BOARD OF COUNTY COMMISSIONERS
Lee Hearn, Chairman
Edward Gibbons, Vice Chairman
Eric K. Maxwell
Charles D. Rousseau
Charles W. Oddo

FAYETTE COUNTY, GEORGIA
Steve Rapson, County Administrator
Dennis A. Davenport, County Attorney
Tameca P. Smith, County Clerk
Marlena Edwards, Chief Deputy County Clerk

140 Stonewall Avenue West
Public Meeting Room
Fayetteville, GA 30214

SPECIAL CALLED HEARING
MINUTES

October 15, 2026
5:00 p.m.

Welcome to the meeting of your Fayette County Board of Commissioners. Your participation in County government is appreciated. All regularly scheduled Board meetings are open to the public and are held on the 2nd and 4th Thursday of each month at 5:00 p.m.

OFFICIAL SESSION:

Call to Order
Chairman Lee Hearn called the October 15, 2026, Special Called Millage Rate Hearing to order at 5:00 p.m. A quorum of the Board was present. Commissioner Charles Rousseau was absent.

Invocation and Pledge of Allegiance
Chairman Hearn offered the Invocation and led the audience in the Pledge of Allegiance.

Acceptance of Agenda
Vice Chairman Edward Gibbons moved to accept the agenda. Commissioner Charles Oddo seconded. The motion passed 4-0. Commissioner Rousseau was absent.

PUBLIC HEARING:

1. **Final Public Hearing to discuss the 2026 Property Tax Millage Rate.**

Chief Finance Officer Sheryl Weinmann stated that this was the third and final required hearing when not rolling back the millage rate. The tax digest started at $10.5 billion from 2025. Real property growth increased by 2.59% and property growth grew by almost $2.05 billion, largely related to data center leasing. Motor vehicles decreased and so did other heavy-duty equipment and mobile homes. The total growth increase was 21.94% or $2.3 billion. There was an increase in exemptions, which lowered the growth and changed it to $2.2 billion. Reassessments were not high. Real property increased by $500 million and the increase in exemptions left a net of $334 million. The positive change to the digest was $2.56 billion or 24%, making the digest $13.074 billion for the end of 2026. Ms. Weinmann continued the presentation showing the variances over the past year which showed a large increase due to personal property. She stated that staff proposed to keep the millage rate the same. The County's Maintenance and Operations (M&O) was still at 3.763. There was no change in the millage rate for Fire (2.82), EMS (1.000), or 911 (0.210). Ms. Weinmann gave an example of a tax bill using a $575,000 home value. She stated that there would be an increase of $21.60 per year and that could vary based on the homestead exemption for each home and shared a slide that showed the County's millage rate in comparison to neighboring counties or counties comparable in size. The County ranked 13th out of the 15 counties.

In response to Vice Chairman Gibbons, Ms. Weinmann confirmed that the County did not control the Board of Education's millage rate. She stated that the County was only responsible for providing to the State the millage rate set by the Board of Education. She continued the presentation with the Town of Brooks, Peachtree City, Fayetteville, and the Town of Tyrone. The Town of Brooks does not have separate Fire, EMS or 911, so they pay the same millage rate as Unincorporated Fayette County, except for the $251 (3.9%) to the Town of Brooks. Peachtree City has its own Fire and EMS, so they only pay 911 to the County. The City of Fayetteville has Fire but does not have 911 or EMS, so they pay the County rate for those services. The Town of Tyrone pays the County Fire, EMS and 911. Based on the example, Unincorporated Fayette County ranked lowest in taxes paid by citizens, followed by Brooks, Peachtree City, Fayetteville and the Town of Tyrone, respectively. The variance on a $575,000 home, between Fayette County (the lowest) and Tyrone (the highest) was $650 per tax bill. The financial impact to the General Fund Operations and Maintenance, cumulative effect of the rollback since 2014, was $147.4 million in savings to the Fayette County citizens. Ms. Weinmann asked the Board to approve Resolution 2026-15 to levy the County's property tax.

Ben Loggins, Fayetteville, stated that at night he could hear the data center and he was not happy. He stated that he realized it was not due to any Board decision. He asked when the County would receive taxes from the data center so that the County could roll back taxes.

Andrea Barnett, Fayetteville, stated that considering that there was so much development in Unincorporated Fayette County, she did not understand why there was a need to increase the millage rate.

Vice Chairman Gibbons moved to approve Resolution 2026-15 to levy the County's 2026 property tax. Commissioner Oddo seconded.

Commissioner Maxwell stated that at the October 1 meeting, the Board had a robust discussion to address the comments made. He encouraged the audience and viewers to refer to that meeting. He stated that he had some of the same questions.

County Administrator Steve Rapson stated that the County would be receiving roughly $7.7 million in "data center" revenue, primarily from personal property tax. He stated that the County elected, this year, to establish and separate those funds and put them into a Targeted Revitalization and Infrastructure Program (TRIP). He stated that the funds are being treated as one-time revenues because staff was waiting to see what the State Legislature would do regarding an income tax relief for the entire state of Georgia or if they would target some of the data center revenue. There were bills that referenced those issues. Mr. Rapson stated that citizens could currently vote, on the November ballot, to do a homestead relief. That question on the November ballot would give the County the flexibility to do a floating homestead, which would give taxpayer relief, dollar for dollar, for money collected over and above what was collected this past year. In previous years, the County would have to go back to the legislature and ask for permission to do a floating homestead each year. He stated that there was a lot of uncertainty about whether the revenue would stay within the County based on the State Legislature's decisions. He stated that $1.5 million was provided to the Animal Control, $750,000 to the recreation multi-use facility, some to the East Fayetteville gym, $2.4 million into the Sheriff's Office for body cameras and dash cameras, $133,000 for the Fire Department, and $443,000 to 911. The balance went into Fund Balance as staff waited to see what would happen at the State level. He wanted to clarify that the County was not increasing the millage rate. The millage rate stayed the same. However, State law requires that the County advertise it as an increase when not doing a rollback.

Chairman Hearn stated that he liked comparing Fayette County to surrounding counties. Spalding County was over 19 mills, Clayton County was over 18 mills, Rockdale County was in the 18 mill range, Dekalb County was over 16 mills, Gwinnett County was over 14 mills, and Fayette County was 7.7 mills. He stated that this spoke to the fact that the County did a good job managing the money and spending it wisely for the taxpayers. He stated that he appreciated the work of the staff and finance team.

Commissioner Oddo stated that he wanted to point out that the County was doing more with this lower millage rate than other counties are doing around the state.

Vice Chairman Gibbons stated that the money was treated as one time revenue because the County did not know what the State Legislature would decide and most of the money was put into public safety.
Mr. Rapson stated that was correct.

Vice Chairman Gibbons moved to approve Resolution 2026-15 to levy the County's 2026 property tax. Commissioner Oddo seconded. The motion passed 4-0. Commissioner Rousseau was absent.

ADJOURNMENT:

Commissioner Maxwell moved to adjourn the October 15, 2026, Special Called Millage Rate Hearing. Vice Chairman Gibbons seconded. The motion passed 4-0. Commissioner Rousseau was absent.

The October 15, 2026, Board of Commissioners Special Called Millage Rate Hearing adjourned at 5:20 p.m.

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Tameca P. Smith, County Clerk Lee Hearn, Chairman

The foregoing minutes were duly approved at an official meeting of the Board of Commissioners of Fayette County, Georgia, held on the 12th day of November 2026. Attachments are available upon request at the County Clerk's Office.