

# 2025 Millage Rate

Jim Hedges  
August 2025

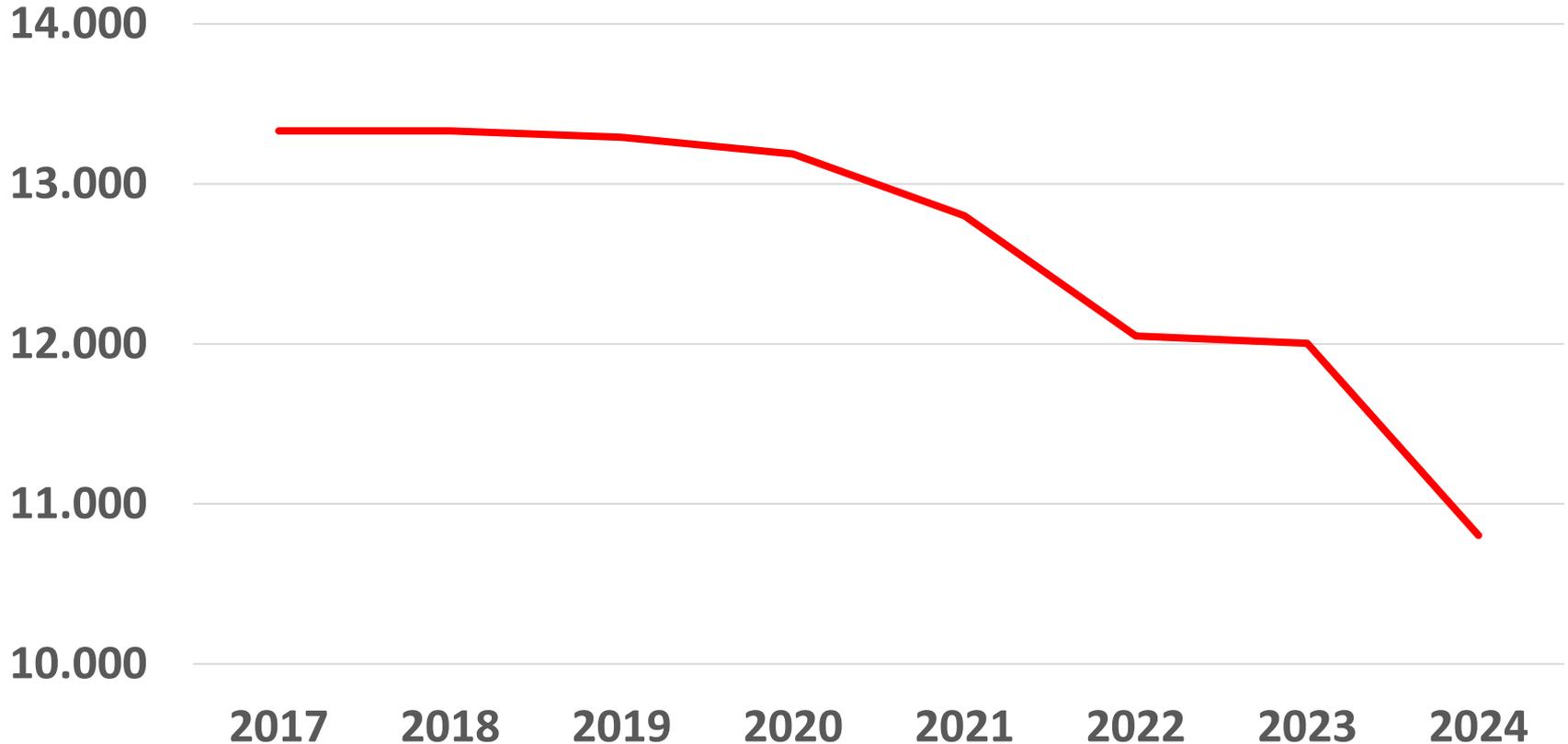
# Agenda

- ▶ History
  - ▶ Inflation
  - ▶ Loss Revenue
  - ▶ Unassigned Reserves
  - ▶ Future Revenue
  - ▶ 2025 Revenue
  - ▶ 2025 Expenditures
  - ▶ 2026 Millage Options
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# Social Media

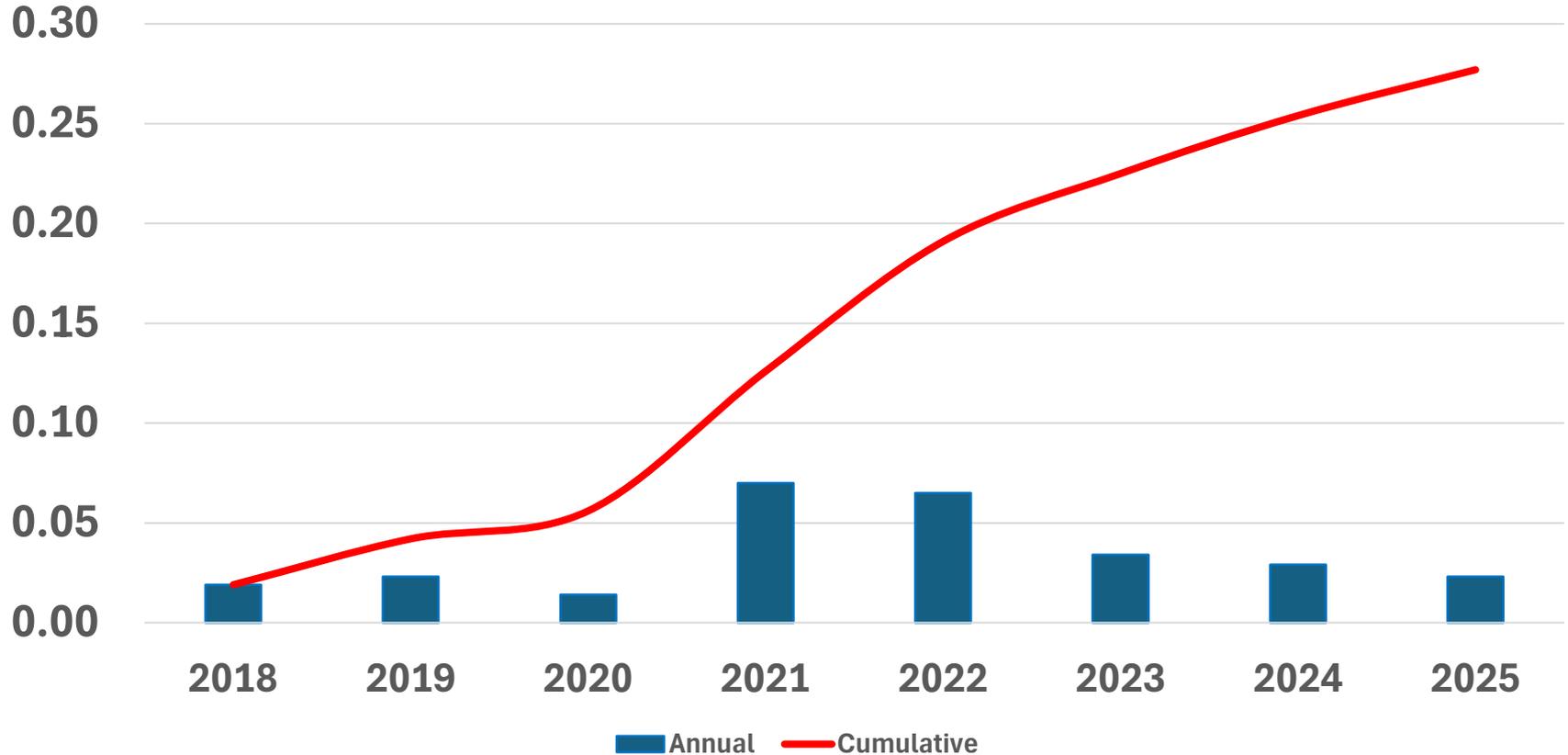
- ▶ **“Millage rates have increased tenfold without supporting evidence!”**

# Millage History



**Decrease of 19% in the past 8 years!**

# Inflation

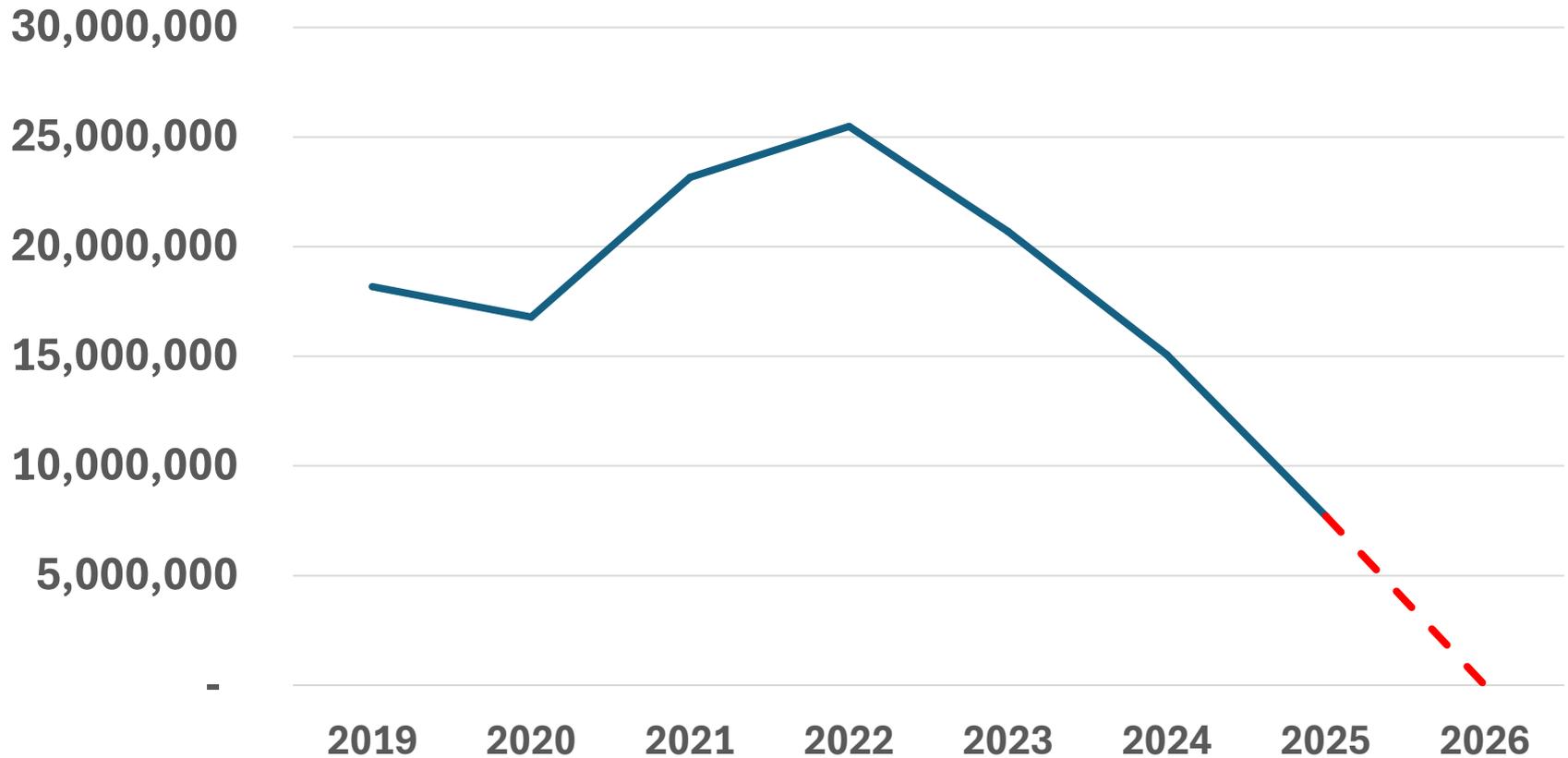


**Inflation is up 27% in the past 8 years!**

# Loss Revenue

	2020	2021	2022	2023	2024	2025	Total
<b>Plant Scherer Taxes Loss</b>	-	-	2,580,803	1,725,815	-	-	4,306,618
<b>Taxes Loss-Lower Millage Rate</b>	149,659	598,918	1,262,589	71,122	2,028,800	2,177,113	6,288,202
<b>Loss Property Tax Revenue</b>	149,659	598,918	3,843,392	1,796,937	2,028,800	2,177,113	10,594,820
<b>Water Revenue</b>	-	-	-	664,000	500,000	-	1,164,000
<b>Total Loss Revenue</b>	149,659	598,918	3,843,392	2,460,937	2,528,800	-	11,758,820

# Unassigned Reserves



**Potential to bottom out in 2026!**

# History Summary

- ▶ Millage rate has decreased by 19%!
  - ▶ Inflation has risen by 27%!
  - ▶ Loss revenue of \$11.8 million!
  - ▶ Potential for unassigned reserves to bottom out in 2026!
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# Future Revenue

- ▶ Buc-ee's sales tax late 2026.
- ▶ Buc-ee's property tax of 5% of value starts in 2027, remainder 12-year abatement.
- ▶ Oglethorpe Power sales tax mid to late 2029.
- ▶ Oglethorpe Power property tax of 5% of value starts in 2030, remainder 12-year abatement.

**Rumble Road Data Center???**

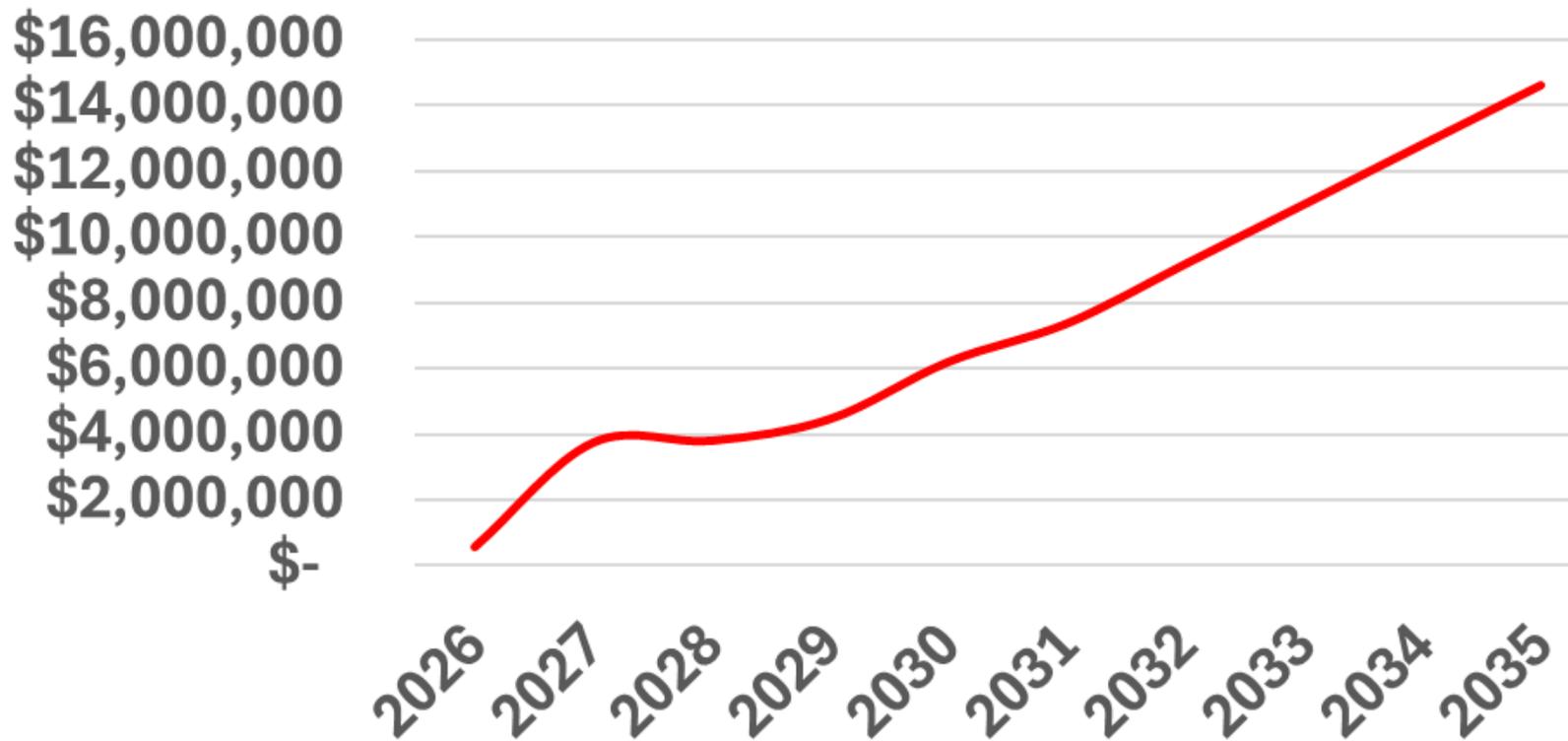
# Jim's Crystal Ball



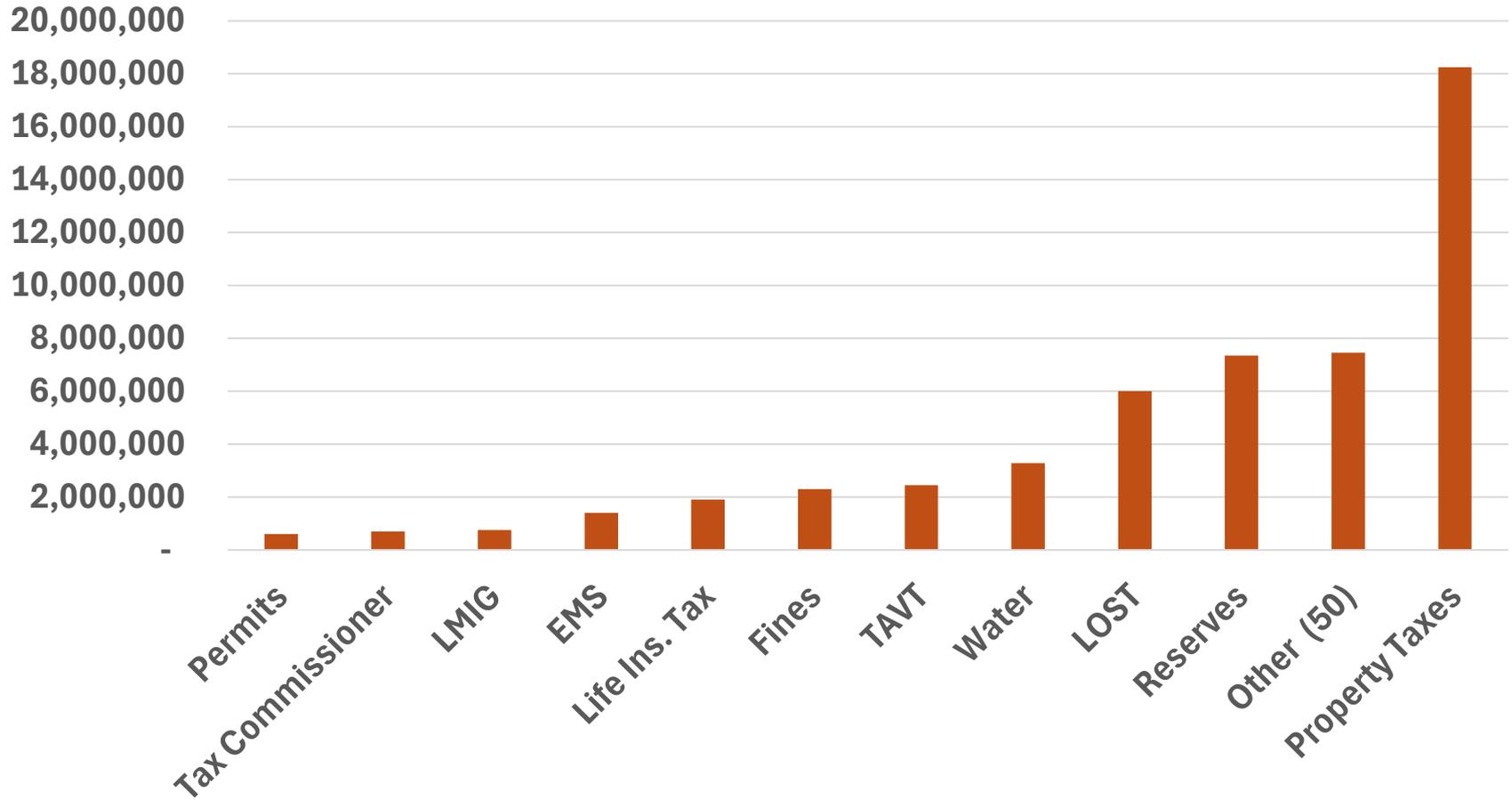
	Property Taxes			LOST		Total	Millage Equivalent
	Buc-ee's	Oglethorpe	Prologic	Buc-ee's	Oglethorpe		
2026	-	-	-	\$ 562,212	-	\$ 562,212	0.30
2027	\$ 54,000	-	\$ 319,769	\$ 3,372,600	-	\$ 3,746,369	1.98
2028	\$108,000	-	\$ 319,769	\$ 3,372,600	-	\$ 3,800,369	2.01
2029	\$194,400	-	\$ 319,769	\$ 3,372,600	\$ 577,500	\$ 4,464,269	2.36
2030	\$280,800	\$1,080,000	\$ 319,769	\$ 3,372,600	\$ 1,155,000	\$ 6,208,169	3.29
2031	\$367,200	\$2,160,000	\$ 319,769	\$ 3,372,600	\$ 1,155,000	\$ 7,374,569	3.90
2032	\$453,600	\$3,888,000	\$ 319,769	\$ 3,372,600	\$ 1,155,000	\$ 9,188,969	4.86
2033	\$540,000	\$5,616,000	\$ 319,769	\$ 3,372,600	\$ 1,155,000	\$11,003,369	5.82
2034	\$637,200	\$7,344,000	\$ 319,769	\$ 3,372,600	\$ 1,155,000	\$12,828,569	6.79
2035	\$712,800	\$9,072,000	\$ 319,769	\$ 3,372,600	\$ 1,155,000	\$14,632,169	7.74

Future is bright, the issue is how to get there!

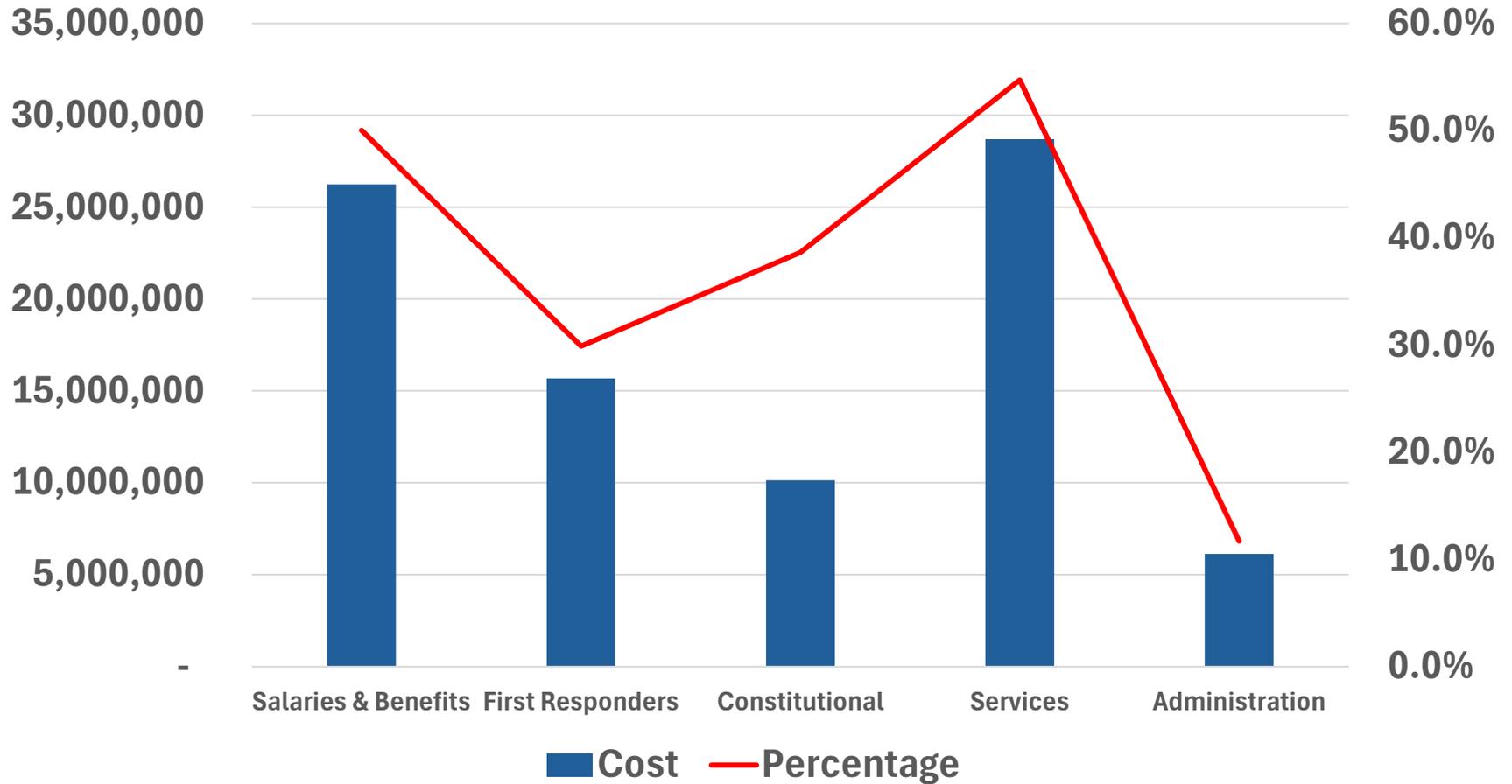
# Future General Fund Revenue



# Total Revenues – \$52.5 million



# Where the Money Goes!



# Social Media

- ▶ **“Over the last few years, the county itself has been doing a good job and there have been lots of improvements!”**

# Two Millage Options for 2025

	Rollback	Rollback Plus Plus 1.2 Mils SPLOST
Preliminary Digest	1,748,898,129	1,748,898,129
Millage Rate	10.776	11.976
2025 Property Taxes	18,846,126	20,944,804
2024 Property Taxes	18,253,061	18,253,061
Additional Revenue	593,065	2,691,743

The Georgia property tax rollback rate is a calculated millage rate (tax rate) designed to ensure that the total property tax revenue collected by a local government from existing properties remains the same as the previous year, despite increases in property valuations due to reassessments.

# Option One-Rollback

	<b>Rollback</b>
<b>Millage Rate</b>	<b>10.776</b>
<b>Additional Revenue</b>	<b>593,065</b>
<b>Deficit</b>	<b>7,354,079</b>
<b>Additional Property Taxes</b>	<b>(593,065)</b>
<b>Excess SPLOST</b>	<b>(2,028,800)</b>
<b>Debt Eliminated</b>	<b>(874,034)</b>
<b>Contingency-General</b>	<b>(450,000)</b>
<b>Contingency-Vacant Positions</b>	<b>(1,158,742)</b>
<b>Eliminate Capital Expenditures</b>	<b>(1,629,370)</b>
<b>Property Insurance</b>	<b>231,000</b>
<b>Health Insurance</b>	
<b>Retirement Contribution</b>	<b>270,000</b>
<b>Sales Ratio Study &lt;38%</b>	
<b>Salary Adjustments</b>	
<b>Unassigned Reserves</b>	<b>(7,716,547)</b>
	<b>(6,595,479)</b>

# Rollback Plus 1.2 Mils SPLOST

	Rollback Plus
	Plus 1.2 Mils SPLOST
Millage Rate	11.976
Additional Revenue	2,691,743
Deficit	7,354,079
Additional Property Taxes	(2,691,743)
Excess SPLOST	(2,028,800)
Debt Eliminated	(874,034)
Contingency-General	(450,000)
Contingency-Vacant Positions	(1,158,742)
Eliminate Capital Expenditures	(1,629,370)
Property Insurance	231,000
Health Insurance	
Retirement Contribution	270,000
Sales Ratio Study <38%	
Salary Adjustments	
Unassigned Reserves	(7,716,547)
	(8,694,157)
	<b>Tax Increase</b>

# Pleasure of the Board???

	Rollback	Rollback Plus Plus 1.2 Mils SPLOST
<b>Millage Rate</b>	<b>10.763</b>	<b>11.976</b>
<b>Additional Revenue</b>	<b>643,927</b>	<b>2,691,743</b>
<b>Deficit</b>	<b>7,354,079</b>	<b>7,354,079</b>
<b>Additional Property Taxes</b>	<b>(643,927)</b>	<b>(2,691,743)</b>
<b>Excess SPLOST</b>	<b>(2,028,800)</b>	<b>(2,028,800)</b>
<b>Debt Eliminated</b>	<b>(874,034)</b>	<b>(874,034)</b>
<b>Contingency-General</b>	<b>(450,000)</b>	<b>(450,000)</b>
<b>Contingency-Vacant Positions</b>	<b>(1,158,742)</b>	<b>(1,158,742)</b>
<b>Eliminate Capital Expenditures</b>	<b>(1,629,370)</b>	<b>(1,629,370)</b>
<b>Property Insurance</b>	<b>231,000</b>	<b>231,000</b>
<b>Health Insurance</b>		
<b>Retirement Contribution</b>		<b>270,000</b>
<b>Sales Ratio Study &lt;38%</b>		
<b>Salary Adjustments</b>		
<b>Unassigned Reserves</b>	<b>(7,716,547)</b>	<b>(7,716,547)</b>
	<b>(6,916,341)</b>	<b>(8,694,157)</b>
		<b>Tax Increase</b>

# Public Hearings

- ▶ Thursday, August 28<sup>th</sup> at 9:00 a.m.
- ▶ Thursday, August 28<sup>th</sup> at 6:00 p.m.
- ▶ Tuesday, September 9<sup>th</sup> at 6:00 p.m.
  
- ▶ The millage rate for 2025 will be set by the Board of Commissioners on September 9, 2025, at 6:00 p.m.

# Way Forward

- ▶ **Motion:**
  - ▶ **Second**
  - ▶ **Discussion**
  - ▶ **Vote**
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