



4800 Ashford Dunwoody Road
Dunwoody, Georgia 30338
dunwoodyga.gov | 678.382.6700

MEMORANDUM

To: Mayor and City Council

From: Linda Nabers, Finance Director

Date: June 14, 2021

Subject: **Public Hearing and Resolution Establishing the 2021 Ad Valorem Tax Rate**

ITEM DESCRIPTION

Public Hearing and Resolution to establish the 2021 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.

There will be three public hearings, two advertisements for a tax increase and the five year history 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 so the City will be in compliance with O.C.G.A. Section 48-1-9, the Taxpayer's Bill of Rights.

Collection of the ad valorem taxes will contribute to General Fund revenues for the general operations of the City including police, public works, parks, community development, and administration.

This year's digest projects a 7.07% increase in revenue over the prior year. Due to the assessment freeze on homesteaded property, most of the increase is for commercial property. No one owning a home when Dunwoody incorporated is paying more for the same property as they did in 2009 with this credit. Also, no one who purchased since 2009 is paying more tax than when they acquired their homestead, except in cases where the property was improved. Differences from the budget in property tax revenues will be combined with other variances and subsequently allocated by Council through the normal budget amendment process; this is scheduled for the July 12th meeting.

RECOMMENDED ACTIONS

Staff recommends adoption of the resolution establishing the 2021 Ad Valorem Tax Rate.

Lynn Deutsch Mayor
Eric Linton, ICMA-CM City Manager
Sharon Lowery, CMC City Clerk

Pam Tallmadge City Council Post 1
Jim Riticher City Council Post 2
Tom Lambert City Council Post 3

Stacey Harris City Council Post 4
Joe Seconder City Council Post 5
John Heneghan City Council Post 6

Packet page:...

STATE OF GEORGIA
CITY OF DUNWOODY

ORDINANCE 2021-06-XX

**A RESOLUTION 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 2021 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 2020 was 2.740 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 decrease in the Tax Digest for properties within the boundaries of the City of Dunwoody, the City's anticipated millage rate will remain the same; and

WHEREAS, the City Council has properly given notice, and held a public hearing, in accordance with the law of the State of Georgia, on June 28, 2021 at 6:00 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 2.740 mills on each \$1,000 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 RESOLVES, as follows:

SECTION 1: The ad valorem tax at the rate for the City of Dunwoody, Georgia for the 2021 fiscal year on property subject to ad valorem taxation by the City, is hereby fixed at 2.740 mills on each \$1,000 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.

**STATE OF GEORGIA
CITY OF DUNWOODY**

ORDINANCE 2021-06-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 2020 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: This resolution hereby repeals any and all conflicting resolutions.

SECTION 5: This resolution shall become effective immediately upon its adoption by the City Council.

SO RESOLVED, this 28th day of June 2021.

Approved:

Lynn P. Deutsch, Mayor

ATTEST:

Approved as to Form and Content:

Sharon Lowery, City Clerk
(Seal)

City Attorney

NOTICE OF PROPERTY TAX INCREASE

The Dunwoody City Council has tentatively adopted a millage rate which will require an increase in property taxes by 10.48 percent.

All concerned citizens are invited to the public hearing on this tax increase to be held at Dunwoody City Hall, 4800 Ashford Dunwoody Road, Dunwoody, GA on Monday, June 14, 2021 at 6:00 pm.

Times and places of additional public hearings on this tax increase are at Dunwoody City Hall, 4800 Ashford Dunwoody Road, Dunwoody, GA on Monday, June 28, 2021 at 8:00 am and 6:00 p.m.

This tentative increase will result in a millage rate of 2.740 mills. Without this tentative tax increase, the millage rate will be no more than 2.480 mills. The proposed tax increase for a home with a fair market value of \$450,000 is approximately \$46.80 and the proposed tax increase for nonhomestead property with a fair market value of \$2,200,000 is approximately \$228.80.

All meetings will also be available virtually, and a link to each meeting will be posted on the city website the day of the meeting.

Adjusted Net M&O Digest

COUNTY WIDE	2016	2017	2018	2019	2020	2021
Real & Personal	3,259,290,161	3,512,165,618	3,908,290,585	4,027,435,240	4,080,149,924	4,555,326,505
Motor Vehicles	50,026,160	42,877,420	24,293,260	18,153,600	13,510,350	10,378,120
Mobile Homes	0	0	0	0	0	0
Timber - 100%	0	0	0	0	0	0
Heavy Duty Equipment	0	0	7,438	0	0	0
Gross Digest	3,309,316,321	3,555,043,038	3,932,591,283	4,045,588,840	4,093,660,274	4,565,704,625
Less M& O Exemptions	742,551,090	794,802,211	845,171,410	882,030,465	1,002,379,554	1,255,769,431
Net M & O Digest	2,566,765,231	2,760,240,827	3,087,419,873	3,163,558,375	3,091,280,720	3,309,935,194
State Forest Land Assistance Grant Value	0	0	0	0		
Adjusted Net M&O Digest	2,566,765,231	2,760,240,827	3,087,419,873	3,163,558,375	3,091,280,720	3,309,935,194
Gross M&O Millage	2.740	2.740	2.740	2.740	2.740	2.740
Less Rollback (LOST)	0.000	0.000	0.000	0.000	0.000	0.000
Net M&O Millage	2.740	2.740	2.740	2.740	2.740	2.740
Total County Taxes Levied	\$7,032,937	\$7,563,060	\$8,459,530	\$8,668,150	\$8,470,109	\$9,069,222
Net Taxes \$ Increase		\$530,123	\$896,471	\$208,619	-\$198,041	\$599,113
Net Taxes % Increase		7.54%	11.85%	2.47%	-2.28%	7.07%

NOTICE OF PROPERTY TAX INCREASE

The City of Dunwoody has tentatively adopted a millage rate which will require an increase in property taxes by 10.48 percent.

All concerned citizens are invited to the public hearing on this tax increase to be held at Dunwoody City Hall, 4800 Ashford Dunwoody Rd, Dunwoody GA 30338 on Monday, June 14, 2021 at 6:00 p.m. Times and places of additional public hearings on this tax increase are at the same location on Monday, June 28 at 8:00 a.m. and at 6:00 p.m. This tentative increase will result in a millage rate of 2.740 mills, an increase of 0.260 mills.

Without this tentative tax increase, the millage rate will be no more than 2.480 mills. The proposed tax increase for a home with a fair market value of \$450,000 is approximately \$46.80 and the proposed tax increase for nonhomestead property with a fair market value of \$2,200,000 is approximately \$228.80.