



Official City Council Meeting Minutes

August 2, 2021

Office of the City Clerk

CITY HALL 2 PARK PLAZA | 11:30 AM

Official Minutes

The public is advised that the following minutes are not a verbatim transcription of business presented at the Council Meeting of the date shown; but are a synopsis of pertinent information. The public is further advised that the tapes recorded at said meeting are a matter of public record and are available to be heard at the City of Alpharetta's Clerk's office during normal business hours.

I. CALL TO ORDER

- Mayor Gilvin called the meeting to order at 11:30 a.m.

II. ROLL CALL

• Council Members

- Mayor Jim Gilvin
- Mayor Pro Tem Donald F. Mitchell
- Jason Binder
- Ben Burnett
- John Hipes
- Dan Merkel
- Karen Richard

• Staff

- Bob Regus, City Administrator
- Sam Thomas, City Attorney
- James Drinkard, Asst. City Administrator
- Erin Cobb, City Clerk
- Tom Harris, Director of Finance
- Shawn Mitchell, Budget & Procurement Manager

III. PLEDGE TO THE FLAG

IV. PUBLIC HEARING

A. PUBLIC HEARING ON THE FISCAL YEAR 2022 MILLAGE RATE LEVY

- Director of Finance, Tom Harris, came forward to present this item.
- The purpose of this hearing is to obtain public comment on the Recommended Fiscal Year 2022 Millage Rate Levy.
- The FY 2022 Budget was distributed electronically to the City Council on April 26, 2021 and made available on the City's website through the financial transparency portal (OpenGov) and as a downloadable pdf document.
- The Finance Department presented an overview of the operating/capital budget at the May 3rd, May 17th, and May 24th City Council Meetings. Public Hearings on the budget were held on June 7th and June 21st with final approval of the FY 2022 Budget occurring on June 21, 2021.
- The FY 2022 Budget forecasted an overall reduction in property tax revenue driven through a revaluation of the commercial tax base due to the COVID-19 pandemic and its effect on operations. However, the 2021 tax digest (provided in early July) highlights tax base growth of 3% (reassessment of existing properties excluding new construction). Inherent in the overall 3% growth forecast is reassessment of the residential tax base approximating 6% (in-line with budget forecasts) with commercial assessments roughly flat with the prior year (pre COVID-19). It is a safe assumption that commercial appeals for the 2021 tax digest will outpace recent year trends.
- The City's millage rate levy proposal for 2021 (FY 2022) is the same as the prior year at 5.75 mills. The City's millage rate of 5.75 mills includes 4.935 mills for general government (i.e., operations and recurring capital investment) and 0.815 mills for debt service on voter approved bonds.
- The proposed millage rate levy, after factoring-in the certified tax digest values and adjusting for heightened appeal activity and recent digest erosion trends, is estimated to generate additional property tax revenue of \$1 to \$1.5 million after appeal forecasts.
- The FY 2022 millage rate, coupled with the city's substantial Homestead Exemptions, goes great lengths in keeping Alpharetta an affordable place to live and strategically positions us relative to neighboring areas. The city's multiple homestead exemptions are estimated to save our homeowners \$5 million annually and include:
 - Floating Homestead exemption that caps the taxable value growth of homesteaded properties to the lesser of 3% or CPI;
 - Basic Homestead exemption of \$45,000 off the assessed value of homesteaded properties which is among the highest in the State;
 - Senior Basic Homestead exemption of \$25,000 off the assessed value of homesteaded properties for residents age 65 and older;

- Senior full-value exemption available to residents age 70 and older who meet certain income requirements.
- Today's meeting is the 2nd of 3 public hearings on the FY 2022 Millage Rate Levy with the schedule as follows:
 - July 26, 2021 (6:30 pm)
 - August 2, 2021 (11:30 am)
 - August 2, 2021 (6:30 pm)
- Adoption of the FY 2022 Millage Rate is done through ordinance with the schedule as follows:
 - July 26, 2021 (6:30 pm) – 1st Reading
 - August 2, 2021 (6:30 pm) – 2nd Reading

V. PUBLIC COMMENT

- No Public Comment

VI. ADJOURNMENT

- ❖ With no further items to be heard or business to discuss, Mayor Gilvin adjourned the meeting at 11:32 A.M.

Respectfully submitted,


Erin Cobb, City Clerk