

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

City of Villa Rica



INT CITY MGR: JENNIFER HALLMAN
CITY CLERK: THERESA CAMPBELL
CITY ATTORNEY: KEVIN DRUMMOND

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

MAYOR & COUNCIL MEETING AGENDA

Holt-Bishop Justice Center, Municipal Courtroom, 101 Main Street
August 26, 2025 | 6:00 PM

Meeting Call to Order (Mayor Leslie McPherson)

Adoption of the Agenda (Mayor Leslie McPherson)

A. Governing Body

1. Millage Rate Presentation, **Public Hearing** and Adoption (Jennifer Hallman, Interim City Manager)
2. FY2026 Budget Review and **Public Hearing** (Amanda Long, Interim Finance Director)

B. Executive Session (Mayor Leslie McPherson)

1. Meeting to discuss or vote to enter into a contract to purchase, dispose of, or lease property subject to approval in a subsequent public vote as provided in Georgia Code section 50-14-3(b)(1)(D).

C. Adjournment (Mayor Leslie McPherson)

Individuals with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the City Clerk at 678-840-1229 10 business days before the scheduled meeting to allow the City to make reasonable accommodations for those persons.

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CITY OF VILLA RICA

City Council Meeting Agenda Item Cover Sheet

SUBJECT: 2025 Millage Rate Adoption

AGENDA DATE: 08-26-2025

DATE PREPARED: 08-26-2025

PREPARED BY: Jennifer Hallman, Interim City Manager / CFO

AMOUNT: See Exhibit A

PURPOSE: To adopt a resolution setting the 2025 millage rate.

MOTION: I move to adopt a resolution setting the 2025 millage rate at 5.588.

State of Georgia
City of Villa Rica



RESOLUTION

Be it resolved that the 2025 Villa Rica General Fund Tax Levy be as follows:

Maintenance & Operation of Villa Rica's General Fund	9.559
Local Option Sales Tax Rollback	<u>(3.971)</u>
Net Total for Villa Rica's General Fund	<u>5.588</u>

Adopted by Villa Rica City Council this 26th day of August 2025.

Leslie McPherson, Mayor

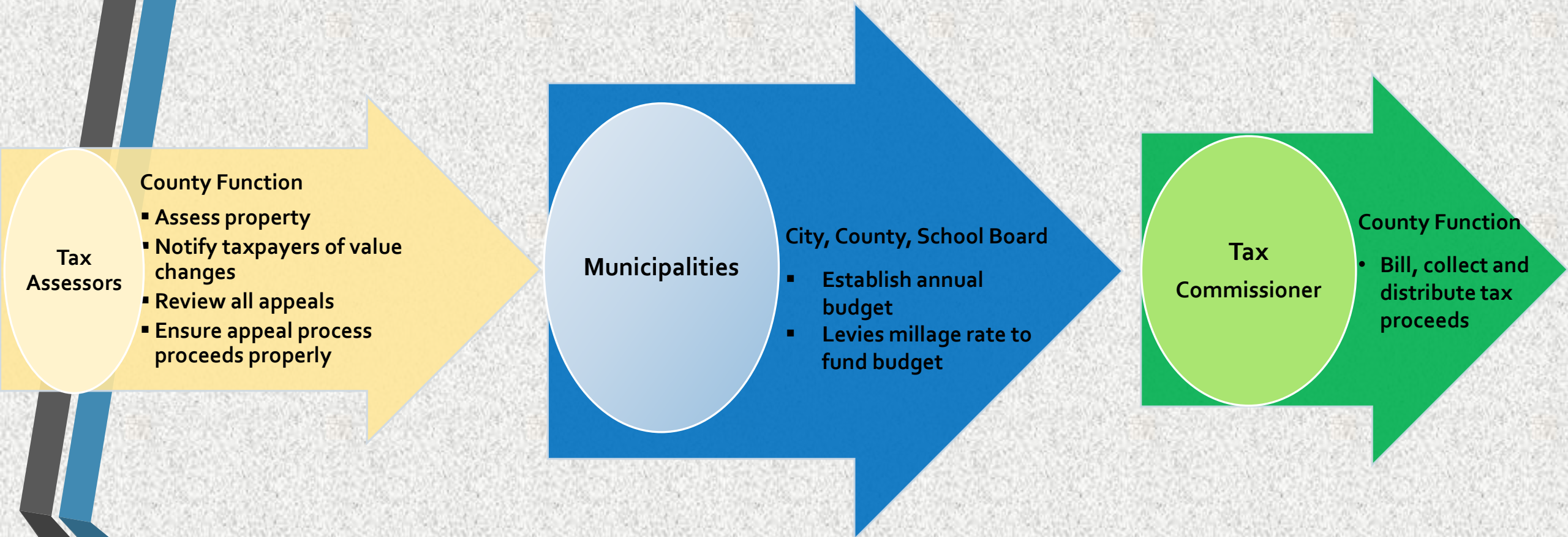
Theresa Campbell, City Clerk



2025 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**

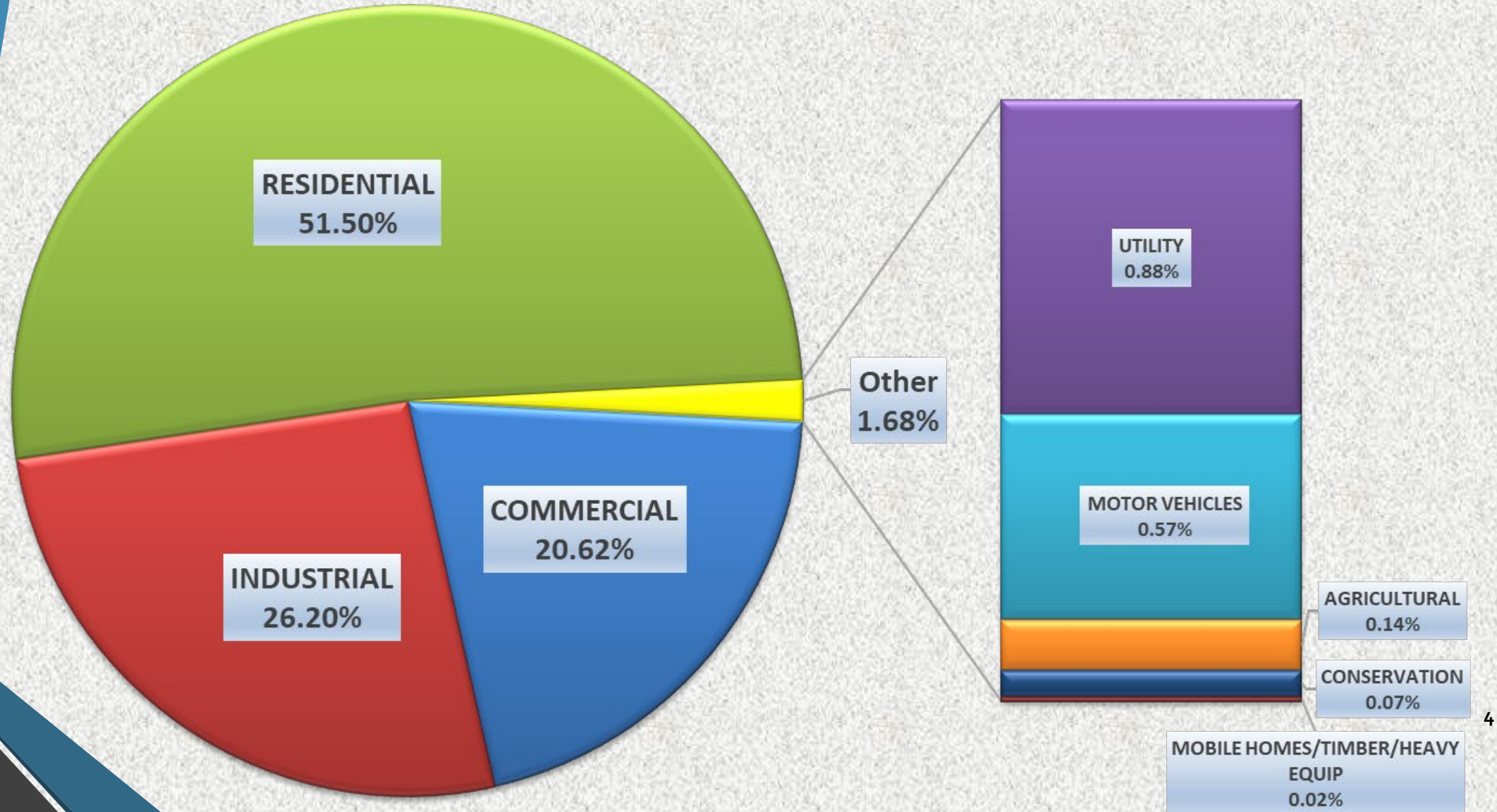
= **Gross Digest**

- **Exemptions**

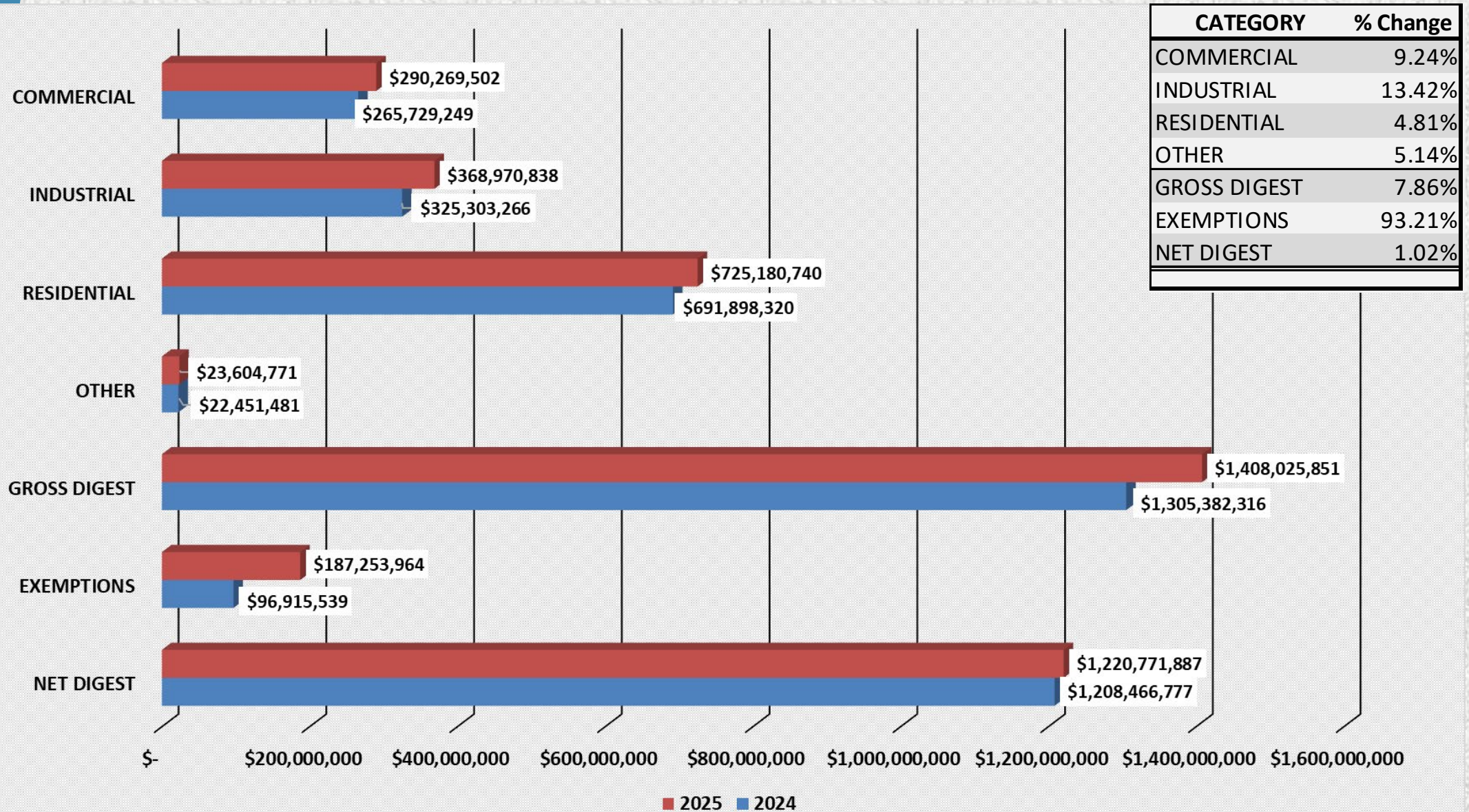
= **NET DIGEST**



Villa Rica's 2025 Gross Digest \$1.4B



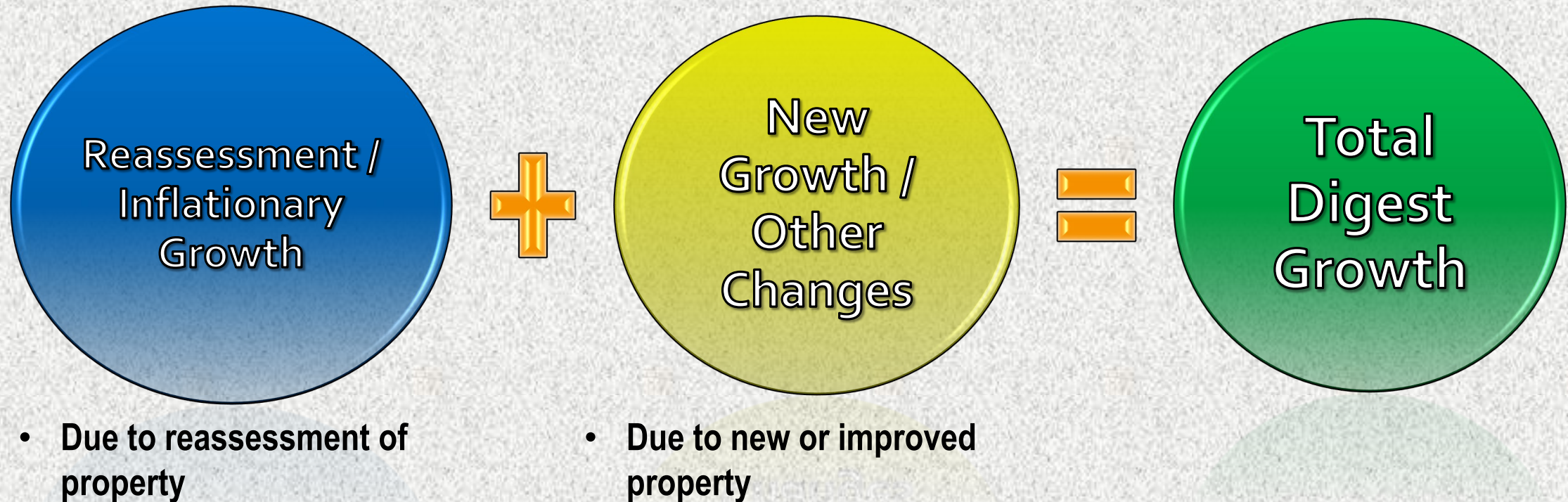
Villa Rica's Digest 2025 vs. 2024



Villa Rica's Digest - % By County

<u>Category</u>	<u>2025 Value</u>	<u>Douglas</u>	<u>Carroll</u>
COMMERCIAL	\$ 290,269,502	19%	81%
INDUSTRIAL	368,970,838	41%	59%
RESIDENTIAL	725,180,740	50%	50%
OTHER	<u>23,604,771</u>	19%	81%
GROSS DIGEST	\$ 1,408,025,851	41%	59%
EXEMPTIONS	<u>187,253,964</u>	46%	54%
NET DIGEST	<u><u>\$ 1,220,771,887</u></u>	40%	60%

Types of Growth in the Digest



Villa Rica's Digest Growth

2024 Value of a Mill = \$1,208,467

2025 Value of a Mill = \$1,220,772

DESCRIPTION	2024	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2025	% Change
REAL	\$ 1,016,059,996	\$ 39,379,976	\$ 29,323,274	\$ 1,084,763,246	6.76%
PERSONAL	281,305,481	-	33,698,009	315,003,490	11.98%
MOTOR VEHICLES	7,831,560	-	232,860	8,064,420	2.97%
MOBILE HOMES	30,262	-	(5,101)	25,161	-16.86%
TIMBER -100%	-	-	-	-	0.00%
HEAVY DUTY EQUIP	155,017	-	14,517	169,534	9.36%
GROSS DIGEST	1,305,382,316	39,379,976	63,263,559	1,408,025,851	7.86%
MINUS EXEMPTIONS	96,915,539	8,006,242	82,332,183	187,253,964	93.21%
NET DIGEST	\$ 1,208,466,777	\$ 31,373,734	\$ (19,068,624)	\$ 1,220,771,887	1.02%



2.60%

Inflationary Growth
(Reassessment)

Revenue
Generated
\$175,316



-1.58%

New Growth

Revenue
Loss
<\$106,555>

Villa Rica's Digest Growth by County

	<u>Growth</u>		
	<u>Reassessment / Inflationary</u>	<u>New/Other</u>	<u>Total</u>
Douglas County	1.34%	-7.96% *	-6.61%
Carroll County	3.55%	3.28%	6.83%
Total VR	2.60%	-1.58%	1.02%

**In 2024, Southwire filed a Freeport Exemption, but it arrived late to the Board of Assessors due to mail delivery issues. However, the exemption was implemented, and it negatively impacted the Douglas County tax digest for 2025.*

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>				
2025 Net Digest	X	Prior Year Millage	=	Millage Rollback



<u>31,373,734</u>				
1,220,771,887	X	5.588	=	0.144

2024 Millage	5.588
Rollback	<u>-0.144</u>
2025 Rollback Millage	5.444

Impact of House Bill (HB) 581

- HB 581 allows for a statewide floating homestead exemption - **Villa Rica OPTED IN**
- No Inflation Index Rate will be applied for the 2025 Digest Year.
- The assessed value on a person's homestead will not change from 2024 to 2025.

Impact of House Bill (HB) 581

	2024		2025		2026			2027			2028	
	BASE		Inflation Index Rate		Inflation Index Rate	Actual Assessment		Inflation Index Rate	Actual Assessment		Inflation Index Rate	Actual Assessment
			0%		3%	5%		2%	10%		4%	7%
Fair Market Value (FMV)	\$200,000		\$ 200,000		\$ 206,000	\$ 210,000		\$ 210,120	\$ 231,000		\$ 218,525	\$ 247,170
Assessed Value @ 40% of FMV	\$ 80,000		\$ 80,000		\$ 82,400	\$ 84,000		\$ 84,048	\$ 92,400		\$ 87,410	\$ 98,868
HB 581 Floating Homestead Exemption	\$ -		\$ -			\$ (1,600)			\$ (8,352)			\$ (11,458)
Net Taxable Value	\$ 80,000		\$ 80,000			\$ 82,400			\$ 84,048			\$ 87,410
City Millage Rate	5.588		5.588			5.588			5.588			5.588
Taxes Owed	<u>\$ 447</u>		<u>\$ 447</u>			<u>\$ 460</u>			<u>\$ 470</u>			<u>\$ 488</u>
% Increase			0%			3%			2%			4%

**2026, 2027 & 2028 are examples ONLY to show the impact of HB581 Floating Homestead Exemption*

Recommendation

5.588 Mills

- Maintain same millage as 2024
- 5.588 mills vs. 5.444 mills
- \$170k additional revenue

WHY?

- Tax Allocation District (TAD) Fund
 - FY26 Debt Service Payment: \$1,966,608
 - TAD Property Tax Revenues: \$ 854,228
 - General Fund Contribution: \$1,112,380
- General Fund
 - Rising cost of operating expenditures
 - Public Safety – Officers & Vehicles
 - Carroll Fire Services – \$300k

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 2.65 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 19, 2025 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 19, 2025 at 6:00 pm and Tuesday, August 26, 2025 at 6:00 pm.

This tentative increase will result in a millage rate of 5.588 mills, an increase of 0.144 mills. Without this tentative tax increase, the millage rate will be no more than 5.444 mills.

The proposed tax increase for a home with a fair market value of \$337,500 is approximately \$19.44 and the proposed tax increase for non-homestead property with a fair market value of \$350,000 is approximately \$20.16

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 5.588. The millage rate is not being increased in the City of Villa Rica. The tax rate will be the same for 2025 as it was in 2024.

Current 2025 Tax Digest & 5 Year History of Levy

PUBLIC NOTICE

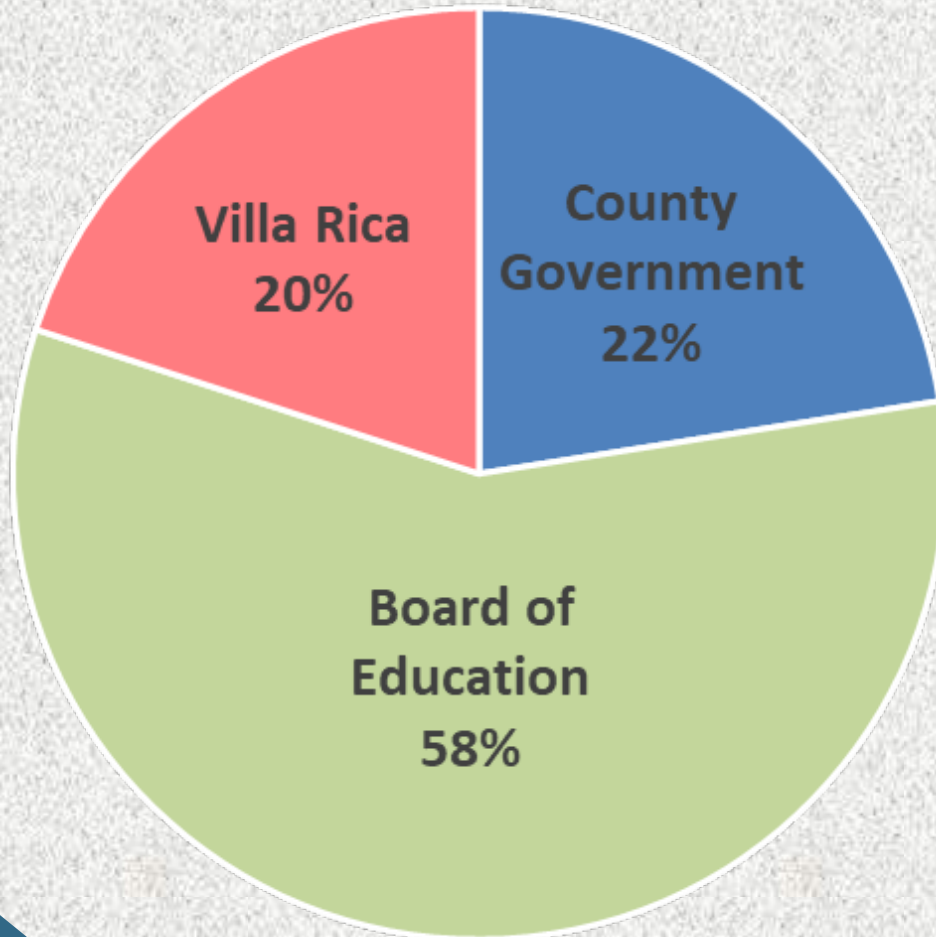
The Mayor and Council of the City of Villa Rica do hereby announce that the millage rate will be set at a Special Called Council Meeting to be held Tuesday, August 26, 2025 at 6:00 pm in the Villa Rica Municipal Courtroom, 101 Main Street, Villa Rica, Georgia. Pursuant to the requirements of O.C.G.A. 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 2025 TAX DIGEST AND 5 YEAR HISTORY OF LEVY

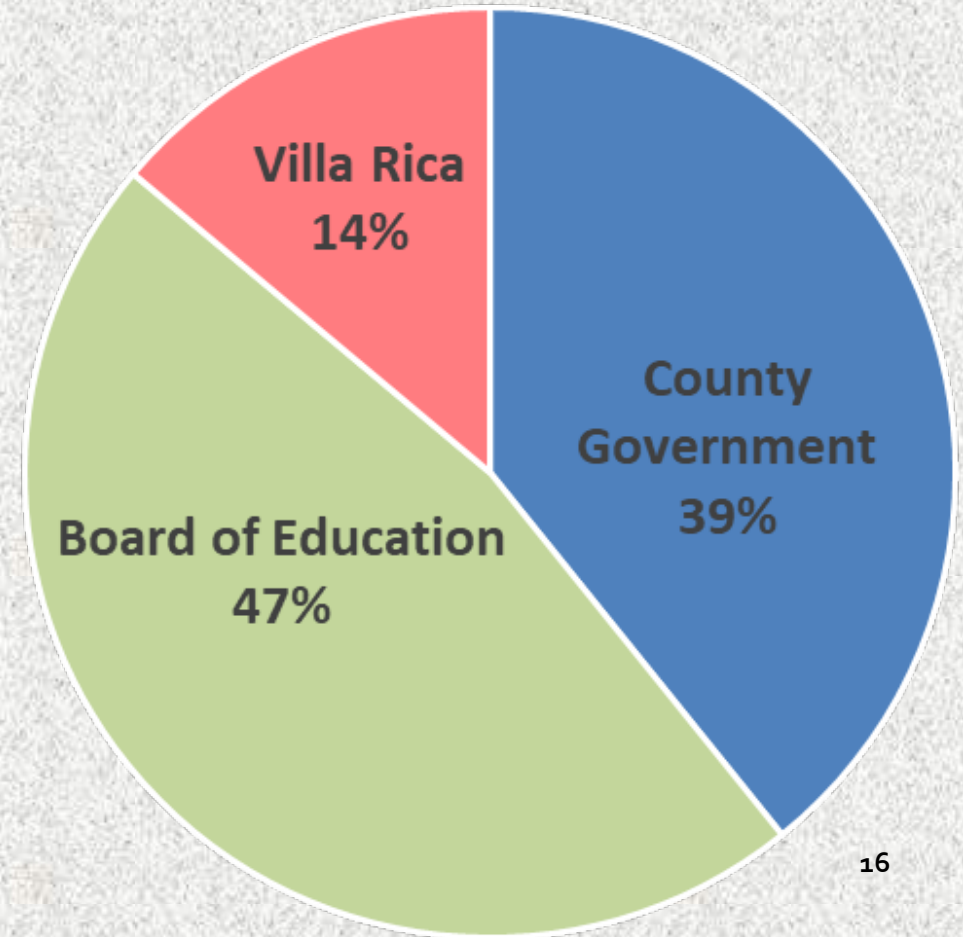
CITY OF VILLA RICA	2020	2021	2022	2023	2024	2025
Real & Personal	817,248,721	839,848,263	1,006,211,593	1,210,103,403	1,297,365,477	1,399,766,736
Motor Vehicles	6,433,940	5,276,280	6,444,450	7,379,440	7,831,560	8,064,420
Mobile Homes	34,678	34,678	34,041	34,254	30,262	25,161
Timber - 100%	-	-	29,962	-	-	-
Heavy Duty Equipment	139,014	-	38,060	24,194	155,017	169,534
Gross Digest	823,856,353	845,159,221	1,012,758,106	1,217,541,291	1,305,382,316	1,408,025,851
Less M&O Exemptions	123,116,009	118,052,609	154,774,990	195,847,614	96,915,539	187,253,964
Net M&O Digest	700,740,344	727,106,612	857,983,116	1,021,693,677	1,208,466,777	1,220,771,887
Gross M&O Millage	10.448	10.568	10.359	9.751	9.292	9.559
Less Rollbacks	4.198	4.318	4.109	3.929	3.704	3.971
Net M&O Millage	6.250	6.250	6.250	5.822	5.588	5.588
Total City Taxes Levied	4,379,627	4,544,416	5,362,394	5,948,301	6,752,912	6,821,673
Net Taxes \$ Increase	733,712	164,789	817,978	585,906	804,612	68,761
Net Taxes % Increase	20.12%	3.76%	18.00%	10.93%	13.53%	1.02%

Where Do Property Taxes Go?

Carroll County



Douglas County



Millage Rate Schedule

State requires three public hearings

**August
19th**

Public Hearing #1 @ 10am

Public Hearing #2 @ 6pm

**August
26th**

Public Hearing #3 @ 6pm

Adoption of Millage – After Public Hearing #3



Questions?



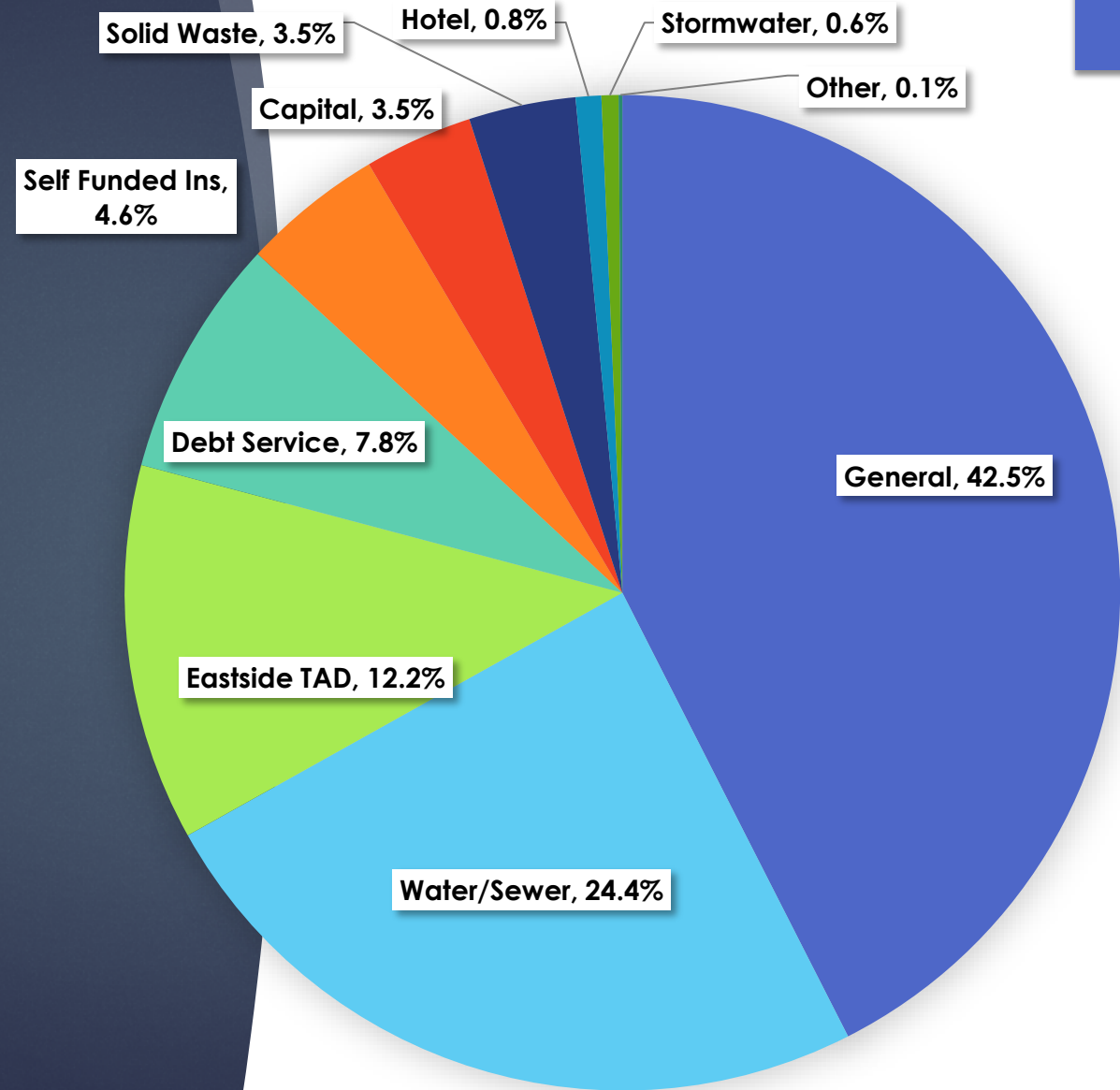
2026 BUDGET WORKSHOP

CITY OF VILLA RICA – AUGUST 25, 2025



TOTAL PROPOSED 2026 BUDGET

\$56.7m



TOTAL PROPOSED 2026 BUDGET

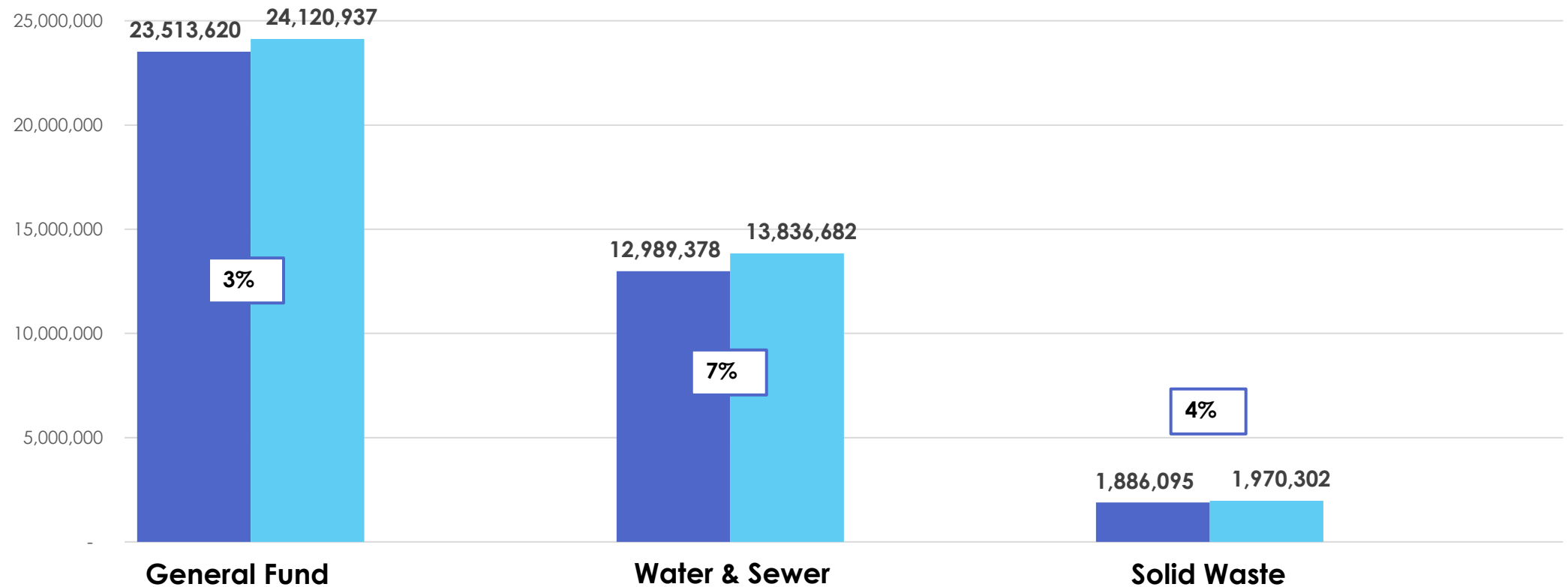
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FUND	2025 ADOPTED BUDGET	2025 AMENDED BUDGET	2026 PROPOSED BUDGET	\$ Change from 2025 Amended Budget	% Change from 2025 Amended Budget
Major Funds					
100 - General Fund	\$ 22,514,019	\$ 23,513,620	\$ 24,120,937	\$ 607,317	3%
505 - Water/Sewer Fund	12,919,439	12,989,378	13,836,682	847,304	7%
560 - Stormwater Fund	320,911	472,230	313,518	(158,712)	-34%
540 - Solid Waste Fund	1,846,675	1,886,095	1,970,302	84,207	4%
Other Funds					
210 - Federal Seizures Fund	1,000	1,000	1,000	-	0%
212 - State Seizures Fund	1,000	21,670	1,000	(20,670)	-95%
270 - Eastside TAD	8,108,485	8,881,266	6,943,560	(1,937,706)	-22%
275 - Hotel/ Motel Tax Fund	429,001	513,767	470,500	(43,267)	-8%
290 - Cemetery Fund	18,800	30,700	30,600	(100)	0%
746 - Technology Fee	35,600	35,600	35,600	-	0%
335 - Capital Projects - Public Roads	219,714	752,341	249,779	(502,562)	-67%
340 - Capital Projects - Grants	3,193,676	1,927,321	1,144,695	(782,626)	-41%
350 - Capital Projects Fund	1,018,976	1,262,190	607,050	(655,140)	-52%
610 - Self Funded Insurance	2,470,602	2,470,602	2,600,429	129,827	5%
285 - VR PFA Debt Service Fund	2,400,820	2,400,820	2,400,025	(795)	0%
420 - VR URA TAD Debt Service Fund	940,128	940,128	2,016,608	1,076,480	115%
	<u>\$ 56,438,846</u>	<u>\$ 58,098,728</u>	<u>\$ 56,742,285</u>	<u>\$ (1,356,443)</u>	<u>-2%</u>

TOTAL PROPOSED 2026 BUDGET

4

2025 vs. 2026



BUDGET NOTES – GENERAL FUND REVENUE

5.588 Millage - \$170k Increase in Property Tax

\$220k Increase in Franchise Tax

\$265k Increase in Sales Tax

\$120k Increase in Insurance Premium Tax

Building Permits are expected to stay the same in FY26

\$210k Increase in Court Fines

\$76k Decrease in Interest Revenues

\$118k Increase in Transfers In from Enterprise funds for Services

BUDGET NOTES – WATER/SEWER REVENUE

No proposed rate increases for FY26

Continue to assess changes made in FY25 for rate increases

\$1m in additional water revenue due to rates & growth

\$676k in additional sewer revenue due to rates & growth

\$531k - Tap Fees (Water & Sewer) expected to decrease

BUDGET IMPROVEMENT REQUESTS

*Requests for additional personnel,
operating and/or capital*

**Requested:
\$3.96m**

**Funded:
\$2.13m**

**Unfunded:
\$1.83m**

General Fund	2,736,862	960,682	1,776,180
Water/Sewer	1,144,500	1,144,500	-
Solid Waste	57,700	-	57,700
Stormwater	28,000	28,000	-
	<u>\$ 3,967,062</u>	<u>\$ 2,133,182</u>	<u>\$ 1,833,880</u>

BUDGET NOTES - EXPENDITURES

\$300,000 "PILOT" Payment to Carroll County per TAD IGA

\$1,966,608 Bond Payment for the Eastside TAD with \$1,112,380 funded by the General Fund

\$100,000 Contingency

\$75,000 Economic Development Professional Services

\$487,250 for 6 PD Vehicles for 4 new officers and 2 replacements

BUDGET NOTES - EXPENDITURES

± \$55,000 included for a grant writer based on opportunities and projects

\$44,800 for replacement mowers and trailers

\$105,000 to replace the basketball gym flooring at Gold Dust

\$225,000 to replace water lines on North Candler and West Gordon

\$1,800,000 Water Purchases from Douglas & Carroll (incr. of \$500,000)

PERSONNEL

PERSONNEL - \$16.7m

Prior Year was
\$16.2m
3% Increase

Solid Waste
2%

Stormwater
1%

Personnel

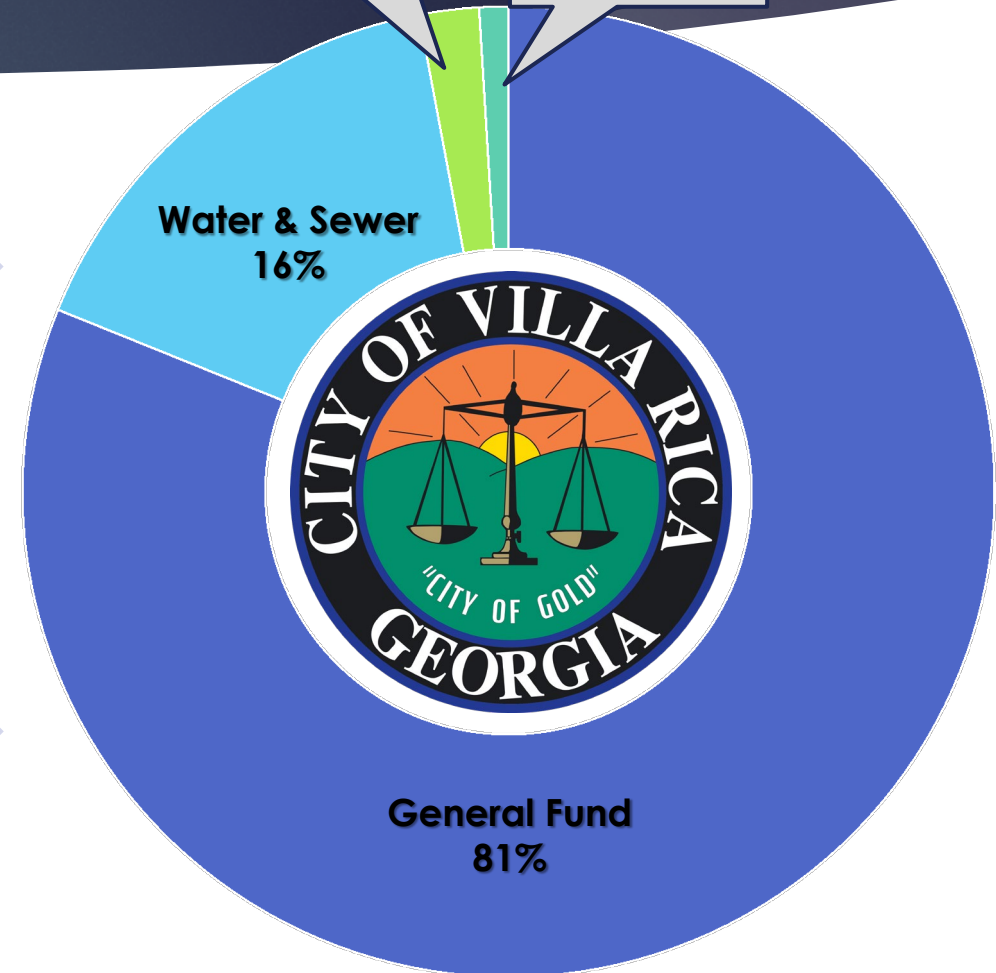
(salary & benefits)

- 4 New Patrol Officers (\$50K Salary + \$22K Benefits + 10K Equipment) – Only funded for ¼ of the year due to vacancies

Pay Adjustments

- 2% Cost of Living Adjustment (COLA) for all employees - \$248k – Funded by General Fund, Water/Sewer, and Solid Waste

- \$300 Bonus for Part-time employees and employees with less than 6 months service. \$600 Bonus for Full-time employees with more than 6 months of service - \$130k – Funded by the Self Insurance Fund

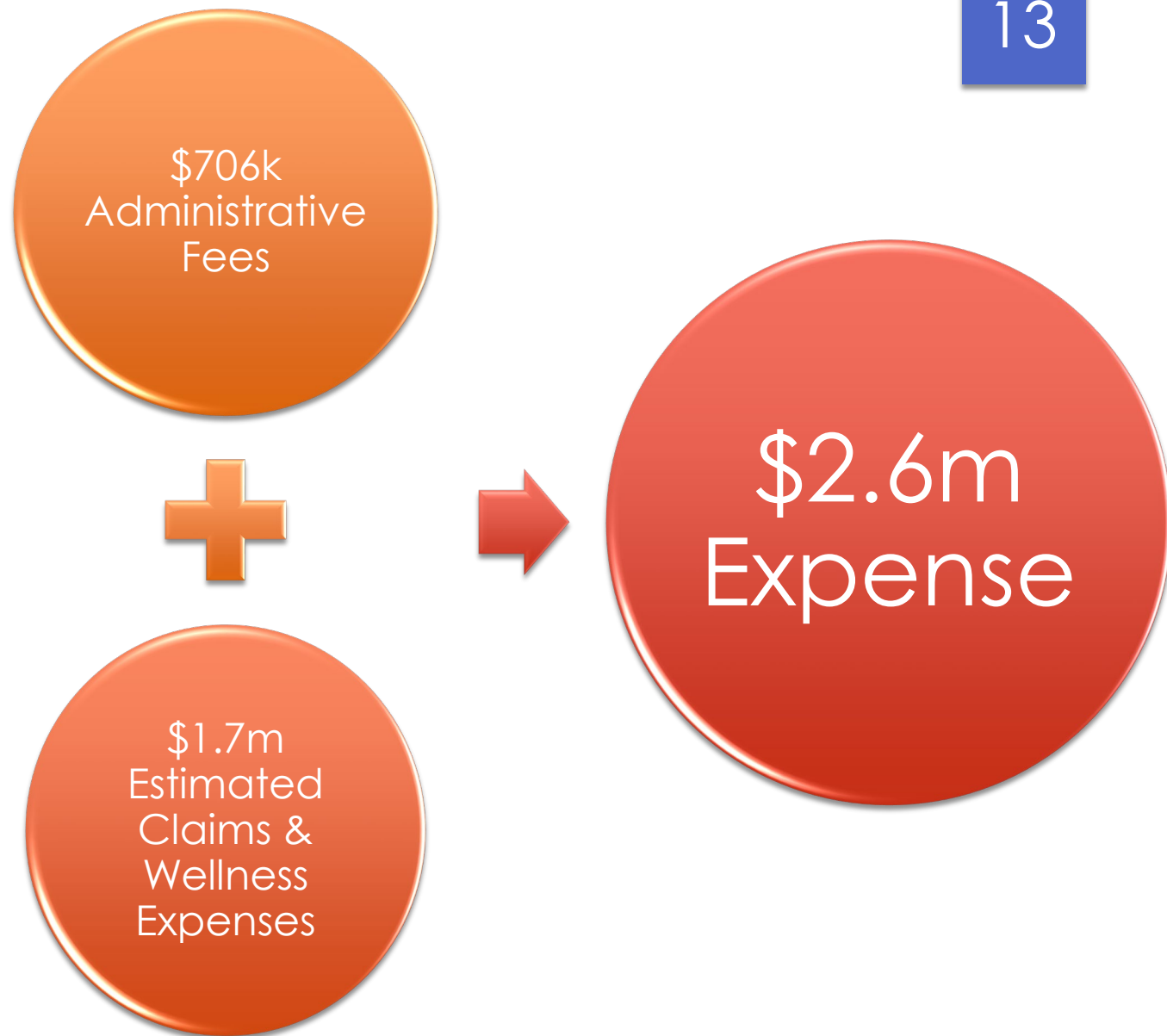


SELF-FUNDED INSURANCE



Self-Funded Insurance

- The budget is estimated @ 90% of maximum claims.
- The remaining 10% (\$200k) is savings that remains in the funds.
- Current cash balance is over \$1.9 million



CAPITAL BUDGET



PROPOSED CAPITAL – GENERAL FUND

15

Administration:

Update camera systems at Police Department, Gold Dust, City Hall, & Powell Park - \$35k

Public Safety:

Six police Interceptors with Upfitting - \$487k

Fleet Maintenance:

Overhead High Velocity Fans - \$30k

Recovery Machine for air-conditioning repair - \$10k

Grounds Maintenance:

Two 72" zero turn lawnmowers - \$35k

Two 7x20 landscape trailers - \$10k

**Total General Fund
Capital - \$607k**

PROPOSED CAPITAL – WATER

16

**Water Meters for New
Builds - \$233k**

**Warranty Meters &
Registers - \$70k**

**Neptune R900 Antenna
(reads meter usage in real
time) + Software
\$65k**

**Conner's Rd Booster
Station Generator
\$80k**

**Water Plant Facility Safety
& Security improvements
\$65k**

**Replacement motors, drives, pumps, etc.
\$50k**

**Total Water
Capital \$563k**

PROPOSED CAPITAL – SEWER

17

**Polyethylene chemical
storage tank
\$45k**

**Ford F-150 (to replace 2003 with high
maintenance cost – 189k miles)
\$50k**

**Rigid Model 1224 Pipe
Threading Machine
\$15k**

**Ford F-150 (to replace
wrecked 2016 F-150)
\$50k**

**Misc Pump
Replacements
\$100k**

**Total Sewer
Capital \$260k**

PROPOSED CAPITAL – DIST & COLLECTION

18

**North Candler & West Gordon Streets
Water line replacement
\$225k**

**Ford F-450 Service Truck
(to replace truck with 192k miles)
\$85k**

**Total Dist. & Coll.
Capital
\$310k**

PROPOSED CAPITAL – STORMWATER

19

**Compact Excavator (will reduce
equipment rental by approx. \$10k)**

\$28k

**Total Stormwater
Capital
\$28k**

PROPOSED CAPITAL – ALL (excluding SPLOST)

**Total Capital Funded for 2026
\$1.78m**

FY26 SPLOST PROJECTS



2015 CARROLL SPLOST

Streets Department – Concrete Grinder for Sidewalk Accessibility/ADA compliance - \$15k

2016 DOUGLAS SPLOST

30 x 40 Pole Barn at Spring Lake for Equipment Storage - \$20k

Traffic Calming - \$25k

Qty 4 – Vest Worn Portable Radios for Public Safety - \$19k

2021 CARROLL SPLOST

Parks & Recreation – Gold Dust Park

Resurface Basketball Gym Flooring - \$105k

Traffic Calming – Speed tables on Thomas Dorsey

And Eleanor Walk - \$25k

2022 DOUGLAS SPLOST

Public Safety – CID Vehicle

Ford Escape or Similar + Upfitting - \$31k

DEBT SERVICE



03/01

- Principal - \$1,635,000
- Interest - \$394,121

09/01

- Interest - \$370,904

- Total Debt Service Payment for FY26
\$2,400,025

SERIES 2022 BONDS – Water / Sewer

01/01

- Principal - \$1,050,000
- Interest - \$470,064

07/01

- Interest - \$446,544

- Total Debt Service Payment for FY26
\$1,966,608 (\$1,112,380 from GF)

SERIES 2023 BONDS – TAD



Questions?