



The Commission

of the Unified Government of Cusseta-Chattahoochee County, Georgia

215 McNaughton St Cusseta, Georgia 31805
(706) 989-3602 Fax (706) 989-2005 lisa@ugoccc.com

Charles Coffey, Chairman
Timothy Biddle, Vice Chairman
Gerald Douglas
Damon Hoyte
Jason Frost

Thomas Weaver, County Manager

Lisa Bickel, County Clerk

Bin Minter, County Attorney

MINUTES CALLED MEETING-MILLAGE RATE

Oct. 8, 2025

215 McNaughton St.

PRESENT:

Chairman Coffey
Vice-Chairman Biddle
Commissioner Douglas
Commissioner Hoyte
Commissioner Frost-Via phone

Lisa Bickel, County Clerk

Chairman Coffey called the Public Hearing of the *Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia* to order at 10:27 a.m. with all the Commissioners present Commissioner Frost via phone, and live streaming on our Facebook page.

CALLED MEETING

CHAIRMAN COFFEY opened the called meeting for the Tax Millage Rate.

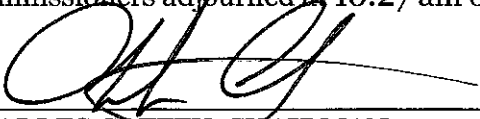
Motion to approve the 2025 Tax Levy Resolution, Increase of Millage Rate by 1.25, made by Commissioner Frost, Seconded by Commissioner Douglas, Commissioner Hoyte Voted against, Commissioners Coffey & Biddle voted for. The vote passed.

Commissioner Biddle wanted to remind the public about the rodeo and tunnel to towers in Preston, Ga. November 15th. **Chairman Coffey** also reminded everyone about the comprehensive plan survey.

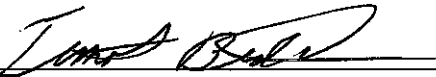
Motion to adjourn made by **Commissioner Hoyte**, Seconded by **Commissioner Biddle**, the vote was unanimous.

ADJOURNMENT

There being no further business to be conducted by and with the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia, Chairman Coffey declared the Public Hearing of the Board of Commissioners adjourned at 10:27 am on Wed. Oct. 8, 2025.



CHARLES COFFEY, CHAIRMAN



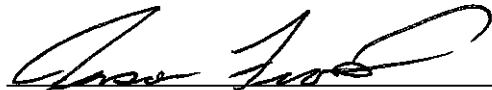
TIMOTHY BIDDLE, VICE CHAIRMAN



GERALD DOUGLAS, COMMISSIONER



DAMON HOYTE, COMMISSIONER



JASON FROST, COMMISSIONER

Nov. 4, 2025
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of the Oct. 8, 2025, Called Meeting, was approved via majority vote by the Board of Commissioners in its Nov. 4th, 2025, regular meeting.

ATTESTED BY: _____



THOMAS WEAVER, COUNTY MANAGER
UNIFIED GOVERNMENT OF
CUSSETA-CHATTAHOOCHEE COUNTY

Seal:



2025 TAX LEVY RESOLUTION

STATE OF GEORGIA
COUNTY OF CUSSETA-CHATTAHOOCHEE

WHEREAS, the estimated sum necessary to maintain the Unified Government of Cusseta-Chattahoochee County, Georgia for the year 2025 requires a millage levy as follows:

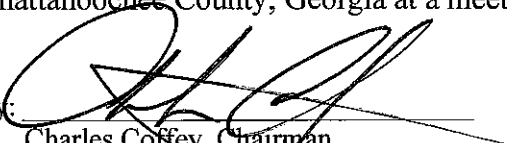
PURPOSE	Millage
Maintenance and Operation of Unified Government	27.081
Less rollback (local option sales tax)	17.577
Less rollback (insurance premium tax)	0
Actual County millage rate	9.504
Maintenance and Operation of Schools	16.468
State of Georgia	0
Total Ad Valorem Tax Levy	25.972

NOW, THEREFORE BE IT RESOLVED by the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia that there be, and there is hereby levied and assessed a tax of **25.97 mills** upon all tangible property in Cusseta-Chattahoochee County, Georgia including public utilities in the respective millage amounts hereinabove set forth.

BE IT FURTHER RESOLVED that the levies of taxation are subject to such exemptions of homestead and personal property as are directed by law.

BE IT ALSO RESOLVED that the Clerk to the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia be and is hereby directed to transmit promptly to the Tax Commissioner a certified copy of this resolution and give further publication of this levy as required by law.

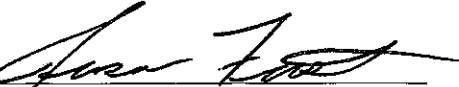
INTRODUCED, READ AND ADOPTED by the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia at a meeting held on this, the 8th day of Oct. 2025.

By: 
Charles Coffey, Chairman

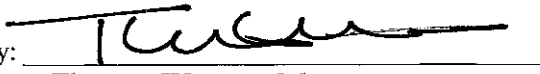
By: 
Timothy Biddle, Vice-Chairman

By: 
Gerald Douglas, Commissioner

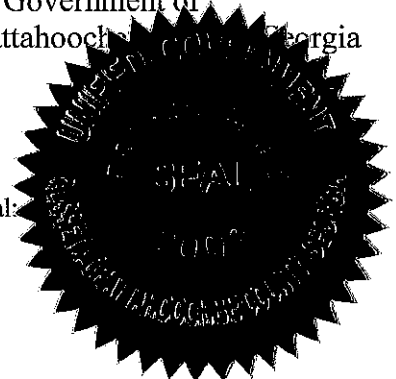
By: 
Damon Hoyte, Commissioner

By: 
Jason Frost, Commissioner

ATTESTED AND CERTIFIED
AS CORRECT

By: 
Thomas Weaver, Manager
The Unified Government of
Cusseta-Chattahoochee County, Georgia

Seal:



NOTICE OF PROPERTY TAX INCREASE

The Chattahoochee County Board of Commissioners has tentatively adopted a 2025 millage rate which will require an increase in property tax by 15.14 percent.

All concerned citizens are invited to the public hearing on the tax increase to be held at the UGOCCC Offices, 215 McNaughton Street, Cusseta, GA on October 1, 2025, at 10:00 am and 6:00 pm

Times and places of additional public hearings on this tax increase are at UGOCCC Offices, , 215 McNaughton Street, Cusseta, GA on October 8, 2025, at 10:00 am.

This tentative increase will result in a millage rate of 9.504 mills, an increase of 1.25 mills. Without this tentative increase, the millage rate will be no more than 8.254 mills. The proposed tax increase for a home with a fair market value of \$100,000 is approximately \$50.00 and the proposed tax increase for non-homestead property with a fair market value of \$50,000 is approximately \$25.00.

PRESS RELEASE ANNOUNCING A PROPOSED PROPERTY TAX INCREASE

The Chattahoochee County Board of Commissioners today announces its intentions to increase the 2025 property taxes it will levy this year by 15.14% percent over the rollback millage rate.

Each year, the Board of Tax Assessors is required to review the assessed value for property tax purposes of taxable property in the county. When the trend of prices on properties that have recently sold in the county indicate there has been an increase in the fair market value of any specific property, the Board of Tax Assessors is required by law to re-determine the value of such property and adjust the assessment. This is called a reassessment.

When the total digest of taxable property is prepared, Georgia law requires a rollback millage rate be computed that will produce the same total revenue on the current year's digest that last year's millage rate would have produced had no reassessment occurred.

The budget tentatively adopted by the Chattahoochee County Board of Commissioners requires a millage rate higher than the rollback millage rate; therefore, before the Chattahoochee County Board of Commissioners may finalize the tentative budget and set a final millage rate, Georgia law requires three public hearings to be held to allow the public an opportunity to express their opinions on the increase.

All concerned citizens are invited to the public hearings on this tax increase to be held at the UGOCCC Offices, 215 McNaughton Street, Cusseta, Georgia on October 1, 2025, at 10:00 am, October 1, 2025, at 6:00 pm and October 8, 2025, at 10:00 am.

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

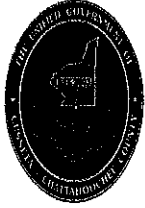
COUNTY: CHATTAHOOCHEE	TAXING JURISDICTION: COUNTY - COUNTYWIDE			
ENTER VALUES AND MILLAGE RATES FOR THE APPLICABLE TAX YEARS IN YELLOW HIGHLIGHTED BOXES BELOW				
DESCRIPTION	2024 DIGEST	REASSESSMENT OF EXISTING REAL PROP	OTHER CHANGES TO TAXABLE DIGEST	2025 DIGEST
REAL	58,132,642	4,630,492	914,516	63,677,650
PERSONAL	12,021,169		(1,571,660)	10,449,509
MOTOR VEHICLES	516,750		410,220	926,970
MOBILE HOMES	1,266,840		35,415	1,302,255
TIMBER -100%	556,488		177,210	733,698
HEAVY DUTY EQUIP	0		0	0
GROSS DIGEST	72,493,889	4,630,492	(34,299)	77,090,082
EXEMPTIONS	8,515,049	2,630,650	89,906	11,235,605
NET DIGEST	63,978,840	1,999,842	(124,205)	65,854,477
	(PYD)	(RVA)	(NAG)	(CYD)
2024 MILLAGE RATE: 8.512		2025 MILLAGE RATE: 9.504		
CALCULATION OF ROLLBACK RATE				
DESCRIPTION	ABBREVIATION	AMOUNT	FORMULA	
2024 Net Digest	PYD	63,978,840		
Net Value Added-Reassessment of Existing Real Property	RVA	1,999,842		
Other Net Changes to Taxable Digest	NAG	(124,205)		
2025 Net Digest	CYD	65,854,477	(PYD+RVA+NAG)	
2024 Millage Rate	PYM	8.512	PYM	
Millage Equivalent of Reassessed Value Added	ME	0.258	(RVA/CYD) * PYM	
Rollback Millage Rate for 2025	RR - ROLLBACK RATE	8.254	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	8.254	
		2025 Millage Rate	9.504	
		Percentage Tax Increase	15.14%	
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 _____				
CHECK THE APPROPRIATE PARAGRAPH BELOW THAT APPLIES TO THIS TAXING JURISDICTION				
[]	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

NOTICE

The Chattahoochee County Board of Commissioners does hereby announce that the millage rate will be set at a meeting to be held at the UGOCOC Offices on October 8, 2025 immediately following public hearing 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 2025 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY

COUNTY WIDE		2020	2021	2022	2023	2024	2025
C o u n t y w i d e	Real & Personal	60,186,296	60,222,194	62,915,446	69,551,078	70,153,811	74,127,159
	Motor Vehicles	788,290	1,065,130	634,660	1,045,030	516,750	926,970
	Mobile Homes	1,172,772	1,180,953	1,275,389	1,301,331	1,266,840	1,302,255
	Timber - 100%	596,776	811,045	889,760	580,069	556,488	733,698
	Heavy Duty Equipment	0	0	0	0	0	0
	Gross Digest	62,744,134	63,279,322	65,715,255	72,477,508	72,493,889	77,090,082
	Less Exemptions	5,941,167	5,926,988	7,493,751	8,356,133	8,515,049	11,235,605
	NET DIGEST VALUE	56,802,967	57,352,334	58,221,504	64,121,375	63,978,840	65,854,477
	Gross Maintenance & Operation Millage	22.5580	25.6580	27.8790	25.8700	23.5720	25.8310
	Less Rollback (Local Option Sales Tax)	13.8850	17.0040	19.3770	17.3680	15.0600	17.5770
TAX	NET M&O MILLAGE RATE	8.6730	8.6540	8.5020	8.5020	8.5120	9.5040
	TOTAL M&O TAXES LEVIED	\$492,652	\$496,327	\$494,999	\$545,160	\$544,588	\$625,881
	Net Tax \$ Increase		\$3,675	(\$1,328)	\$50,161	(\$572)	\$81,293
	Net Tax % Increase		0.75%	-0.27%	10.13%	-0.10%	14.93%



*The Board of Commission
of the Unified Government of Cusseta-Chattahoochee County, Georgia*

Oct. 8, 2025 – BOC Called Meeting

PLEASE SIGN IN
So We Can Record Your Attendance

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The Commission

of the Unified Government of Cusseta-Chattahoochee County, Georgia

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(706) 989-3602 Fax (706) 989-2005 lisa@ugoccc.com

Charles Coffey, Chairman
Timothy Biddle, Vice Chairman
Gerald Douglas
Damon Hoyte
Jason Frost

Thomas Weaver, County Manager

Lisa Bickel, County Clerk

Bin Minter, County Attorney

MINUTES PUBLIC HEARING V-MILLAGE RATE

Oct. 8, 2025

215 McNaughton St.

PRESENT:

Chairman Coffey
Vice-Chairman Biddle
Commissioner Douglas
Commissioner Hoyte
Commissioner Frost-Via phone

Lisa Bickel, County Clerk

Chairman Coffey called the Public Hearing of the *Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia* to order at 10:00 a.m. with all Commissioners present, Commissioner Frost via phone and live streaming on our Facebook page.

PUBLIC HEARING V

CHAIRMAN COFFEY opened the hearing and stated the following agenda: the Chattahoochee County Board of Commissioners has tentatively adopted a 2025 millage rate which will require an increase in property tax by 15.14 percent. This tentative increase will result in a millage rate of 9.504 mills, an increase of 1.25 mills. Without this tentative increase the rate will be no more than 8.254 mills. The proposed tax increase for a home with a fair market value of \$100,000 is approximately \$50.00 and the proposed tax increase for non-homestead property with a fair market value of \$50,000 is approximately \$25.00. **Chairman Coffey** read verbatim the notices that were put in the paper, with the dates and times. **Chairman Coffey** said we try to answer what, why, when, we did do a cost budget analysis, every year when we do our budgets, he stated he didn't answer that question properly at the last public hearing. **Chairman Coffey** explained that a revaluation of properties with the Board of Assessors is different and not through the Board of Commission, what they are doing is a millage rate increase. He stated the biggest point is the 15.14% is a percentage of the millage rate, when a citizen came and says what a mil equates to, one mil equates to \$1.00 for every thousand dollars that your value of your property, he has never heard it put that way before, but if it helps people understand it better. He just wanted to state again that the millage rate increase is 1.25 mills, and that is just for property owners, if you don't own property, it doesn't even apply to you. There were also concerns about sales tax and voting, and any tax levy is through the Commission, sales tax would be a vote by the people. **Chairman Coffey** also stated if anyone had been watching the budget meetings and with our constitutional officers, and department heads, with all the back-and-forth discussions and hurt feelings, we still came short and couldn't fund what they needed to operate, that is called a deficit and the only way to close that gap is to either go into reserve or raise taxes. If you keep going into your reserve, you won't have money for emergencies. The reserve should be for catastrophic events. The correct thing to do is to bring the millage rate up to run the county to be able to fund it.

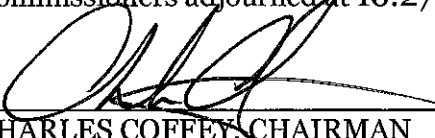
Chairman Coffey also wanted to point out that in November we will have the FLOST on the ballot and if it is passed it will help to offset some relief for property tax, the county portion of property tax. FLOST "Flexible or Floating option sales tax", we can produce more revenue with this sales tax, and this will help offset the county portion of your tax bill, in short this is a good thing for our county, only 18% of this county is nonmilitary, and we are only pulling revenue from that part of the county. **Chairman Coffey** gave an estimate of a property bill with the new millage rate vs the old.

Chairman Coffey asked the Commission if they had anything more to add, he also asked if the public had any questions. **Commissioner Biddle** did add that if the FLOST passes we will be able to get the sales tax from any purchases from FT Benning, from where before, we aren't currently getting any of this money, he also wanted to mention how it doesn't work for any other county but ours because we are unique, so he wants to encourage the voters to get out and vote, it will be a huge turnaround for us. **Chairman Coffey** stated even people stopping through at vendors like the gas station will be paying for this sales tax.

Motion to adjourn and close the public hearing made by **Commissioner Biddle**, Seconded by **Commissioner Douglas**, the vote was unanimous.

ADJOURNMENT

There being no further business to be conducted by and with the Commission of the Unified Government of Cusseta-Chattahoochee County, Georgia, Chairman Coffey declared the Public Hearing of the Board of Commissioners adjourned at 10:27 am on Wed. Oct 8, 2025.



CHARLES COFFEY, CHAIRMAN



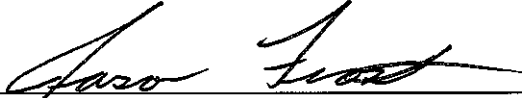
TIMOTHY BIDDLE, VICE CHAIRMAN



GERALD DOUGLAS, COMMISSIONER



DAMON HOYTE, COMMISSIONER



JASON FROST, COMMISSIONER

Nov 4, 2025
DATE APPROVED

I hereby certify that the foregoing documentation, the Minutes of the Oct 8, 2025, Public Hearing V, was approved via majority vote by the Board of Commissioners in its Nov. 4, 2025, regular meeting.

ATTESTED BY:



THOMAS WEAVER, COUNTY MANAGER
UNIFIED GOVERNMENT OF
CUSSETA-CHATTAHOOCHEE COUNTY

Seal:





*The Board of Commission
of the Unified Government of Cusseta-Chattahoochee County, Georgia*

Oct. 8, 2025 – BOC Public Hearing V

PLEASE SIGN IN
So We Can Record Your Attendance

1. <u>Bradney E Scott</u>	21. _____
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*The Board of Commission
of the Unified Government of Cusseta-Chattahoochee County, Georgia*

Oct. 8, 2025 – BOC Public Hearing V

PLEASE SIGN IN
If You Would Like To Speak

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