



Called Council Meeting

AGENDA

Tuesday, August 12, 2025

6:00 PM

City Hall

I. **CALL TO ORDER**

1. Roll Call

II. **NEW BUSINESS**

1. Public Hearing(s)

[a.](#) 2025 Millage Rate

2. New Business

[a.](#) Approval - 2025 Millage Rate

III. **ADJOURN**

To: City Council, Finance
From: Beth Thompson
Department: Finance
Date: 8/12/2025
Subject: 2025 Tax Levy



Budget Account/Project Name:

Funding Source:

Budget Allocation: \$0.00

Budget Available: \$0.00

Requested Expense: \$0.00 **Company of Record:**

Description:

Public Hearing to discuss 2025 millage rate. Recommend approval of the 2025 millage rate of 6.934 mills, as presented on form PT-38.

Background:

Due to increasing costs associated with maintaining city services, staff recommends a **millage rate of 6.934**. This is an increase of 0.400 mills over the calculated full rollback & only a 0.273 mills increase over the 2024 rate. This will give the City of Monroe a prospective 7.68% increase in revenues, which translates to approximately \$421,682 more than 2024 **assuming** 100% of collections. **This is only @ \$60,000 increase in the current budgeted revenues.**

The net maintenance & operations millage rate is 6.934 mills, and the bond millage rate is 0.00, giving a total millage rate of 6.934 mills.

The five-year history of the digest with the current year's digest and levy were properly advertised in the City's legal organ (Walton Tribune) on July 27, 2025 and again on August 3, 2025 as well as the City of Monroe's website. Property taxes will be billed and collected by the Walton County Tax Commissioner's office.

Attachment(s):

Form PT-32.1

Form PT-38

Current Levy & Five-Year History of Digest
 Tax Increase Explanation



An Explanation of the Proposed 2025 Property Tax Rate for the City of Monroe

THE WHAT

The City of Monroe has advertised its intent for a potential millage rate increase in accordance with the law. As such, we would like to explain our use of property taxes in general and explain the necessity of the slight increase for 2025, which will help fund the 2026 General Fund budget. The proposed millage increase is 0.273 mills or 6.12% higher than last year if using the rollback rate. The “rollback rate,” would have been 6.534. The difference of the proposed rate over the rollback on a \$200,000 house is approximately \$32.00 for the tax year.

THE WHY

Property taxes are only used for General Fund services. These services are comprised of Police, Fire, Streets, Parks, Planning & Code, Airport, Mainstreet/Downtown, Economic Development, Municipal Court, support services, etc. Public Safety in total makes up approximately 60% of the General Fund budget. For the FY 2025 budget, property taxes comprise only 30% of the General Fund, meaning we have a very diverse revenue stream (such as sales and use taxes for example) compared to many other jurisdictions.

The city government is a function of society. Just as you have experienced inflationary pressures so has the city. We have tried to mitigate the need for millage rate increases even in the face of rapidly escalating costs of doing business. There have been many cuts and realignments made over the past few years while also recognizing that our need for services has not abated. Rather, the need for services has grown exponentially as Monroe supports not only its citizens but has become a destination for shopping, dining, and general business... all great things. According to our data analytics service, around 2 million visits occurred in just our Downtown Central Business District over the past 12 months. Some level of services apply to everyone who enters Monroe.

THE CHALLENGES

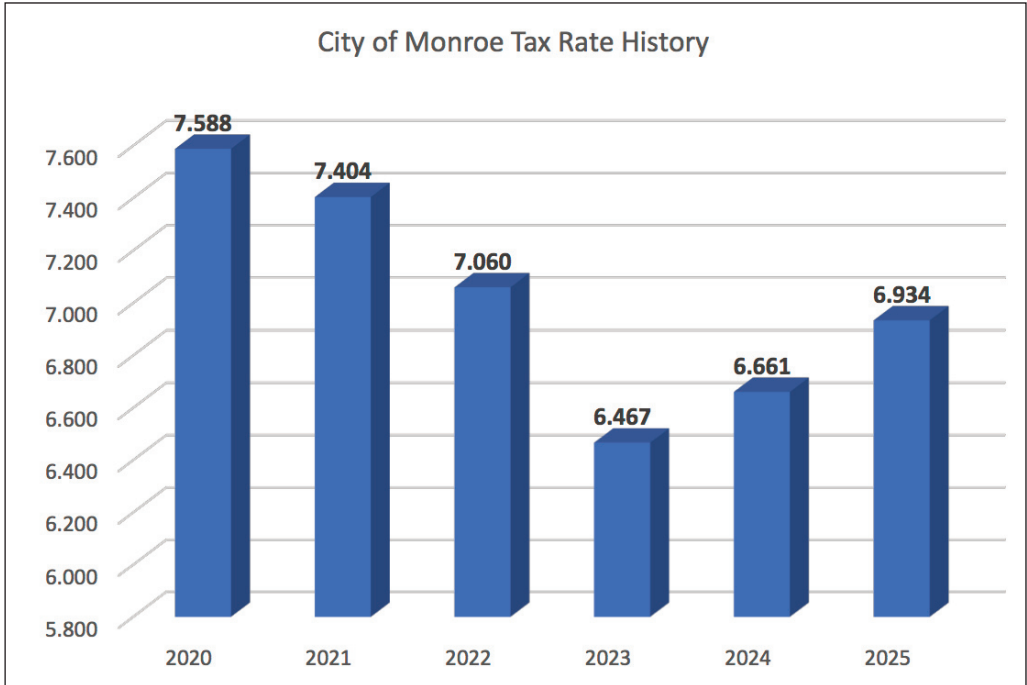
However, the city is also beholden to State and County rules on property appraisals. Our tax digest (the total of all taxable values) is calculated by the County Appraisal Department under an independent, appointed Board of Assessors. This year, the digest came back with a non-inflationary increase of 1.94%, which would generate only about \$100,000 in taxes, far below the cost of maintaining status quo for service delivery.

The City has taken a deeper review of many of the properties on the tax digest. We feel there may be many inconsistencies in the digest, particularly centered around larger commercial properties and multi-family properties, amongst other items. Over the years, many single-family residences and smaller “mom & pop” commercial businesses appear to have endured the brunt of the major property value increases. This appears to have created an inequity between property types, therefore burdening certain classes of property more than others. Over time, this imbalance has grown worse. As local governments need to adjust millage rates to operate, some property classes may absorb the biggest hit year-over-year to help fund local government operations.

For its part, the city has raised these specific concerns to the Walton County government. The City has recommended a full property revaluation to be performed by a third-party entity. Having all properties fairly valued lends to a broadening of the tax digest across all property classes and helps to flatten the effects of the millage rates when set each year. The result is more fairness in paying property taxes for everyone.

All of this to say, the Monroe Mayor, City Council, and City Staff respect your hard-earned tax dollars and in return strive to create maximum value for YOU in our public services while also remaining vigilant for equity and fairness in taxation methods.

Signed,
Mayor John S. Howard
City Administrator Logan Propes



PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2025

COUNTY:	WALTON	TAXING JURISDICTION:	MONROE FINAL		4
ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW					
DESCRIPTION	2024 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2025 DIGEST	
REAL	692,758,162	25,505,568	18,956,304	737,220,034	
PERSONAL	165,310,520		(9,953,423)	155,357,097	
MOTOR VEHICLES	2,376,330		(61,730)	2,314,600	
MOBILE HOMES	1,230,991		25,320	1,256,311	
TIMBER -100%	0		0	0	
HEAVY DUTY EQUIP	0		6,185	6,185	
GROSS DIGEST	861,676,003	25,505,568	8,972,656	896,154,227	
EXEMPTIONS	37,790,559	9,250,121	(3,148,214)	43,892,466	
NET DIGEST	823,885,444	16,255,447	12,120,870	852,261,761	
	(PYD)	(RVA)	(NAG)	(CYD)	
2024 MILLAGE RATE:	6.661	2025 MILLAGE RATE:		6.934	
CALCULATION OF ROLLBACK RATE					
DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA		
2024 Net Digest	PYD	823,885,444			
Net Value Added-Reassessment of Existing Real Property	RVA	16,255,447			
Other Net Changes to Taxable Digest	NAG	12,120,870			
2025 Net Digest	CYD	852,261,761		(PYD+RVA+NAG)	
2024 Millage Rate	PYM	6.661		PYM	
Millage Equivalent of Reassessed Value Added	ME	0.127		(RVA/CYD) * PYM	
Rollback Millage Rate for 2025	RR - ROLLBACK RATE	6.534		PYM - ME	
CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES					
If the 2025 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	6.534		
		2025 Millage Rate	6.934		
		Percentage Tax Increase	6.12%		
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 Commissioner		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 2025 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2025 is <u>6.934</u>					
CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION					
X	If the final millage rate set by the authority of the taxing jurisdiction for tax year 2025 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 2025 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	

CITY AND INDEPENDENT SCHOOL MILLAGE RATE CERTIFICATION FOR TAX YEAR 2025

<http://www.dor.ga.gov>

Complete this form once the levy is determined, and if zero, report this information in Column 1. Mail a copy to the address below or fax to (404)724-7011 and distribute a copy to your County Tax Commissioner and Clerk of Court. This form also provides the Local Government Service Division with the millage rates for the distribution of Railroad Equipment Tax and Alternative Ad Valorem Tax.



Georgia Department of Revenue
Local Government Services Division
4125 Welcome All Road
Atlanta, Georgia 30349
Phone: (404) 724-7003

CITY NAME Monroe, Georgia		ADDRESS 215 North Broad Street		CITY, STATE, ZIP Monroe, GA 30655		
FEI # 58-6000626	CITY CLERK Laura Powell	PHONE NO. 770-266-5119	FAX 770-267-2319	EMAIL lpowell@monroega.gov		
OFFICE DAYS / HOURS M-F 8am-5pm	ARE TAXES BILLED AND COLLECTED BY THE () CITY OR () COUNTY TAX COMMISSIONER? LIST VENDOR, CONTACT PERSON AND PHONE NO. Walton County Tax Commissioner, Derry Boyd					
List below the amount & qualifications for each <u>LOCAL</u> homestead exemption granted by the City and Independent School System.						
CITY		INDEPENDENT SCHOOL				
Exemption Amount	Qualifications	Exemption Amount	Qualifications			
If City and School assessment is other than 40%, enter percentage millage is based on _____%. List below the millage rate in terms of mills. EXAMPLE: 7 mills (or .007) is shown as 7.000. PLEASE SHOW MILLAGE FOR EACH TAXING JURISDICTION EVEN IF THERE IS NO LEVY.						
CITY DISTRICTS	DISTRICT NO.	COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5
List Special Districts if different from City District below such as CID's, BID's, or DA's	List District Numbers	Gross Millage for Maintenance & Operations	**Less Rollback for Local Option Sales Tax	Net Millage for Maintenance & Operation Purposes (Column 1 less Column 2)	Bond Millage (If Applicable)	Total Millage Column 3 + Column 4
City Millage Rate		10.512	3.578	6.934	0.000	6.934
Independent School System						0.000
Special Districts						0.000
						0.000
						0.000
						0.000
**Local Option Sales Tax Proceeds must be shown as a mill rate rollback if applicable to Independent School.						

Name of County(s) in which your city is located:

Walton

I hereby certify that the rates listed above are the official rates for the Districts indicated for Tax Year 2018

Date

Mayor or City Clerk

NOTICE

The City of Monroe does hereby announce that the millage rate will be set at a meeting to be held at City Hall located at 215 N. Broad Street, Monroe, GA on August 12, 2025 at 6:00 PM and pursuant to the requirements of O.C.G.A. Section 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.

Beth Thompson, Finance Director
City of Monroe

CURRENT 2024 TAX DIGEST AND 5 YEAR HISTORY OF LEVY

CITY WIDE	2020	2021	2022	2023	2024	2025
Real & Personal	492,435,185	534,469,410	665,299,552	805,105,583	858,068,682	892,577,131
Motor Vehicles	3,217,420	2,698,670	2,583,620	2,489,060	2,376,330	2,314,600
Mobile Homes	1,082,670	1,122,087	1,109,553	1,117,163	1,230,991	1,256,311
Timber - 100%	117,627	9,983	0	0	0	0
Heavy Duty Equipment	0	12,494	6,062	11,345	0	6,185
Gross Digest	496,852,902	538,312,644	668,998,787	808,723,151	861,676,003	896,154,227
Less M & O Exemptions	43,995,439	27,522,333	43,489,292	37,489,038	37,790,559	43,892,466
Net M & O Digest	452,857,463	510,790,311	625,509,495	771,234,113	823,885,444	852,261,761
State Forest Land Assistance Grant Value						
Adjusted Net M&O Digest	452,857,463	510,790,311	625,509,495	771,234,113	823,885,444	852,261,761
Gross M&O Millage	12.303	12.341	11.707	10.891	10.247	10.512
Less Rollbacks	4.715	4.937	4.647	4.424	3.586	3.578
Net M&O Millage	7.588	7.404	7.060	6.467	6.661	6.934
Bond Millage	0.000	0.000	0.000	0.000	0.000	0.000
Total Millage Rate	7.588	7.404	7.060	6.467	6.661	6.934
Total City Taxes Levied	\$3,436,282	\$3,781,891	\$4,416,097	\$4,987,571	\$5,487,901	\$5,909,583
Net Taxes \$ Increase	\$143,275	\$345,609	\$634,206	\$571,474	\$500,330	\$421,682
Net Taxes % Increase	4.35%	10.06%	16.77%	12.94%	10.03%	7.68%

To: City Council, Finance
From: Beth Thompson
Department: Finance
Date: 8/12/2025
Subject: 2025 Tax Levy



Budget Account/Project Name:

Funding Source:

Budget Allocation: \$0.00

Budget Available: \$0.00

Requested Expense: \$0.00 **Company of Record:**

Description:

Public Hearing to discuss 2025 millage rate. Recommend approval of the 2025 millage rate of 6.934 mills, as presented on form PT-38.

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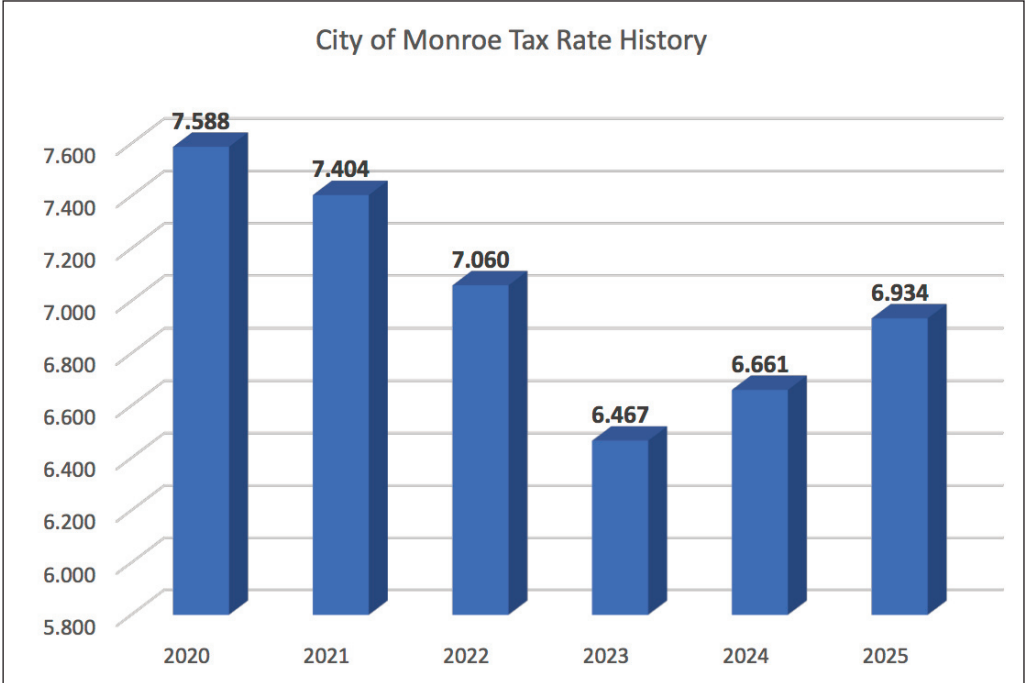
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Mayor John S. Howard
City Administrator Logan Propes



PT-32.1 - Computation of MILLAGE RATE ROLLBACK AND PERCENTAGE INCREASE IN PROPERTY TAXES - 2025

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MOBILE HOMES	1,230,991		25,320	1,256,311
TIMBER -100%	0		0	0
HEAVY DUTY EQUIP	0		6,185	6,185
GROSS DIGEST	861,676,003	25,505,568	8,972,656	896,154,227
EXEMPTIONS	37,790,559	9,250,121	(3,148,214)	43,892,466
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	(PYD)	(RVA)	(NAG)	(CYD)
2024 MILLAGE RATE:	6.661	2025 MILLAGE RATE:		6.934
CALCULATION OF ROLLBACK RATE				
DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA	
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2025 Net Digest	CYD	852,261,761	(PYD+RVA+NAG)	
2024 Millage Rate	PYM	6.661	PYM	
Millage Equivalent of Reassessed Value Added	ME	0.127	(RVA/CYD) * PYM	
Rollback Millage Rate for 2025	RR - ROLLBACK RATE	6.534	PYM - ME	
CALCULATION OF PERCENTAGE INCREASE IN PROPERTY TAXES				
If the 2025 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	6.534		
	2025 Millage Rate	6.934		
	Percentage Tax Increase	6.12%		
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.				
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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 2025 and that the final millage rate set by the authority of this taxing jurisdiction for tax year 2025 is <u>6.934</u>				
CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION				
X	If the final millage rate set by the authority of the taxing jurisdiction for tax year 2025 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.			
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Responsible Party		Title		Date

CITY AND INDEPENDENT SCHOOL MILLAGE RATE CERTIFICATION FOR TAX YEAR 2025

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Georgia Department of Revenue
Local Government Services Division
4125 Welcome All Road
Atlanta, Georgia 30349
Phone: (404) 724-7003

CITY NAME Monroe, Georgia		ADDRESS 215 North Broad Street		CITY, STATE, ZIP Monroe, GA 30655		
FEI # 58-6000626	CITY CLERK Laura Powell	PHONE NO. 770-266-5119	FAX 770-267-2319	EMAIL lpowell@monroega.gov		
OFFICE DAYS / HOURS M-F 8am-5pm	ARE TAXES BILLED AND COLLECTED BY THE () CITY OR () COUNTY TAX COMMISSIONER? LIST VENDOR, CONTACT PERSON AND PHONE NO. Walton County Tax Commissioner, Derry Boyd					
List below the amount & qualifications for each <u>LOCAL</u> homestead exemption granted by the City and Independent School System.						
CITY		INDEPENDENT SCHOOL				
Exemption Amount	Qualifications	Exemption Amount		Qualifications		
If City and School assessment is other than 40%, enter percentage millage is based on ____%. List below the millage rate in terms of mills. EXAMPLE: 7 mills (or .007) is shown as 7.000. PLEASE SHOW MILLAGE FOR EACH TAXING JURISDICTION EVEN IF THERE IS NO LEVY.						
CITY DISTRICTS	DISTRICT NO.	COLUMN 1	COLUMN 2	COLUMN 3	COLUMN 4	COLUMN 5
List Special Districts if different from City District below such as CID's, BID's, or DA's	List District Numbers	Gross Millage for Maintenance & Operations	**Less Rollback for Local Option Sales Tax	Net Millage for Maintenance & Operation Purposes (Column 1 less Column 2)	Bond Millage (If Applicable)	Total Millage Column 3 + Column 4
City Millage Rate		10.512	3.578	6.934	0.000	6.934
Independent School System						0.000
Special Districts						0.000
						0.000
						0.000
						0.000
**Local Option Sales Tax Proceeds must be shown as a mill rate rollback if applicable to Independent School.						

Name of County(s) in which your city is located:

Walton

I hereby certify that the rates listed above are the official rates for the Districts indicated for Tax Year 2018

Date

Mayor or City Clerk

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Mobile Homes	1,082,670	1,122,087	1,109,553	1,117,163	1,230,991	1,256,311
Timber - 100%	117,627	9,983	0	0	0	0
Heavy Duty Equipment	0	12,494	6,062	11,345	0	6,185
Gross Digest	496,852,902	538,312,644	668,998,787	808,723,151	861,676,003	896,154,227
Less M & O Exemptions	43,995,439	27,522,333	43,489,292	37,489,038	37,790,559	43,892,466
Net M & O Digest	452,857,463	510,790,311	625,509,495	771,234,113	823,885,444	852,261,761
State Forest Land Assistance Grant Value						
Adjusted Net M&O Digest	452,857,463	510,790,311	625,509,495	771,234,113	823,885,444	852,261,761
Gross M&O Millage	12.303	12.341	11.707	10.891	10.247	10.512
Less Rollbacks	4.715	4.937	4.647	4.424	3.586	3.578
Net M&O Millage	7.588	7.404	7.060	6.467	6.661	6.934
Bond Millage	0.000	0.000	0.000	0.000	0.000	0.000
Total Millage Rate	7.588	7.404	7.060	6.467	6.661	6.934
Total City Taxes Levied	\$3,436,282	\$3,781,891	\$4,416,097	\$4,987,571	\$5,487,901	\$5,909,583
Net Taxes \$ Increase	\$143,275	\$345,609	\$634,206	\$571,474	\$500,330	\$421,682
Net Taxes % Increase	4.35%	10.06%	16.77%	12.94%	10.03%	7.68%