



AGENDA REPORT

UPDATED

MEETING DATE:	October 19, 2026	Regular <i>Bernadette Harvill</i>
DEPARTMENT:	City Manager	Bernadette Harvill, Deputy City Manager
SECTION OF AGENDA:	Unfinished Business	October 19, 2026
AGENDA ITEM TITLE:	Consideration of an Ordinance of the Mayor and Council of the City of Milton, Georgia, to Establish the Ad Valorem Tax Rate of the City of Milton for Fiscal Year 2027 (Tax Year 2026); and for Other Purposes.	
STATEMENT OF PURPOSE:	The purpose of this agenda item is to consider an ordinance establishing the City of Milton's ad valorem tax millage rate for Fiscal Year 2027 (Tax Year 2026). The millage rate is the rate used to calculate the amount of property tax owed on taxable property within the City. One mill represents \$1 of property tax for every \$1,000 of a property's assessed value. The millage rate is applied to the taxable value of real and personal property to determine the amount of property taxes due.	
FINANCIAL IMPACT:	The City has advertised an M&O millage rate of 4.193 mills, which represents a 0% increase from the tax year 2025 millage rate of 4.193 mills. Staff has also calculated a bond millage rate of 0.309 mills for the General Obligation Bond, Series 2017 (greenspace bond). This will cover the ninth year of debt service payments totaling \$1,711,625 and is separate from the M&O revenue projections.	
RECOMMENDED ACTION:	Approve an ordinance establishing the Fiscal Year 2027 (Tax Year 2026) ad valorem tax rate.	

EXECUTIVE SUMMARY:

The City has advertised and enclosed an ordinance based on a Maintenance and Operating (M&O) millage rate of 4.193 mills, which represents a 0% increase from the tax year 2025 millage rate of 4.193 mills. Staff will present Council with other millage rate options at the meeting; however, consideration of a millage rate above the advertised 4.193 mills will require additional advertising and public hearings as outlined in State law.

Staff presented millage rate options along with a discussion of the proposed FY 2027 budget at the September 21, 2026 Council Meeting. A final ordinance will be drafted based on the approved millage rate at the October 19, 2026 Council Meeting.

The State of Georgia requires two calculations to evaluate year-over-year changes in property tax revenue.

The first calculation establishes the rollback rate, which adjusts for changes in the value of existing real property due to reassessments. Other changes to the tax digest, including new construction, are reflected in the overall digest but are treated separately in the calculation. Based on the updated 2025 digest figures provided by Fulton County, adopting a 4.193 M&O millage rate represents a 0.3% decrease in projected property tax revenue compared with the prior-year.



The second calculation examines the five-year history of the property tax levy. Unlike the rollback calculation, this comparison does not isolate the effects of reassessments of existing real property. Based on a 100% collection rate, the projected 2026 property tax levy reflects a 2% increase compared with the updated 2025 figures.

Motor vehicle assessed values in 2026 are \$5,179,390 and have decreased by 19% since 2025. This decline is a result of HB386, which is phasing out motor vehicle taxes (the “birthday tax”) and replacing them with the title ad valorem tax (TAVT). The TAVT is a one-time title fee paid on vehicle sales. It is not a property tax and is therefore not included in the tax digest.

STAFF ANALYSIS:

For the advertised millage rate, projected M&O property-tax revenues are shown below at a 100% collection rate, with year-one forecasted collections based on historical trends at 97% and 95% for real property and 95% for personal property. Historically, Milton has experienced a collection rate of approximately 95-97% of the projected real property digest and 95% of the projected personal property digest (excluding public utility assessments) in year one of collections.

	FY 2027 Forecasted Revenues
Real	17,515,925
Personal	148,659
Motor Vehicle	17,670
Total Budgeted	17,682,254

	Current/ Advised
Millage Rate	4.193
Real (97%)	17,804,726
Personal (95%)	136,132
Motor Vehicle (70%)	15,202
Total Forecast	17,956,060

	Current/ Advised
Millage Rate	4.193
Real (95%)	17,437,619
Personal (95%)	136,132
Motor Vehicle (70%)	15,202
Total Forecast	17,588,953

Adopted Maintenance & Operating Millage Rates 2007-2025:

Tax Year	2007-2017	2018	2019-2021	2022	2023-2024	2025
M&O Millage Rate	4.731	4.390	4.731	4.469	4.389	4.193

FINANCIAL IMPACT:

The City has advertised an M&O millage rate of 4.193 mills, which represents a 0% increase from the tax year 2025 millage rate of 4.193 mills. Staff has also calculated a bond millage rate of 0.309 mills for the General Obligation

Bond, Series 2017 (greenspace bond). This will cover the ninth year of debt service payments totaling \$1,711,625 and is separate from the M&O revenue projections. The Fulton County consolidation and evaluation of the digest for tax year 2026 reflects taxable assessments for real and personal property of \$4,452,991,417, net of exemptions (per Fulton County, this reflects 100% property assessment values prior to any appeal adjustments).

ALTERNATIVES CONSIDERED:

1. Approve the advertised millage rates (M&O and Bond).
2. Consider an alternative millage rate option below the advertised millage rates.
3. Consider an alternative millage rate option above the advertised millage rates (this will require re-advertising, additionally three public hearings will need to be held if the proposed M&O millage rate exceeds the rollback rate of 4.205 mills.

LEGAL AND REGULATORY CONSIDERATIONS:

The City has advertised the 4.193-mill M&O millage rate and the 0.309 bond millage rate. Council can approve any millage rate up to the advertised rate without additional action. Consideration of a millage rate above the advertised mills will require additional advertising and public hearings as outlined in State law.

2026 Required advertising: Updated Advertisement #1 – Milton Herald, October 8, 2026

OPERATIONAL IMPACT

Staff presented millage rate options at the budget hearing on September 21, 2026 and will draft the final ordinance based on the millage rate approved by Council at the October 19, 2026 Council Meeting.

COMMUNITY/STAKEHOLDER IMPACT:

The adopted millage rate affects property owners within the City of Milton because it is one component used to determine the amount of City property tax due on taxable real and personal property. The actual property tax impact to an individual property owner will vary based on the property's taxable assessed value, applicable exemptions, and changes in the property's assessment from the prior year as determined by Fulton County. The millage rate also affects the amount of property tax revenue available to the City to fund general governmental operations, services, programs, and other expenditures included in the Fiscal Year 2027 budget. As a result, the adopted rate has an indirect impact on the broader community through the level of resources available to provide City services and implement the adopted budget.

STRATEGIC ALIGNMENT:

The advertised M&O millage rate represents a 0% increase from the 2025 millage rate of 4.193 mills. Property tax revenues are integral to the Fiscal Year 2027 budget which supports the City's commitment to financial sustainability by aligning budgeted resources with current fiscal conditions and enhance transparency by ensuring the budget reflects the most accurate and up-to-date financial information available. The budget also reflects Milton's efforts towards reducing the reliance on revenue from nonexchange transactions, such as property taxes, through sales taxes, grant opportunities, and other alternative funding sources.

STAFF RECOMMENDATION:

Approve an ordinance establishing the Fiscal Year 2027 (Tax Year 2026) ad valorem tax rate.

REVIEWS & APPROVALS:

Concurrent Review: Steve Krokoff, City Manager - *Steven Krokoff*

ATTACHMENTS:

Ordinance establishing the Fiscal Year 2027 ad valorem tax rate.

Advertisement: Current 2026 Tax Digest and Five Year History of Levy

Chapter 52 and Appendix A Redlines

**AN ORDINANCE OF THE MAYOR AND COUNCIL OF THE CITY OF
MILTON, GEORGIA, TO ESTABLISH THE AD VALOREM TAX RATE OF
THE CITY OF MILTON FOR FISCAL YEAR 2027; AND FOR OTHER
PURPOSES**

WHEREAS, the Charter of the City of Milton, Georgia authorizes the City to levy and provide for the assessment of ad valorem property taxes on all property subject to taxation; and

WHEREAS, the Charter of the City of Milton, Georgia provides that the valuation of all property subject to taxation by the City shall be determined according to the tax digest prepared by the Fulton County Board of Tax Assessors; and

WHEREAS, the Mayor and City Council, after hearing and after duly considering all such relevant evidence, testimony and public comments, has determined that it is in the best interests of, and necessary to meet the expenses and obligations of, the City of Milton, Georgia to set a levy in the amount of \$4.502 on each \$1,000.00 of taxable value for all property subject to ad valorem taxation by the City; now

BE IT ORDAINED by the Mayor and City Council of the City of Milton, Georgia as follows:

SECTION I: The ad valorem tax rate for the City of Milton, Georgia for the 2027 fiscal year, on property subject to ad valorem taxation by the City is hereby fixed at \$4.502 on forty percent (40%) of each \$1,000.00 of property subject to ad valorem tax by the City.

SECTION II: Said rate of \$4.502 on forty percent (40%) of each \$1,000.00 of taxable property is hereby levied as follows:

- (a) For General Government purposes \$4.193 on forty percent (40%) of each \$1,000.00 of taxable property.
- (b) For the purpose of retiring outstanding General Obligation bonds, \$0.309 on forty percent (40%) of each \$1,000.00 of taxable property.

SECTION III: All ordinances and parts of ordinances in conflict herewith are hereby repealed.

ORDAINED this the ____ day of _____, 2026.

Peyton Jamison, Mayor

Attest:

Tammy Lowit, City Clerk

(SEAL)

CITY OF MILTON NOTICE

The City of Milton does hereby announce that the millage rate will be set at a meeting to be held at City Hall Council Chambers, 2006 Heritage Walk, Milton, Georgia on October 19, 2026 at 6:00 PM and pursuant to the requirements of O.C.G.A § 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.

Current 2026 Tax Digest and Five Year History of Levy

Incorporated City of Milton	2021	2022	2023	2024	2025	2026
Real & Personal	3,420,476,662	3,958,728,869	4,775,282,577	5,176,737,727	5,713,308,833	6,072,970,194
Motor Vehicle	10,894,780	9,346,640	8,740,350	7,647,490	6,432,140	5,179,390
Mobile Homes	0	27,600	0	0	0	0
Timber – 100%	0	0	0	0	0	0
Heavy Duty Equipment	0	499,030	100,240	0	0	205,800
Gross Digest	3,431,371,442	3,968,602,139	4,784,123,167	5,184,385,217	5,719,740,973	6,078,355,384
Less M&O Exemptions	522,098,486	750,437,726	1,195,142,931	1,339,559,929	1,354,465,286	1,625,363,967
Net M&O Digest	2,909,272,956	3,218,164,413	3,588,980,236	3,844,825,288	4,365,275,687	4,452,991,417
Gross M&O Millage Rate	7.727	7.531	7.902	7.753	7.231	7.254
Less Millage Rate Rollbacks (LOST)	2.996	3.062	3.513	3.364	3.038	3.061
Net M&O Millage Rate	4.731	4.469	4.389	4.389	4.193	4.193
Bond Millage Rate	0.487	0.452	0.364	0.356	0.310	0.309
Total City Millage Rate	5.218	4.921	4.753	4.745	4.503	4.502
M&O Taxes Levied	13,763,770	14,381,977	15,752,034	16,874,938	18,303,601	18,671,393
Bond Taxes Levied	1,620,007	1,738,537	1,677,571	1,773,490	1,699,964	1,801,546
Total City Taxes Levied	15,383,777	16,120,514	17,429,605	18,648,428	20,003,565	20,472,939
Net M&O Taxes \$ Increase	838,121	618,206	1,370,057	1,122,904	1,428,663	367,792
Net M&O Taxes % Increase	6.5%	4.5%	9.5%	7.1%	8.5%	2.0%

Calculations do not account for appeals and are based upon a 100% collection rate. Figures for 2021-2025 have been updated to reflect the most recent consolidation and evaluation of digest provided by Fulton County for each year, and 2026 figures are based on current values provided by Fulton County.

Chapter 52 TAXATION¹

ARTICLE II. AD VALOREM TAXES

Sec. 52-19. Levied.

- (a) *Authority.* Section 1.12(40) of the city Charter authorizes the city to levy and provide the assessment and collection of ad valorem taxes on all property subject to taxation.
- (b) *[Rate.]* The ad valorem tax rate for the City of Milton, Georgia for the ~~2025~~2027 fiscal year, on property subject to ad valorem taxation by the city is hereby fixed at \$~~4.50~~4.502 on 40 percent of each \$1,000.00 of property subject to ad valorem tax by the city.

Sec. 52-20. To be used for general governmental purposes.

- (a) For general government purposes \$4.193 on 40 percent of each \$1,000.00 of taxable property.
- (b) For the purpose of retiring outstanding General Obligation bonds, \$~~0.31~~0.309 on 40 percent of each \$1,000.00 of taxable property.

Appendix A - FEES AND OTHER CHARGES[1]

Section	Description	Conditions	Amount (in dollars)
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Chapter 52—Taxation

52-19(b)	Ad valorem taxes on property	For property subject to the ad valorem tax	~~\$4.753~~ <u>4.502</u> on 40 percent of each \$1,000.00 of property (general government purposes at ~~\$4.389~~ <u>4.193</u> and retiring outstanding general obligation bonds at ~~\$0.364~~ <u>0.309</u>)
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