

Murray County Commissioner's Public Hearing

Tax Digest and Establishment of the 2021 Millage Rate

August 18, 2021

2021 Notice of Property Tax Increase Ad

NOTICE OF PROPERTY TAX INCREASE

The Murray County Commissioner has tentatively adopted a 2021 millage rate which will require an increase in property taxes by 5.07%.

All concerned citizens are invited to the public hearings on this tax increase to be held at the Murray County Annex, located at 121 N. 4th Ave. in Chatsworth, Georgia on Wednesday August 18, 2021, at 10:00 a.m. and 6:00 p.m.

Times and places of additional public hearing on this tax increase are at the Murray County Annex, located at 121 N. 4th Ave. in Chatsworth, Georgia on Friday August 27, 2021, at 10:00 a.m.

The tentative increase will result in a millage rate of **9.103** mills, an increase of **0.439** mills. Without this tentative tax increase, the millage rate will be no more than **8.664** mills. The proposed tax increase for a home with a fair market value of \$125,000 is approximately \$54.00 and the proposed tax increase for non-homestead property with a fair market value of \$125,000 is approximately \$54.88.

Tax Increase - Definition

1999 and Prior

- Increase in the millage rate – PERIOD!

Since 1999

- Increase in the millage rate, or
- Inflationary growth due to reassessment that is not rolled back to eliminate the growth

Recent History of Millage Rates

2018	2019	2020	2021 Proposed
9.194	9.194	9.103	9.103

Reassessment

2019

- Typical home valued at \$100,000
- Assessed at (40% of \$100,000) \$40,000
- County must keep sales to assessed value ratio between 36% to 44%
- Below 38%, utilities are assessed at actual rate

2021

- Same home sells for \$120,000
- Without reassessment \$40,000 is 33% of \$120,000
- County could be issued a consent order to reassess to correct ratio
- County could be assessed a financial penalty for failure to comply with consent order

Funding Needs – Fire Department

- 9 firefighters (\$450,000) in order to have 2 per shift per station. Critical for firefighter and public safety.
- 6 firefighters (\$300,000) for new station in Crandall. Tentative plans are to open in 2022.
- Murray County starting pay is \$12.03 per hour for a firefighter/engineer.
 - Chatsworth \$12.69
 - Whitfield County \$17.80
- We currently have 9 vacant positions out of 36 total; employees are going to higher paying jobs.

Funding Needs - Jail

- The 2009 housing pod has 160 beds; we range between 160 to 200 inmates.
- The 1993, 120 bed housing pod closed in 2013. Renovations estimated at \$1 mil. To \$1.3 mil.
- When re-opened (tentatively in 2022) it will take 12 jailers (\$600,000) to staff.
- Additional staff is needed for currently open pod.
- Posted an additional nurse position in February; no applications received
- Jailer positions always posted
- Murray County \$14.19 per hour
 - Whitfield County \$16.99

Funding Needs – Sheriff's Office

- Additional deputies needed due to calls for service
- Additional investigators needed due to case volume.
- Murray County starting pay \$16.42 per hour for deputies.
 - Chatsworth P.D. \$18.22
 - Dalton P.D. \$20.95
 - Whitfield County \$21.48, plus signing bonus

Murray County's millage rate is the 29th lowest of 159 counties.

The proposed millage rate will net about \$400,000

Questions.

Comments.

Tax Increase Public Hearing 08-18-2021, 10:00am

Questions, Comments

Leroy Hawkins

Q. Is what the county is doing by keeping the mill rate similar to what the BOE is doing?

Greg Hogan Tommy Parker

A. Yes. They are proposing to keep their rate the same. Also, our knowledge is that ~~Etan~~ and Chatsworth are doing the same

Q. Does the county have a rainy day fund?

A. The county does not. We start the year with an operating fund sufficient to avoid the need to borrow funds.

Novina Cloer

Q. Will there be any additional charges or fees added to tax bills.

Greg Hogan

A. No. The mill rate will be the same 2020 rate. If your assessment increased, you will pay additional tax of last year's mill rate times assessment value.

Billy Childers commented on other department's needs in addition to public safety described in the presentation
Anthony Noles commented about sales ratios and consequences of not maintaining ratio within GAO rules.

Edward Dunn commented about the quality of the presentation and the ease of understanding.

ATTENDANCE:

COMMISSIONER MEETING DATED:

Public Hearing
08-18-21

3/4 P Ch 1/2

Billy Childers

[Handwritten signature]

Edward Dunn

Shane Z...

Shane Smith

LeRoy Hawkins

LeRox Hawkins

Marina Clev

Anthony Poler

Melissa Webb

Gerald Stojan

Pam Alexander

Greg Hogan

Tommy Parker