

STOCKBRIDGE CITY COUNCIL

Mayor Anthony S. Ford
At-Large

Mayor Pro Tem Kyle D. Berry, Sr.
Council District 3

Councilmember Elton Alexander
Council District 5

Councilmember Yolanda Barber
Council District 4

Councilmember LaKeisha Gantt
Council District 1

Councilmember Alphonso Thomas
Council District 2

CITY MANAGER

Frederick Gardiner

CITY CLERK

Vanessa Holiday

CITY TREASURER

Vacant

CITY ATTORNEY

Quinton G. Washington

MILLAGE RATE PUBLIC HEARING AGENDA July 15, 2024 6:30 PM



STOCKBRIDGE CITY HALL

4640 NORTH HENRY BLVD.

STOCKBRIDGE, GA 30281

Website: www.stockbridgega.org

Phone: 770-389-7900

Fax: 770-389-7912

Translation and Interpretation Services are available with (7) days prior notice. Please contact the City's HR Manager at 770-389-7908 for assistance.



**MILLAGE RATE
PUBLIC HEARING
AGENDA
CITY OF STOCKBRIDGE**

MONDAY, JULY 15, 2024 6:30 PM

CALL TO ORDER

INVOCATION

PLEDGE OF ALLEGIANCE

ROLL CALL

ADOPTION OF THE AGENDA

PUBLIC HEARING

1 Millage Rate - Presented by: Frederick Gardiner

ADJOURNMENT

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 22, 2024** at **10:15 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 2024 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY

C o u n t y w i d e A r e a	COUNTY WIDE		2019	2020	2021	2022	2023	2024
	V A L U E	Real & Personal	962,641,023	1,016,246,217	1,071,979,964	1,308,782,765	1,862,059,915	1,946,152,488
		Motor Vehicles	4,770,560	3,822,220	3,081,600	2,928,210	3,223,550	3,426,920
		Mobile Homes	1,755,941	1,767,905	1,774,787	1,862,463	1,934,485	2,032,449
		Timber - 100%	0	0	0	0	0	0
		Heavy Duty Equipment	112,255	42,036	39,322	18,410	5,260	7,529
		Gross Digest	969,279,779	1,021,878,378	1,076,875,673	1,313,591,848	1,867,223,210	1,951,619,386
		Less Exemptions	12,896,367	16,847,322	19,642,092	27,440,912	41,485,697	44,708,060
		NET DIGEST VALUE	956,383,412	1,005,031,056	1,057,233,581	1,286,150,936	1,825,737,513	1,906,911,326
	R A T E	Gross Maintenance & Operation Millage	0.0000	0.0000	0.0000	0.0000	3.7700	4.2500
		Less Rollback (Local Option Sales Tax)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
		NET M&O MILLAGE RATE					3.7700	4.2500
TAX	TOTAL M&O TAXES LEVIED						\$6,883,030	\$8,104,373
	Net Tax \$ Increase						\$6,883,030	\$1,221,343
	Net Tax % Increase						100.00%	17.74%

NOTICE OF PROPERTY TAX INCREASE

The City of Stockbridge has tentatively adopted a 2024 millage rate which will require an increase in property taxes by 16.89% 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 15, 2024 at 6:30 PM

July 19, 2024 at 10:00 AM

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

July 22, 2024 at 10:00 AM

This tentative increase will result in a millage rate of 4.250 mills, an increase of 0.614 mills. Without this tentative tax increase, the millage rate will be no more than 3.636. The proposed tax increase for a home with a fair market value of \$325,000 is approximately: \$79.82 and the proposed tax increase for non-homestead property with a fair market value of \$400,000 is approximately \$98.24.



City of Stockbridge: Setting of a Millage Rate - Public Hearing #1



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 2025 Budget
- Proposed Millage Rate Option



Proposal of a Millage Rate

- Stockbridge Digest Grew from \$1.86 to \$1.94 billion or a 4.4% increase from 2023 to 2024
 - Even if the millage rate stays at 3.77 this is consisted a property tax increase of 4.4% :
 - City if required to advertise 3 public hearings
 - Millage rate is set at the 3rd meeting
 - City Advertised 4.25 mills as a placeholder; however, the recommended millage rate could be lower.
 - A recommended millage rate will be in keeping with the cost of doing business within the general fund



CURRENT 2024 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY

COUNTY WIDE		2019	2020	2021	2022	2023	2024
C O U N T Y W I D E	Real & Personal	962,641,023	1,016,246,217	1,071,979,964	1,308,782,765	1,862,059,915	1,946,152,488
	Motor Vehicles	4,770,560	3,822,220	3,081,600	2,928,210	3,223,550	3,426,920
	Mobile Homes	1,755,941	1,767,905	1,774,787	1,862,463	1,934,485	2,032,449
	Timber - 100%	0	0	0	0	0	0
	Heavy Duty Equipment	112,255	42,036	39,322	18,410	5,260	7,529
	Gross Digest	969,279,779	1,021,878,378	1,076,875,673	1,313,591,848	1,867,223,210	1,951,619,386
	Less Exemptions	12,896,367	16,847,322	19,642,092	27,440,912	41,485,697	44,708,060
	NET DIGEST VALUE	956,383,412	1,005,031,056	1,057,233,581	1,286,150,936	1,825,737,513	1,906,911,326
	Gross Maintenance & Operation Millage	0.0000	0.0000	0.0000	0.0000	3.7700	3.7700
	Less Rollback (Local Option Sales Tax)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
T A X E S	NET M&O MILLAGE RATE	0.00	0.0000	0.0000	0.0000	3.7700	3.7700
	TOTAL M&O TAXES LEVIED	\$0.000	\$0	\$0	\$0	\$6,883,030	\$7,189,056
	Net Tax \$ Increase	#VALUE!	\$0	\$0	\$0	\$6,883,030	\$306,025
TAX							
Net Tax % Increase		#VALUE!	#DIV/0!	#DIV/0!	#DIV/0!	100.00%	4.45%

Stockbridge Property Tax Analysis

		City of Stockbridge Property Tax Analysis								
	Appraised Value	Assessed Value	Rollback Millage Rate 3.610	Present Millage Rate 3.77	4.00 Mills	4.15 Mills	4.20 Mills	Advertised Millage Rate 4.25	\$ Annual Difference	New Monthly Increase
Homes in Stockbridge										
Real Property										
	\$150,000.00	\$60,000.00	\$216.62	\$226.20	\$240.00	\$249.000	\$252.000	\$255.000	\$23.38	\$1.95
	\$175,000.00	\$70,000.00	\$252.73	\$263.90	\$280.00	\$290.500	\$294.000	\$297.500	\$27.27	\$2.27
	\$225,000.00	\$90,000.00	\$324.93	\$339.30	\$360.00	\$373.500	\$378.000	\$382.500	\$35.07	\$2.92
	\$275,000.00	\$110,000.00	\$397.14	\$414.70	\$440.00	\$456.500	\$462.000	\$467.500	\$42.86	\$3.57
	\$325,000.00	\$130,000.00	\$469.35	\$490.10	\$520.00	\$539.500	\$546.000	\$552.500	\$50.65	\$4.22
	\$400,000.00	\$160,000.00	\$577.66	\$603.20	\$640.00	\$664.000	\$672.000	\$680.000	\$62.34	\$5.20
Total Taxes			\$6,863,441	\$7,187,548	\$7,626,045	\$7,912,022	\$8,035,945	\$8,102,673		
Other Cities Millage Rate										
McDonough	3.033 Mills									
Hampton	4.500 Mills									
Henry County	12.733 Mills									



Typical House Types



House Valued at \$150,000

Currently At 3.77 = \$2226.20/Year

= \$18.85/Month

At 4.15 = \$249/ Year

= \$20/ Month



House Valued at \$234,000

Currently At 3.77 = \$354/ Year

= \$29.51/ Month

At 4.15 = \$388.44/ Year

= \$32.37/ Month



Typical Housing Type



House Valued at \$281,600

Currently At 3.77 = \$209.44/Year

= \$17.44/ Month

At 4.15 = 467.45/ Year

= \$38.95/ Month



House Valued at \$381,000

Currently 3.77 = \$574.55/Year

= \$47.88/ Month

At 4.15 = \$632.46/ Year

= \$52/ Month

Preliminary General Fund FY 25 Budget at a Glance

		Option 1	Option 2	Option 3	Option 4	Option 5
GF	EXPENDITURES	2025	2025	2025	2025	2025
100	BUDGET AMOUNT					
	Preliminary FY 25 General Fund	29,348,394.00	29,348,394.00	29,348,394.00	29,348,394.00	29,348,394.00
GF	REVENUE	2024	2024	2024	2024	2024
	BUDGET AMOUNT					
100	Preliminary FY25 General Fund	22,159,338.00	22,159,338.00	22,159,338.00	22,159,338.00	22,159,338.00
	Property Taxes	6,883,950.00	7,189,056.00	7,627,645.00	7,913,682.00	8,104,373.00
	TOTAL	29,043,288.00	29,348,394.00	29,786,983.00	30,073,020.00	30,263,711.00
GF	DIFFERENCE (REV-EXP)	(305,106.00)	-	438,589.00	724,626.00	915,317.00
		3.61 Mills LOST	3.77 Mills Break Even	4 Mills NO LOST	4.15 Mills NO LOST	4.25 Mills NO LOST



Proposed Tax Distribution by Gov't Entity

11.2% City at
3.77 Mills



59% BOE at
23.628 Mills



5% Water Authority
At 2 Mills

26% Henry County
at 10.511 Mills



Proposal of a Millage Rate

- Next Steps in the Process:
 - There will be two more millage rate public meetings:
 - The Council is expected to adopt a millage at the 3rd meeting.
 - Millage rate will be applied to all properties during the Oct-Dec timeframe.
 - Ballot Initiative on November Elections Cycle:
 - Allows for homestead exemption starting in 2025
 - Process will be separate from the County's



End