

CITY OF PINE LAKE, GEORGIA

PUBLIC HEARING AGENDA

COUNCIL CHAMBERS

JUNE 18, 2024 @ 11:00AM and 6:00PM

459 PINE DRIVE, PINE LAKE, GA 30072

NOTE: All attendees are reminded to silence cellular phones and other devices that may cause interruption of the session proceedings.

Call to Order

Public Hearing

The City Council of the City of Pine Lake, GA has tentatively adopted a millage rate of 19.400 mils for maintenance and operations and debt service which will require an increase in property taxes of 17.63% for fiscal year 2024. This tentative increase will result in a millage rate of 2.908 mills over the rollback millage rate of 16.492.

Adjournment

**MAYOR
BRANDY HALL**

COUNCIL MEMBERS

Jean Bordeaux, Mayor pro tem
Jeff Goldberg
Tom Ramsey
Thomas Torrent
Augusta Woods

ADMINISTRATIVE STAFF

ChaQuias Miller-Thornton
City Manager

Sarai Y'Hudah-Green
Chief of Police

Ned Dagenhard
Assistant City Clerk

Susan Moore
City Attorney

CITY OF PINE LAKE
425 ALLGOOD ROAD
P.O. BOX 1325
PINE LAKE, GA 30072

404-999-4901

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NOTICE OF PROPERTY TAX INCREASE

The City Council of the City of Pine Lake, GA has tentatively adopted a millage rate which will require an increase in property taxes of 17.63% for fiscal year 2024.

All concerned citizens are invited to the public hearings on this tax increase to be held in-person at **459 Pine Drive, Pine Lake, Georgia 30072** on **Tuesday, June 18, 2024 at 11:00 a.m. and 6:00 p.m.**

Time and place of an additional public hearing on this tax increase is at **459 Pine Drive, Pine Lake, Georgia 30072** on **June 25, 2024 at 7:00 p.m.** This tentative increase will result in a millage rate of 19.400 mills, an increase of 2.908 mills over the rollback millage rate. Without this tentative tax increase, the millage rate will be no more than 16.492 mills. The proposed tax increase for a home with a fair market value of \$300,000 is approximately \$363.50 and the proposed tax increase for a nonhomestead property with a fair market value of \$175,000 is approximately \$145.40.

PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2024

COUNTY: **002-DEKALB** TAXING JURISDICTION: **PINE LAKE**

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

DESCRIPTION	2023 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2024 DIGEST
REAL	44,953,050	(29,080)	235,160	45,159,130
PERSONAL	864,929		(38,161)	826,768
MOTOR VEHICLES	89,640		(6,020)	83,620
MOBILE HOMES	0		0	0
TIMBER -100%	0		0	0
HEAVY DUTY EQUIP	0		0	0
GROSS DIGEST	45,907,619	(29,080)	190,979	46,069,518
EXEMPTIONS	1,017,795	0	47,156	1,064,951
NET DIGEST	44,889,824	(29,080)	143,823	45,004,567
	(PYD)	(RVA)	(NAG)	(CYD)
2023 MILLAGE RATE:	16.481		2024 MILLAGE RATE:	19.400

CALCULATION OF ROLLBACK RATE

DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA
2023 Net Digest	PYD	44,889,824	
Net Value Added-Reassessment of Existing Real Property	RVA	(29,080)	
Other Net Changes to Taxable Digest	NAG	143,823	
2024 Net Digest	CYD	45,004,567	
2023 Millage Rate	PYM	16.481	PYM
Millage Equivalent of Reassessed Value Added	ME	-0.011	(RVA/CYD) * PYM
Rollback Millage Rate for 2024	RR - ROLLBACK RATE	16.492	PYM - ME

CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES

If the 2024 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	16.492
	2024 Millage Rate	19.400
	Percentage Tax Increase	17.63%

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 Assessor ----- 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 2024 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2024 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 2024 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 2024 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 -----

NOTICE

The **City of Pine Lake** does hereby announce that the millage rate will be set at a meeting to be held at the **Courthouse**
459 Pine Drive, Pine Lake, GA on **June 25, 2024** at **7:00pm** 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

		CITY WIDE		2019	2020	2021	2022	2023	2024
		CITY	V A L U E	Real & Personal		26,414,786	28,633,252	32,715,662	36,282,334
Motor Vehicles				187,340	139,790	120,180	100,300	89,640	83,620
Mobile Homes									
Timber - 100%									
Heavy Duty Equipment									
Gross Digest				26,602,126	28,773,042	32,835,842	36,382,634	45,907,619	46,069,518
Less Exemptions				985,341	989,061	1,015,624	1,028,021	1,017,795	1,064,951
NET DIGEST VALUE				25,616,785	27,783,981	31,820,218	35,354,613	44,889,824	45,004,567
A R E A	R A T E	Gross Maintenance & Operation Millage							
		Less Rollback (Local Option Sales Tax)							
		NET M&O MILLAGE RATE		21.5300	19.9090	19.3240	18.4220	16.4810	19.4000
T A X		TOTAL M&O TAXES LEVIED		\$551,529	\$553,151	\$614,894	\$651,303	\$739,829	\$873,089
		Net Tax \$ Increase			\$1,622	\$61,743	\$36,409	\$88,527	\$133,259
		Net Tax % Increase			0.29%	11.16%	5.92%	13.59%	18.01%



Memo

To: Mayor and City Council
From: ChaQuias Thornton, City Manager
Date: June 13, 2024
Re: Public Hearings - Notice of Property Tax Increase - Ad Valorem Tax/Millage Rate 2024 – Tentative Millage Rate Adopted at 19.400

New Business Item – 06/18/2024 Public Hearings and Special Called. No significant changes have been discovered regarding preliminary property tax digest information and analysis. The Administration continues to explore potential and suspected deficiencies in the valuation of properties located within the incorporated limits of Pine Lake. The Administration and Department Offices are also continuing to compose assessments of asset and operations. The goal of the assessments is to inform millage rate discussion as well as to prepare for upcoming budget appropriations and capital planning discussions.

NOTE: ADMINISTRATIVE SUMMARY AND RECOMMENDATION shown on page 5.

On May 24, 2024, DeKalb County Tax Assessors Office released preliminary Consolidation and Revaluation Reports to the DeKalb cities as of 05/23/2024 and 05/19/2024 respectively. Based on computation of the millage rate using relative digest data, the Administration makes the following presentation:

The Revaluation Report submitted by the County as of 05/19/2024 represents a 0.46% increase in real property value and a 2.90% decrease in personal property value for 2024. These percentages represent a change in real property tax digest of \$206,050, from \$44,935,050 in 2023 to \$45,159,130 in 2024, and a change in personal property digest of -\$12,743, from \$439,455 in 2023 to \$426,712 in 2024. \$206,050 represents the amount of value change of existing real property based on the reassessment (revaluation) of that property.

In 2023 Pine Lake adopted a mil rate of 16.481. The mil rate that will render the same amount of “as billed” revenue in 2024 as billed in 2023, based on current year’s valuation of property, is calculated at **16.492 mils**. This rate is known as the **roll back rate**. Please note that this rate is higher than the most recently adopted rate of 16.481. The following table shown on page 2 provides the estimated revenue versus budget scenario based on the 05/19/2024 consolidated values at:

- the current mil of 16.481,
- the roll back rate of 16.492,
- a rate of [17.336](#) to meet budget estimate at the average collection rate of 91.5%, and

- a rate of 18.200 to meet current needs not previously included in budget estimates, and
- a rate of 19.400 as suggested by Council to meet current needs not previously budgeted and to reduce expected shortfalls in the collection of tax revenue based on 2023 collections.

The scenario also considers a 1% appeals differential values in the amount of \$451,591 which reduces the real property digest from \$45,159,130 to \$44,707,539. [SEE NEXT PAGE]

Description	5/23/2024					
Taxable Real Property	45,159,130					
Exempt Veterans	0					
Exempt Widows of Veterans	0					
Exempt Seniors	0					
Appeals Differential Value	(451,591.30)					
Real Property Digest	44,707,539					
Taxable Public Utility						
Taxable Public Utility	400,056					
Taxable Motor Vehicle						
Taxable Motor Vehicle	83,620					
Taxable Personal Property Value						
Taxable Personal Property Value	426,712					
Estimated Adjustments	-					
Adjusted Value	426,712					
		CURRENT RATE		ROLLBACK RATE		
		Rev As Billed	Revenue	Rev As Billed	Revenue	Adopted
	Taxable Digest	16.481	at Collection Rate	16.492 mils	at Collection Rate	Budget
Estimated Taxable RE Digest	44,707,539	736,825	674,195	737,317	674,645	687,186
Taxable Public Utility	400,056	6,593	3,000	6,598	3,000	8,000
Taxable Motor Vehicle	83,620	1,378	1,378	1,379	1,379	2,000
Taxable PP Value	426,712	7,033	6,947	7,037	6,951	7,000
Estimated Adjustments	(1,025,795)	(16,906)	(18,466)	(16,917)	(16,693)	
Adjusted Value - Gross Digest	44,592,132	734,923	667,054	735,414	669,282	704,186
RE Property Rev over/under Budget		30,737	(37,132)	31,228	(34,904)	

During adoption of the 2024 budget, total tax revenue for ad valorem style taxes (current year) was budgeted at \$704,186. Estimated collection of revenue **as billed** at the current mil assessment of 16.481 is 734,923 (\$30,737 more than budgeted). Estimated collection of revenue **as billed** at the roll back rate of 16.492 mils is \$735,414 (\$31,228 more than budgeted). Note: These calculations are “as billed” expectations and do not represent the percentage of billed revenue that, on average, remains uncollected at year-end.

Estimated revenue at the **collection rate of 91.5%** at the current mil assessment of 16.481 is \$667,054 (\$37,132 less than budgeted). Estimated revenue at the **collection rate of 91.5%** as billed at the roll back rate of 16.492 mils is \$669,282 (\$34,904 less than budgeted).

As shown in the table below, a mil rate of 17.336 is needed to maintain approximate current year ad valorem tax revenue as budgeted, and at the average collection rate of 91.5%.

		To meet budget at avg. collection rate		
		Rev As Billed	Revenue	Adopted
		17.336	at Collection Rate	Budget
Estimated Taxable RE Digest	44,707,539	775,050	709,171	687,186
Taxable Public Utility	400,056	6,935	3,000	8,000
Taxable Motor Vehicle	83,620	1,450	1,450	2,000
Taxable PP Value	426,712	7,394	7,304	7,000
Estimated Adj. - Exemptions M&O	(1,025,795)	(17,776)	(16,532)	
Adjusted Value - Gross Digest	44,592,132	773,053	704,393	704,186
RE Property Rev over/under Budget		68,867	207	

Please be reminded that current budget only accounts for revenues, expenditures and special projects considered at budget adoption. The budget does not include contingencies for shortfalls in revenue, unplanned increase in expenditures, or unexpected projects. With the absence of contingencies, any necessary changes over budget allocations rely upon subsidy from the City’s General Fund Balance (Fund Reserves) – which is where any overage in original budget has been assigned year-to-date.

It is important to note that due to current assessment of public works operations and maintenance, there is anticipated current year cost of necessary maintenance that was not available during FY2024 budget discussion and is therefore not presently included in current year budget appropriations. Currently, the Administration and Special Projects Manager are working together to assess needs, associated needs, and funding options. Additionally, there are capital asset needs within the City’s Police Department that are being assessed. Capital assets can be funded via lease purchase options at favorable rates through such programs as Georgia Municipal Associations Governmental Finance Department. However, these purchases do necessitate annually incurred expense for the City through the life of the lease. At present, the total cost of needs (O&M and capital) is not available but is anticipated by June 14th, 2024 – ahead of final millage adoption date. Therefore, below I have provided for you a millage rate scenario (**at 18.200 mils**) that accounts for an estimated \$35,441 in General fund contingency that can be used to manage unplanned increase in expenditures or unexpected projects like costs associated with maintenance assessments.

		To meet current estimated maintenance needs not budgeted		
		Rev As Billed	Revenue	Adopted
		18.2	at Collection Rate	Budget
Estimated Taxable RE Digest	44,707,539	813,677	744,515	687,186
Taxable Public Utility	425,474	7,744	3,000	8,000
Taxable Motor Vehicle	89,640	1,631	1,631	2,000
Taxable PP Value	439,455	7,998	7,901	7,000
Estimated Adj. - Exemptions M&O	(1,025,795)	(18,669)	(17,363)	35,441
Adjusted Value - Gross Digest	44,636,313	812,381	739,684	739,627
RE Property Rev over/under Budget		72,754	57	

Contingency is calculated based on a percentage cost of budgeted general expenditures (minus expenditures for salaries and benefits and capital expenses).

FY2024 General Fund Expenditures				
Contingencies Calculation				
	GF - Total	GF - Total	GF - Total	
	Dept Expenditures	Salaries/Benefits	Capital Expenditures	
	1,057,070	(614,057)	-	443,013
				443,013
		Avg. percent contingency		8%
				35,441

An incomplete list of maintenance and asset needs is shown below.

Public works vehicle (new or used)

New value – TBD (anticipated report by 05/31/2024)

Estimated lease value – current year - TBD

Maintenance and inventory of current public works vehicles/equipment

Estimated maintenance value under review (anticipated report by 06/14/2024)

Surplus estimate is identified at \$10,000 (which can offset cost of remaining vehicles/equipment)

Police vehicle (new or used) – with associated equipment

New value - \$44,000

Estimated lease value – current year - \$3,600

Maintenance and inventory of current public safety vehicles/equipment

Estimated maintenance value under review (anticipated report by 06/14/2024)

Current vehicle maintenance has been identified which exceeds the annual budgeted appropriation.

Unit # 641 / 2018 Dodge Charger (PL 2018)

Needs an engine.

Hood Damage - (This is the vehicle that was damaged in the PW yard)

*** Vehicle continued to overheat. Dealership advised the vehicle would need a new engine as the head gaskets were “gone”.*

Unit # 642 / 2017 Dodge Charger

Emergency equipment fail (due to battery being drained Vehicle battery continues to drain (does not stay charged). Vehicle overheats.

Unit # 644 / 2014 / Dodge Charger (SP Vehicle)

AC Service/ Actuator (Vehicle blows hot air)

Upon assessment – total suggested repairs - \$7,465

May be up soon for struts (Good Condition)

ADMINISTRATIVE SUMMARY AND RECOMMENDATIONS

Millage Rate Advertising – Tentative Rate

Any rate advertised at an amount more than the roll back rate of 16.492 mils must be advertised as a tax increase. Percentage increase for the roll back rate scenario shown on page 2 is depicted on the attached Computation of Millage Rate Rollback and Percentage Increase in Property Tax form.

The Administration is requesting Council consideration of the rate at which the City will advertise as its **tentative (preliminary)** mil rate for the 2024 tax year. **The final rate is not set to be adopted until June 25th, 2024. NOTE:** The final rate adopted **cannot** exceed the rate advertised.

The Administration recommends tentative adoption of a rate of no less than 18.200 mils. Again, this rate is **NOT** the final adopted rate. This rate is adopted for initial advertising purposes only. The suggested rate provides for the following:

- Continued review of property tax data presented by the DeKalb County Assessors and Tax Commissioners Offices
 - Questions are raised about percentage growth, decreases in personal property and public utility values and appeals values.
- Consideration of current needs of the City not included in the FY2024 budget as adopted.
- Increased number of required public hearings (3 hearings required) to give official and public opportunity for Council to receive stakeholder input.
- At minimum, if the tentative rate is ultimately adopted as the final rate, it will provide for an average percentage of contingencies for General Fund expenditures to cover unplanned and unexpected expenses such as costs associated with maintenance assessment/evaluation – without further presenting burden to the City's general fund reserves.

[CONTINUED ON NEXT PAGE]

The Administration presented the following findings, as relative to 2023 property tax collections through February 29th, 2024:

2023 PROPERTY TAX COLLECTIONS ANALYSIS

	FY2023 BUDGET	COLLECTED by 12/31/2024	COLLECTED by 02/29/2024
CURRENT YEAR TAXES - 2023	671,948.00	588,901.00	
UTILITIES - CURRENT - 2023	3000		
ADVAL PRIOR - RESIDENTIAL			15644.8
UTILITIES - PRIOR YEAR			2460.83
MOTOR VEHICLE TAX	14,000.00	13,452.74	
PERSONAL PROPERTY - CURRENT - 2023	7,000.00	6839.62	
PERSONAL PROPERTY - PRIOR YEAR			215.38
PENALTY & INTEREST DELINQUENT TAX			1375.45
	695,948.00	609,193.36	19,696.46

2023 Collections	609,193.36
Collected 60 days after 2023 year-end	19,696.46
Total collections	628,889.82
FY2023 Budgeted Revenue	695,948.00
Loss	-67,058.18
State Tax Rollback Refund to DeKalb County	74,758.32
Unaudited Revenue over/under Budget 2023	7,700.14

[CONTINUED ON THE NEXT PAGE]

In consideration of such findings, the City Council requested millage rate scenario that would both consider the shortfall in ad valorem tax revenue based on 2023 collections and funding of necessary expenditures not included in budget appropriations at budget adoption. The millage rate determination was 19.400 mils. See the table below.

To meet current needs not budgeted and minimize shortfall based on 2023 collections				
		Rev As Billed 19.4	Revenue at Collection Rate	Adopted Budget
Estimated Taxable RE Digest	44,707,539	867,326	793,604	687,186
Taxable Public Utility	425,474	8,254	3,000	8,000
Taxable Motor Vehicle	89,640	1,739	1,739	2,000
Taxable PP Value	439,455	8,525	8,421	7,000
Estimated Adj. - Exemptions M&O	(1,025,795)	(19,900)	(18,507)	35,441
Adjusted Value - Gross Digest	44,636,313	865,944	788,257	739,627
RE Property Rev over/under Budget		126,317	48,630	

SCHEDULE OF ADVERTISING AND HEARINGS

Please see the tentative timeline for adoption of the 2024 millage rate attached. Timeline is shown for two scenarios – 1) Property Tax Increase with 3 Public Hearings Required.

Please do not hesitate to contact me if you should have questions or concerns regarding the information that is provided within this memorandum.

Thank you,

CMThornton