



CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – AGENDA 3120 Stonecrest Blvd., Stonecrest, GA 30038 Monday, February 24, 2025 at 6:00 PM

Mayor Jazzmin Cobble

Council Member Tara Graves - District 1 Council Member Terry Fye - District 2

Council Member Alecia Washington - District 3 Mayor Pro Tem George Turner - District 4

Council Member Tammy Grimes - District 5

Citizen Access: [Stonecrest YouTube Live Channel](#)

- I. CALL TO ORDER:** George Turner, Mayor Pro-Tem
- II. ROLL CALL:** Sonya Isom, City Clerk
- III. INVOCATION**
- IV. PLEDGE OF ALLEGIANCE:** Alecia Washington, District 3 Councilmember
- V. APPROVAL OF THE AGENDA**
- VI. REVIEW AND APPROVAL OF MINUTES**
 - a.** Approval of Meeting Minutes - Special Called Meeting, December 23, 2024
 - b.** Approval of Meeting Minutes - Work Session, January 13, 2025
 - c.** Approval of Meeting Minutes - City Council Meeting, January 27, 2025

VII. PUBLIC COMMENTS

Citizens wishing to make a public comment may do so in person. Citizens may also submit public comments via email to cityclerk@stonecrestga.gov by 2 pm on the day of the meeting to be read by the City Clerk.

All members of the public wishing to address the City Council shall submit their name and the topic of their comments to the city clerk prior to the start of any meeting held by the City Council. There is a three (3) minute time limit for each speaker submitting or reading a public comment. Individuals will be held to established time limits.

VIII. PUBLIC HEARINGS

Citizens wishing to participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, position on the agenda item you are commenting on (for or against) via email to cityclerk@stonecrestga.gov by 2 pm the day of the Public Hearing to be read into the record at the meeting. A zoom link for the meeting will be sent to you.

When it is your turn to speak, please state your name, address and relationship to the case..

There is a ten (10) minute time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

- a. Public Hearing** - Intent to Opt Out of HB 581, 3rd Public Hearing - *Michael McCoy, Deputy City Manager & Ed Wall, Financial Advisor*
- b. For Decision** - Intent to Opt Out of HB 581, 3rd Public Hearing - *Michael McCoy, Deputy City Manager & Ed Wall, Financial Advisor*

IX. CONSENT AGENDA

X. APPOINTMENTS & ANNOUNCEMENTS

XI. REPORTS & PRESENTATIONS

- a.** Street Resurfacing Accomplishments 2024 - *Hari Karikaran, City Engineer*

XII. OLD BUSINESS

- a.** **For Decision** - City Closure Approval - *Mayor Jazzmin Cobble*

XIII. NEW BUSINESS

XIV. CITY ATTORNEY COMMENTS

XV. CITY MANAGER UPDATE

XVI. MAYOR AND COUNCIL COMMENTS

XVII. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security

XVIII. ADJOURNMENT

Americans with Disabilities Act

The City of Stonecrest does not discriminate on the basis of disability in its programs, services, activities and employment practices.

If you need auxiliary aids and services for effective communication (such as a sign language interpreter, an assistive listening device or print material in digital format) or reasonable modification to programs, services or activities contact the ADA Coordinator, Sonya Isom, as soon as possible, preferably 2 days before the activity or event.



CITY OF STONECREST, GEORGIA

CITY COUNCIL SPECIAL CALLED MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, December 23, 2024 at 6:00 PM

Mayor Jazzmin Cobble

Council Member Tara Graves - District 1 Council Member Terry Fye - District 2

Council Member Alecia Washington - District 3 Mayor Pro Tem George Turner - District 4

Council Member Tammy Grimes - District 5

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER: George Turner, Mayor Pro-Tem

The meeting began at 6:07pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members were present.

III. AGENDA ITEMS

Request to begin with item c., then item b. and item a. at the end of the agenda.

Motion – made by Councilmember Terry Fye to approve the meeting agenda with the stated adjustments. Second by Councilmember Tara Graves.

Motion passed unanimously.

a. For Decision - Resolution for the Adoption of the FY 2025 Budget - *Gia Scruggs, City Manager*

Presentation by City Manager Scruggs giving an overview of the FY2025 Budget for consideration of approval and mentioning the base budget includes no change in the millage rate. There was a review of the FY2025 Proposed Budget Plan, Departmental Summary, General Fund Revenue Overview, Tax Revenue Detail, Historical Comparative Revenue Analysis, Capital Projects Revenue, General Expenditures by Function, Capital Projects Expenditures, and FY25 Proposed City Events. There was a request not to fund the Receptionist position. The largest reduction was in Legal and a recommendation for personnel related to the Finance Department.

Mayor Cobble mentioned the city's code outlines departments and between the code and charter, there are fifteen departments. The budget should reflect the same and departmental codes should be rearranged. Councilmember Grimes wants citizens to know council is paying attention and it is not common for budgets to get to this date and not be perfect. Councilmember Graves recommends funding the Receptionist position.

The preamble was read by the City Clerk.

Motion – made by Councilmember Tammy Grimes to approve the Resolution for the Adoption of the FY 2025 Budget with the stated multiple changes. Second by Mayor Pro Tem George Turner.

Motion passed 3-2 with Councilmembers Tara Graves and Alecia Washington voting Nay.

b. For Decision - Personnel Ordinance - *Gia Scruggs, City Manager*

Presentation by City Manager Scruggs stating there were several positions being brought for consideration before the council. There was discussion on creation for all recommended positions, and FY25 personnel amendments. Staff is asking the council to consider keeping the Director and Deputy Director of Planning & Zoning. There was also a request to transfer the Community Engagement Coordinator position to the City Manager's Office from the Communications Department. Mayor Cobble asked the council to consider having the Community Engagement Coordinator position remain in Communications as they work largely alongside the Communications Department.

The 1st read of the preamble was read by the City Clerk.

c. For Decision - Browns Mill Rec Center Office/Lobby/Rooms Floor Replacement - *Kelly Ledbetter, Director of Parks and Recreation*

Presentation by Director Ledbetter requesting a floor replacement for the offices, lobby and rooms at the Browns Mill Recreation Center in the amount of \$27,325.00. This is a piggyback contract from Rockdale County. Funding will come from ARPA Funding Source.

Motion – made by Councilmember Tammy Grimes to approve the Browns Mill Rec Center Office/Lobby/Rooms Floor Replacement. Second by Councilmember Alecia Washington.

Motion passed unanimously.

d. For Decision - Miller Road at Thompson Mill Roundabout Vendor Approval - *Hari Karikaran, City Engineer*

Presentation by City Engineer Karikaran stating that council approved a concept study earlier this year. He also stated the full concept design has been completed for the Miller Road and Thompson Mill Road Intersection. The design was completed by Arcadis, US Inc. Engineering Firm in the amount of \$396,074.50.

There were concerns with section B and C regarding the range that requires estimates and public bidding. Legal gave a review of the state code, confirmed we are in line legally and that the estimate provisions are not for professional engineering services.

Motion – made by Councilmember Tammy Grimes to approve the Miller Road at Thompson Mill Roundabout Vendor Approval request. Second by Councilmember Alecia Washington.

Motion passed 4-1 with Councilmember Terry Fye voting Nay.

- e. **For Decision** -Klondike Road at Goddard Road - Intersection Improvements Vendor Approval - *Hari Karikaran, City Engineer*

Presentation by City Engineer Karikaran stating that the council previously approved the concept plan, which has been completed by Arcadis, US Inc, and is moving toward completion of the final design. The amount to complete the final design is \$159,422.80. There will be no piggyback. There will be Title 32 under one contract with Arcadis for projects. Mayor Cobble offered confirmation that the city is using one contract for all of the projects.

Motion – made by Councilmember Tammy Grimes to approve the Klondike Road at Goddard Road – Intersection Improvements Vendor Approval. Second by Councilmember Alecia Washington.

Motion passed unanimously.

- f. **For Decision** - Hayden Quarry Rd Extension - Concept Design Vendor Approval - *Hari Karikaran, City Engineer*

Presentation by City Engineer Karikaran stating that when council adopted the Transportation Master Plan there were two new projects for roadway, NR1 & NR2. This project is NR1 and he is proposing a concept design for extension of this project. The concept design study totals \$161,697.40. There were 5 vendors evaluated and Arcadis, US Inc. was selected to complete the study.

Motion – made by Councilmember Tara Graves to approve Hayden Quarry at Sigman Intersection Concept Design. Second by Councilmember Alecia Washington.

Motion passed unanimously.

- g. **For Decision** - Turner Hill Road at Hayden Quarry Road - Intersection Improvement Vendor Approval - *Hari Karikaran, City Engineer*

Presentation by City Engineer Karikaran stating this project is a concept design that was previously presented to the TIPS Committee. Staff are requesting approval to complete the design and gain funding for professional engineering services.

Motion – made by Mayor Pro Tem George Turner to approve the Turner Hill Road at Hayden Quarry Road Intersection Improvement Vendor Approval. Second by Councilmember Tara Graves.

Motion passed 4-1 with Councilmember Terry Fye voting Nay.

- h. **For Discussion/Decision** - ARPA Spending Plan Update - *Gia Scruggs, City Manager*

City Manager Scruggs gave an overview of the ARPA spending plan. There are two projects at Browns Mill and Fairington Road Parking Lot which are estimated at \$580,000. There are five projects including Browns Mill Flooring Replacement and the four intersection projects that total \$1,183,173.00. An additional \$200,175.00 remains on the Berry Dunn Contract that was presented previously, in which the updated version will reflect \$0.00. There is an additional \$480,638.50 for budget amendment to move from SPLOST to ARPA. The movement of funds will be utilized for the Panola Shoals Riverbank Stabilization Project. To reconcile all real time updates there will need to be a budget ordinance to reallocate funds to cover projects originally designed to be paid from SPLOST funds to now be paid with ARPA funds in the amount of \$480,639.

The City Clerk read the preamble for the FY 2024 Amended SPLOST Ordinance with ARPA.

It was decided a resolution would be appropriate for this item and the preamble of the resolution for ARPA Funds Spending for Panola Shoals was read by the City Attorney.

Motion – made by Councilmember Tammy Grimes to approve the resolution for the ARPA Spending Plan Update for Panola Shoals from SPLOST to ARPA. Second by Councilmember Terry Fye.

Motion passed unanimously.

i. For Decision - Financial Advisor Contract Agreement - *Gia Scruggs, City Manager*

Presentation by City Manager Scruggs requesting to go into a contract with Piper Sandler & Company as a licensed Financial Advisor to assist the city with bond investments, and bond real estate transactions. This is not a new contract and the compensation is fixed. The terms will be evaluated on an annual basis regarding the need for this position.

Motion – made by Councilmember Tammy Grimes to approve the Financial Advisor Contract Agreement. Second by Councilmember Terry Fye.

Motion passed unanimously.

j. For Decision - Appointment of ZBA Members - *George Turner, Mayor Pro Tem*

Introduction by Mayor Pro Tem George Turner stating Councilmember Terry Fye would like to appoint Jeremy Scott to the ZBA as a representative of District Two.

Motion – made by Councilmember Terry Fye to approve the appointment of Jeremy Scott to the Zoning Board of Appeals for District 2. Second by Councilmember Tammy Grimes.

Motion passed unanimously.

Presentation by Mayor Pro Tem George Turner appointing Ieshia Fuller to the ZBA, as a District Four representative, replacing Michael Armstrong.

Motion – made by Mayor Pro Tem George Turner to approve the appointment of Ieshia Fuller to the Zoning Board of Appeals for District 4. Second by Councilmember Tammy Grimes.

Motion passed unanimously.

IV. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security

Motion – made by Mayor Pro Tem George Turner to enter Executive Session for personnel, litigation, real-estate and cyber security. Second by Councilmember Tammy Grimes.

Motion passed unanimously.

Motion – made by Councilmember Terry Fye to exit Executive Session and return to the special called meeting. Second by Councilmember Tammy Grimes.

Motion passed unanimously.

Motion – made by Councilmember Terry Fye to approve the minutes from the Executive Session. Second by Councilmember Tammy Grimes.

Motion passed unanimously.

V. ADJOURNMENT

The meeting adjourned at 10:09pm.

Americans with Disabilities Act

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CITY OF STONECREST, GEORGIA

CITY COUNCIL WORK SESSION – SUMMARY

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, January 13, 2025 at 6:00 PM

Mayor Jazzmin Cobble

Council Member Tara Graves - District 1 Council Member Terry Fye - District 2

Council Member Alecia Washington - District 3 Mayor Pro Tem George Turner - District 4

Council Member Tammy Grimes - District 5

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER: George Turner, Mayor Pro-Tem

The meeting was called to order by Mayor Jazzmin Cobble at 6:12pm.

II. ROLL CALL: Sonya Isom, City Clerk

The Roll Call was done by Deputy City Clerk Tierra Lawrence. All members were present with Mayor Pro Tem George Turner absent.

Motion – made by Councilmember Terry Fye to go into Executive Session for Personnel. Seconded by Councilmember Tammy Grimes.

Unreadiness by Councilmember Tara Graves.

Motion – made by Councilmember Terry Fye to go into Executive Session for Personnel, litigation, real estate and cyber security. Second, by Councilmember Alecia Washington.

Motion passed 4-0 with Mayor Pro Tem George Turner being absent.

Motion – made by Councilmember Terry Fye to exit executive Session to return to regular scheduled meeting. Seconded by Councilmember Tammy Grimes.

Motion passed 4-0 with Mayor Pro Tem George Turner being absent.

Motion – made by Councilmember Terry Fye to approve the minutes from Executive Session. Second, by Councilmember Tara Graves.

Motion passed 4-0 with Mayor Pro Tem George Turner being absent.

III. AGENDA DISCUSSION ITEMS

There was a request for the following changes to the agenda:

1. Add Financial Update Overview as item f.
 - a. **For Discussion** - Workplace Wellness Policy - *Leona Durden, Human Resources Director*
 - b. **For Discussion** - Code Enforcement Update and Goals - *Ralph Butts, Code Enforcement Director*
 - c. **For Discussion** - Ordinance for TMOD 24-001 Truck Parking - *Terry Fye, District 2 Councilmember*
 - d. **For Discussion** - HB 581 - *Mayor Jazzmin Cobble & Michael McCoy, Deputy City Manager*
 - e. **For Decision** - Intent to Opt Out Homestead Exemption - HB581 - *Mayor Jazzmin Cobble & Michael McCoy, Deputy City Manager*

Motion – made by Councilmember Tammy Grimes to approve the Intent to Opt Out Homestead Exemption – HB581. Seconded by Councilmember Terry Fye
Motion passed 4-0 with Mayor Pro Tem George Turner being absent.

- f. **For Discussion** – Financial Update Overview – *Gia Scruggs, City Manager*

IV. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security

V. ADJOURNMENT

The meeting was adjourned at 10:21pm.

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CITY OF STONECREST, GEORGIA

CITY COUNCIL MEETING – MINUTES

3120 Stonecrest Blvd., Stonecrest, GA 30038

Monday, January 27, 2025 at 6:00 PM

Mayor Jazzmin Cobble

Council Member Tara Graves - District 1 Council Member Terry Fye - District 2

Council Member Alecia Washington - District 3 Mayor Pro Tem George Turner - District 4

Council Member Tammy Grimes - District 5

Citizen Access: [Stonecrest YouTube Live Channel](#)

I. CALL TO ORDER: George Turner, Mayor Pro-Tem

The meeting began at 6:10pm.

II. ROLL CALL: Sonya Isom, City Clerk

All members were present.

III. INVOCATION: Bishop Anthony Thomas, Secure Foundations Ministries

IV. PLEDGE OF ALLEGIANCE: Alecia Washington, District 3 Councilmember

V. APPROVAL OF THE AGENDA

Motion – made by Councilmember Terry Fye to approve the meeting agenda as stated. Second by Councilmember Tammy Grimes.

Motion passed unanimously.

VI. REVIEW AND APPROVAL OF MINUTES

a. Approval of Meeting Minutes - City Council Meeting, December 16, 2024

Motion – made by Councilmember Terry Fye to approve the meeting minutes from the December 16, 2024, City Council Meeting. Second by Councilmember Alecia Washington.

Motion passed unanimously.

b. Approval of Meeting Minutes - Special Called Meeting, December 23, 2024

Motion – made by Councilmember Tammy Grimes to approve the meeting minutes from the December 23, 2024, Special Called Meeting. Second by Councilmember Tara Graves.
Motion passed unanimously.

VII. PUBLIC COMMENTS

Citizens wishing to make a public comment may do so in person. Citizens may also submit public comments via email to cityclerk@stonecrestga.gov by 2 pm on the day of the meeting to be read by the City Clerk.

All members of the public wishing to address the City Council shall submit their name and the topic of their comments to the city clerk prior to the start of any meeting held by the City Council. There is a three (3) minute time limit for each speaker submitting or reading a public comment. Individuals will be held to established time limits.

Faye Coffield- Comments regarding the December 2024 Special Called Meeting, as well as ARPA fund distribution.

Beatrice Williams – Complaints about garbage from an eviction at a neighboring rental property. Concerns about elected officials.

Dave Marcus – Concerns about the Finance Department, SPLOST reports, and communication with constituents.

Renee Cail (Email)- Keep Mayor Pro Tem in our prayers after the loss of his wife.

Mayor Pro Tem George Turner stated comments are not taken lightly and will be addressed.

VIII. PUBLIC HEARINGS

Citizens wishing to participate and comment during the public hearing portion of the meeting may comment in person. You may also submit your request including your full name, address, position on the agenda item you are commenting on (for or against) via email to cityclerk@stonecrestga.gov by 2 pm the day of the Public Hearing to be read into the record at the meeting. A zoom link for the meeting will be sent to you.

When it is your turn to speak, please state your name, address and relationship to the case..

There is a ten (10) minute time limit for each item per side during all public hearings. Only the applicant may reserve time for rebuttal.

- a. Public Hearing** - Intent to Opt Out of HB 581 - *Michael McCoy, Deputy City Manager & Ed Wall, Financial Advisor*

Presentation by Deputy City Manager McCoy, Financial Advisor Ed Wall and Mayor Cobble. There was a review of the opt out timeline along with a detailed explanation of the Homestead Exemption by Mr. Wall, speaking of current Homestead Exemptions and what it could mean in the future for residents. All information is listed on the website, as well as in the meeting packet. There must be a decision made by the council to opt out by March 1, 2025. The council will decide how to provide equity and not over tax residents and business owners. Council would like to hear from citizens before making a decision. There are opportunities to meet virtually and at a scheduled town hall.

Motion – made by Councilmember Terry Fye to approve a time extension for Public Hearing comments on the Intent to Opt Out of HB 581 by 30 minutes, 15 minutes for support and 15 minutes for opposition. Second by Councilmember Tara Graves.
Motion passed unanimously.

In Favor
Joel Thibodeaux
Faye Coffield
Wesley Smith

In Opposition
Donna Priest-Brown
Miranda Daniel
Sam Stuckey

Renee Cail – email
Not For or Against
Dave Marcus

Motion – made by Councilmember Terry Fye to close public hearing for the Intent to Opt Out of HB 581. Second by Councilmember Tammy Grimes.
Motion passed unanimously.

b. Public Hearing - ZMOD 24-004 2193 Panola Road - *Shawanna Qawiy, Division Director Community Development*

Presentation by Director Qawiy who stated this business is outside of the overlay and that the applicant is seeking to amend a non-permitted use condition (1) (d). Barber Shop/Beauty Salon and/or similar personal service establishments to allow one (1) wax establishment. There was a review of the background, zoning map, future land use map, existing approved site plans, building elevation, ariel location map, zoning conditions RZ19-005, public participation, and staff recommendation of approval.

Motion – made by Councilmember Terry Fye to open public hearing for ZMOD 24-004 2193 Panola Road. Second by Councilmember Tara Graves.
Motion passed unanimously.

In Favor
Ariana Ayala
Jose Ayala
In Opposition
Faye Coffield

Motion – made by Councilmember Terry Fye to close public hearing for ZMOD 24-004 2193 Panola Road. Second by Councilmember Tammy Grimes.
Motion passed unanimously.

c. For Decision - Ordinance for ZMOD 24-004 2193 Panola Road - *Shawanna Qawiy, Division Director Community Development*

IX.

The preamble was read by the City Clerk.

The request is to allow an exception to condition D. Attorney Thompson discussed factors the city must follow to have a major or minor change, depending on the percentage you are trying to amend. This request would be a major change.

Motion – made by Councilmember Terry Fye to deny the Ordinance for ZMOD 24-004 2193 Panola Road. Second by Councilmember Tammy Grimes.
Motion passed unanimously.

X. CONSENT AGENDA

XI. APPOINTMENTS & ANNOUNCEMENTS

- a. Appointment of City's Finance Director - *Mayor Jazzmin Cobble*

Introduction by Mayor Cobble, stating that council is being asked to appoint Ms. Lakeisha Gaines as the City’s Finance Director.

Motion – made by Councilmember Tammy Grimes to approve the Appointment of Lakeisha Gaines as the City’s Finance Director. Second by Councilmember Terry Fye.
Motion passed 3-2 with Councilmember Tara Graves and Councilmember Alecia Washington voting Nay.

XII. REPORTS & PRESENTATIONS

- a. Stonecrest Charter Commission, Joel Thibodeaux

Presentation by Mr. Thibodeaux stating there is a Charter Commission meeting scheduled for Wednesday, January 29, 2025 @ 6pm and public comments will be allowed with no time limits. He is asking the public to come out, make your thoughts known and let your voice be heard. Comments can also be addressed to the City Clerk’s Office at cityclerk@stonecrestga.gov.

- b. Splinter Group, Sheldon Fleming of Parks and Recreation

Proclamation presented by Director Kelly Ledbetter and Mr. Sheldon Fleming recognizing and thanking the Naturalist Coordinator and Splinter Group for a job well done.

XIII. OLD BUSINESS

- a. **For Decision** - Ordinance for FY25 Personnel Changes, 2nd Read - *Gia Scruggs, City Manager*

2nd read of the preamble by the City Clerk.

Motion – made by Councilmember Terry Fye to approve the Ordinance for FY25 Personnel Changes, 2nd Read. Second by Councilmember Tara Graves.
Motion passed unanimously.

- b. **For Decision** - Resolution for Adoption of Workplace Wellness Policy - *Leona Durden, Human Resources Director*

Presentation by Director Durden stating this item was originally presented at the Work

Session Meeting on January 13, 2025. There was one recommendation to add the definition of Health and Wellness to the policy. Staff recommend approval and adoption of this resolution.

The City Clerk read the preamble.

Motion – made by Councilmember Tammy Grimes to approve the Resolution for Adoption of Workplace Wellness Policy. Second by Councilmember Tara Graves.
Motion passed unanimously.

c. For Decision - Resolution to Adopt Uniform Municipal Court Rules of Procedure - *Chief Judge Curtis W. Miller & Mallory Minor, Court Administrator*

Presentation by Court Administrator Minor, addressing the Uniform Municipal Court Rules of Georgia Resolution. Staff is recommending approval with accordance to the City Charter. These are the rules that the court must operate by and council is asked to make this a part of the governance of the city for the benefit of all the Stonecrest citizens.

The City Clerk read the preamble.

Motion – made by Councilmember Tammy Grimes to approve the Resolution to Adopt Uniform Municipal Court Rules of Procedure. Second by Councilmember Alecia Washington.
Motion passed unanimously.

XIV. NEW BUSINESS

a. For Decision - Amendment of 2025 City Council Meeting Dates - *Mayor Jazzmin Cobble*

Presentation by Mayor Cobble stating there are a few dates on the City Council meeting calendar that needs to be reset due to conflict.

The new requested dates are as follows:

- May 29, 2025 – City Council Meeting
- June 26, 2025 – City Council Meeting
- December 18, 2025 – Combined Work Session & City Council Meeting
- December 26, 2025 – City Closure

Motion – made by Councilmember Terry Fye to approve the Amendment of 2025 City Council Meeting Dates with the stated changes. Second by Councilmember Tammy Grimes.
Motion passed unanimously.

b. For Decision - Resolution Appointing DeKalb County to Conduct the City of Stonecrest General Election - *Sonya Isom, City Clerk*

The City Clerk read the preamble.

Motion – made by Councilmember Tammy Grimes to approve the Resolution Appointing DeKalb County to Conduct the City of Stonecrest General Election. Second by

Councilmember Terry Fye.
Motion passed unanimously.

- c. **For Decision** - Resolution to Set Qualifying Dates and Fees for the November 4, 2025, General Election - *Sonya Isom, City Clerk*

The City Clerk read the preamble.

Motion – made by Councilmember Terry Fye to approve the Resolution to Set Qualifying Dates and Fees for the November 4, 2025, General Election. Second by Councilmember Tara Graves.

Motion passed unanimously.

XV. CITY ATTORNEY COMMENTS

No comments

XVI. CITY MANAGER UPDATE

City Manager Scruggs responded to some of the public comments that were received, going over the importance of the 2021 audit and mentioned a plan to upload financial transparency software to the city website. She also mentioned the city is hiring qualified applicants for open positions and is looking for a Grant Administrator to assist with applying for State and Federal Grants that we would like to apply for in 2025.

XVII. MAYOR AND COUNCIL COMMENTS

District 1 – Tara Graves – Welcome back Mayor Pro Tem and appreciates constituents for coming out to the meeting. Asked City Manager for reports and a follow-up on 2024 sponsorships.

District 2 – Terry Fye – Thanks to every citizen that came out to the first public hearing and stated he is holding online interviews from February 6th -22nd to discuss how HB581 affects everyone. Please sign up for a spot.

District 3 – Alecia Washington – Will inform District 3 of townhall to discuss HB581 before March 1st. Feel free to email me and thanks to everyone who came out.

District 5 – Tammy Grimes – Thanks to District 5 for showing up tonight and being engaged. Please email specific questions with concerns regarding HB581. Please also send your email addresses to 470-456-0066 as we prepare for a Talk with Tammy. You can also send an email to tgrimes@stonecrestga.gov.

District 4 – Mayor Pro Tem George Turner – February 16th would have been 40 years of marriage to his wife. Thanks to everyone for your support and everything you did, from the bottom of his heart. He is glad to be back. God bless everyone.

Mayor Cobble - Excited about the Love in the Air ceremonies that are scheduled with the Municipal Court. Please sign up for a time slot from 3:00pm-6:00pm. We are spreading love across the greatest city on the planet.

XVIII. EXECUTIVE SESSION

(When an executive session is required, one will be called for the following issues: 1) Personnel, 2) Litigation, 3) Real Estate, 4) Cyber Security

Motion – made by Councilmember Terry Fye to enter into Executive Session for Personnel, Litigation, Real-Estate and Cyber Security. Second by Councilmember Tara Graves.

Motion passed 4-1 with Councilmember Tammy Grimes voting Nay.

Motion – made by Councilmember Terry Fye to exit Executive Session and return to the regular scheduled meeting. Second by Councilmember Tammy Grimes.

Motion passed unanimously.

Motion – made by Councilmember Terry Fye to approve the minutes from Executive Session. Second by Councilmember Tammy Grimes.

Motion passed unanimously.

XIX. ADJOURNMENT

Motion – made by Councilmember Tammy Grimes to adjourn the meeting. Second by Councilmember Tara Graves.

Motion passed unanimously.

The meeting adjourned at 9:52pm.

Americans with Disabilities Act

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CITY COUNCIL AGENDA ITEM

SUBJECT: Intent to Opt Out of HB581, 3rd Public Hearing

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
- NEW BUSINESS OTHER, PLEASE STATE: [Click or tap here to enter text.](#)

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
- OTHER, PLEASE STATE: **Required Public Hearing for HB581**

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): 01/27/25 & 02/10/25

Current Work Session: [Click or tap to enter a date.](#)

Current Council Meeting: Monday, February 24, 2025

SUBMITTED BY: Michael McCoy, Deputy City Manager

PRESENTER: Michael McCoy, Deputy City Manager and Ed Wall, Financial Advisor

PURPOSE: Satisfy Public Hearing Requirement to Opt of HB581. The hearing is being held to gather input on whether the City of Stonecrest should exercise its option to opt out of HB581.

FACTS: HB581 is legislation that mandates standardized homestead exemption policies across local governments. It aims to provide uniform property tax relief for homeowners but includes an option for cities to opt out and maintain control over their own tax policies.

OPTIONS: Approve, Deny, Defer [Click or tap here to enter text.](#)

RECOMMENDED ACTION: Approve [Click or tap here to enter text.](#)

ATTACHMENTS:

- (1) Attachment 1 - Resolution
- (2) Attachment 2 - Cover Letter for HB581 Intent to Opt Out Homestead Exemption Agenda
- (3) Attachment 3 - HB581 Opt Out Schedule
- (4) Attachment 4 - Opting Out vs Not Opting



CITY COUNCIL AGENDA ITEM

- (5) Attachment 5 - Financial Advisor Opinion
- (6) Attachment 6 – 2nd Public Hearing Presentation
- (7) Attachment 7 – 3rd Public Hearing Presentation

**STATE OF GEORGIA
COUNTY OF DEKALB
CITY OF STONECREST**

RESOLUTION NO. _____

**RESOLUTION BY THE CITY OF STONECREST TO OPT OUT OF THE HOMESTEAD
EXEMPTION PURSUANT TO O.C.G.A. § 48-5-44.2**

WHEREAS, the governing authority of the City of Stonecrest (“City”) is the Mayor and Council thereof; and

WHEREAS, Georgia Code O.C.G.A. § 48-5-44.2, effective January 1, 2025, creates a statewide homestead exemption from ad valorem taxes levied by, for, or on behalf of the state or any county, consolidated government, municipality, or local school district in this state; and

WHEREAS, more specifically, O.C.G.A. § 48-5-44.2(i) authorizes the governing authority of any county, consolidated government, municipality, or school district to opt out of the homestead exemption otherwise granted with respect to such political subdivision through certain procedures and the adoption of a resolution by March 1, 2025; and

WHEREAS, the City of Stonecrest (“City”) desires to opt out of the homestead exemption otherwise granted; and

WHEREAS, the City has complied with the required procedures pursuant to O.C.G.A. § 48-5-44.2(i), including but not limited to, holding at least three public meetings on the intent to opt out and placing the required advertisement in a newspaper of general circulation and on its website as required.

NOW THEREFORE, BE IT AND IT IS HEREBY RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF STONECREST, GEORGIA, that the City Council of the City

of Stonecrest hereby opts out of the homestead exemption otherwise granted by O.C.G.A. § 48-5-44.2.

BE IT FURTHER RESOLVED, that this Resolution shall become effective upon its approval by the City Council of the City of Stonecrest.

BE IT FURTHER RESOLVED, that the City of Stonecrest City Clerk is hereby directed to provide a certified copy of this Resolution to the Georgia Secretary of State no later than March 1, 2025.

PASSED AND RESOLVED this _____ day of _____, 2025.

[SIGNATURES ON THE FOLLOWING PAGE]

CITY OF STONECREST, GEORGIA:

Jazzmin Cobble, Mayor

ATTEST:

City Clerk

APPROVED AS TO FORM:

City Attorney

Subject: Cover Letter for HB581 Intent to Opt-Out Homestead Exemption Agenda Item

Dear Mayor and City Council,

This email serves as a cover letter for the HB581 opt-out agenda item that you will consider at the **January 13, 2025, Council Meeting**. I want to provide a simple overview to ensure everyone is prepared for the discussion and decision.

What is HB581?

HB581, also called the **Save Our Homes Act**, limits how much property taxes can increase each year for **homesteaded properties** (homes where the owner lives as their primary residence). The increase is capped at a small percentage based on inflation, using the Consumer Price Index (CPI).

For **non-homesteaded properties** (such as rental properties or businesses), these limits do not apply, meaning their taxes could increase more significantly over time.

Why Consider Opting Out?

If the City does not opt out, property taxes for homesteaded properties will grow more slowly, but this could limit the City's ability to generate revenue for essential services. Opting out allows the City to align revenue with rising costs and avoid shifting the tax burden to non-homesteaded property owners.

Examples Using Stonecrest's Tax Rate (1.257%)

If the City Does Not Opt Out (HB581 Applies):

- **Home Value:** \$100,000
- **Market Growth:** 10% increase (value becomes \$110,000)
- **CPI Cap:** 3% increase (assessed value for tax purposes becomes \$103,000)
- **Tax Rate:** 1.257%
- **Property Tax:** Increases from \$1,257 to \$1,294.71

If the City Opt's Out (HB581 Does Not Apply):

- **Home Value:** \$100,000
- **Market Growth:** 10% increase (value becomes \$110,000)
- **Assessed Value:** Matches market value at \$110,000

- **Tax Rate:** 1.257%
- **Property Tax:** Increases from \$1,257 to \$1,382.70

In this example, opting out allows the City to collect **\$87.99 more per homeowner**, which adds up across all properties and helps the City maintain services without shifting the tax burden unfairly.

What Happens at the January 13 Meeting?

At the meeting, the Council will decide whether to take formal action on the **intent to opt out of HB581**. If you choose to move forward, here's the process:

1. **Public Hearing Notifications:**
 - The City must publish notices for three public hearings in a local newspaper and on the City website at least one week before each hearing.
2. **Public Hearings Schedule:**
 - **First Hearing:** January 27, 2025, at 6:00 PM
 - **Second Hearing:** February 10, 2025, at 6:00 PM
 - **Third Hearing:** February 24, 2025, at 6:00 PM
3. **Final Vote:**
 - After the third public hearing on **February 24, 2025**, the Council will take final action to adopt the resolution to opt out.

Things to Consider

- HB581 may appeal to homeowners as it limits how much their property taxes can increase.
- However, opting out ensures the City can collect enough revenue to meet its financial obligations and maintain services without overburdening non-homesteaded property owners.

Attached is the **comprehensive opt-out timeline schedule** for your review.

We will be available to support your discussion and answer questions during the January 13 meeting. Please feel free to reach out beforehand if you need additional information.

Best regards,

Michael McCoy
Deputy City Manager

Intent to Opt-Out of Homestead Exemption -HB581
Schedule
City of Stonecrest
Draft 2
January 6, 2025

Date	Action
January 13, 2025	Council Meeting: M&C takes formal action on the intent to opt out of HB581.
January 15, 2025	Publish notification for the first public hearing in a newspaper of general circulation and on the City website, including meeting time (6:00 PM).
January 27, 2025	First Public Hearing: Held during the regular Council meeting at 6:00 PM .
January 29, 2025	Publish notification for the second public hearing in a newspaper of general circulation and on the City website, including meeting time (6:00 PM).
February 10, 2025	Second Public Hearing: Held during the regular Council meeting at 6:00 PM .
February 12, 2025	Publish notification for the third public hearing in a newspaper of general circulation and on the City website, including meeting time (6:00 PM).
February 24, 2025	Third Public Hearing and Final Action: Held during the regular Council meeting at 6:00 PM . M&C will vote on the resolution to adopt the opt-out.
March 1, 2025	Submit opt-out resolution to the Secretary of State's Office.

Notes:

1. **Meeting Times:** All public hearings will be held at **6:00 PM**, ensuring compliance with the requirement for one meeting to be held on a weekday between 6:00 PM and 7:00 PM.
2. **Notifications:**
 - o Each public hearing notification will be published **at least one week prior** to the hearing date.
 - o Notifications must include the meeting date, time, and location.
 - o Notifications must be prominently displayed (minimum size: 30 square inches), not placed in the legal notices section, and posted on the City website.
3. **Final Action:** The final resolution vote will occur immediately following the third public hearing on **February 24, 2025**, eliminating the need for a special called meeting.

Opt-Out vs. Not Opt-Out: Property Tax Impact Example

Scenario	Initial Home Value	Taxable Value (40%)	Tax Rate (1.257%)	Property Tax
Initial Tax	\$100,000	\$40,000	1.257%	\$502.80
Not Opting Out (CPI Cap)	\$100,000	\$41,200 (3% Growth)	1.257%	\$517.88
Opting Out (Market Growth)	\$100,000	\$44,000 (10% Growth)	1.257%	\$553.08

Key Takeaways:

- **Not Opting Out (CPI Cap):** Property taxes increase by **\$15.08** under the CPI cap (3% growth).
- **Opting Out (Market Growth):** Property taxes increase by **\$50.28** based on market growth (10% growth).
- **Difference:** Opting out allows the City to collect **\$35.20 more per homeowner**, helping fund City services and operations.

PIPER | SANDLER

SUBJECT: HB 581 – FLOATING HOMESTEAD EXEMPTION AND FLOST

Background

During the final week of the 2024 legislative session, four separate bills were consolidated: House Bill 581 (HB 581). This comprehensive legislation introduces significant changes to property taxes and local sales tax options aimed at reducing the reliance on property taxes by shifting some of the tax burden to sales taxes. Specifically, HB 581:

1. Establishes a floating homestead exemption for property taxes tied to inflation.
2. Creates a new Floating Local Option Sales Tax (FLOST), a 1% sales tax that functions similarly to a LOST (Local Option Sales Tax) but replaces property tax revenue with sales tax revenue.
3. Simplifies the process for calculating and adopting property tax millage rates and rollback millage rates.

HB 581 required approval through a statewide Constitutional Amendment, which was on the ballot in November 2024. The amendment passed with 63% of the vote (3,087,240 votes in favor and 1,818,724 votes against).

The legislation allows local governments to opt out of the new homestead exemption between January 1, 2025, and March 1, 2025. If a government takes no action, it is automatically included in the exemption. After March 1, decisions to opt in or out are permanent—local governments that do not opt out will retain the exemption indefinitely, while those that opt out will be permanently excluded.

How Does the New Homestead Exemption Work?

The new floating homestead exemption ties the assessed value of a property to the annual Consumer Price Index (CPI) rate, limiting the increase in taxable value to the rate of inflation. Here's an example:

A house valued at \$250,000 in Georgia is assessed at 40% of its market value for property tax purposes. This means the assessed value of the house is \$100,000 ($\$250,000 \times 40\%$). Under HB 581, the base year for the homestead exemption is set as the assessed value in 2024.

If, in 2025, the tax assessor determines the house's fair market value has increased by 10%, the new market value would be \$275,000 ($\$250,000 + \$25,000$). At 40%, the assessed value would rise to \$110,000 ($\$275,000 \times 40\%$).

However, under HB 581, the increase in assessed value is limited to the annual inflation rate. Assuming inflation in 2025 is 3%, the allowable increase would be \$7,500 ($\$250,000 \times 3\%$), resulting in a new market value of \$257,500. At 40%, this gives a new assessed value of \$103,000 ($\$257,500 \times 40\%$).

The \$7,000 difference between the \$110,000 assessed value and the inflation-adjusted \$103,000 would be added to the homestead exemption. This means the homeowner would be exempt from property taxes on the \$7,000, resulting in a savings and further reducing their tax liability due to the City.

This formula is applied annually, increasing the homestead exemption amount year over year. When a property is sold, the homestead exemption resets, and the new owner begins the process again based on the updated assessed value.

While this exemption benefits homeowners, it reduces the growth of the tax digest from residential properties, shifting the tax burden to other property classes, such as commercial, industrial, and multi-family properties.

How Does the FLOST Work?

Each of Georgia's 159 counties is eligible to implement a new 1% sales tax, known as the Floating Local Option Sales Tax (FLOST), to offset property taxes. However, this option is contingent on the county and all its municipalities choosing not to opt out of the new floating homestead exemption. The FLOST is exclusively available to cities and counties and does not apply to schools.

Unlike other sales taxes that require the full 1% rate, the FLOST can be levied in increments as small as 0.05%. The revenue generated from the tax is shared between the county and its cities based on population distribution.

FLOST does not generate new revenue; rather, it replaces property tax revenue in the same way as the Local Option Sales Tax (LOST). FLOST functions as an alternative to property taxes, shifting the revenue source from property owners to a broader base through sales taxes.

FLOST differs from LOST in several key ways. While LOST operates on a 10-year cycle with renegotiations between the county and its cities, FLOST is limited to a 5-year term. To renew FLOST after the initial term, the following process is required:

1. A new local act must be approved by the county's legislative delegation, passed by the General Assembly, and signed by the Governor.
2. A new intergovernmental agreement (IGA) must be executed between the county and all its cities.
3. The renewal must be approved by voters in a referendum.

If the FLOST renewal fails, the City will lose a critical source of revenue. Since FLOST is designed to replace property taxes, the City will need to increase its millage rate to make up for the loss, placing the burden back on property owners.

Current Homestead Exemptions in the City

The City Charter currently provides the following homestead exemptions:

1. **General Homestead Exemption:** An exemption of \$10,000 of the assessed value of the homestead from City of Stonecrest ad valorem taxes for municipal purposes.
2. **Senior Citizens and Disabled Residents Exemption:** An exemption of \$14,000 of the assessed value of the homestead for residents who are senior citizens or disabled.
3. **Unremarried Surviving Spouse of Armed Forces Member Exemption:** An exemption for the unremarried surviving spouse of a member of the armed forces killed in action, equal to the greater of \$32,500 or the maximum amount allowed under federal law.
4. **One Mill Equivalent Exemption:** An exemption providing the dollar equivalent of a one-mill reduction in the millage rate for the taxable year.

Should the City Opt Out?

Stonecrest's 2023 Tax Gross tax digest was \$3.2 billion. The residential component was \$1.85 billion. That represents 58%. That is very high. The homestead property is \$1.1 million. 60% of residences in Stonecrest have a homestead exemption.

If the DeKalb Tax Assessor revalued homestead property this year at 10%, the homestead property (40% value) would go up by \$110 million or \$1.210 billion. If inflation is 3%, the \$1.1 billion would be allowed to go up by \$33 million. That would be \$1.133 billion. Subtracting the two would be a new homestead exemption of \$77 million. Stonecrest already gives a homestead exemption of 1 mill. The millage rate is 1.257 mills. So the 0.257 mills times the new homestead exemption of \$77 million would be lost revenue of approx \$20,000.

This number would increase each year if the tax assessor raises property higher than inflation and if you ever raise your millage rate for other city services.

Opting out would disqualify the City and DeKalb County from implementing a FLOST. But any City opting out will disqualify the FLOST.

Conclusion

The City provides very generous Homestead Exemptions already. The property tax break for homeowners of the equivalent of 1 mill is something I have never seen and is very generous.

HB 581 floating homestead exemption, once opted in, does not allow a local government to ever opt out. Georgia's Constitution provides for Home Rule so that local governments, where city, county or schools, can control their own destiny and make decisions that are right for them. By staying opted in, the City of Stonecrest is giving up that local control. For this reason and other reasons stated, opting out, is my recommendation.

HB581 2nd Public Hearing

Property Tax Implications and HB581 Impact



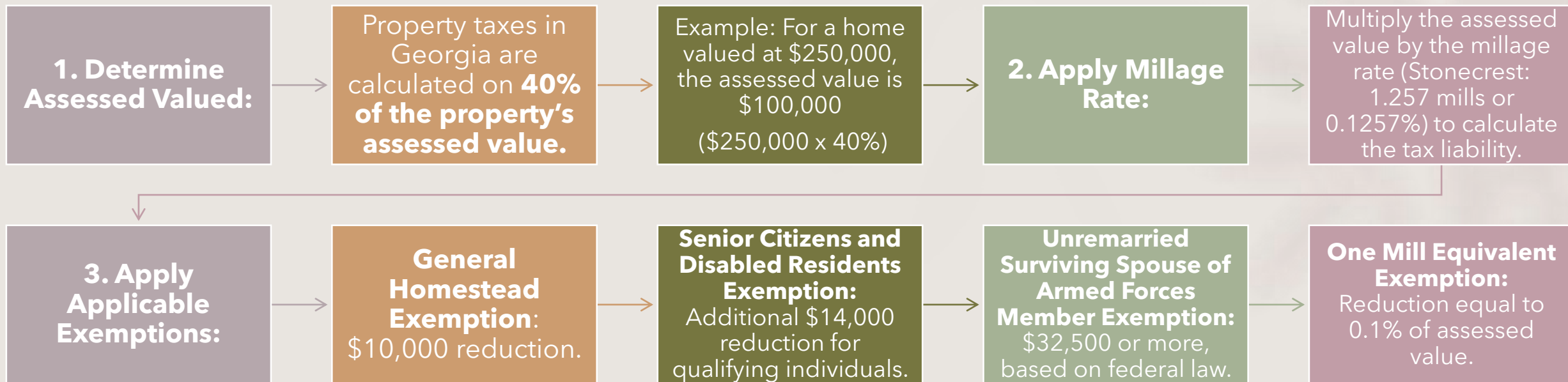
Presented by:
Deputy City Manager Michael McCoy
&
Financial Advisor Ed Wall
February 10, 2025

Understanding the Floating Homestead Exemption (HB581)

- **HB581 limits property value increases for homestead properties to the inflation rate as measured by the consumer price index.**
- **Example:** If a **\$100,000** property's value rises to **\$110,000**, but **inflation** is **2%**, **the taxable value can only increase \$102,000**. The exemption covers the remaining **\$8,000.**



Step-by Step: How Property Taxes are Calculated in Georgia



Example 1- \$250,000 Home (City of Stonecrest)



- **Home Value:** \$250,000
- **Assessed Value (40%):** \$100,000
- **Millage Rate: 1.257 mills** (0.001257%)
- **Tax Before Exemptions:** \$126
- **Exemptions Applied:**
- **General Homestead Exemption:** -\$10,000 assessed value
- **Adjusted Value:** \$90,000
- **One Mill Equivalent Exemption:** -\$90 x
- **Final Property Tax:** \$23.13

Example 2- \$500,000 Home (City of Stonecrest)



- **Home Value:** \$500,000
- **Assessed Value(40%):** \$200,000
- **Millage Rate:** 1.257 mills (0.001257%)
- **Tax Before Exemptions:** \$251
- **Exemptions Applied:**
- **General Homestead Exemption:** -\$10,000 assessed value
- **Adjusted Assessed Value:** \$190,000
- **One Mill Equivalent Exemption:** -\$190
- **Final Property Tax:** \$48.83

Example 3: \$1,000,000 Home (City of Stonecrest)



- **Home Value:** \$1,000,000
- **Assessed Value (40%):** \$400,000
- **Millage Rate:** 1.257 mills (0.1257%)
- **Tax Before Exemptions:** \$503
- **Exemptions Applied:**
- **General Homestead Exemption:** -\$10,000 assessed value
- **Adjusted Assessed Value:** \$390,000
- **One Mill Equivalent Exemption:** -\$390
- **Final Property Tax:** \$100.23

Hypothetical Property Tax Impact: 10% Market Appreciation vs. 3% CPI Cap

Base Year Value (\$)	Increased Market Value (10%)	Inflation Limit Value (3%)	Difference in Values	Final Property Tax Without HB581	Final Property Tax With HB581	Tax Savings Due to HB581
\$250,000	\$275,000	\$257,500	<u>\$17,500</u>	\$23	\$22	\$1
\$500,000	\$550,000	\$515,000	<u>\$35,000</u>	\$49	\$46	\$3
\$1,000,000	\$1,100,000	\$1,030,000	<u>\$70,000</u>	\$100	\$94	\$6

NOTE: Doesn't include the following exemptions

1. **Senior Citizens and Disabled Residents Exemption:** An exemption of \$14,000 of the assessed value of the homestead for residents who are senior citizens or disabled.
2. **Unremarried Surviving Spouse of Armed Forces Member Exemption:** An exemption for the unremarried surviving spouse of a member of the armed forces killed in action, equal to the greater of \$32,500 or the maximum amount allowed under federal law.

2024 Property Tax Impact Analysis: Actual Market Appreciation vs. CPI Cap

Base Year Value	Increased Market Value (5.44%)	Inflation Limit Value (2.9%)	Difference in Values	Final Property Tax Without HB581	Final Property Tax With HB581	Tax Savings Due to HB581
\$250,000	\$263,600	\$257,250	<u>\$6,350</u>	\$25	\$24	\$0.65
\$500,000	\$527,200	\$514,500	<u>\$12,700</u>	\$52	\$50	\$1
\$1,000,000	\$1,054,400	\$1,029,000	<u>\$25,400</u>	\$106	\$103	\$3

Example 3: \$1,000,000 Home (City of Stonecrest)



Minimal Financial Impact: Stonecrest exemptions already provide significant relief, reducing the need for additional measures under HB581.



Equity and Fairness: Opting out protects residents from potential tax disparities and unnecessary administrative complexity.



Local Control: Ensures Stonecrest maintains authority over its own exemptions and taxation process.

Questions?



HB581 3rd Public Hearing

February 24, 2025

Property Tax Implications and HB581 Impact

Presented by:
Deputy City Manager Michael McCoy
&
Financial Advisor Ed Wall



Understanding Millage Rates: How Property Taxes Are Calculated

A **mill** is a unit used in property taxation, equal to **one-thousandth of a dollar** or **\$1 of tax per \$1,000 of assessed value.**

How It Works in Stonecrest:

- **Millage Rate: 1.257 mills**
- **Assessment Ratio: 40%** of the total property value

Example Calculation:

If a home in Stonecrest has a **total appraised value of \$300,000:**

1. **Assessed Value** = 40% of \$300,000 = \$120,000
2. **Tax Owed** = $(\$120,000 \times 1.257) \div 1,000 = \150.84

This means the homeowner would owe **\$150.84 in city property taxes** based on Stonecrest's millage rate.



2024 DEKALB COUNTY REAL ESTATE TAX STATEMENT

Item VIII. b.

IRVIN J. JOHNSON TAX COMMISSIONER

PAY ONLINE OR SIGN UP FOR PAPERLESS BILLING AT www.dekalbtax.org

Stonecrest

APPRAISAL VALUES AND EXEMPTION INFORMATION

TOTAL APPRAISAL	300,700	EXEMPTION CODE	H1F
40% ASSESSMENT	120,280	BASE ASSESSMENT FRZ	61,960
APPEAL ASSESSMENT	0	NET FROZEN EXEMPTION	58,320

TAX DISTRICT **80 STONECREST**

The 2024 tax bill includes a county Equalized Homestead Option Sales Tax (EHOST) credit. Application of the EHOST credit will reduce the gross ad valorem tax amount paid by qualified homeowners. O.C.G.A. §48-8-109.5 (d) (Provided by the Office of the DeKalb County CEO).

County Government Taxes are levied by the Board of Commissioners and represent 15.47% of your tax statement
 Board of Education School Taxes are levied by the Board of Education and represent 70.97% of your tax statement
 State & City Taxes and other charges are levied as applicable by State, City, or County authorities and represent 13.56% of your tax statement

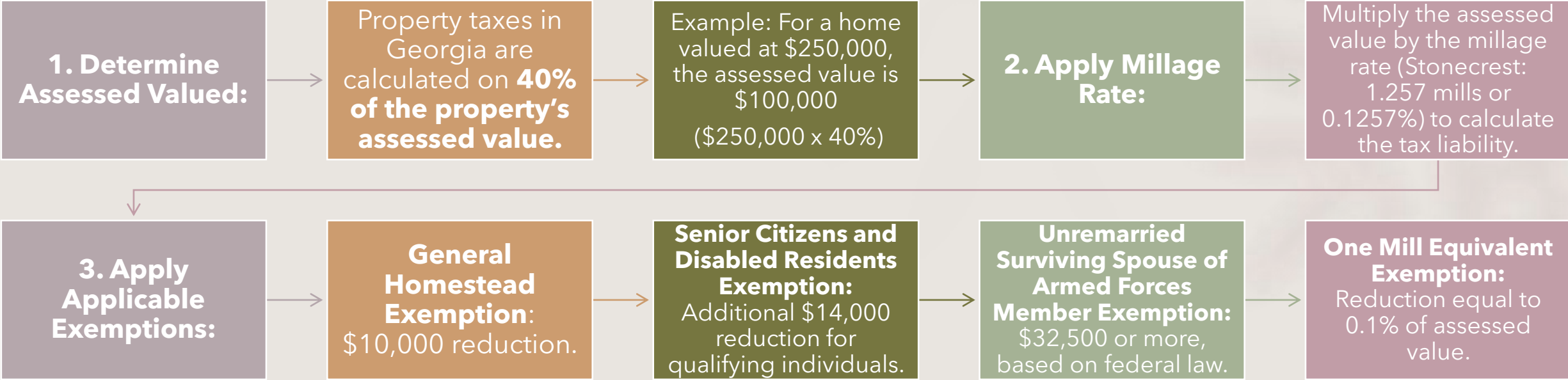
TAXING AUTHORITIES	TAXABLE ASSESSMENT	MILLAGE	GROSS TAX AMOUNT	FROZEN EXEMPTION	CONST-HMST EXEMPTION	EHOST CREDIT	NET TAX DUE
COUNTY OPNS	120,280	.0094960	1,142.18	553.81	94.96	493.41	0.00
HOSPITALS	120,280	.0005060	60.86	29.51	5.06	26.29	0.00
COUNTY BONDS	120,280	.0000000	0.00	0.00	0.00	0.00	0.00
UNINC BONDS	120,280	.0004650	55.93	27.13	0.00	0.00	28.80
FIRE	120,280	.0028650	344.60	167.07	28.65	0.00	148.88
STCST TAXDIST	120,280	.0004800	57.73	27.99	4.80	0.00	24.94
POLICE SERVC	120,280	.0064440	775.08	375.80	64.44	0.00	334.84
COUNTY SUBTOTAL							537.46
SCHOOL OPNS	120,280	.0228800	2,752.01	0.00	286.01	0.00	2,466.00
SCHOOL SUBTOTAL							2,466.00
STATE TAXES	120,280	.0000000	0.00	0.00	0.00	0.00	0.00
CITY TAXES	120,280	.0012570	151.19	0.00	132.85	0.00	18.34
DEKALB SANI	1 UNIT(S)	315	315.00	0.00	0.00	0.00	315.00
STREET LIGHT	75 UNIT(S)	.4	30.00	0.00	0.00	0.00	30.00
STORM WATER	1 UNIT(S)	108	108.00	0.00	0.00	0.00	108.00
OTHER SUBTOTAL							471.34
2024 PROPERTY TAXES		TOTAL MILLAGE	GROSS TAX AMOUNT	FROZEN EXEMPTION	CONST-HMST EXEMPTION	EHOST CREDIT	NET TAX DUE
		0.044393	5,792.58	1,181.31	616.77	519.70	3,474.80

Understanding the Floating Homestead Exemption (HB581)

- **HB581 limits property value increases for homestead properties to the inflation rate as measured by the consumer price index.**
- **Example:** If a **\$100,000** property's value rises to **\$110,000**, but **inflation** is **2%**, **the taxable value can only increase \$102,000**. The exemption covers the remaining **\$8,000.**



Step-by Step: How Property Taxes are Calculated in Georgia



Example 1- \$250,000 Home (City of Stonecrest)



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- **Tax Before Exemptions:** \$126
- **Exemptions Applied:**
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- **Adjusted Value:** \$90,000
- **One Mill Equivalent Exemption:** -\$90 x
- **Final Property Tax:** \$23.13

Example 2- \$500,000 Home (City of Stonecrest)



- **Home Value:** \$500,000
- **Assessed Value(40%):** \$200,000
- **Millage Rate:** 1.257 mills
- **Tax Before Exemptions:** \$251
- **Exemptions Applied:**
- **General Homestead Exemption:** -\$10,000 assessed value
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- **Assessed Value (40%):** \$400,000
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- **General Homestead Exemption:** -\$10,000 assessed value
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- **Final Property Tax:** \$100.23

Effect of HB581 on Final Property Tax

Base Year Value (\$)	Increased Market Value (10%)	Inflation Limit Value (3%)	Difference in Values	Final Property Tax Without HB581	Final Property Tax With HB581	Tax Savings Due to HB581
\$250,000	\$275,000	\$257,500	<u>\$17,500</u>	\$22	\$20	\$2
\$500,000	\$550,000	\$515,000	<u>\$35,000</u>	\$50	\$47	\$4
\$1,000,000	\$1,100,000	\$1,030,000	<u>\$70,000</u>	\$107	\$100	\$7

NOTE: Doesn't include the following exemption

1. **Unremarried Surviving Spouse of Armed Forces Member Exemption:** An exemption for the unremarried surviving spouse of a member of the armed forces killed in action, equal to the greater of \$32,500 or the maximum amount allowed under federal law.

Illustrative Analysis of HB581: Property Tax Impact Across Valuations & Millage Adjustments for Police Services

Base Year Value	Fair Market Value Without HB581 (10%)	Fair Market Value With HB581 Cap (3%)	Millage Rate	Final Property Tax Without HB581	Property Tax With HB581	Tax Savings Due to HB581
\$250,000	\$275,000	\$257,500	1.257	\$22	\$20	\$2
\$250,000	\$275,000	\$257,500	3.85	\$245	\$225	\$20
\$250,000	\$275,000	\$257,500	7.701	\$576	\$529	\$47
\$500,000	\$550,000	\$515,000	1.257	\$50	\$47	\$4
\$500,000	\$550,000	\$515,000	3.85	\$559	\$519	\$40
\$500,000	\$550,000	\$515,000	7.701	\$1,313	\$1,220	\$94
\$750,000	\$825,000	\$772,500	1.257	\$79	\$73	\$5
\$750,000	\$825,000	\$772,500	3.85	\$872	\$812	\$60
\$750,000	\$825,000	\$772,500	7.701	\$2,051	\$1,910	\$141

White - 1.257 Mills
 Yellow - 3.85 Mills
 Blue - 7.701 mills

NOTE- Applied exemptions: General \$10,000, Senior Citizen \$14,000 and One Mill Equivalent
 Assumption: In five years, Stonecrest will assume responsibility for police service, which are currently provided by DeKalb County. At present, DeKalb County levies 6.444 mills for this service.

Why Opting Out of HB581 is the Best Choice for Stonecrest



Minimal Financial Impact: Stonecrest exemptions already provide significant relief, reducing the need for additional measures under HB581.



Equity and Fairness: Opting out protects residents from potential tax disparities and unnecessary administrative complexity.



Local Control: Ensures Stonecrest maintains authority over its own exemptions and taxation process.

Questions?





CITY COUNCIL AGENDA ITEM

SUBJECT: City Closure Approval

AGENDA SECTION: *(check all that apply)*

- PRESENTATION PUBLIC HEARING CONSENT AGENDA OLD BUSINESS
 NEW BUSINESS OTHER, PLEASE STATE: [Click or tap here to enter text.](#)
-

CATEGORY: *(check all that apply)*

- ORDINANCE RESOLUTION CONTRACT POLICY STATUS REPORT
 OTHER, PLEASE STATE: **Amendment**
-

ACTION REQUESTED: DECISION DISCUSSION, REVIEW, or UPDATE ONLY

Previously Heard Date(s): 01/27/25 &

Current Work Session:

Current Council Meeting: Monday, February 24, 2025

SUBMITTED BY: Mayor Jazzmin Cobble

PRESENTER: Mayor Jazzmin Cobble

PURPOSE: To approve the closure of City Hall on December 26, 2025.

FACTS:

OPTIONS: Approve, Deny, Defer [Click or tap here to enter text.](#)

RECOMMENDED ACTION: Choose an item. [Click or tap here to enter text.](#)

ATTACHMENTS:

- (1) Attachment 1 - [Click or tap here to enter text.](#)
- (2) Attachment 2 - [Click or tap here to enter text.](#)
- (3) Attachment 3 - [Click or tap here to enter text.](#)
- (4) Attachment 4 - [Click or tap here to enter text.](#)
- (5) Attachment 5 - [Click or tap here to enter text.](#)