**City Council of Peachtree City**
**Special Called Meeting Minutes**
**August 22, 2019**
**9:00 a.m.**

The Mayor and Council of Peachtree City met in a special called meeting on Thursday, August 22, 2019, at City Hall. Mayor Vanessa Fleisch called the meeting to order at 9:00 a.m. Other Council Members attending: Terry Ernst, Kevin Madden, and Phil Prebor. Mike King was out of town.

The purpose of the special called meeting was to hold a public hearing on the 2019 millage rate and to consider adoption of the 2019 millage rates.

**08-19-01 Public Hearing – 2019 Millage Rates**
Mayor Fleisch opened the public hearing.

Financial Services Director Paul Salvatore said this was the last of three required public hearings regarding the proposed tax increase, along with the adoption of the millage rate. He explained that the operations & maintenance (M&O) millage rate would stay at 6.232 mills, and the bond millage rate would be reduced from 0.176 mills to zero. The total millage rate for 2019 would be reduced from 6.408 to 6.232 mills.

Salvatore continued that the reason for the tax increase was due to an increase in the assessed value of real properties. Property owners who had an increase in the assessed value of their property would experience a tax increase. The total increase in digest values was 8.64%. New growth accounted for 2.8% of the total increase, while reassessments accounted for 5.84%.

Based on the Fair Market Value (FMV) of a property, the current tax bill for a $200,000 home at 6.408 was $513, Salvatore said. Using an average increase in assessments of 5.84%, the FMV of the home should increase to $211,680. The City portion of the 2019 tax bill at 6.232 mills would increase to $528, Salvatore said. The net increase in the City tax bill would be $14.21. The FMV of a $500,000 home would increase to $529,200, with a net increase in the City tax of $35.53, or to $1,319 compared to $1,282 in 2018.

Salvatore reviewed the millage rate history from 2012 to now, noting that the millage rate peaked in 2012 at 7.178 (6.756 mills M&O and a bond rate of 0.422 mills). In 2013, the M&O rate remained at 6.756 mills, and the bond rate decreased to 0.332 mills for a total millage rate of 7.088. The millage rate remained the same in 2014. In 2015, the bond rate dropped again to 0.314 mills, bringing the total millage rate to 7.070. The last year for an M&O millage rate of 67.756 was 2016, and the bond rate dropped to 0.309 mills, for a total millage rate of 7.065 mills. The bond rate decreased again in 2017 to 0.273, as did the M&O rate (6.232), for a total bond rate of 6.505 mills. In 2018, the bond rate dropped to 0.176, bringing the total to 6.408 mills. Salvatore noted that the total post-recession millage rate reduction had been 0.946 mill.

Fleisch asked Salvatore when the tax digest information would be final, depending on the appeals process. Salvatore said he did not know the exact answer, and he continued to get receipts for adjustments. He expected to lose approximately $200,000 due to the appeals process. He said he would ask the Tax Assessor when the appeals process would be completed.

There were no comments from the public. The Mayor closed the public hearing.

No action by Council was required.

**08-19-04 Consider Adoption of 2019 Millage Rates**

City Manager noted Council would also need to adopt the millage rate of 6.232 mills, with the elimination of the bond millage rate.

Ernst moved to adopt the 2019 Millage Rate at 6.232. Madden seconded. Motion carried unanimously.

There being no further business, Ernst moved to adjourn the meeting. Madden seconded. Motion carried unanimously. The meeting adjourned at 9:06 a.m.

Pamela Dufresne

Pamela Dufresne, Deputy City Clerk

Vanessa Fleisch, Mayor