



Mayor Beverly H. Burks

Councilmembers:

Jamie Carroll	Laura Hopkins
Awet Eyasu	Yterenickia Bell
Debra Johnson	Susan Hood
Shawanna Qawiy, City Manager	

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(404) 296-6489 ♦ WWW.CLARKSTONGA.GOV

SPECIAL CALLED CITY COUNCIL MEETING AGENDA

**Thursday, June 16, 2022 - 6:30 PM
ZOOM**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENTS**
4. **NEW BUSINESS**
 - A. Presentation of Proposed 2022 Millage Rate.
 - B. Public Hearing on Proposed 2022 Millage Rate.
5. **ADJOURNMENT**

PUBLIC PARTICIPATION BY VIDEO CONFERENCE

The City of Clarkston, Georgia will conduct the City Council Meeting at 6:30 p.m. on Thursday, June 16, 2022. The public may participate in the meeting by using the following information below:

<https://us02web.zoom.us/j/87332592829?pwd=MmJMMkxlRkhOZXBPUIJGc0Q5eGpUUT09>

Dial by your location

- +1 646 558 8656 US (New York)
- +1 301 715 8592 US (Washington DC)
- +1 312 626 6799 US (Chicago)
- +1 669 900 9128 US (San Jose)
- +1 253 215 8782 US (Tacoma)
- +1 346 248 7799 US (Houston)

Meeting ID: 873 3259 2829

Passcode: 093921

Find your local number: <https://us02web.zoom.us/j/87332592829?pwd=MmJMMkxlRkhOZXBPUIJGc0Q5eGpUUT09>

CITY OF CLARKSTON

CLARKSTON CITY COUNCIL WORK SESSION

ITEM NO: 4

HEARING TYPE:
Public Hearing

BUSINESS AGENDA / MINUTES

ACTION TYPE:
DISCUSSION

MEETING DATE: JUNE 16, 2022

SUBJECT: Discuss Fiscal Year 2022 Proposed Advertised Millage Rate

DEPARTMENT: Administration

PUBLIC HEARING: ☒ YES ☐ NO

ATTACHEMENT: ☐ YES ☒ NO
Pages:

INFORMATION CONTACT: Shawanna Qawiy
PHONE NUMBER: 404-296-6489

PURPOSE:

To Set the 2022 Advertised Millage (Tax) Rate.

NEED/ IMPACT:

The City of Clarkston received its first Valuation Report from DeKalb County in preparation for the Fiscal Year (FY) 2022 millage (tax) adoption process on May 24, 2022. The City of Clarkston received an analysis of the 2022 Net Tax Digest, the calculated millage rollback rate, and the recommended advertising millage rate.

DeKalb County has requested that our final adopted millage rate be concluded before July 1, 2022.

The City of Clarkston set a proposed advertised millage rate of 14.89 mills. This is the millage rate that will be advertised for public information. The proposed millage is not necessarily the same rate the Council will eventually adopt. The final adopted millage rate may be the same as the proposed (advertised) rate or lower than the proposed rate. The final millage rate adopted by the City Council may not be greater than the proposed (advertised) millage rate.

The Council must hold three public hearings if the proposed millage rate is greater than the millage rollback rate (14.331). The purpose of this meeting is to take public comments on the millage rate for consideration of the final adopted rate. There must be 7 days between the public hearings. Two meetings can be held on the same day with one starting prior to noon, scheduled for June 16, 2022, beginning at 10:00 am, and a second meeting that will begin at 6:30 pm, also on June 28, 2022.

The following represents the Clarkston millage rate history back to Fiscal Year (FY) 2014:

<u>FY</u>	<u>MILLAGE</u>
2014	21.11
2015	17.11
2016	15.89
2017	15.89
2018	15.89
2019	15.89

2020	15.89	
2021	14.89	
2022	14.89	PROPOSED with ADOPTED FY 2022

At the Dec 7, 2021, City Council Meeting, the Clarkston City Council adopted the FY 2022 General Fund budget (Total: \$7,153,493, Property Tax: \$4,128.305), that included the same proposed millage rate of 14.89.

Value of 1 mill:	2021 - <u>\$252,171</u>	2021 - <u>\$263,542</u>
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Tax Digest increases:	2020 to 2021: <u>13.9%</u>	2021 to 2022: <u>4.51%</u>
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RECOMMENDATION:

Staff recommends keeping the millage rate at 14.89 mils.

PUBLIC HEARINGS TO ADOPT THE 2022 MILLAGE RATE



City of Clarkston
June 16, 2022 10AM & 6:30PM
June 28, 2022 6:30PM

Public Hearing to Adopt 2022 Millage Rate



AGENDA

- Millage rate presentation and discussion
- Public Hearings
- Adopt resolution setting the final millage rate

Special Called Meeting – June 28, 2022 at 6:30 pm



Process



- The Council must hold three public hearings
 - ▣ June 16th - 10:00AM Public Hearing
 - ▣ June 16th - 6:30PM Public Hearing
 - ▣ June 28th - 6:30PM Public Hearing and Adoption
- The purpose of the meetings is to take public comment on the millage rate for consideration in setting the final adopted rate
- After the conclusion of the final Public Hearing on June 28th, the Council will vote to adopt the final millage rate for 2022

FIRST...

A FEW DEFINITIONS



Appraised Value



- The total estimated value of your property (land and building), as determined by the DeKalb County Tax Assessor's Office
- Typically 40% of the Appraised total value
- You may have exemptions that will lower this amount even more, e.g.... Homestead and Over age 65

Tax Digest



- The value of all the property in an area
- Like your individual property, this figure is generally given at 40% of the total appraised value

What is a “mil”?

A property tax levy of \$1.00 per \$1,000 of taxable property value

So, if the rate is *10 mils*, then you would owe 10 dollars for every \$1,000 of the *assessed* value for your house.



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 tax digest.

The rollback rate is typically lower than the existing millage rate because we typically expect the value of the tax digest to increase.

NOW FOR THE NUMBERS...



City of Clarkston

Calculating the Millage Rate



Current Millage Rate	14.890
Proposed Millage Rate	14.890
Difference	0 mils

1 Mil = 263,541.63 of expected
property tax revenue

6 Year NET Digest History



2017	\$163,210,986	
2018	\$166,912,767	+2.3%
2019	\$209,105,296	+25.3%
2020	\$220,526,478	+5.5%
2021	\$252,195,787	+14.4%
2022	\$263,541,629	+4.5%

➤ 2022 Digest Changes Summary Residential/Commercial values

- Residential Values up 27.16% 33.5% of digest
 - ▣ 2021 = 70,679,789
 - ▣ 2022 = 89,878,759
- Commercial Values down (2.74)% 55.0% of digest
 - ▣ 2021 = 151,614,277
 - ▣ 2022 = 147,458,203

➤ 2022 Digest Changes Summary Industrial/Utility values

- Industrial Values down (8.23)% 9.2% of digest
 - ▣ 2021 = 26,824,007
 - ▣ 2022 = 24,615,659
- Utility Values down (15.86)% 2.1% of digest
 - ▣ 2021 = 6,590,595
 - ▣ 2022 = 5,545,431

City of Clarkston Digest



- In summary, we had an unusual occurrence, where the Residential digest (33.5% of total) increased substantially.
- Commercial, Industrial, Utility & Vehicle digests (66.5 of total) decreased slightly.
- This means overall tax revenues will decrease due to 66.5 of the total digest value decreases.

Millage Rate History



<u>Fiscal Year</u>	<u>Millage Rate</u>
2014	21.11
2015	17.11
2016	15.89
2017	15.89
2018	15.89
2019	15.89
2020	15.89
2021	14.89
2022	14.89 proposed

Proposed Millage Rates of DeKalb Cities



	2021	2022 Proposed
□ Avondale Estates	9.8	
□ Brookhaven	2.74	
□ Chamblee	6.25	
□ Decatur	13.92	
□ Doraville	9.75	
□ Dunwoody	2.74	
□ Lithonia	10.021	
□ Pine Lake	19.324	
□ Stone Mountain	17.818	
□ Clarkston (proposed)	14.89	14.89

Net Digest DeKalb Cities



□ Brookhaven	\$4,120.5	Billion
□ Dunwoody	\$3,525.2	Billion
□ Decatur	\$2,748.6	Billion
□ Chamblee	\$2,117.1	Billion
□ Doraville	\$946.0	Million
□ Avondale Estates	\$327.9	Million
□ Clarkston	\$263.5	Million
□ Stone Mountain	\$172.0	Million
□ Lithonia	\$56.4	Million
□ Pine Lake	\$35.4	Million

SO.....

What does this mean for
the taxpayer?



How are my taxes computed?

Appraised Value	100,000
Assessed Value	100,000
Taxable Value	40,000
Divided by 1,000	40
X Millage Rate	14.89
City Property Tax	\$595.60

How are my taxes computed?



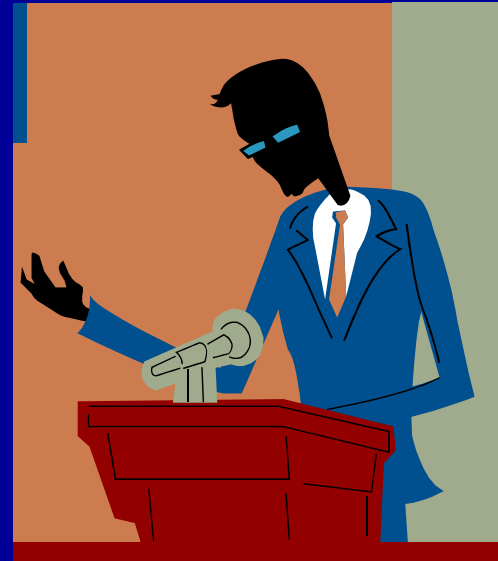
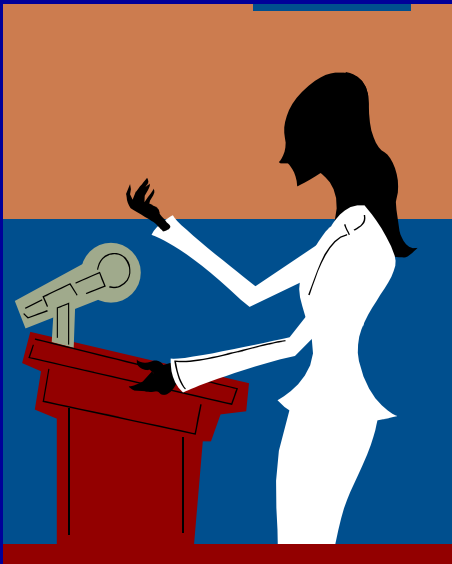
Appraised Value	200,000
Assessed Value	200,000
Taxable Value	80,000
Divided by 1,000	80
X Millage Rate	14.89
City Property Taxes	\$1191.20

How are my taxes computed?

Appraised Value	300,000
Assessed Value	300,000
Taxable Value	120,000
Divided by 1,000	120
X Millage Rate	14.89
City Property Taxes	\$1,786.80

PUBLIC HEARING

QUESTIONS - COMMENTS



NOTICE

The City of Clarkston does hereby announce that the millage rate will be set at a meeting to be held by

Teleconference/ Videoconference: <https://us02web.zoom.us/j/82619904677?pwd=ZWVjdVAvUFdrWVcvZzFjNlFmMC9Vdz09>

Meeting ID: 826 1990 4677; Passcode: 460305 or dial by your location +1 646 558 8656 US (New York), +1 253 215 8782 US (Tacoma), +1 301 715 8592 US

(Washington DC) on June 28, 2022 at 6:30PM 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 2022 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY

I n c o r p o r a t e d A r e a	CITY WIDE		2017	2018	2019	2020	2021	2022
	V A L U E	Real & Personal	163,338,661	167,835,046	212,634,751	224,331,692	255,733,729	267,498,052
		Motor Vehicles	1,939,920	1,068,940	791,010	703,880	596,540	521,900
		Mobile Homes	0	0	0	0	0	0
		Timber - 100%	0	0	0	0	0	0
		Heavy Duty Equipment	0	0	0	0	0	0
		Gross Digest	165,278,581	168,903,986	213,425,761	225,035,572	256,330,269	268,019,952
		Less Exemptions	2,067,595	1,991,219	4,320,465	4,509,094	4,134,482	4,478,323
		NET DIGEST VALUE	163,210,986	166,912,767	209,105,296	220,526,478	252,195,787	263,541,629
	R A T E	Gross Maintenance & Operation Millage	15.8900	15.8900	15.8900	15.8900	14.8900	14.8900
		Less Rollback (Local Option Sales Tax)	0.0000	0.0000	0.0000	0.0000	0.0000	0.0000
		NET M&O MILLAGE RATE	15.8900	15.8900	15.8900	15.8900	14.8900	14.8900
TAX	TOTAL M&O TAXES LEVIED		\$2,593,423	\$2,652,244	\$3,322,683	\$3,504,166	\$3,755,195	\$3,924,135
	Net Tax \$ Increase		\$87,145	\$58,821	\$670,439	\$181,483	\$251,030	\$168,940
	Net Tax % Increase		3.48%	2.27%	25.28%	5.46%	7.16%	4.50%

PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2022

COUNTY: 002 -DEKALB		TAXING JURISDICTION: Clarkston		
ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW				
DESCRIPTION	2021 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2022 DIGEST
REAL	237,394,914	9,887,234	3,640,435	250,922,583
PERSONAL	18,313,754		(1,738,285)	16,575,469
MOTOR VEHICLES	596,540		(74,640)	521,900
MOBILE HOMES	0		0	0
TIMBER -100%	0		0	0
HEAVY DUTY EQUIP	0		0	0
GROSS DIGEST	256,305,208	9,887,234	1,827,510	268,019,952
EXEMPTIONS	4,134,482		343,841	4,478,323
NET DIGEST	252,170,726	9,887,234	1,483,669	263,541,629
	(PYD)	(RVA)	(NAG)	(CYD)
2021 MILLAGE RATE: 14.890		2022 MILLAGE RATE: 14.890		
CALCULATION OF ROLLBACK RATE				
DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA	
2021 Net Digest	PYD	252,170,726		
Net Value Added-Reassessment of Existing Real Property	RVA	9,887,234		
Other Net Changes to Taxable Digest	NAG	1,483,669		
2022 Net Digest	CYD	263,541,629	(PYD+RVA+NAG)	
2021 Millage Rate	PYM	14.890	PYM	
Millage Equivalent of Reassessed Value Added	ME	0.559	(RVA/CYD) * PYM	
Rollback Millage Rate for 2022	RR - ROLLBACK RATE	14.331	PYM - ME	
CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES				
If the 2022 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	14.331	
		2022 Millage Rate	14.890	
		Percentage Tax Increase	3.90%	
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 2022 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2022 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 2022 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 2022 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