mills vs. 5.588 mills
- \$285k additional revenue

WHY?

- Tax Allocation District (TAD) Fund
 - Debt repayment based on 6.25 millage rate
 - YTD Tax Collections: \$44k
 - FY26 Debt Service Payment: \$1,966,608
- General Fund
 - Rising cost of operating expenditures such as supplies, utilities, fuel, etc.

Advertisements

NOTICE OF PROPERTY TAX INCREASE

The City of Villa Rica has tentatively adopted a millage rate which will require an increase in property taxes by 4.19 percent.

All concerned citizens are invited to the public hearing on this tax increase to be held in the Villa Rica Municipal Courtroom, 101 Main Street, Villa Rica, Georgia on Tuesday, August 20, 2024 at 10:00 am.

Times and places of additional public hearings on this increase are in the Villa Rica Municipal Courtroom, 101 Main Street, Villa Rica, Georgia on Tuesday, August 20, 2024 at 6:00 pm and Tuesday, August 27, 2024 at 6:00 pm.

This tentative increase will result in a millage rate of 5.822 mills, an increase of 0.234 mills. Without this tentative tax increase, the millage rate will be no more than 5.588 mills.

The proposed tax increase for a home with a fair market value of \$312,500 is approximately \$29.25 and the proposed tax increase for non-homestead property with a fair market value of \$337,500 is approximately \$31.59

IMPORTANT ADDITIONAL INFORMATION

NOTICE TO VILLA RICA TAXPAYERS

CITY NOT INCREASING TAX RATES

According to Georgia law, all taxing agencies must advertise a tax increase and hold three public hearings to claim taxes on reassessed properties even if the millage rate remains unchanged as is the case in Villa Rica. The City of Villa Rica has tentatively adopted a millage rate equal to last year's millage rate of 5.822. The millage rate is not being increased in the City of Villa Rica. The tax rate will be the same for 2024 as it was in 2023.

Current 2024 Tax Digest & 5 Year History of Levy

PUBLIC NOTICE

The Mayor and Council of the City of Villa Rica do hereby announce that the millage rate will be set at a Special Called Council Meeting to be held Tuesday, August 27, 2024 at 6:00 pm in the Villa Rica Municipal Courtroom, 101 Main Street, Villa Rica, Georgia. Pursuant to the requirements of O.C.G.A. Section 48-5-32, the City of Villa Rica 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 5 YEAR HISTORY OF LEVY

CITY OF VILLA RICA	2019	2020	2021	2022	2023	2024
Real & Personal	759,211,341	817,248,721	839,848,263	1,006,211,593	1,210,103,403	1,307,925,043
Motor Vehicles	5,813,750	6,433,940	5,276,280	6,444,450	7,379,440	7,831,560
Mobile Homes	38,942	34,678	34,678	34,041	34,254	30,262
Timber - 100%	3,000	-	-	29,962	-	-
Heavy Duty Equipment	7,158	139,014	-	38,060	24,194	155,017
Gross Digest	765,074,191	823,856,353	845,159,221	1,012,758,106	1,217,541,291	1,315,941,882
Less M&O Exemptions	130,229,112	123,116,009	118,052,609	154,774,990	195,847,614	95,832,347
Net M&O Digest	634,845,079	700,740,344	727,106,612	857,983,116	1,021,693,677	1,220,109,535
Gross M&O Millage	10.065	10.448	10.568	10.359	9.751	9.526
Less Rollbacks	4.322	4.198	4.318	4.109	3.929	3.704
Net M&O Millage	5.743	6.250	6.250	6.250	5.822	5.822
Total City Taxes Levied	3,645,915	4,379,627	4,544,416	5,362,394	5,948,301	7,103,478
Net Taxes \$ Increase	131,659	733,712	164,789	817,978	585,906	1,155,177
Net Taxes % Increase	3.75%	20.12%	3.76%	18.00%	10.93%	19.42%

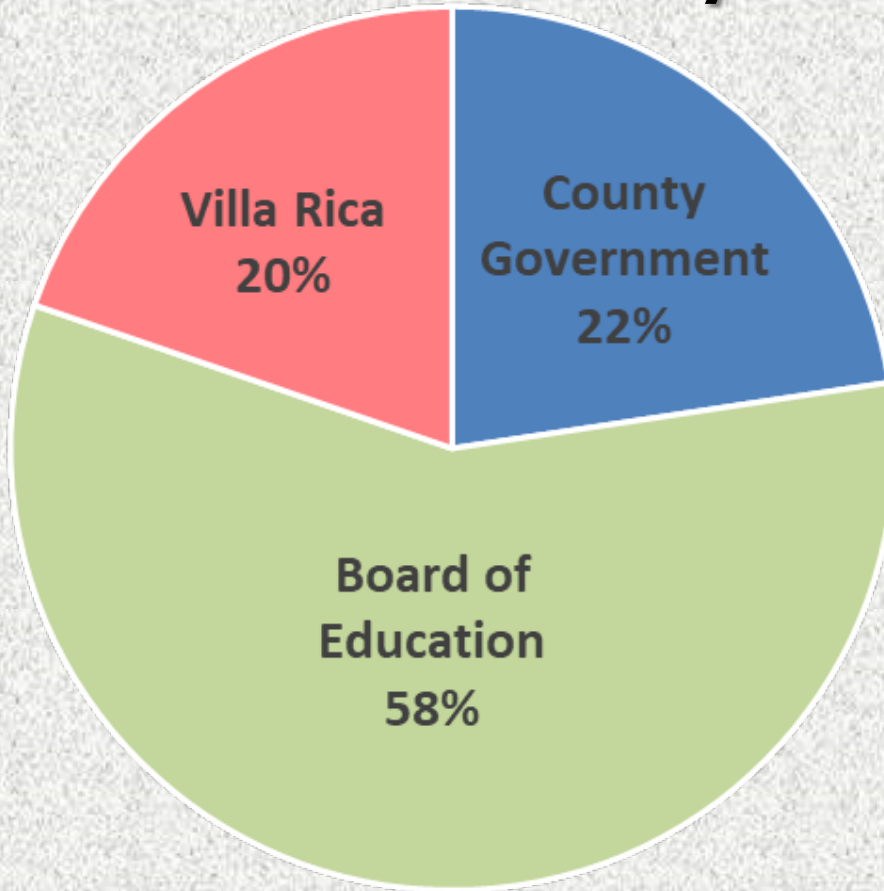
Important Reminder

- ❖ Homestead Tax Relief Grant (HTRG) – **EXPIRED**
- ❖ One-time property tax relief grant in 2023.
- ❖ Dept. of Revenue reduced the assessed value of homesteads by \$18k which reduced property taxes for homestead owners.

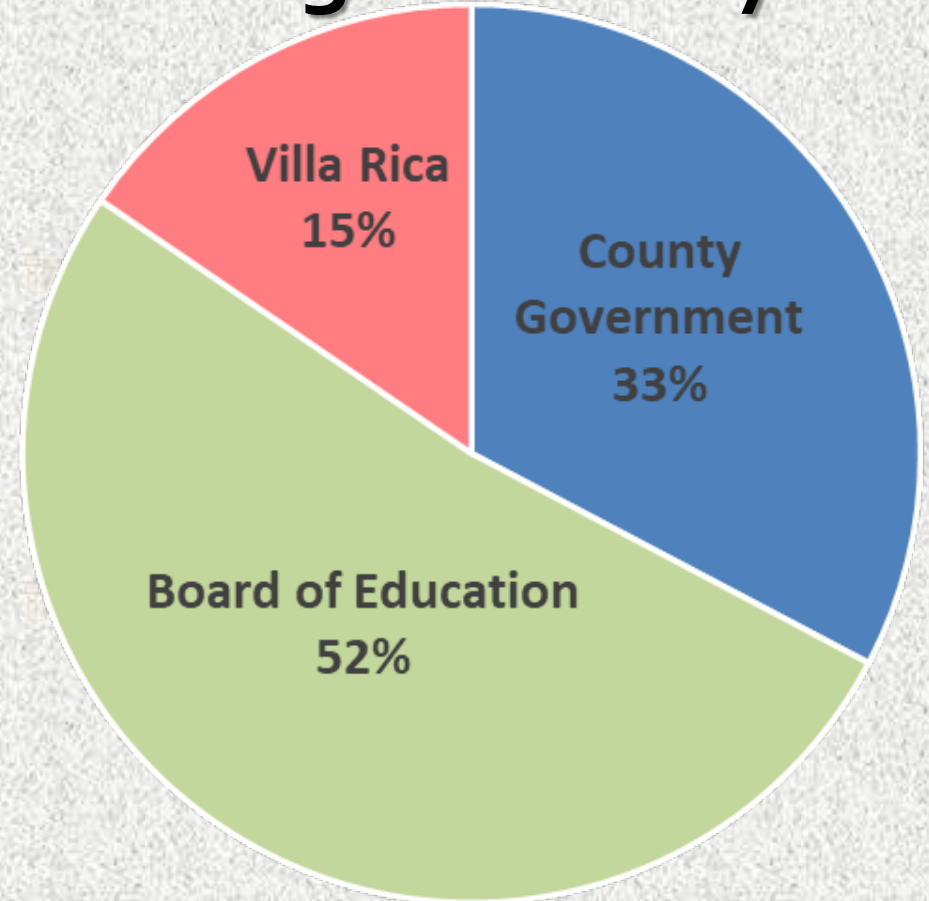
Building Value	Land Value	Acres	Market Value	Due Date	Billing Date	Payment Good Through		Exemption	
\$374,081	\$25,819	0.24	\$399,900	12/11/2023	7/30/2024	8/12/2024		L1, S1	
Entity	Market Value	Net Assessment	Exemptions	Taxable Value	Millage Rate	Gross Tax	Credit	HTRG Credit	NetTax
STATE TAX	\$399,900	\$159,960		\$159,960	0.0000	\$0.00			\$0.00
COUNTY M&O	\$399,900	\$159,960	-\$4,000	\$155,960	10.2160	\$1,593.29		-\$183.89	\$920.33
SALES TAX ROLLBACK	\$399,900	\$159,960	-\$4,000	\$155,960	-3.5450		-\$552.88	\$63.81	
COUNTY SCHOOL M&O	\$399,900	\$159,960	-\$4,000	\$155,960	17.0000	\$2,651.32		-\$306.00	\$2,345.32
CITY OF VILLA RICA	\$399,900	\$159,960		\$159,960	9.7510	\$1,559.77		-\$175.52	\$826.49
VILLA RICA SALES TAX RB	\$399,900	\$159,960		\$159,960	-3.9290		-\$628.48	\$70.72	
					29.4930	\$5,804.38	-\$1,181.36	-\$530.88	\$4,092.14

Where Do Property Taxes Go?

Carroll County



Douglas County



Millage Rate Schedule

Due to State requirements three public hearings are required.

**August
20th**

Public Hearing #1 @ 10am

Public Hearing #2 @ 6pm

**August
27th**

Public Hearing #3 @ 6pm

Adoption of Millage – After Public Hearing #3



Questions?