



AGENDA

DUNWOODY CITY COUNCIL SPECIAL CALLED MEETING

June 6, 2016
8:00 AM - Council Chambers
41 PERIMETER CENTER EAST, SUITE 103
DUNWOODY, GA 30346

DUNWOODY CITY COUNCIL SPECIAL CALLED MEETING

- A. CALL TO ORDER
- B. INVOCATION
- C. PLEDGE OF ALLEGIANCE
- D. PUBLIC COMMENT - Public Comment allows the City Council the opportunity to listen to the public (3 minutes per speaker/30 minutes total).
- E. PUBLIC HEARING(S)
 1. FIRST READ: Ordinance to Establish the 2016 Ad Valorem Tax Rate. (ORDINANCE 2016-06-XX) (Amy King)
 - Open Public Hearing
 - Presentation by Finance Department
 - Open Public Comments
 - Close Public Comments
 - Close Public Hearing
- F. PUBLIC COMMENT - Public Comment allows the City Council the opportunity to listen to the public (3 minutes per speaker).
- G. CITY MANAGER COMMENTS
- H. COUNCIL CLOSING COMMENTS
- I. EXECUTIVE SESSION
 1. For the Purposes of Legal, Real Estate, and Personnel Discussions.
- J. ADJOURNMENT

MEMORANDUM

To: Mayor and City Council

From: Amy King, Accounting Manager

Date: June 06, 2016

Subject: **Public Hearings to establish the 2016 Ad Valorem Tax Rate**

ITEM DESCRIPTION

Public Hearings to establish the 2016 Ad Valorem Tax Rate

BACKGROUND

The proposed millage rate is a levy of 2.74 mills or \$2.74 for every \$1,000 of the assessed value of property (about 40% of the fair market value.) This rate applies to both real property and personal property for businesses.

Three public hearings, two advertisements in the Crier, a press release, and posting to our website are all required to adopt the proposed millage rate. Staff has addressed each of these required steps.

Collection of the ad valorem taxes will contribute to General Fund revenues for the general operations of the City including police, public works, community development, and administration; as well as capital projects. Increases in the digest over time should offset inflationary increases in the costs of providing services as well as the costs of new programs approved by Council.

EVALUATION

This year's digest projects a 7.1% increase in revenue (\$472,449) over the prior year. This figure consistently drops throughout the calendar year as appeals are settled. For example, from the time of the public hearing in 2015 until July 3, 2015, the digest dropped \$17.8 million. However the net after adjustments should still be an increase over the 2015 level. Staff projected and Council approved a 3% increase in the digest. The increase in the digest for residential property was \$73 million. Of that amount, the property tax assessment freeze credit offset \$47 million of the increase in value. No one owning a home when Dunwoody incorporated is paying more for the same property as they did in 2009 with this credit. Accordingly, all of the increase in the digest's projected revenues since 2009 is coming from commercial property or new real estate sales. Differences from the budget in property tax revenues will be combined with other variances and subsequently allocated by Council through the normal budgetary process.

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF
DUNWOODY, GEORGIA TO FIX THE AD VALOREM TAX RATE OF THE
CITY OF DUNWOODY FOR FISCAL YEAR 2016 AND FOR OTHER
PURPOSES**

WHEREAS, the City of Dunwoody is charged with operating and maintaining City Government and pursuant to the Charter of the City of Dunwoody to provide for the assessment of ad valorem property taxes on all real and personal property subject to ad valorem taxation; and

WHEREAS, the millage rate set by the City of Dunwoody for fiscal year 2015 was 2.74 mills; and

WHEREAS, the City of Dunwoody has approved a contract with the Tax Commissioner of DeKalb County, Georgia to serve as Tax Collector for the City for the collection of ad valorem taxes; and

WHEREAS, due to the increase in the Tax Digest for properties within the boundaries of the City of Dunwoody, the City’s anticipated millage rate will result in a tax increase; and

WHEREAS, the City Council has properly given notice, and held public hearings, in accordance with the law of the State of Georgia, on June 6, 2016 at 8 a.m. and 6:00 p.m., and June 13, 2016 at 6 p.m. for the purpose of receiving relevant evidence, testimony, and public comment concerning the proposed millage rate for ad valorem property taxes; and

WHEREAS, the Mayor and City Council, after hearing and after duly considering all such relevant evidence, testimony and public comment, has determined that it is in the best interest of, and necessary to meet the expenses and obligations of, the City of Dunwoody to set a levy in the amount of 2.74 mills on each \$1,000.00 of taxable value for all property subject to ad valorem taxation by the City.

THEREFORE, THE CITY COUNCIL OF THE CITY OF DUNWOODY, GEORGIA, HEREBY ORDAINS, as follows:

SECTION 1: The ad valorem tax at the rate for the City of Dunwoody, Georgia for the 2016 fiscal year on property subject to ad valorem taxation by the City, is hereby fixed at 2.74 mills on each \$1,000.00 of taxable value or any part thereof of the value of all real and personal property which under the Laws of this State is subject to taxation within the corporate limits of the City for this purpose. Said millage rate is hereby levied for general government purposes.

SECTION 2: Pursuant to the approved contract with the Tax Commissioner of DeKalb County the billing date and due date for ad valorem taxes for the City shall be the same as those for DeKalb County.

#E.1.

STATE OF GEORGIA
CITY OF DUNWOODY

ORDINANCE 2016-06-XX

SECTION 3: The Tax Commissioner of DeKalb County or other designated tax collector is hereby authorized to bill and collect ad valorem taxes for the City of Dunwoody for fiscal year 2016 based on the millage rate set herein and to take, on behalf of the City, such actions authorized by the approved contract with the Tax Commissioner and State of Georgia law as may be necessary for this process.

SECTION 4: The Mayor is hereby authorized to execute the Millage Rate Rollback Calculation Worksheet based upon the millage rate hereby adopted by the Mayor and Council and submit same to the Tax Commissioner of DeKalb County.

SECTION 5: This ordinance hereby repeals any and all conflicted ordinances.

SECTION 6: This ordinance shall become effective immediately upon its adoption by the City Council.

SO ORDAINED, this 13th day of June, 2016.

Approved:

Denis L. Shortal, Mayor

ATTEST:

Approved as to Form and Content:

Sharon Lowery, City Clerk
(Seal)

City Attorney