



Where Community Connects

**STOCKBRIDGE
CITY COUNCIL**

Mayor

Anthony Ford

Mayor Pro Tem Yolanda Barber

Councilman Elton Alexander

Councilman John Blount

Councilwoman LaKeisha Gantt

Councilman Alphonso Thomas

CITY MANAGER

Frederick Gardiner

CITY CLERK

Vanessa Holiday

CITY TREASURER

John Wiggins

CITY ATTORNEY

Quinton G. Washington

**SPECIAL CALLED MEETING
Agenda
July 18, 2023 9:00 AM**



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912



**AGENDA
SPECIAL CALLED MEETING
CITY OF STOCKBRIDGE**

TUESDAY, JULY 18, 2023 9:00 AM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

PUBLIC HEARING

1 Proposed Millage Rate - Property Tax Increase

EXECUTIVE SESSION (Exemptions to the Georgia Open Meetings Acts)

ADJOURNMENT

NOTICE OF PROPERTY TAX INCREASE

The City of Stockbridge has tentatively adopted a 2023 millage rate which will require an increase in property taxes by 100% percent.

All concerned citizens are invited to the public hearings on this tax increase to be held at the 4640 North Henry Blvd, 2nd Floor, Stockbridge, GA on

July 18, 2023 at 9:00 AM

July 18, 2023 at 6:00 PM

Times and places of additional public hearings on this tax increase are at the 4640 North Henry Blvd, 2nd Floor, Stockbridge, GA on

July 27, 2023 at 9:00 AM

This tentative increase will result in a millage rate of 6.000 mills, an increase of 6.000 mills. Without this tentative tax increase, the millage rate will be no more than 0.000. The proposed tax increase for a home with a fair market value of \$325,000 is approximately: \$780.00 and the proposed tax increase for non-homestead property with a fair market value of \$425,000 is approximately \$1,020.00.

NOTICE

The City of Stockbridge does hereby announce that the millage rate will be set at a meeting to be held at 4640 North Henry Blvd, 2nd Floor, Stockbridge GA 30281 on July 27, 2023 at 9:15 AM and pursuant to the requirements of O.C.G.A. § 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 2023 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY

COUNTY WIDE		2018	2019	2020	2021	2022	2023
C o u n t y w i d e	Real & Personal	903,388,035	962,641,023	1,016,246,217	1,071,979,964	1,308,782,765	1,862,059,915
	Motor Vehicles	5,912,810	4,770,560	3,822,220	3,081,600	2,928,210	3,223,550
	Mobile Homes	1,534,666	1,755,941	1,767,905	1,774,787	1,862,463	1,934,485
	Timber - 100%	0	0	0	0	0	0
	Heavy Duty Equipment	57,530	112,255	42,036	39,322	18,410	5,260
	Gross Digest	910,893,041	969,279,779	1,021,878,378	1,076,875,673	1,313,591,848	1,867,223,210
	Less Exemptions	15,504,457	12,896,367	16,847,322	19,642,092	27,440,912	41,485,697
	NET DIGEST VALUE	895,388,584	956,383,412	1,005,031,056	1,057,233,581	1,286,150,936	1,825,737,513
	Gross Maintenance & Operation Millage	0.0000	0.0000	0.0000	0.0000	0.0000	6.0000
	Less Rollback (Local Option Sales Tax)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
R A T E	NET M&O MILLAGE RATE						6.0000
	TOTAL M&O TAXES LEVIED						\$10,954,425
	Net Tax \$ Increase						\$10,954,425
	Net Tax % Increase						100.00%
TAX							

6/26/2023

Tax District Name: STOCKBRIDGE

Henry County

2023 Consolidation and Evaluation of Digest

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Total Parcel Count for District:

10,937

Residential			Forest Land Conservation Use		
Code	Count	Acres	40% Value	Count	Acres
R1	9,856		1,074,457,840		
R3	9,953	297,726	140,661,387		
R4	166	919,448	4,660,776		
R5	54	859,685	4,532,037		
RB	29		180,509		

Code	Count	Acres	40% Value
FLPA Fair Market Assessment			

Residential Transitional			Environmentally Sensitive		
Code	Count	Acres	40% Value	Count	Acres

Historic			Commercial		
Code	Count	Acres	40% Value	Count	Acres
C1	516		350,363,351		
C3	538	663,211	66,084,232		
C4	94	716,212	29,770,830		
C5	18	918,293	25,319,600		
CF	1,942		45,585,476		
CI	797		31,253,861		
CZ	21		175,394		

Agricultural			40% Value		
Code	Count	Acres	40% Value		
A4	1	1,645	14,360		
A5	3	127,345	232,760		

Preferential			40% Value		
Code	Count	Acres	40% Value		

Conservation Use			40% Value		
Code	Count	Acres	40% Value		
V4	8	105,760	436,960		
V5	2	166,850	234,640		

Brownfield			40% Value		
Code	Count	Acres	40% Value		

Exempt			40% Value		
Code	Count	Acres	40% Value		
E1	90	423,188	13,881,600		
E2	30	281,019	15,430,920		
E3	6	11,681	1,287,080		
E4	6	6,050	245,680		
E5	6	61,882	19,660,760		
E6	4	75,892	6,596,720		

Group			40% Value		
Code	Count	Acres	40% Value		
Residential					
Res. Transition					
Historic					
Agricultural					
Preferential					
Conservation					
Brownfield Property					
Forest Land Cons.					
Env. Sensitive					
Commercial					
Industrial					
Utility					
Motor Vehicle					
Mobile Home					
Timber - 100%					
Heavy Duty Equip					
Gross Digest					
Exemptions - BOND					
Net BOND Digest					
Gross Digest					
Exemptions - M&O					
Net M&O Digest					

Homestead & Property Exemptions			BOND Amt		
Code	Count	M&O Amt	BOND Amt		
SF	9	12,216,431			
SV	10	612,680			
L16	185	20,296,922			
L17	17	1,832,510			
L18	8	851,610			
L19	53	5,675,544			

Industrial			40% Value		
Code	Count	Acres	40% Value		
I1	50		31,088,840		
I3	55		3,488,520		
I4	29	135,212	5,366,620		
I5	9	312,637	4,672,520		
IF	10	950,593	13,624,035		
II	13		1,909,603		
IP	9		13,359,167		
IZ	2		89,231		

Utility			40% Value		
Code	Count	Acres	40% Value		
U2	15		14,497,366		

I, _____, receiver of tax returns in and for said county, do hereby certify that the above and foregoing is a true and correct consolidation of all tax returns received from the taxpayer (or assessed against defaulters) in said county of _____ for the year _____, and duplicate digests have been made and delivered to the county governing authority and tax collector of said county as required by law.

Witness my hand and official signature, this _____ day of _____

Receiver of Returns



PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2023

COUNTY: HENRY

TAXING JURISDICTION: CITY OF STOCKBRIDGE

ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW

DESCRIPTION	2022 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2023 DIGEST
REAL	1,218,204,911	517,883,078	19,794,650	1,755,882,639
PERSONAL	90,577,854		15,599,422	106,177,276
MOTOR VEHICLES	2,928,210		295,340	3,223,550
MOBILE HOMES	1,862,463		72,022	1,934,485
TIMBER -100%	0		0	0
HEAVY DUTY EQUIP	18,410		(13,150)	5,260
GROSS DIGEST	1,313,591,848	517,883,078	35,748,284	1,867,223,210
EXEMPTIONS	27,440,912		14,044,785	41,485,697
NET DIGEST	1,286,150,936	517,883,078	21,703,499	1,825,737,513
	(PYD)	(RVA)	(NAG)	(CYD)

2022 MILLAGE RATE: 0.000

2023 MILLAGE RATE: 6.000

CALCULATION OF ROLLBACK RATE

DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2022 Net Digest	PYD	1,286,150,936	
Net Value Added-Reassessment of Existing Real Property	RVA	517,883,078	
Other Net Changes to Taxable Digest	NAG	21,703,499	
2023 Net Digest	CYD	1,825,737,513	(PYD+RVA+NAG)
2022 Millage Rate	PYM	0.000	PYM
Millage Equivalent of Reassessed Value Added	ME	0.000	(RVA/CYD) * PYM
Rollback Millage Rate for 2023	RR - ROLLBACK RATE	0.000	PYM - ME

CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

If the 2023 Proposed Millage Rate for this Taxing Jurisdiction exceeds Rollback Millage Rate computed above, this section will automatically calculate the amount of increase in property taxes that is part of the notice required in O.C.G.A. § 48-5-32.1(c) (2)

Rollback Millage Rate	0.000
2023 Millage Rate	6.000
Percentage Tax Increase	0.00%

CERTIFICATIONS

I hereby certify that the amount indicated above is an accurate accounting of the total net assessed value added by the reassessment of existing real property for the tax year for which this rollback millage rate is being computed.

Chairman, Board of Tax Assessors

Date

I hereby certify that the values shown above are an accurate representation of the digest values and exemption amounts for the applicable tax years.

Tax Collector or Tax Commissioner

Date

I hereby certify that the above is a true and correct computation of the rollback millage rate in accordance with O.C.G.A. § 48-5-32.1 for the taxing jurisdiction for tax year 2023 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2023 is _____

CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2023 exceeds the rollback rate, I certify that the required advertisements, notices, and public hearings have been conducted in accordance with O.C.G.A. §§ 48-5-32 and 48-5-32.1 as evidenced by the attached copies of the published "five year history and current digest" advertisement and the "Notice of Intent to Increase Taxes" showing the times and places when and where the required public hearings were held, and a copy of the press release provided to the local media.

If the final millage rate set by the authority of the taxing jurisdiction for tax year 2023 does not exceed the rollback rate, I certify that the required "five year history and current digest" advertisement has been published in accordance with O.C.G.A. § 48-5-32 as evidenced by the attached copy of such advertised report.

Responsible Party

Title

Date



City Financials: Setting of a Millage Rate Proposal



Proposal of a Millage Rate

- **Growth is Impacting City Services:**
 - **Growth of the City of Stockbridge**
 - **Impacts on Public Works**
 - **Impacts on Police Services**
- **Impact on FY 2024 Budget**
- **Proposed Millage Rate Option**

A close-up photograph of several stacks of coins, likely US quarters and dimes, resting on a yellow ruler. The coins are arranged in neat stacks, with some showing the word 'LIBERTY' and the year '2009'. The ruler has markings in inches and centimeters.

Annexation and Growth Facts

- ✓ *On January 1, 2023, the City annexed in over 6,700 new residents. Over 2/3 the population of the City of Hampton.*
- ✓ *There are over 1900 units approved for development within the City and/or under construction. This represent a population of roughly 5,548 additional in the City. This put Stockbridge population over 41,000 people.*



A close-up photograph of several stacks of coins, likely US quarters and dimes, resting on a yellow ruler. The coins are arranged in neat stacks, with the ruler showing measurements in inches and centimeters.

Public Works Department Annexations Facts

- ✓ *The City of Stockbridge assumed responsibility for over 91 miles of public streets and 43 miles of sidewalks in the annexed areas.*
- ✓ *This includes stormwater management (Storm Drains, Culverts, Storm Pipes) ; street sweeping, and litter pickup.*



A close-up photograph of several stacks of coins, including gold and silver ones, resting on a yellow ruler. The coins are stacked in a way that shows their edges and some of their faces.

Public Works Department Annexations Facts

- ✓ *Services also include Street Resurfacing and Paving*
- ✓ *Right of Way Maintenance and Cleaning*
- ✓ *Roadway Restriping*



A close-up photograph of several stacks of coins, including gold and silver ones, resting on a yellow ruler. The coins are stacked in a way that shows their edges and some of their faces.

Public Works Department Annexations Facts

- ✓ *Improving traffic signals, street lights and signs through the city*
- ✓ *Improving sidewalk installation and maintenance*

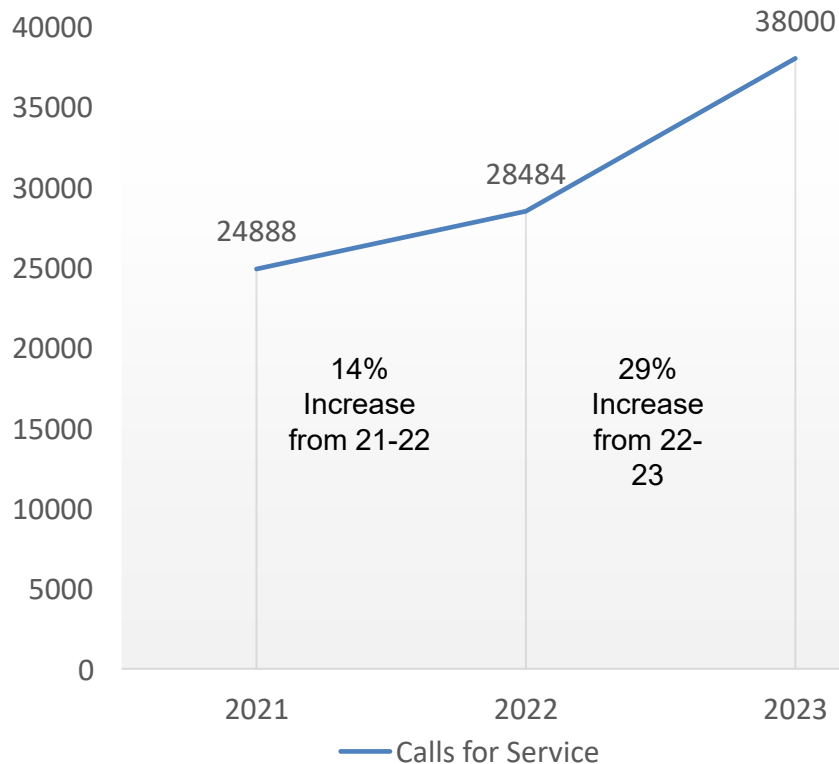






Increase in Calls for Police Service

Calls for Service



We have experienced a 14% increase in calls for service between 2021 and 2022.

We are projecting a 29% increase in calls for service from 2022 through 2023.

This increase in call volume reflects the growing needs and demands of our community.



Police Staffing Comparison

CITY	POPULATION	OFFICERS	2023 CALLS FOR SERVICE	CITIZEN TO OFFICER RATIO	MILLAGE RATE	POLICE ANNUAL BUDGET
Griffin	23430	79	22456	297	6.258	\$11,672,799.00
Duluth	33454	70	14884	478	6.551	\$11,372,088.47
Dalton	34804	78	21588	446	8.095	\$10,400,000.00
Douglasville	35757	98	33701	365	7.211	\$14,487,000.00
Stockbridge	35763	62	38000	577	0	\$8,246,528.03
Chamblee	36245	81	34305	447	6.25	\$12,070,959.00
Average			22354.43	439	6.6334	\$11,657,611.49



FY 24 Budget at a Glance



Preliminary General Fund FY 24 Budget at a Glance

EXPENDITURES	Option 1 2024	Option 2 2024	Option 3 2024	Option 4 2024	Option 5 2024	Option 6 2024
	BUDGET AMOUNT	BUDGET AMOUNT	BUDGET AMOUNT	BUDGET AMOUNT	BUDGET AMOUNT	BUDGET AMOUNT
Preliminary FY 24 General Fund	26,766,410.00	26,766,410.00	26,766,410.00	26,766,410.00	26,766,410.00	26,766,410.00
REVENUE	2024	2024	2024	2024	2024	2024
	BUDGET AMOUNT	BUDGET AMOUNT	BUDGET AMOUNT	BUDGET AMOUNT	BUDGET AMOUNT	BUDGET AMOUNT
GENERAL FUND	19,950,637.92	19,950,637.92	19,950,637.92	19,950,637.92	19,950,637.92	19,950,637.92
PROPERTY TAX REVENUE	-	3,457,664.00	6,760,998.00	7,264,000.00	7,654,440.00	10,896,000.00
TOTAL	19,950,637.92	23,408,301.92	26,711,635.92	27,214,637.92	27,605,077.92	30,846,637.92
DIFFERENCE (REV-EXP)	(6,815,772.08)	(3,358,108.08)	(54,774.08)	448,227.92	838,667.92	4,080,227.92
	No Mills	1.904 Mills	3.77 Mills	4 Mills	4.215 Mills	6 Mills



4 Year Stockbridge Fund Balance Review

		Actual			Unaudited
		<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>
Beginning Fund Balance		18,737,608	19,240,653	17,001,666	16,043,016
Less:					
Appropriation of Fund Bal for Amphitheater			-		
Ending Fund Balance		19,240,653	17,001,666	16,043,016	12,009,903
% of Annual Budget		218.11%	191.13%	151.55%	66.73%
# of Months in Reserve		26.17	22.94	18.19	8.01

Stockbridge Property Tax Analysis

			City of Stockbridge Property Tax Analysis					
	Appraised Value	Assesed Value	Current Millage Rate 1.904 Mills	2 Mills	3.77 Mills	4 Mills	4.215 Mills	6 Mills
Homes in Stockbridge								
Real Property								
	\$100,000.00	\$40,000.00	\$76.16	\$80.00	\$150.80	\$160.00	\$168.60	\$240.00
	\$175,000.00	\$70,000.00	\$133.28	\$140.00	\$263.90	\$280.00	\$295.05	\$420.00
	\$225,000.00	\$90,000.00	\$171.36	\$180.00	\$339.30	\$360.00	\$379.35	\$540.00
	\$275,000.00	\$110,000.00	\$209.44	\$220.00	\$414.70	\$440.00	\$463.65	\$660.00
	\$325,000.00	\$130,000.00	\$247.52	\$260.00	\$490.10	\$520.00	\$547.95	\$780.00
	\$375,000.00	\$150,000.00	\$285.60	\$300.00	\$565.50	\$600.00	\$632.25	\$900.00
Total Taxes			\$3,457,664	\$3,632,000	\$6,760,998	\$7,264,000	\$7,654,440	\$10,896,000
Other Cities Milage Rate								
McDonough	3.033 Mills							
Hampton	4.500 Mills							
Henry County	10.511 Mills							13



Typical House Types



House Valued at \$100,000
Currently 1.904 = \$76 /Year
= \$6.33 /Month
At 4.215 = \$168/ Year
= \$14/ Month



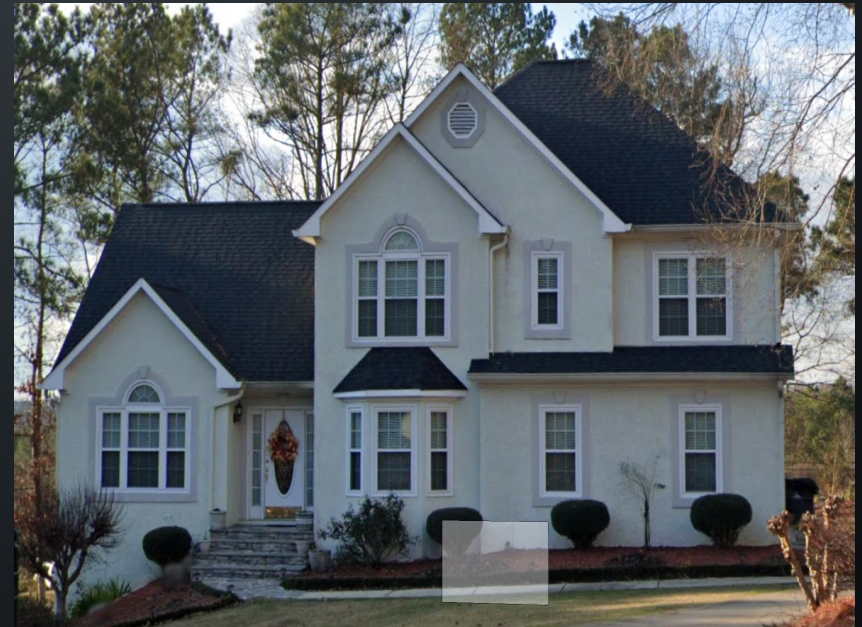
House Valued at \$225,000
Currently 1.904 = \$171.36/ Year
\$14.28/ Month
At 4.2.15 = \$379/ Year
= \$31.5/ Month



Typical Housing Type



House Valued at \$275,000
Currently 1.904 = \$209.44/Year
\$17.44/ Month
At 4.215 = 436.65/ Year
= \$36.39/ Month



House Valued at \$375,000
Currently 1.904 = \$285.60/Year
\$23.80/ Month
At 4.215 = \$632.25/ Year
= \$52.69/ Month



Proposed Tax Distribution by Gov't Entity

11.5% City at
4.2 Mills

59% BOE at
23.628 Mills



5% Water Authority
At 2 Mills

26% Henry County
at 10.511 Mills



Proposed Funding Distribution by City Function

31% General
Govt

16% Debt Service



32% Public Safety

21% Public Works



End