

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – THURSDAY, MAY 18, 2023
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
TO IMMEDIATELY FOLLOW THE 4:00 PM WORK SESSION**

A. ROLL CALL

B. INVOCATION AND PLEDGE OF ALLEGIANCE

C. ANNOUNCEMENTS

D. APPROVAL OF MINUTES

- [1.](#) Minutes of the Work Session held on May 4, 2023
- [2.](#) Minutes of the Voting Session held on May 4, 2023

E. APPROVAL OF AGENDA

F. PUBLIC COMMENT

G. ZONING

- [1.](#) ZA 23-01 - Clay Moss requests to rezone 3 acres of TMP 037-064 from RA (Residential Agriculture) to RSRMM (Residential Sub-Rural Manufactured/Moved) (Leila Lane).

H. UNFINISHED BUSINESS

- [1.](#) Consideration of Property Maintenance Ordinance Review (*A temporary moratorium concerning a Property Maintenance Ordinance, executed on February 16, 2023, expires on May 18, 2023.*)

I. NEW BUSINESS

- [1.](#) Consideration of Request to Make Family Connection’s Administrative Specialist Position a Full-Time Position
- [2.](#) Consideration of Request to Add Two New Part-Time Transfer Station Attendants for the Recycling Program
- [3.](#) Consideration of Lease Agreement with Corps of Engineers Concerning Lake Parks
- [4.](#) Consideration of the Appointment of a County Manager and Approval of a County Manager Contract

J. PUBLIC COMMENT

K. ADJOURNMENT

****An Executive Session may follow the Voting Session meeting.***

Those with disabilities who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting, should contact the ADA Coordinator at 706-344-3666, extension 44514. The county will make reasonable accommodations for those persons.

**DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES – THURSDAY, MAY 4, 2023
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM**

Those present were Chairman Billy Thurmond; Commissioner Seth Stowers, District 1; Commissioner Chris Gaines, District 2; Commissioner Alexa Bruce, District 3; Commissioner Emory Dooley, District 4; Interim County Manager Vickie Neikirk; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.

NEW BUSINESS

1. Presentation of Request to Make Family Connection’s Administrative Specialist Position a Full-Time Position- Family Connection Coordinator Rebecca Bliss
This item will be placed on the May 18, 2023, Voting Session Agenda.
2. Presentation of Request to Submit FY 2023 Local Maintenance and Improvement Grant Safety Action Plan Application to the Georgia Department of Transportation for Safety Improvements on Various County Roads- Public Works Director Robert Drewry
This item will be added to the May 4, 2023, Voting Session Agenda.
3. Presentation of Request to Add Two New Part-Time Transfer Station Attendants for the Recycling Program- Public Works Director Robert Drewry
This item will be placed on the May 18, 2023, Voting Session Agenda.
4. Presentation of Lease Agreement with Corps of Engineers Concerning Lake Parks- Parks & Recreation Director Matt Payne
This item will be placed on the May 18, 2023, Voting Session Agenda.
5. Presentation of Request for Commitment Letter for Department of Natural Resources Land and Water Conservation Fund Grant- Parks & Recreation Director Matt Payne
This item will be added to the May 4, 2023, Voting Session Agenda.
6. Presentation of FY 2023 1st Quarter Financial Update- Chief Financial Officer Vickie Neikirk
This item was for information only.
7. County Manager Report
This item was for information only.
8. County Attorney Report
County Attorney Davis had no information to report.

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – THURSDAY, MAY 4, 2023
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
IMMEDIATELY FOLLOWING THE 4:00 PM WORK SESSION**

ROLL CALL: Those present were Chairman Billy Thurmond; Commissioner Seth Stowers, District 1; Commissioner Chris Gaines; District 2; Commissioner Alexa Bruce, District 3; Commissioner Emory Dooley, District 4; Interim County Manager Vickie Neikirk; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.

INVOCATION AND PLEDGE OF ALLEGIANCE: Chairman Thurmond

ANNOUNCEMENTS:

None

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on April 20, 2023.
Stowers/Bruce

Motion passed 4-0 to approve the Minutes of the Voting Session held on April 20, 2023.
Dooley/Stowers

APPROVAL OF AGENDA:

Motion passed 4-0 to approve the agenda with the following change:

- Addition of Nos. 5 and 6 under New Business:
 - Request to Submit FY 2023 Local Maintenance and Improvement Grant Safety Action Plan Application to the Georgia Department of Transportation for Safety Improvements on Various County Roads
 - Request for Commitment Letter for Department of Natural Resources Land and Water Conservation Fund Grant

Gaines/Bruce

PUBLIC COMMENT:

None

NEW BUSINESS:

Consideration of the Future Site for the Emergency 9-1-1 / Emergency Operations Center Building
Motion passed 4-0 to approve constructing the Emergency 9-1-1 / Emergency Operations Center Building at the current Dawson County Fire Station 2 location at a maximum 8,000 square feet with a 10 percent contingency on the square footage area. While performing site preparation for this project, site preparation for a fueling station also will be performed, if possible; additionally, maximizing the parking area(s) for voting days also will be explored. Dooley/Bruce

Consideration of Annual Renewal Options for Employee Insurance Benefits

Motion passed 4-0 to approve the Annual Renewal Options for Employee Insurance Benefits; to move the county's group health insurance program to Cigna on a total cost split of 80/20, move the dental insurance program to Cigna on a total cost to employees, move the vision insurance program to Cigna on a total cost to employees, and move the telemedicine program to FlexCare Digital Health on a total cost to the county. Gaines/Stowers

Consideration of FY 2023 Legacy Link Contract Addendum No. 2

Motion passed 4-0 to approve a FY 2023 Legacy Link Contract Addendum No. 2. Dooley/Bruce

Consideration of FY 2024 Commitment Letter for Legacy Link

Motion passed 4-0 to approve a FY 2024 Commitment Letter for Legacy Link. Bruce/Stowers

Consideration of Request to Submit FY 2023 Local Maintenance and Improvement Grant Safety Action Plan Application to the Georgia Department of Transportation for Safety Improvements on Various County Roads

Motion passed 4-0 to approve a Request to Submit a FY 2023 Local Maintenance and Improvement Grant Safety Action Plan Application to the Georgia Department of Transportation for Safety Improvements on Various County Roads. Stowers/Dooley

Consideration of Request for Commitment Letter for Department of Natural Resources Land and Water Conservation Fund Grant

Motion passed 4-0 to approve a Request for a Commitment Letter for a Department of Natural Resources Land and Water Conservation Fund Grant. Any funding the county contributes would come from Special Purpose Local Option Sales Tax funds. Bruce/Dooley

PUBLIC COMMENT:

None

ADJOURNMENT:

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

Dawson County
Rezoning Application
(AMENDMENT TO LAND USE MAP)

APPLICANT INFORMATION (or Authorized Representative)

If applicant is other than owner, the Property Owner Authorization form must be completed.

Printed Name: Clay Moss

Address: _____

Phone (Listed only please) _____

Email (Business/Personal): _____

Status: Owner Authorized Agent Lessee Option to purchase

I have / have not participated in a pre-application meeting with Planning Staff.

If not, I agree /disagree to schedule a meeting the week following the submittal deadline.

Meeting Date: _____ Applicant Signature: _____

REQUESTED ACTION & DETAILS OF PROPOSED USE

Rezoning to: RSRMM Special Use Permit for: _____

Proposed Use: Stick-built house

Existing Utilities: Water Sewer Gas Electric

Proposed Utilities: Water Sewer Gas Electric

RESIDENTIAL

No. of Lots: 1 Minimum Lot Size: 3 (acres) No. of Units: _____

Minimum Heated Floor Area: _____ sq. ft. Density/Acre: _____

Type: Apartments Condominiums Townhomes Single-family Other

Type of Amenity: N/A Amount of Open Space: _____

COMMERCIAL & RESTRICTED INDUSTRIAL:

Building area: _____ No. of Parking Spaces: _____

Property Owner/ Property Information

Name: Horace Weldon Reece & Leila Inez

Street Address of Property being rezoned: Leila Lane Dawsonville, Ga 30534

Rezoning from: RA to: RSRMM Total acreage being rezoned: 3

Directions to Property (if no address):

Turn on Leila Ln and the property is on the left at the end of the road.

Subdivision Name (if applicable): N/A Lot(s) #: _____

Current Use of Property: Vacant Wooded

Does this proposal reach DRI thresholds? N/A If yes, the application will require submittal of a transportation study. DRIs require an in depth review by County agencies, and regional impact review by the Georgia Mountains Regional Planning staff. This adds several weeks to processing; additionally, the applicant is responsible for the expense of third party review of the required technical studies associated with the project.

Please refer to Dawson County's Georgia 400 Corridor Guidelines and Maps to answer the following:

Does the property lie within the Georgia 400 Corridor? No (yes/no)

SURROUNDING PROPERTY ZONING CLASSIFICATION:

North RSRMM 2 lots South RA East RA West RA

Future Land Use Map Designation: _____

Access to the development will be provided from:

Road Name: Leila Lane Type of Surface: Gravel

Applicant Certification

I hereby request the action contained within this application relative to the property shown on the attached survey, plat, and site plan and further request that this item be placed on both the Planning Commission and Board of Commissioners agenda(s) for a public hearing.

I understand that the Planning & Development staff may either accept or reject my request upon review. My request will be rejected if all the necessary data is not presented. The staff will send notices to adjacent property owners advising of the request and proposed use prior to the public hearing.

I understand that I have the obligation to present all data necessary and required by code to enable the Planning Commission and the Board of Commissioners to make an informed determination on my request. I will seek the advice of an attorney or a land use professional if I am not familiar with the zoning and land use requirements.

I understand that my request will be acted upon at the Planning Commission and Board of Commissioner hearings and that I am required to be present or to be represented by someone able to present all facts. I understand that failure to appear at a public hearing may result in the postponement or denial of my rezoning or special use application. **I further understand that it is my responsibility to be aware of relevant public hearing dates and times regardless of notification from Dawson County.**

I hereby certify that I have read the above and that the above information as well as the attached information is true and correct.

Signature Clay Moss Date 2/22/2023
Witness Donna McNeal Date 2/22/2023

Property Owner Authorization

I/we, Horace and Leila Reece, hereby swear that I/we own the property located at (fill in address and/or tax map parcel #s):

Street Address of Property being rezoned: Leila Lane Dawsonville, Ga 30534

TMP#: 037 064

as shown in the tax maps and/or deed records of Dawson County, Georgia, and which parcel or parcels will be affected by this request.

I hereby authorize the person named below to act as the applicant or agent in pursuit of the rezoning requested on this property. I understand that any rezone granted, and/or conditions or stipulations placed on the property will be binding upon the property regardless of ownership. The under signer below is authorized to make this application. The under signer is aware that no application or reapplication affecting the same land shall be acted upon within six (6) months from the date of the last action by the Board of Commissioners.

Printed Name of applicant or agent: Clay Moss

Signature of applicant or agent: Clay Moss Date: 2-22-2023

Printed Name of Owner(s): Horace and Leila Reece

Signature of Owner(s): Horace Reece Leila Reece Date: 2-7-23

Mailing address: _____

City, State, Zip. Dawsonville, Ga 30534

Phone (Listed/Unlisted): _____

Sworn and subscribed before me
this 7th day of February, 2023.

Clay D. New
Notary Public

My Commission Expires: 10/26/2025



(The complete names of all owners must be listed; if the owner is a partnership, the names of all partners must be listed; if a joint venture, the names of all members must be listed. If a separate sheet is needed to list all names, please identify as applicant or owner and have the additional sheet notarized also.)

NOTICE OF RESIDENTIAL EXURBAN/ AGRICULTURAL DISTRICT (R-A) ADJACENCY

Agricultural districts include uses of land primarily for active farming activities and result in odors, noise, dust and other effects, which may not be compatible with adjacent development. **Future abutting developers in non RA land use districts shall be provided with this "Notice of RA Adjacency"** prior to administrative action on either the land use district or the issuance of a building or occupancy permit.

Prior to administrative action the applicant shall be required to sign this waiver which indicates that the applicant understands that a use is ongoing **adjacent** to his use which will produce odors, noise, dust and other effects which may not be compatible with the applicant's development. Nevertheless, understanding the **effects of the adjacent RA use**, the applicant agrees by executing this form to waive any objection to those effects and understands that his district change and/or his permits are issued and processed in reliance on his agreement not to bring any action asserting that the adjacent uses in the RA district constitute a nuisance) against local governments and adjoining landowners whose property is located in an RA district.

This notice and acknowledgment shall be public record.

Applicant Signature: Clay Moss

Applicant Printed Name: Clay Moss

Date Signed: 2/22/2023

Sworn and subscribed before me

this 22 day of February, 2023.

Stacy L. Harris
Notary Public

My Commission Expires: 10/26/2025



{Notary Seal}

Application Number (by staff): _____

Letter of Intent

I Clay Moss, am requesting a re-zoning of 3 acres out of TMP 037 064 located at Leila Lane from RA to RSRMM. These 3 acres are on a private road which is owned by the property owner to which I will be purchasing the land from. There is recorded documentation of an easement on the private road that leads to the property. The land is not visible from a public road. The 3 acres are wooded. There are both RA and RSRMM lots abutting the 3 acres. If the rezoning is approved, we will build a stick-built house on the land and we plan on this being our forever home. We have looked diligently for two plus years for land or possibly a house in Dawson County, but due to astronomical prices and cash buyers we were and are still not able to afford to do so. We both work in Dawson County and have been residents of the County all our lives. Thank you for your consideration in this matter.

Clay Moss 2/22/2023
Clay Moss

ACCESS THRU OTHER LANDS OF REECE

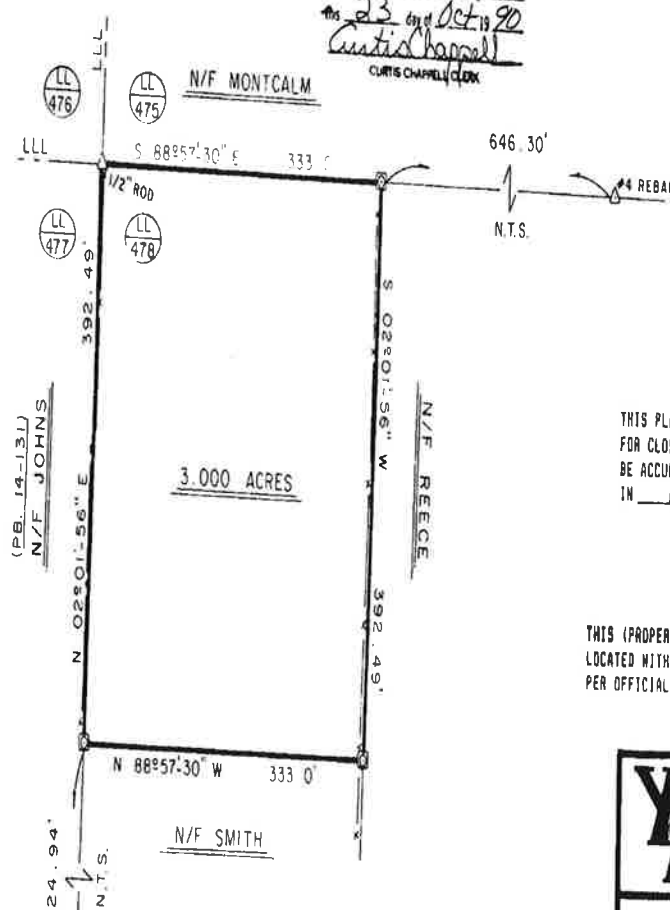
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 20,200 FEET AND AN ANGLE ERROR OF 2.00" PER ANGLE POINT. THE ANGLES WERE ADJUSTED USING COMPASS RULE.

GEORGIA, DAWSON COUNTY CLERK'S OFFICE, SUPERIOR COURT FILED FOR RECORD
 9:50A 10-23-90
 Recorded in Book 28 Page 127
 this 23 day of Oct 19 90
 Curtis Chappel
 CURTIS CHAPPEL CLERK

LEGEND

- 1. N.T.S. NOT TO SCALE
- 2. LL LAND LOT
- 3. C.T. CRIMP TOP
- 4. O.T. OPEN TOP
- 5. R/W RIGHT OF WAY
- 6. C CENTER LINE
- 7. P PROPERTY LINE
- 8. LLL LAND LOT LINE
- 9. P.P. POWER POLE
- 10. W/F NOW OR FORMERLY
- 11. Δ IRON PIN FOUND
- 12. □ IRON PIN SET (1 1/2" DT)
- 13. R.C.P. REINF. CONC. PIPE
- 14. C.M.P. CORRUGATED METAL PIPE
- 15. -P- POWER LINE
- 16. --W-- WATER LINE
- 17. --G-- GAS LINE
- 18. -X-X- FENCE
- 19. □ R/W MONUMENT

MAGNETIC NORTH

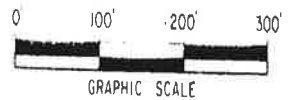


THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN INFINITE FEET.

EQUIPMENT USED FOR MEASUREMENT

TOPCON GTS-2

THIS (PROPERTY) ~~IS LOCATED~~ (IS NOT) LOCATED WITHIN THE 100 YEAR FLOOD AREA PER OFFICIAL "FIA FLOOD HAZARD MAPS"

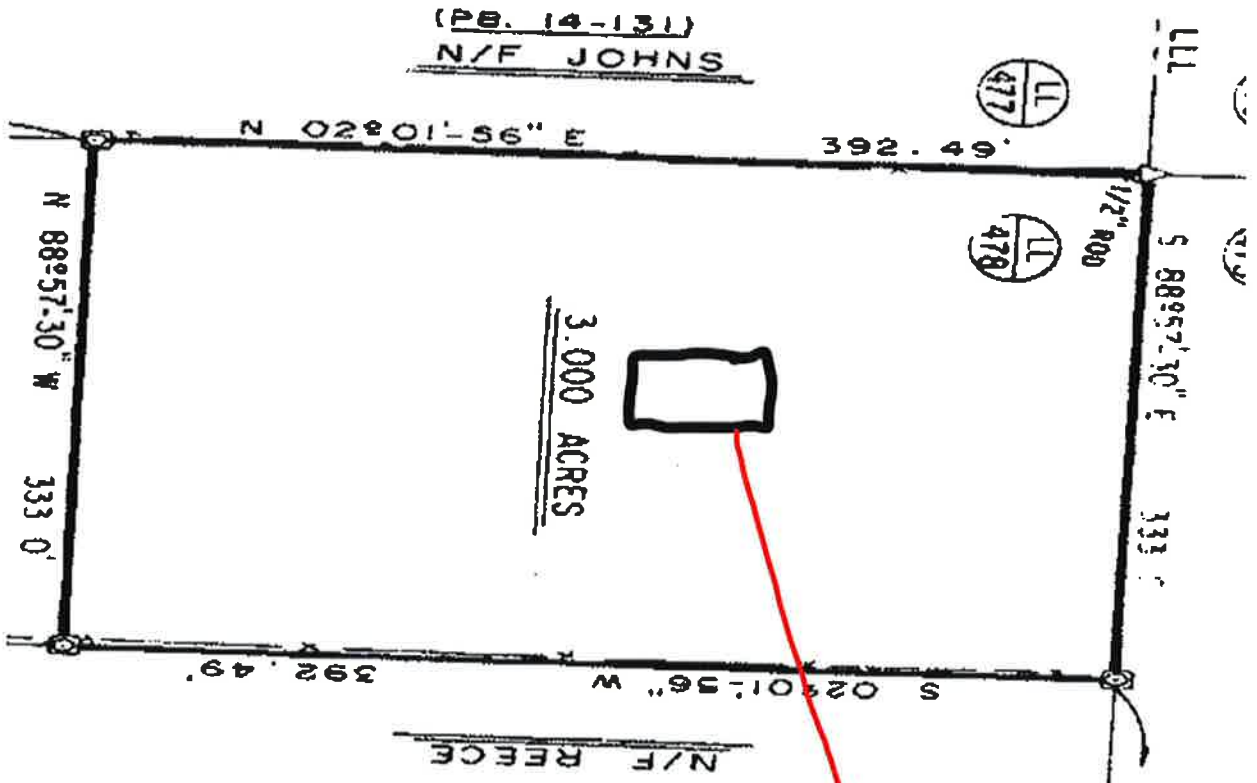


IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

Frederick C. Youngman
 FREDERICK C. YOUNGMAN

| | | |
|-----------------------------------|---|----------------|
| <p>YOUNGMAN ASSOCIATES</p> | <p>PROFESSIONAL LAND SURVEYORS P.O. Box 504, Dawsonville, GA 30534 (404) 265-8585</p> | |
| | <p>HORACE WELDON REECE AND LEILA INEZ REECE</p> | |
| | LAND LOT: 478 | 90088 |
| | DISTRICT: 4TH | SECTION: |
| | COUNTY: DAWSON | STATE: GEORGIA |
| | SCALE: 1" = 300' | DATE: 10/4/90 |

Site plan

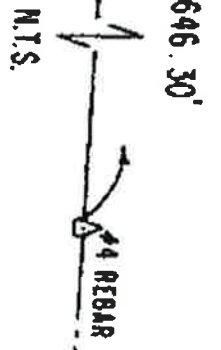


(PB. 14-131)
N/F JOHNS

3.000 ACRES



Approximate proposed house location



- 13. --- REBAR
- 14. --- CORRUGATED METAL PIPE
- 15. --- POWER LINE
- 16. --- WATER LINE
- 17. --- GAS LINE
- 18. --- FENCE
- 19. □ R/W MONUMENT

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN INFINITE FEET.

THIS (PROPERTY) ~~MEASUREMENTS~~ (IS NOT) LOCATED WITHIN THE 100 YEAR FLOOD AREA PER OFFICIAL "FIA FLOOD HAZARD MAPS"



GRAPHIC S

NOTE: SURVEYOR DOES NOT GUARANTEE THAT ALL EASEMENTS THAT MAY AFFECT THIS PROPERTY ARE SHOWN.

IN MY OPINION THIS PROPERTY IS NOT GEOGRAPHICALLY LOCATED IN A SPECIAL FLOOD HAZARD AREA.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 27685 FEET, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 100000 FEET.

EQUIPMENT USED: TOPCON GPT 1035 TOTAL STATION

IN MY OPINION THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

- LEGEND:
- LL - LAND LOT LINE
 - LI - IRON PIN SET
 - IPF - IRON PIN FOUND
 - C/L - CENTER LINE
 - R/W - RIGHT OF WAY
 - P/L - PROPERTY LINE



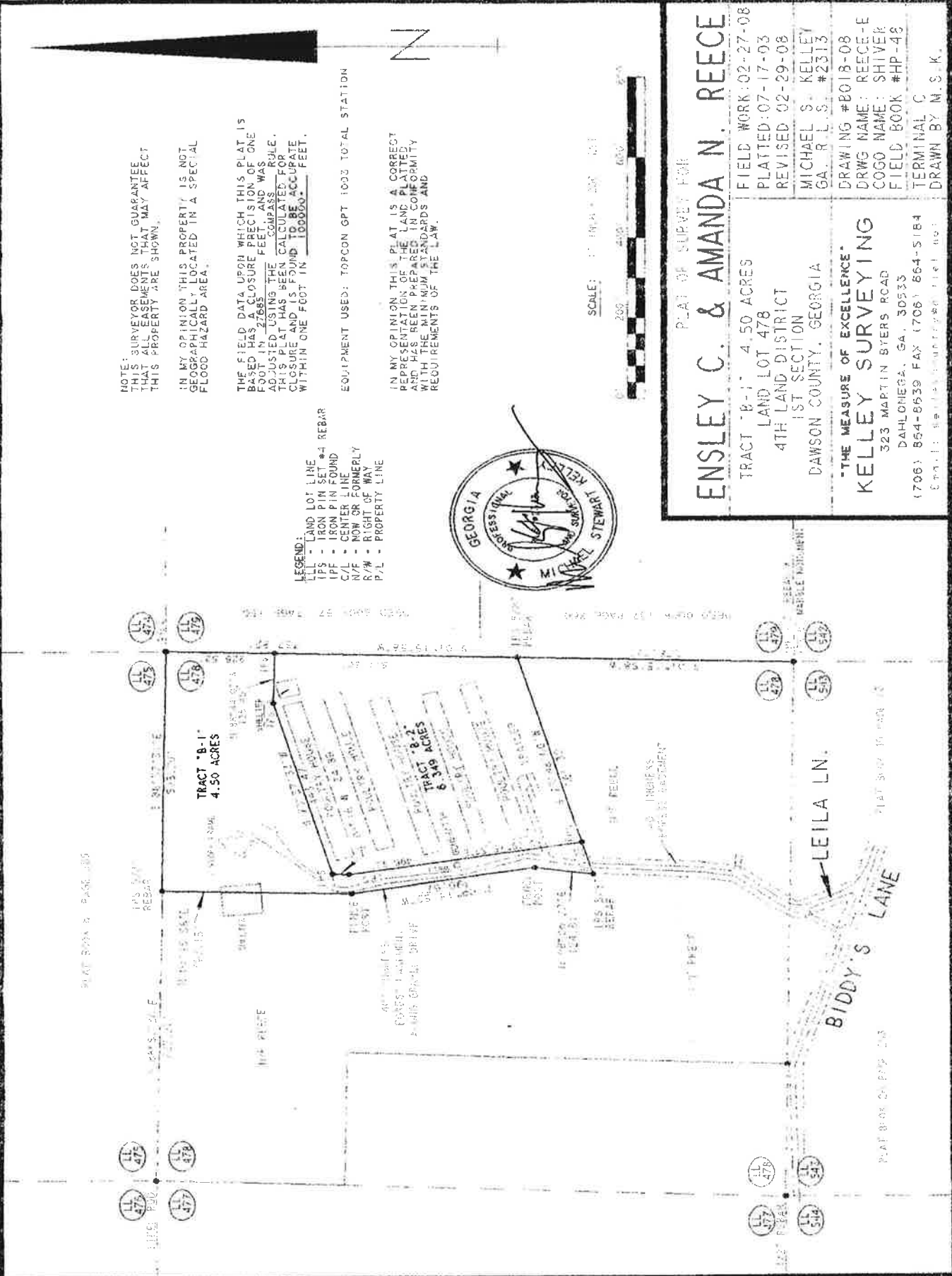
PLAT OF SURVEY FOR

ENSLEY C. & AMANDA N. REECE

TRACT "B-1" 4.50 ACRES
 LAND LOT 478
 4TH LAND DISTRICT
 1ST SECTION
 DAWSON COUNTY, GEORGIA

"THE MEASURE OF EXCELLENCE"
KELLEY SURVEYING
 323 MARTIN BYERS ROAD
 DAHLONEGA, GA. 30533
 (706) 864-8639 FAX (706) 864-5184
 State of Georgia Certified Plat No:

FIELD WORK: 02-27-08
 PLATTED: 07-17-03
 REVISED: 02-29-08
 MICHAEL S. KELLEY
 GA. R.L.S. #2313
 DRAWING #B018-08
 DRWG NAME: REECE-E
 COGO NAME: SHIVER
 FIELD BOOK #HP-48
 TERMINAL C
 DRAWN BY M.S.K.



Abutting Property Owners

JOHNS DANIEL W & PATRICIA
P O BOX 569
TATE, GA 30177

RA

WREN KEVIN BRYAN & MARY LUCINDA
326 BIDDYS LANE
DAWSONVILLE, GA 30534

RA

SHADBURN CHARLES C
179 THELMAS CT
DAWSONVILLE, GA 30534

RSRMM

LOY CHRISTOPHER A
19 THELMAS WAY
DAWSONVILLE, GA 30534

RSRMM

REECE ENSLEY
230 LEILA LANE
DAWSONVILLE, GA 30534

RA

Printed: 2/23/2023 1:17:32 PM



**Official Tax Receipt
 Dawson County
 25 Justice Way, Suite 1222
 Dawsonville, GA 30534
 --Online Receipt--**

**Phone: (706) 344-3520
 Fax: (706) 344-3522**

| Trans No | Property ID / District Description | Original Due | Interest & Penalty | Amount Due | Amount Paid | Transaction Balance |
|----------------|--|-----------------|-------------------------------------|---------------|-----------------|---------------------|
| 2022 - 22262 | 037 064 / 1 LL478 544 LD 4-1 FMV: 637500 | \$882.61 | \$0.00 Fees: \$0.00 \$0.00 | \$0.00 | \$882.61 | \$0.00 |
| Totals: | | \$882.61 | \$0.00 | \$0.00 | \$882.61 | \$0.00 |

Paid Date: 9/26/2022

Charge Amount: \$882.61

REECE HORACE WELDON & LEILA INEZ

DAWSONVILLE, GA 30534



Scan this code with your mobile phone to view this bill







ZA 23-01
Clay Moss

Planning Commission Meeting April 18, 2023
 Board of Commission Hearing May 18, 2023

Applicant Proposal

The applicant is seeking to zone the property from R-A (Residential Agriculture) to RSRMM (Residential Sub-Rural Manufactured Moved) for the purpose of building a primary residence.

| | |
|---|---|
| Applicant | Clay Moss |
| Amendment # | ZA 23-01 |
| Request | Rezone property from R-A to RSRMM |
| Proposed Use | Constructing a single-family residence. |
| Current Zoning | Residential Agriculture |
| Future Land Use | Rural Residential (1 unit per 3 acres) |
| Acreage | 3 acres |
| Location | Leila Lane off of Holcomb Road |
| Commercial Square footage | n/a |
| Road Classification | Private |
| Tax Parcel | 037-064 |
| Dawson Trail Segment | n/a |
| Commission District | 1 |
| DRI | No |
| Planning Commission Recommendation | |

| Direction | Existing Zoning | Existing Use |
|------------------|------------------------|---------------------------|
| North | RSRMM | Single Family Residential |
| South | R-A | Pasture/Farmland |
| East | R-A | Single Family Residential |
| West | R-A | Vacant |

According to the Comprehensive Plan and accompanying Future Land Use Plan, the subject property is identified as **Rural Residential** – 130,680 square feet (3 Acre) the Rural Residential category seeks to preserve the pastoral landscape of the west of the county, limiting the need for public improvements and celebrating the natural landscape that remains both a scenic value to the community and a critical facet of supporting the environment and natural resources. This future land use category corresponds to lands west of the forest greenbelt which runs west of Dawsonville’s proposed developed area. This area currently includes exurban and rural residences, farms, and forests. A three-acre lot size ensures that this area remains rural and very low density residential, so as to prevent the need to extend facilities and services to that area. It is desirable that conservation subdivision principles be followed in this area in order to encourage the set-asides of open space or retention of farm and forest lands.

The only zoning district designated for this land use is Residential Agriculture (RA)

County Agency Comments:

Environmental Health Department: No comments returned as 4/5/2023

Emergency Services: No comments returned as of 4/5/2023

Etowah Water & Sewer Authority: Well and septic only available at the site.

Planning and Development: The rezoning and subsequent division of this proposed three-acre tract would be consistent with the general character of this area and with parcels to the north zoned RSRMM and ranging in size from 1-4.5-acre tracts.

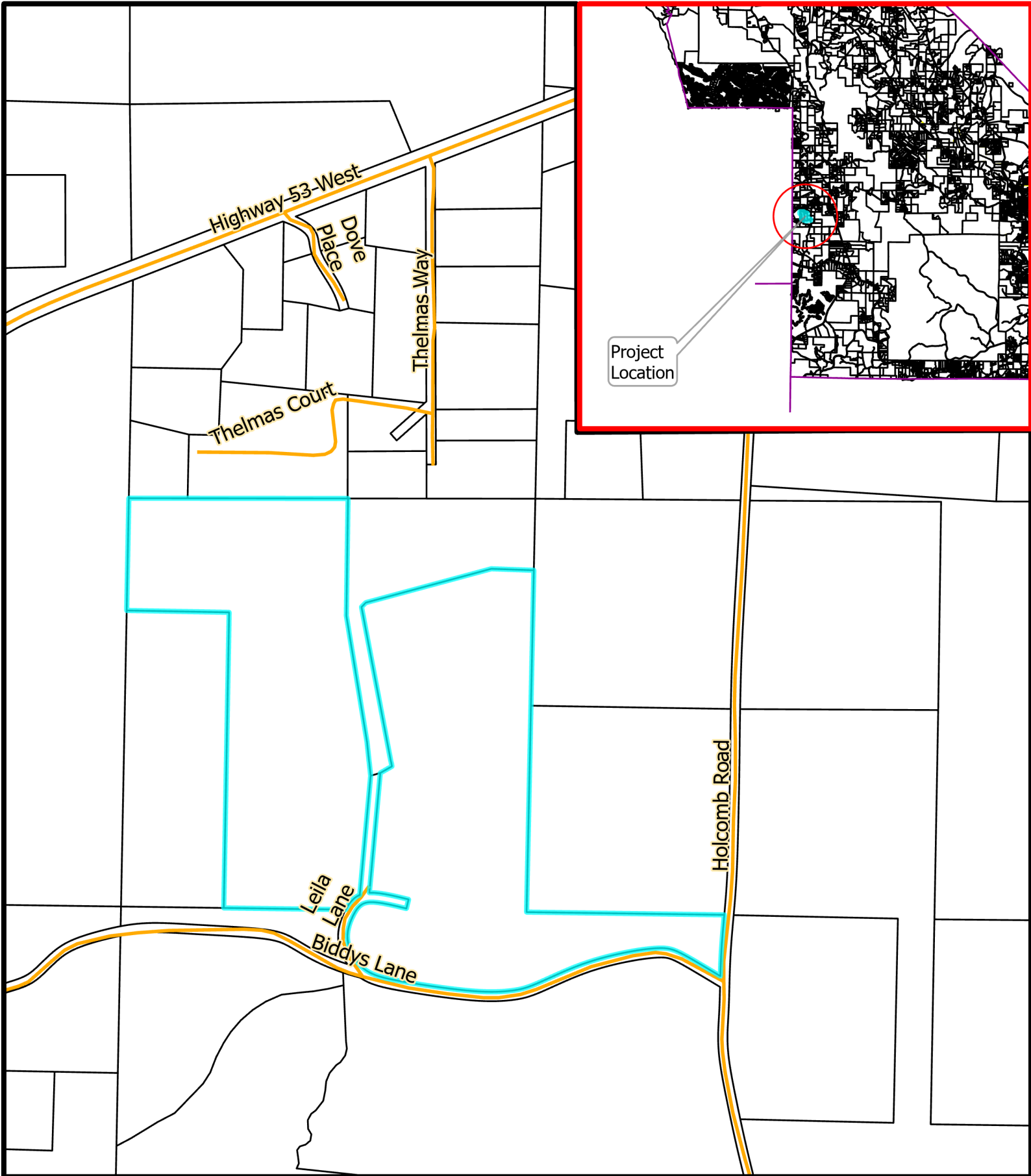
Public Works Department: No comments necessary.

THE PLANNING COMMISSION SHALL MAKE ITS RECOMMENDATIONS BASED ON THE FOLLOWING CRITERIA:

- (1) The existing uses and classification of nearby property;
- (2) The extent to which property values are diminished by the particular land use classification;
- (3) The extent to which the destruction of property values of the applicant promotes the health, safety, morals, or general welfare of the public;
- (4) The relative gain to the public, as compared to the hardship imposed upon the individual property owner;
- (5) The suitability of the subject property for the proposed land use classification;
- (6) The length of time the property has been vacant under the present classification, considered in the context of land development in the area in the vicinity of the property; and
- (7) The specific, unusual, or unique facts of each case, which give rise to special hardships, incurred by the applicant and/or surrounding property owners.

-Photos of Parcel-



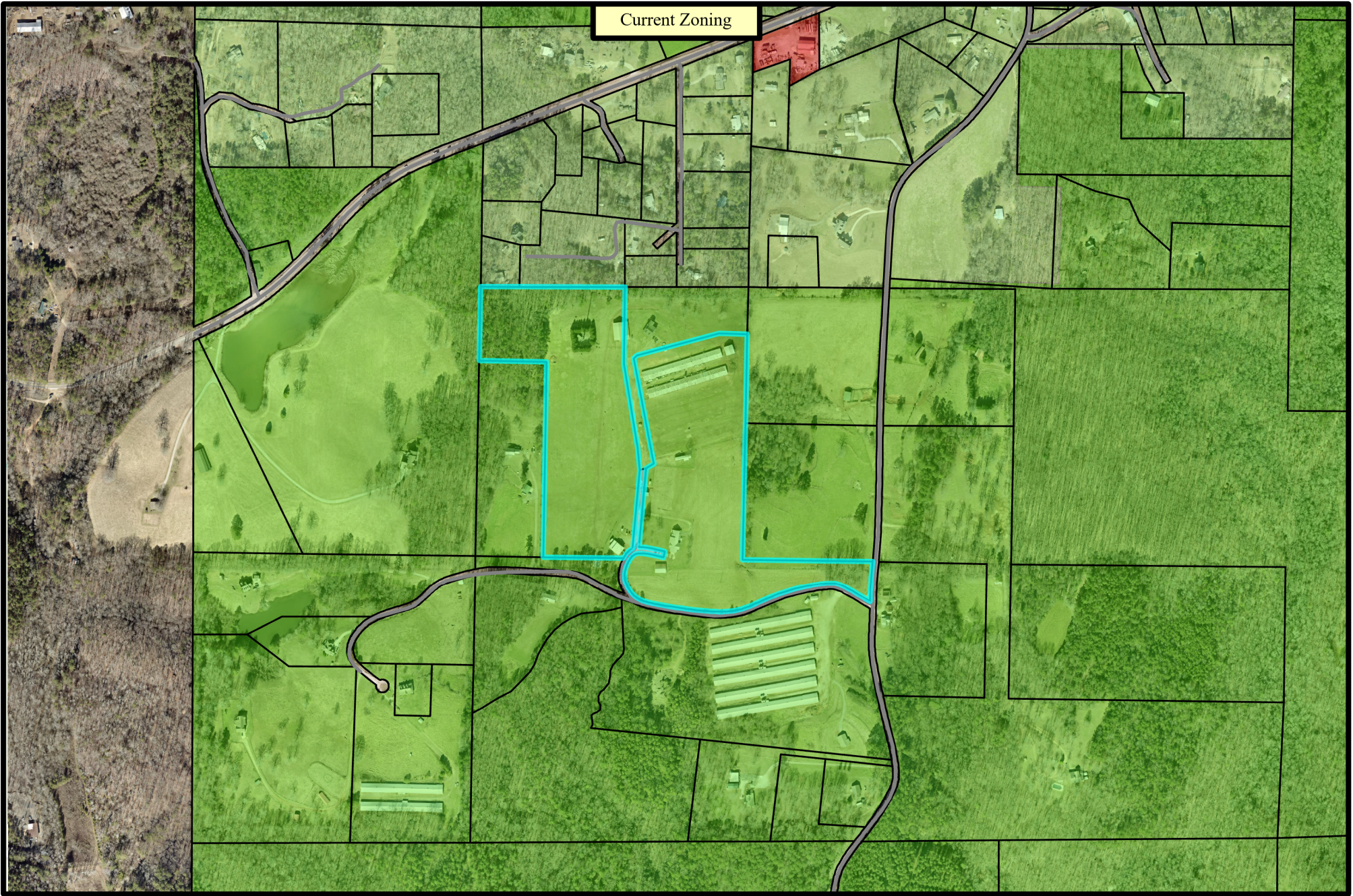


DAWSON COUNTY
DISCLAIMS ANY
RESPONSIBILITIES,
LIABILITIES OR
DAMAGES FROM THE USE
OF THIS MAP. THIS MAP
IS ONLY FOR DISPLAY
PURPOSES.



Dawson County
Planning and Development
22
Staff Report: Exhibit

Parcel#:037-064
Current Zoning: RA
FLU: RA
Application #:ZA 23-01



Current Zoning



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.



Scale: 1:9,168

Dawson County

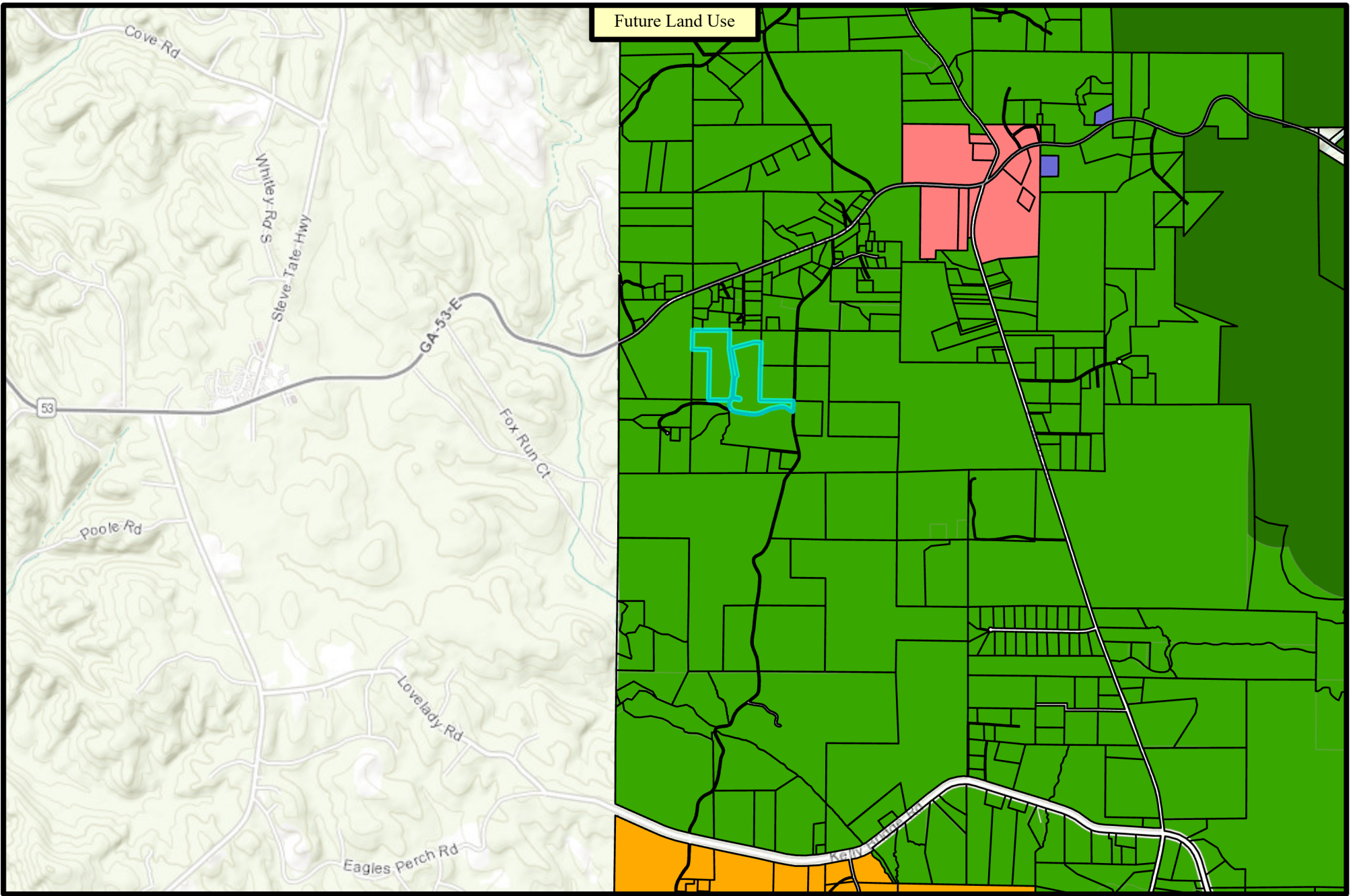
Planning and Development

23

Staff Report

| Legend | |
|--|---------|
| ■ | RA |
| ■ | C-HB |
| ■ | RSRMM |
| | Parcels |

Parcel#:037-064
 Current Zoning: RA
 FLU: RA
 Application #:ZA 23-01



Future Land Use



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N



Scale: 1:35,661

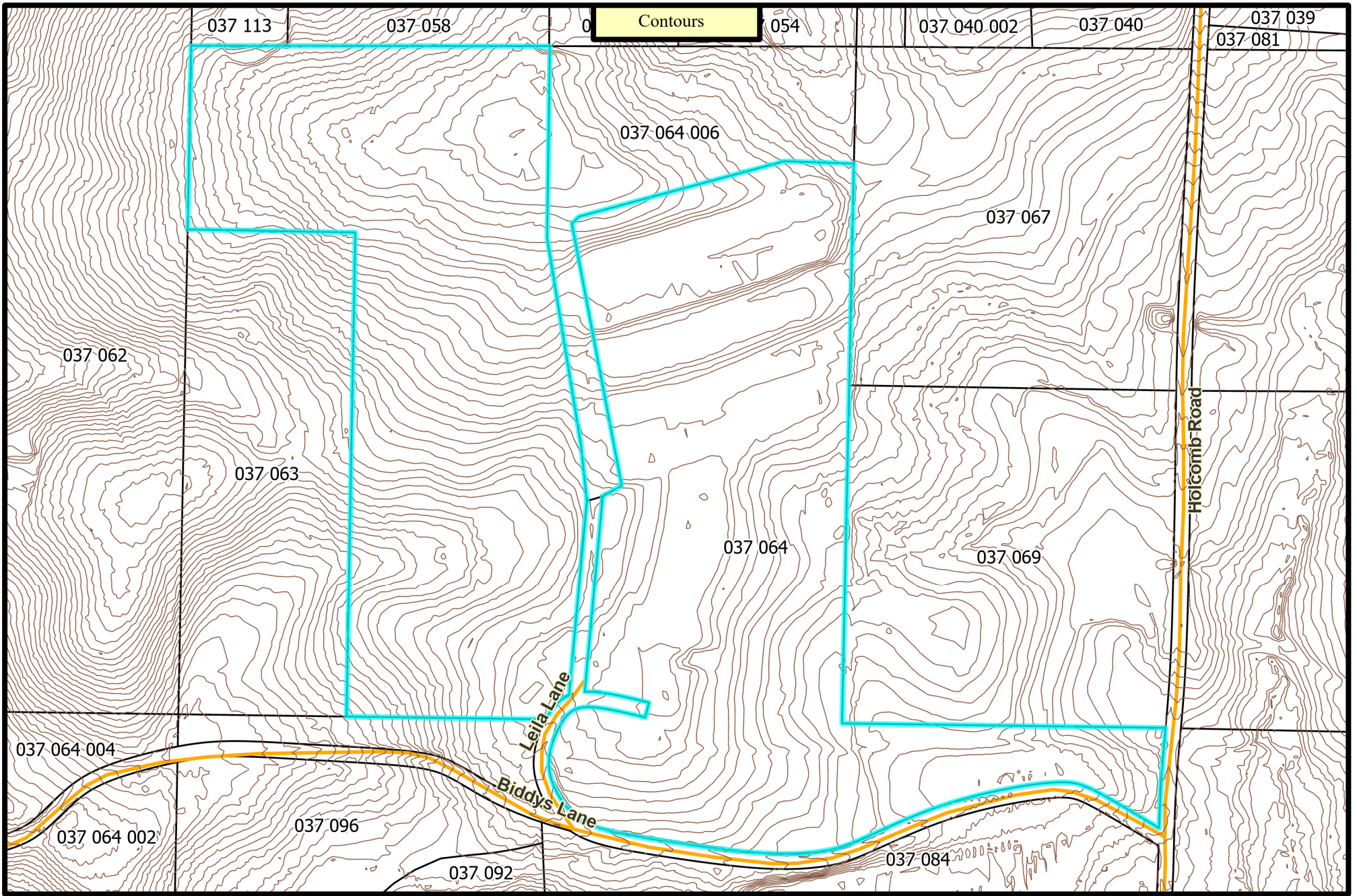
Dawson County

Planning and Development

24

Staff Report

Parcel#:037-064
 Current Zoning: RA
 FLU: RA
 Application #:ZA 23-01



DAWSON COUNTY DISCLAIMS ANY RESPONSIBILITIES, LIABILITIES OR DAMAGES FROM THE USE OF THIS MAP. THIS MAP IS ONLY FOR DISPLAY PURPOSES.

N

 Scale: 1:3,684

Dawson County
 Planning and Development
 25
 Staff Report

Parcel#:037-064
 Current Zoning: RA
 FLU: RA
 Application #:ZA 23-01

AN ORDINANCE OF THE DAWSON COUNTY BOARD OF COMMISSIONERS REGARDING THE AMENDMENT OF CHAPTER 44 OF THE DAWSON COUNTY CODE CONCERNING PROPERTY MAINTENANCE; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES

WHEREAS, the Constitution of the State of Georgia, approved by the voters of the State in November 1982, and effective July 1, 1983, provides in Article IX, Section 2, Paragraph 1 thereof, that the governing authority of the County may adopt clearly reasonable ordinances, resolutions, and regulations;

WHEREAS, O.C.G.A. § 36-1-20 authorizes counties to enact ordinances for protecting and preserving the public health, safety, and welfare of the population of the unincorporated areas of the county; and,

WHEREAS, O.C.G.A. § 41-2-7 authorizes counties to counties to adopt ordinances relating to the dwellings, buildings, structures or property within such county which are unfit for human habitation or commercial, industrial, or business uses and not in compliance with applicable codes, which are vacant and being used in connection with the commission of criminal activity, or which constitute an endangerment to the public health or safety as a result of unsanitary or unsafe conditions; and,

WHEREAS, the Board of Commissioners of Dawson County has determined that it is in the public interest to adopt amend the ordinance concerning property maintenance.

NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of Dawson County, Georgia, as follows:

SECTION 1.

Chapter 44 of the Code of Dawson County, Georgia, entitled “Property Maintenance Ordinance,” contained in Exhibit “A,” attached hereto, and incorporated by specific reference is amended.

SECTION 2.

If any section, provision, or clause of any part of this Ordinance shall be declared invalid or unconstitutional, or if the provisions of any part of this Ordinance as applied to any particular situation or set of circumstances shall be declared invalid or unconstitutional, such invalidity shall not be construed to affect the portions of this Ordinance not so held to be invalid, or the application of this Ordinance to other circumstances not so held to be invalid. It is hereby declared as the intent that this Ordinance would have been adopted had such invalid portion not been included herein.

SECTION 3.

All ordinances or parts of ordinances in conflict with this Ordinance are hereby repealed.

SECTION 4.

This Ordinance shall become effective upon adoption, the public good demanding the same.

SO ORDAINED this ____ day of _____, 2023.

Dawson County Board of Commissioners

Billy Thurmond, Chairman

Alexa Bruce, Member

Chris Gaines, Member

Seth Stowers, Member

Emory Dooley, Member

Attest:

By: _____
Kristen Cloud, County Clerk

[COUNTY SEAL]

CHAPTER 44: PROPERTY MAINTENANCE ORDINANCE

- 44-1. Title
- 44-2. Purposes
- 44-3. Scope and Applicability
- 44-4. Definitions
- 44-5. Property Maintenance Required
- 44-6. Securing Unoccupied/Vacant Structures
- 44-7. Vacant Non-Residential Structures
- 44-8. Stagnant Water
- 44-9. Private Swimming Pools
- 44-10. Outdoor Storage
- 44-11. Vegetation
- 44-12. Health and Sanitation
- 44-13. Graffiti
- 44-14. Tenant Responsibility for Maintenance
- 44-15. Owner Responsibility for Maintenance
- 44-16. Maintenance of Real Property After Casualty Damage
- 44-17. Vermin Infestation Control
- 44-18. Unfit Dwellings or Buildings
- 44-19. Enforcement
- 44-20. Penalties
- 44-21. No Liability-County

44-1. TITLE

The title of this Ordinance shall be known and may be cited as "The Dawson County Property Maintenance Ordinance."

44-2. PURPOSES

(A) The Board of Commissioners of Dawson County finds that there are a number of residential and nonresidential properties in Dawson County that are poorly maintained and neglected by their owners. Where there is a failure to maintain the minimum level of safety, sanitation, appearance of structures, exterior property areas, and environmental standards on a property all the provisions of this chapter including enforcement shall take effect. These properties adversely affect citizens who own or occupy nearby buildings and dwellings by lowering property values and rental values and by creating public health and safety problems.

- (B) These adverse effects also increase the incidence of illegal habitation, vandalism, criminal activity, and fire. The Board of Commissioners finds that the elimination and prevention of these conditions is necessary and is in the best interest of the county and its citizens.
- (C) Additionally, the Board of Commissioners finds that in Dawson County there is the existence or occupancy of dwellings or other buildings or structures which are unfit for human habitation, or for commercial, industrial, or business occupancy or use, and are inimical to the welfare and are dangerous and injurious to the health, safety, and welfare of the citizens of Dawson County. The Board of Commissioners finds that it is necessary and in the best interest of the county and its citizens to utilize the authority granted to the county by O.C.G.A. § 41-2-7, et seq., to adopt this ordinance and to repair, close, seize, or demolish and remove unfit dwellings or structures.

44-3. SCOPE AND APPLICABILITY

This Chapter shall apply to all commercial, office, industrial, multifamily, and single-family residential structures and properties, and any person owning, occupying, managing, or controlling any such property in Dawson County. This Chapter shall constitute the minimum requirements and standards for existing structures and property, as well as any future construction.

- (A) Every property (including unimproved lots) and every building, dwelling or structure in the unincorporated area of the county, whether occupied or vacant, shall conform to the requirements of this Chapter, regardless of when such building, dwelling or structure may have been constructed, altered, or repaired. When a building, dwelling or structure is vacant, the owner, immediately upon vacating, shall ensure that the property is free of trash and debris, and that the dwelling or structure is secured in a closed and inaccessible manner until reoccupied, and continue maintaining the exterior of the property in compliance with this Chapter.
- (B) Certain provisions of this Chapter may not be mandatory for existing buildings, dwellings or structures designated by the state or the county as historic buildings when such buildings, dwellings or structures are judged by the applicable Public Official to be safe and in the public interest of health, safety, and welfare.
- (C) Where parking in open areas is used jointly for the benefit of two or more owners or tenants, the responsibility for maintaining these parking areas in compliance with this Chapter shall be the joint and shared responsibility of the owners and tenants.

44-4. DEFINITIONS

Terms not defined herein shall have their meaning as defined in the Dawson County Zoning Ordinance, the development regulations, building codes, and any other applicable portion of the Dawson County Code of Ordinances, or in the absence of such definition, words shall have their common dictionary meaning. Whenever the words "dwelling unit," "dwelling room," "property," "building," "rooming house," "rooming unit," or "story" are stated in this Chapter, they shall be construed as though they were followed by the words "or any part thereof." The following words, terms, and phrases, when used in this Chapter, shall have the meaning ascribed to them in this Chapter, except where the context clearly indicates a different meaning:

Authorized litter receptacle means a litter storage and/or collection receptacle as defined or required by this Chapter.

Building means any structure upon a property, presently or formerly used, or intended to be used in whole or in part for residential uses or the purpose of commerce, trade, manufacture, business, government, worship, education, office, medical, storage, or any other purpose.

Building Inspector means any employee of Dawson County whose responsibilities include enforcement of the provisions of this Chapter.

Building Official means the official or other designated authority charged by the county board of commissioners with the administration and enforcement of the state minimum codes and all other building related codes within the county.

Certified Mail means that class or type of mail designated by the U.S. Postal Service as "certified mail" and also includes the class or type of mail designated as "registered mail" and "registered mail, return receipt requested".

Commercial building or establishment means any structure, whether public or private, presently or formerly intended for occupancy, for transaction of business, for rendering professional service, for amusement, for the display, sale, or storage of goods, wares, or merchandise, or for the performance of work or labor, including hotels, apartment buildings, rooming houses, office buildings, public buildings, stores, theatres, markets, restaurants, grain elevators, abattoirs, warehouses, workshops, factories, and all outhouses, sheds, barns, and other structures on property used for business purposes.

Commercial, industrial, or heavy vehicle or equipment means any of the following:

- (a) Any vehicle with more than two axles; or
- (b) Any vehicle exceeding a gross vehicle weight rating of 20,000 pounds; or
- (c) Any bulldozer, tractor/backhoe, or similar heavy construction or farm equipment.
- (d) This definition shall not apply to school buses as that term is defined herein.

Compost pile means plant debris, soil and other putrescible wastes stacked so as to encourage rapid decomposition for the ultimate use as plant fertilizer.

Condemned means any structure on a property which has been determined and noticed by the Public Official to be structurally unsound and unsafe for habitation, unsanitary due to sewer malfunctions, polluted water, or insect or vermin infestations, or otherwise determined to be uninhabitable for any other health or safety reasons.

County means Dawson County, Georgia.

Court means a court of competent jurisdiction.

Demolish means to destroy a building and to remove all resultant debris and waste materials from the lot on which the building stood.

Deteriorate, Deterioration or *deteriorated* means the fact or process of decay or degeneration which has progressed to the point where it has resulted in or will soon result in making an object or mechanism unsafe, unsanitary, inoperable, unusable, or unsuitable for its intended use, including, but not limited to the advanced stage of rot, rust, mold, insect, rodent, or vermin infestation or destruction.

Dumpster means a container for the disposal of litter of a capacity of at least ten cubic yards and not more than 30 cubic yards. The use of this term is generic and does not refer to a bulk container manufactured by a specific manufacturer.

Dwelling means a building that contains one or more dwelling units, intended, or designed to be used, rented, leased, let, or hired out to be occupied for living purposes, including single-family, duplex, and multifamily residential buildings, rooming and boarding houses, fraternities, sororities, dormitories, manufactured homes, and industrialized home, but not including, hotels and motels.

Dwelling unit – single family means a single unit providing complete independent living facilities for a single family as defined in this Chapter and any other applicable Dawson County ordinances, including provisions for living, sleeping, eating, cooking, and sanitation, designed for the exclusive use of a family maintaining a household.

Dwelling unit – multiple family means any dwelling containing more than two dwelling units.

Emergency means a condition which is a violation of this Chapter, and which constitutes an imminent danger calling for immediate action in order to avoid death, injury or illness to a human or the destruction or severe damaging of real or personal property.

Exterior property means open space on the property and on any adjoining property under the control of the same owners or operators of such property.

Extermination means the control or eradication of insects, vermin, rodents, or other pests by eliminating their harborage places; by removing or making inaccessible materials that may serve as their food; by poisoning, spraying, fumigating, trapping, or by any other recognized and legal elimination methods.

Family means an individual, or two or more persons related by blood, marriage, adoption or guardianship, or a group of not more than four unrelated persons, occupying a single dwelling unit; provided however that a domestic servant employed full-time on the premises may be housed on the premises without being counted as a separate family or families. The term "family" does not include any organization or institutional group.

Garbage means Waste, Household Trash, Refuse, Hazardous Refuse, Rubbish, Trash, Debris, Litter, Vegetative Debris, Weeds, Yard Trimmings, Industrial Waste, or any derivations thereof, which means any organic or inorganic items, in any physical state or makeup or of any chemical composition, whether hazardous or nonhazardous or noxious or innocuous, that have been discarded.

Garbage bag means a plastic, or other similar nonporous materials, bag or sack designed specifically to contain garbage or household trash in a secure, airtight manner. Such bags shall also include suitable means of closure to ensure that the material contained therein is not exposed to the outside air.

Graffiti means images or letters scratched, scrawled, painted, or marked in any manner on property, which is unsightly and unwanted by the property's owner or occupant.

Handbill means any printed or written matter any sample, device, dodger, circular, leaflet, sampler, newspaper, magazine, paper, booklet, or any other printed or otherwise reproduced original or copy of any matter of literature, political or nonpolitical, for profit or nonprofit, for commercial or noncommercial purposes not included in the definitions of "newspaper," except the word "handbill" shall not include any notice or any document relating to legal proceedings, court proceedings, or action of any government agency, including Dawson County.

Hazardous means a condition which is a violation of this Chapter and which the applicable Public Officer has determined to be likely to result in the death, injury, or illness of a human or likely to result in severe damage to real or personal property.

Hazardous waste means materials such as poison, acids, caustics, chemicals, infected materials, offal, fecal matter, and explosives, or such other items that may be deemed to be hazardous waste under state or federal law.

Heavy vehicle or equipment. See "commercial, industrial or heavy vehicles or equipment," defined herein.

Household trash means every waste accumulation of paper, sweepings, dust, rags, bottles, cans, or other matter of any kind, other than garbage, which is usually attendant to housekeeping.

Industrial Waste means solid waste generated by manufacturing or industrial processes or operations that is not a hazardous waste regulated under Part 1 of Article 3 of the Georgia Hazardous Waste Management Act. (O.C.G.A. § 12-8-60 et seq.). Such waste includes, but is not limited to, waste resulting from the following manufacturing processes: Electric power generation; fertilizer and agricultural chemicals; food and related products and by-products; inorganic chemicals; iron and steel products; leather and leather products; nonferrous metal and foundry products; organic chemicals; plastics and resins; pulp and paper; rubber and miscellaneous plastic products; stone, glass, clay, and concrete products; textiles; transportation equipment; and water treatment. This term does not include mining waste or oil and gas waste.

Infestation means the presence of insects, rodents, vermin, or other pests within or contiguous to a structure or property.

Inoperable or Junk vehicle means any automobile, Vehicle of any type, including, but not limited to, all-terrain vehicle (“ATV”), moped, motorcycle, or four-wheeler, a, trailer of any type, or any parts of any such automobile, vehicle, or trailer, which remains in place for more than thirty (30) ~~seven (7)~~ days as follows:

- (a) Is in inoperative or junk condition by reason of its having been wrecked, dismantled, abandoned, or discarded; or
- (b) Which does not have a valid license plate where required; and/or
- (c) Where it is incapable of movement by its own power.

Inoperable or Junk marine vessel means any vessel or Vehicle that is designed for use on the water, including, but not limited to, any boat, marine vessel of any type, including, but not limited to, personal watercraft, trailer for the movement of, or any parts of any such boat, marine vessel, or trailer, which remains in place for more than seven (7) days as follows:

- (a) Is in inoperative or junk condition by reason of its having been wrecked, dismantled, abandoned, or discarded; or
- (b) Which does not have a valid vessel registration where required; and/or
- (c) Where it is incapable of movement by its own power.

Intended means:

- (a) The purpose, operation, and/or arrangement for which something has been designed or built; or
- (b) The purpose, operation, and/or arrangement for which something is currently safely and legally being used.

Interested parties means:

- (a) Owner;
- (b) Those parties having an interest in the property as revealed by a certification of title to the property conducted in accordance with the title standards of the State Bar of Georgia;
- (c) Those parties having filed a notice in accordance with O.C.G.A. § 48-3-9;
- (d) Any other party having an interest in the property whose identity and address are reasonably ascertainable from the records of the complainant or records maintained in the county courthouse or by the clerk of the court. Interested parties shall not include the holder of the benefit or burden of an easement or right-of-way whose interest is properly recorded, which interest shall remain unaffected; and
- (e) Persons in possession of said property and premises.

Junk means any used and discarded or abandoned materials or articles including, but not limited to, Junk or Inoperable Vehicles, Junk or Inoperable Marine Vessels, trailers, machinery, equipment, appliances, house furnishings, furniture, including, but not limited to, mattresses, box springs, bed frames, couches, and chairs, structures, recreational equipment, building materials

and debris, vehicle parts, marine and vessel parts, rimless tires, scrap, and parts and any other article or material which has been discarded and is not generally useable for the purpose for which it was manufactured.

Junkyard means land on which Junk, two or more Inoperable or Junk Vehicles or Inoperable or Abandoned Marine Vessels are parked, standing, or allowed to remain.

Litter means all garbage, refuse, waste materials, sand, gravel, slag, brickbats, rubbish, tin cans, trash, debris, dead animals or any other discarded, used, or unconsumed substance, which is not handled in accordance with the provisions of this Chapter.

Litter receptacle means a container for the disposal of litter of not more than 60-gallon capacity; provided that garbage containers or other waste containers serving single-family or multifamily residences are not included in this definition.

Marshal's Office means the person or persons authorized by the Board of Commissioners to issue citations to violators of this Chapter.

Maintenance means the act of keeping property and structures in good repair, in proper condition to prevent the deterioration or failure thereof, structurally sound, and free from rubbish, garbage, infestation, and other debris. The property should be kept so that it is not conducive to the harboring or breeding of reptiles, rodents, mosquitos, or insects.

Newspaper means any newspaper of general circulation, any newspaper duly entered with the U. S. Postal Service Department of the United States in accordance with federal statute or regulation, and, in addition thereto, means and includes any periodical or magazine regularly published with not less than four issues per year and sold or distributed to the public.

Nonresidential structure means any structure or portion of a structure occupied or intended to be occupied, in whole or in part, for a use other than a dwelling, home, residing place, and living space or sleeping space for one or more human beings, either permanently or transiently.

Noxious weed means any plant designated by federal, state or local government officials as injurious to public health, agriculture, recreation, wildlife or property.

Occupant means any person, over one year of age, living or having actual possession of a dwelling unit.

Operator means any person who has charge, care or control of a dwelling, building, or structure, or part thereof, in which dwelling units are let.

Owner means any person, firm, corporation, or entity who, alone or jointly or severally with others:

- (a) Has legal title to any property, dwelling, dwelling unit, building, or structure, with or without accompanying actual possession thereof; or

- (b) Has charge, care or control of any property, dwelling, dwelling unit, building, or structure, as owner or agent of the owner, prime tenant, real estate agent, mortgagor, bank, or as executor, executrix, administrator, administratrix, trustee or guardian of the estate of the owner. Any such person thus representing the actual owner shall be bound to comply with the provisions of this Chapter to the same extent as the owner.

Park means a park, reservation, playground, beach, recreation center, or any other public area in Dawson County, owned or used by Dawson County, and devoted to active or passive recreation.

Parking Lot means

- (a) an area, whether paved or unpaved, designated, reserved or used for the reserved parking of motor vehicles, excluding street parking, which has more than ~~10~~ 5 parking spaces or can accommodate more than ~~10~~ 5 parked vehicles;
- (b) any commercial parking lot or garage; and
- (c) the driveway, drive-through, parking spaces or other paved areas adjacent to convenience stores, gas stations, restaurants and other retail establishments.

Premises means a lot, plot or parcel of land including any structures thereon.

Property means any lot, unit, or parcel of land inclusive of any dwelling, building, structure, or improvements located thereon. This also includes vacant lots that do not have any dwelling, building, structure, or improvement located thereon.

Public authority means any housing authority officer or any officer who is in charge of any department or branch of the government of the county or state relating to health, fire, or building regulations or to other activities concerning dwellings, buildings, or structures in Dawson County.

Public officer means the individuals who are authorized to exercise the powers prescribed by this Ordinance or any agent or designee of such officer or officers. A public officer may be the County Manager, Planning Director, Building Official, Dawson County Environmental Health, the Dawson County Marshal's Office, the Dawson County Fire Marshal's Office and or the Dawson County Sheriff's Office, as applicable.

Public record means deeds, mortgages and other instruments of record relating to land titles.

Recreational vehicle means any vehicular-type unit designed primarily as temporary living quarters for recreational, camping or travel use that either has its own motorized power or is mounted on or drawn by another vehicle. This shall include, but not be limited to, travel trailers, camping trailers, truck campers, and motor homes. This shall also include boats, personal watercraft, wave runners, all-terrain vehicles, trailers of any type, or school buses. Recreational vehicles are not permitted to have attachments such as stairs, steps, handrails, porches, decks, and the like.

Refuse means all decayable and non-decayable solid wastes, except body wastes, including, but not limited to, garbage, rubbish, ashes, residue from street cleaning, and solid market and industrial wastes.

Regular mail means that class of mail designed by the U.S. Postal Service as "first class" mail. Regular mail shall also include post cards and postal cards.

Resident means any person residing in Dawson County on or before the date on which the alleged nuisance arose.

Residential structure means any structure or portion of a structure occupied or intended to be occupied, in whole or in part, for a dwelling, home, residing place, and living space or sleeping space for one or more human beings, either permanently or transiently.

Residential district or residential property or residential-zoned property means property approved for residential use according to the Dawson County ~~Zoning~~ Land Use Ordinance, as it may be amended from time to time.

Responsible person means an owner, operator, and/or a person or persons designated in this Chapter as being responsible for meeting the standards of this Chapter.

Road or street shall be mutually inclusive and shall likewise be deemed to include any public or private alley, lane, right-of-way, court, and other thoroughfare, however described or designated.

Rooming house means any dwelling or that part of any dwelling containing one or more rooming units in which space is let by the owner or occupant to three (3), but not more than twenty (20), persons who are not related by genetics, adoption, or marriage.

Rooming unit means any room or group of rooms within a dwelling used or intended to be used for living and sleeping, but not for cooking or eating purposes.

Rubbish means combustible and noncombustible waste materials and the term shall include the residue from the burning of wood, coal, and other combustible materials, paper, rags, cartons, boxes, wood, excelsior, rubber, leather, tree branches or trunks, yard trimmings, tin cans, metals, mineral matter, glass, crockery, and dust or other similar materials.

Safe means a condition that is not likely to do harm to humans or to real or personal property.

Sanitary means the absence of a condition that is conducive to the spreading of disease or illness, or conducive to harboring vermin.

Scavenge or scavenging means any unauthorized or uncontrolled retrieval of discarded garbage or refuse materials.

School bus means any public or private school bus that is being operated as a school bus in Dawson County.

Secure or Securing means measures directed by the Public Officer that render the property inaccessible to unauthorized persons including, but not limited to, repairing fences and walls, chaining or padlocking gates, repairing doors, windows, or other openings.

Signature means the handwritten or electronically generated name of a person, or a facsimile thereof found on a document.

Structure means anything constructed or placed upon or within a property which is permanently or temporarily affixed to the property, and which is supported by the ground or another structure, including but not limited to, garages, carports, sheds, racks, and swimming pools, but not including a currently operable and licensed vehicle, trailer, or recreational vehicle.

Structural alterations mean any change in the supporting structural members of a building such as load-bearing walls, joists, columns, beams, or girders, except repair or replacement of supporting structural members.

Trash means waste materials and items which are not in good repair or are discarded and which are of little or no value, including, but not limited to, plaster, paper, wrappings, plant cuttings, household furnishings, furniture items, including, but not limited to, mattresses, box springs, bed frames, couches, and chairs used or salvaged building materials, packing and clothing, appliances, equipment, machinery, or parts thereof, scrap metal, scrap lumber, masonry blocks, disassembled vehicle parts or dismantled portions of vehicles.

Unfit for human habitation means designation of dwellings or dwelling units as so damaged, decayed, dilapidated, unsanitary, unsafe, or vermin-infested that such create a serious hazard to the health or safety or which lack illumination, ventilation, or sanitation facilities adequate to protect the health or safety of the occupants or the public and which are condemnable. This term shall specifically include, but not be limited to, dwellings or dwelling units that lack basic sanitation such as connection to public water and sewer or septic necessary for supply of potable water.

Unsafe means a condition that is reasonably likely to do harm to humans or property if not corrected or stopped.

Vehicle means any means of conveyance, whether self-propelled or not, that is designed to travel on the ground or on water or in the air, including, but not limited to, automobiles, buses, motorbikes, motorcycles, motor scooters, trucks, tractors, go-carts, golf carts, campers, recreational vehicles, boats, personal watercraft, airplanes, train cars, and any means of conveyance which are designed to be pulled by motorized vehicles upon the roadway such as boat trailers, wagons, balers, motorcycle trailers, auto transport trailers, and any other trailer designed to haul specific items attached to vehicles on the roadway.

Vermin means rodents, birds and insects that are destructive of real or personal property or injurious to health.

Vermin control means block sanitation, distribution of poison, and/or the setting of traps or such other methods recommended by a licensed pest control operator, as may be approved to control the rat, rodent, and/or vermin population.

Vermin harborage means any condition under which vermin may find shelter or protection, and shall include any construction or condition, which permits the entrances of vermin into any building.

Vermin-proofing means taking action to prevent the ingress of vermin into business buildings through the exterior walls, ground, or first floors, basements, roofs, sidewalk gratings, sidewalk openings, foundations, and other places that may be reached and entered by vermin climbing, burrowing, or otherwise.

- (a) The material to be used for rodent-proofing shall include cement concrete, brick masonry laid in cement concrete mortar, sheet metal, 24 or 26-gauge wire cloth of not less than 19-gauge having a mesh not larger than three-eighths of an inch.
- (b) All material for rodent proofing shall be of such strength and thickness as to be impervious to rodent gnawing.
- (c) Windows and other openings for light or ventilation that may be reached or entered by rodents shall be covered with wire cloth screen incorporated in a metal frame conforming to the above gauge and dimensions.
- (d) All exterior doors shall be protected against the gnawing of rodents by the use of materials prescribed above.
- (e) When closed, all exterior doors shall have a maximum clearance between doors, doorsills, and jambs of not exceeding three-eighths of an inch.

Vintage car means a car or light truck more than 20 years old that is in good operating and cosmetic condition ~~or~~ in the process of being restored to good condition, or parked on site for future restoration. A single vintage car on a property is not considered to be junk.

Weeds means active vegetative growth including, but not limited to, kudzu, poison ivy, jimsonweed, burdock, ragweed, thistle, cocklebur, dandelion, plants of obnoxious odors, or other similar unsightly vegetative growths. This term shall not include cultivated flowers, fruits, vegetables, and gardens.

Yard trimmings means leaves, brush, grass, clippings, shrubs, and tree pruning's, discarded Christmas trees, nursery and greenhouse vegetative residuals, and vegetative matter resulting from landscaping development and maintenance other than mining, agricultural and silvicultural operations.

44-5. PROPERTY MAINTENANCE REQUIRED

All property regulated by this Chapter, whether occupied or unoccupied, shall meet or exceed the standards of this Chapter. All property shall be maintained in a manner so as to ensure that the property is not unsafe, uninhabitable, or a nuisance.

44-6.

SECURING UNOCCUPIED/VACANT STRUCTURES

- (A) A dwelling, building or structure, or any such part thereof, that is not physically occupied by a person shall be kept secured by the owner against unauthorized entry and water damage. Securing shall further be accomplished by ensuring doors and windows are closed and locked and/or boarding of doors and windows with exterior grade plywood. Securing shall be in a manner which is consistent with the building codes and regulations of Dawson County and as determined by the Building Official, which may include such additional acts of repairs to fences and walls, chaining or padlocking gates, and repairing doors, windows, or other openings.

- (B) Alternative Methods of Securing. Notwithstanding subsection (A) of this section, the Building Official may approve alternative methods of securing doors, windows or other openings of any building or structure. In making the determination to approve any alternative method, the Building Official shall consider the aesthetic and other impacts of such method on the immediate neighborhood and the extent to which such method provides adequate and long-term security against the unauthorized entry to the property.

44-7.

VACANT NON-RESIDENTIAL STRUCTURES

A non-residential building or non-residential structure that is not occupied for 90 days shall be deemed a vacant non-residential structure and shall be maintained in good repair and comply with applicable laws, codes, and ordinances, including all requirements of this Chapter. Any vacant commercial structure shall conform to the following additional minimum standards:

- (A) A placard 24 inches by 24 inches with a red background, white reflective stripes and a white reflective border shall be placed on the front of the vacant structure and shall be visible from the street. An "X" within the placard shall signify significant structural deficiencies within the building, which will limit firefighting to exterior operations only with entry occurring only for known life hazards;

- (B) All doors and windows and other openings shall be weather-tight and secured against entry by the general public and animals;

- (C) All roof and roof flashings shall be sound and tight so that no rain or other precipitation shall penetrate the structure and shall allow for appropriate drainage so as to prevent deterioration of the interior walls or other interior portions of the structure;

- (D) The structure and all plumbing therein shall be maintained in good repair and be structurally sound; the structure shall be free from rubbish, garbage and other debris;

- (E) Supporting members of the structure shall be capable of bearing both live and dead loads and the foundation walls likewise shall be capable of supporting an appropriate load;

- (F) The exterior of the structure shall be free of loose and rotten materials as well as holes. Any exposed metal, wood or other surface shall be protected from the elements by appropriate weather coating materials (paint or similar treatment);
- (G) All balconies, canopies, signs, metal awnings, stairways, fire escapes or other overhanging extensions shall be in good repair and appropriately anchored. The exposed metal and wood surface of overhanging extensions shall also be protected from the elements against rust or decay by appropriate application of paint or similar weather coating;
- (H) Any accessories or appurtenant structures including, but not limited to, garages, sheds or other storage facilities shall meet the standards set forth herein; and
- (I) Retaining walls, drainage systems, or other structures shall be maintained in good repair and shall be structurally sound. Any existing fence shall be maintained in good repair with gates locked at all times.

44-8. STAGNANT WATER

Stagnant water which has not been chemically treated or is not circulated as to not be conducive to the breeding or harboring of mosquitoes or other insects shall not be permitted or maintained on any property.

44-9. PRIVATE SWIMMING POOLS

Private swimming pools, hot tubs, and spas containing more than 24 inches in depth shall be completely surrounded by a fence or barrier not less than 48 inches in height above the finished ground level measured on the side of the barrier away from the pool. Gates and doors in such barriers shall be self-closing and self-latching. Where the self-latching device is less than 54 inches above the bottom of the gate, the release mechanism shall be located on the pool side of the gate. Self-closing and self-latching gates shall be maintained such that the gate will positively close and latch when released from an open position of 6 inches from the gatepost. An existing pool enclosure shall not be removed, replaced, or changed in a manner that reduces its effectiveness as a safety barrier.

44-10. OUTDOOR STORAGE

No property owner shall allow outdoor storage of any Inoperable or Junk Vehicle, Inoperable or Junk Marine Vessel, junk, trash, garbage, debris, scrap metal, concrete, sand, asphalt, cans, bottles, tires, salvage materials, boxes, containers, bins, used or damaged lumber, damaged outdoor furniture, household furniture, stoves, refrigerators, freezers or other appliances intended for indoor use, sinks, toilets, cabinets or other household fixtures, yard waste, and/or any other item, whole or in part, regardless of item condition, including but not limited to, rusted, wrecked, junked, dismantled, abandoned, discarded, or inoperable, which is not completely enclosed within a

building or dwelling and which may become a breeding place for insects, rodents or reptiles, or which may constitute a health, accident or fire hazard, or which creates a blighting or deteriorating effect on the county.

This does not apply to any issue that may be existing as a result of the natural and undisturbed state of the property that is free from any act of human conduct. Nothing herein shall preclude the storage of stacked firewood for use on the property. Further, this section shall not apply to construction sites or licensed businesses for which all applicable permits have been issued by the county and such storage is compliant with all other applicable rules and regulations.

44-11. VEGETATION

It shall be unlawful for any person to maintain, cause or allow growth of weeds or grass in excess of 18” (eighteen inches) to grow on any property on which is located a residential dwelling, commercial establishment or vacant commercial property where excessive growth may become a breeding place for insects, rodents or reptiles, or which may constitute a health, accident or fire hazard, or which creates a blighting or deteriorating effect on the county. Noxious weeds shall be prohibited. This does not apply to agriculturally zoned property, property used for agricultural purposes, county-designated green space, or areas existing in their natural, undisturbed state.

In any event, no tree, shrub or other vegetation shall obstruct the safe vision of a sidewalk, drive, or road.

44-12. HEALTH AND SANITATION

All exterior property shall be maintained in a sanitary and safe condition. All exterior property shall be free of trash and garbage to the extent such trash and garbage shall create a breeding place for insects, rodents or reptiles, or which may constitute a health, accident or fire hazard, or which creates a blighting or deteriorating effect on the county. Notwithstanding the foregoing, the composting of vegetative materials is allowed provided that it does not create odors, health hazards, or nuisances.

44-13. GRAFFITI

Any person who causes graffiti to appear on property shall be subject to penalty under this Chapter, as well as all other applicable criminal laws. The owner of the property on which the graffiti appears shall be responsible for removal of the graffiti, whether by cleaning the graffiti off, painting over the graffiti, or otherwise. Failure by the property owner to remove the graffiti within 30 days of written notice to do so by a Public Officer shall constitute a violation of this Chapter by the property owner.

44-14. TENANT RESPONSIBILITY FOR MAINTENANCE

A tenant, in addition to the owner, shall be responsible for complying with the standards of this Chapter on that portion of the property controlled exclusively by the tenant.

44-15. OWNER RESPONSIBILITY FOR MAINTENANCE

The owner of a property shall be responsible for complying with the standards set forth in this Chapter, except as otherwise stated in this Chapter.

44-16. MAINTENANCE OF REAL PROPERTY AFTER CASUALTY DAMAGE

(A) All buildings or structures not being presently and physically occupied, which have been rendered hazardous by fire or other acts of nature, shall immediately be made secure by the owner and/or operator to prevent unauthorized access to the hazardous property. If the property remains physically unoccupied and hazardous to public health and safety 90 days after the casualty damage occurred, unless a natural disaster is declared by an authorized governmental entity, the owner and/or operator shall be subject to the enforcement provisions of Chapters 48 of the Dawson County Code of Ordinance for abatement of a nuisance.

(B) Burned structures.

If any building or structure is partially burned, then the owner and/or operator shall, within 30 days after completion of the investigation by the fire department and law enforcement and/or the insurer of the property, remove from the premises all refuse, garbage, trash, debris, and all charred and partially burned lumber and material. If the building or structure shall be burned to an extent that the building or structure cannot be repaired, then the owner and/or operator shall, within 60 days after completion of the investigation by the fire department and law enforcement and/or the insurer of the property, remove from the premises the remaining portion of the building or structure. If the building or structure is to be repaired, then a permit shall be obtained, and work shall begin within 60 days after completion of the investigation by the fire department and law enforcement and/or insurer of the property.

44-17. VERMIN INFESTATION CONTROL

(A) Non-Residential Buildings.

- (1) The owners of all non-residential buildings shall have such buildings vermin-proofed and kept vermin-proofed in accordance with this Chapter.
- (2) Whenever conditions inside or under any such non-residential buildings or on any property on which a non-residential building is located provide harborage for vermin such that the Public Official deems it necessary that such harborage be eliminated, the

Public Official shall order the owner to take such steps toward the elimination of the harborage as the Public Official, in his/her discretion, deems essential.

(B) Duties of occupants of non-residential buildings.

The owner, operator, and/or occupants of any non-residential buildings or property on which a non-residential building is located in Dawson County shall at all times comply with the following regulations:

- (1) Store all garbage in a vermin-proof metal container or other type approved by the Public Official, pending removal of such garbage;
- (2) Keep non-residential buildings and property free of trash, garbage, debris, rubbish, salvage, or similar materials which provide nesting places and harborage for vermin; and
- (3) Maintain buildings and/or property in a vermin-free condition by pursuing a program of vermin proofing.

(C) Residential Buildings.

- (1) The owner of any residential building shall be responsible for vermin elimination within the building prior to renting or leasing the structure.
- (2) The occupant of a one-family dwelling shall be responsible for vermin elimination on the premises.
- (3) The owner of a building containing two or more dwelling units, a multiple occupancy, or a rooming house shall be responsible for vermin elimination in the public or shared areas of the building and exterior property. If an infestation is caused by failure of an occupant to prevent such infestation in the area occupied, the occupant and owner shall be responsible for vermin elimination.
- (4) The occupant of any building shall be responsible for the continued vermin free condition of the building. Except where the infestations are caused by defects in the building, the owner shall be responsible for vermin elimination.

(D) Inspections.

The Public Official is hereby authorized to make inspection of all buildings and property in Dawson County for the purpose of determining the conditions as to vermin proofing and rodent infestation where there is reasonable cause for the Public Official to believe that vermin infestation or harborage exists. All owners, operators, and/or occupants of buildings and property shall permit such inspection when requested by the Public Official.

44-18.

UNFIT DWELLINGS OR BUILDINGS

(A) Unfit dwellings and buildings defined.

Any dwelling or building, which has any or all of the following defects, as determined by the Building Official, shall be deemed unfit for human habitation, as defined by this Chapter, and subject to condemnation by the County. The following is a non-exclusive list of conditions that will be deemed unfit for human habitation:

- (1) Any dwelling or building whose walls or vertical members list, lean or buckle to such an extent that a plumb line suspended from the top edge of such member shall fall outside of a distance from the edge equal to one-third of the thickness of such members.
- (2) Any dwelling or building which has support member or members which have deteriorated to such an extent as to be unable to safely support the applied loads or which have 40 percent damage or deterioration of the non-supporting, enclosed, or outside walls or covering.
- (3) Any dwelling or building which has improperly distributed loads upon the floors or roofs or in which the same are overloaded or which have insufficient strength to be reasonably safe for the purpose used.
- (4) Any dwelling or building which has been damaged by fire, wind, or other causes so as to have become dangerous to life, safety, or the general health and welfare of the occupants.
- (5) Any dwelling or building which has parts thereof, which are so attached that they may fall and injure persons or property.
- (6) Any dwelling or building which does not have an unobstructed means of egress leading to an open space at ground level, whether such unobstructed egress is at ground level or via steps to ground level.
- (7) Any dwelling or building which has wiring that is dangerous due to lack of insulation, improper fuses, inadequate grounding, lack of capacity of wires or other dangerous condition.
- (8) Any dwelling or building, which does not have an installed kitchen sink in each dwelling unit properly, connected to the hot and cold-water supply pipes and the sewer system, and which connection is actively providing a potable water supply.
- (9) Any dwelling or building which does not have an installed tub or shower and lavatory properly connected to hot and cold-water supply pipes and sewer system, and which connection is actively providing a potable water supply.
- (10) Any dwelling or building which does not have a flush-type water closet located in a room affording privacy and properly connected to the water supply pipes and sewer

system, and which connection is actively receiving a water supply so as to allow a toilet to be flushed.

- (11) Any dwelling or building which does not have installed and operational (i.e., electricity running through the lines) electric lighting facilities installed and functioning in accordance with the minimum requirements of the National Electric Code.

(B) Renting an unfit dwelling or building.

It shall be unlawful for any owner, operator, occupant, and/or any party in interest of a dwelling or of a building to rent or offer for rent any dwelling, building, or rooming unit which is unfit for human habitation as determined by inspection by the Dawson County Building Official, for any reason set out in this Chapter, due to the dilapidation, leaking water lines, leaking gas lines, electrical defects increasing hazards of fire, accidents or other calamities, lack of ventilation, light or sanitary facilities, or due to other conditions rendering such dwelling or building or rooming unit unsafe or unsanitary or dangerous. Upon discovering that a dwelling, building, or rooming unit has been deemed by the Public Official to be unfit for human habitation, any person shall have 72 hours or three business days (in the case of office closure) after execution of a lease for such dwelling, building, or rooming unit to rescind the lease by providing notice in writing to the landlord that the dwelling or building has been discovered to be unfit as described in this Chapter.

(C) Persons occupying dwellings or buildings.

In addition to limitations on occupants and residents and the definition of family under this Chapter and any other applicable Dawson County ordinance, the number of persons beyond c persons related by blood, marriage, adoption, or guardianship occupying any dwelling unit shall be limited by the following additional requirements: The total of all habitable rooms in a dwelling or building shall be such as to provide at least 200 square feet of total building square footage (as determined and maintained in the records of the Dawson County Board of Tax Assessors) per each adult occupant thereof. Any floor space under a ceiling less than five feet high shall not be counted.

(D) Rooming houses.

If the use is allowed in the zoning district, and all other applicable requirements under the applicable zoning ordinance are satisfied, the owner and/or operator of a rooming house must comply with the following additional requirements:

- (1) Each rooming house and room shall be in compliance with the minimum standards set forth in this Section, Section 44-17-A, subsections (1) through (7), and (11), and Section 44-17-C above.
- (2) Each rooming house shall be equipped with at least one flush water closet, one lavatory, an installed tub or shower for each five persons or fraction thereof within the rooming house, including members of the family, if they are to share the use of the facilities. All

such facilities shall be properly connected to the water supply and sewer system as required by Section 44-18-A.

- (3) Each flush water closet, lavatory, tub, or shower required above, shall be located within the rooming house, in a room, or rooms, which:
- (a) Affords privacy;
 - (b) Is accessible by a common hall without going outside the rooming house;
 - (c) Is accessible by a common hall without going through sleeping quarters of others;
and
 - (d) Is not more than one story removed from the room of an occupant intended to share the facilities.

(E.) Non dwelling structures.

It shall be unlawful for any owner, operator, occupant or any party of interest to connect a non-dwelling structure to utilities and be used as a dwelling in any zoning district. Non dwelling structures shall not be parked or stored to be used as a dwelling on any property unless the property is zoned, licensed, and operated as a Recreational Vehicle Park. Non dwelling structures include but are not limited to: campers, travel trailers, recreational vehicles, motor homes, busses, pickup campers, converted trucks or buses, motorized homes, tent campers, tents, or other short-term housing or shelter arrangements and devices, boats and boat trailers, combinations thereof and other similar equipment, cases and boxes, and utility buildings.

44-19. ENFORCEMENT

This Chapter shall be enforced by the appropriate Public Officer as may be applicable to the particular offense.

44-20. PENALTIES

- (A) The applicable Public Officer is hereby authorized and directed to administer and enforce all the provisions of this Chapter. Failure to comply with any requirement of this Chapter shall constitute a violation subject to citation and penalty as provided herein.
- (B) Upon the first violation of any of the provisions of this Chapter, a warning notice shall be issued by the Public Officer with a notice to cure the violation within a time determined reasonable under the circumstances by the Public Officer. Upon the second violation of any of the provisions of this Chapter, a citation shall be issued, and the individual shall go before the Dawson County Magistrate Court. Upon conviction by a court of competent jurisdiction, the offending person will be guilty of a criminal misdemeanor and shall be subject to criminal penalties not to exceed \$1,000.00, by imprisonment in the county jail for a period of time not to exceed 60 days, or by both such fine and imprisonment, or up to

the limits of any penalty provided by state law for the ordinance. For purposes of sentencing, the first citation before the Magistrate Court shall be deemed the "first offense," however; consideration may be given by the court to the previous warning citation.

(C) Nothing contained in this section shall be construed to preclude Dawson County from pursuing any and all other remedies provided by law, including, but not limited to, pursuit of a restraining order, injunction, abatement of the nuisance, condemnation, or other appropriate legal action, or proceeding through a court of competent jurisdiction to prevent, restrain, or abate the unlawful use or activity.

(D) Each violation of this Chapter shall constitute a separate offence. Additionally, each day of noncompliance with the terms of this Chapter is considered a separate offense and the offending person will be subject to the penalties in subsection B above for each day of noncompliance.

44-21. NO LIABILITY-COUNTY

No officer, agent, or employee of Dawson County shall be personally liable for any damage that may accrue to persons or property resulting from any act required or permitted when discharging duties pursuant to this Chapter.



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Family Connection

Work Session: 05/04/2023

Prepared By: Rebecca Bliss

Voting Session: 05/18/2023

Presenter: Rebecca Bliss, Coordinator

Public Hearing: Yes No

Agenda Item Title: Presentation of Request to Make Family Connection's Administrative Specialist Position Full-Time vs Part-Time

Background Information:

Dawson County Family Connection (DCFC) in collaboration with Dawson County Government has worked together to make a positive impact on families in our community since 1991. For more than 30 years, DCFC has worked to help local families face and overcome adversities. Historically the DCFC has accomplished great works for the community including: initiating school health clinics, addressing underage drinking and prevention, and bringing awareness to both child abuse prevention and suicide prevention; with one full-time, grant-/county-funded coordinator and one county-funded, part-time administrator.

Current Information:

For more than a decade DCFC has been committed to reducing Dawson County's rate of child abuse and neglect, which currently stands at three times the average for the state of Georgia. (2022, Kids Count) Attached is DCFC's upcoming annual plan, which outlines programs and activities we are committed to offering the Dawson County community in the next fiscal year. This plan focuses on breaking the cycle of abused/neglected children becoming adults with poor mental health, who possibly have issues with substance abuse and suicidal thoughts, who abuse and/or neglect their own children, by concentrating on improving family stability and improving mental wellness within our community. While DCFC is more than proud of the work we have already accomplished and our plans for the upcoming year; when coupled with the calls received daily from partnering agencies and the general public seeking resources, our department has reached its capacity. Unfortunately reaching capacity negatively effects the community as there are many opportunities that we are currently having to forego because of lack of resources (i.e., grant opportunities, community assessments, community events/support). If the BOC would approve the change of the DCFC administrative specialist position to be a full-time position vs a part-time position, DCFC could better serve the families of Dawson County.

Budget Information: Applicable: Not Applicable: Budgeted: Yes No

| Fund | Dept. | Acct No. | Budget | Balance | Requested | Remaining |
|------|-------|----------|--------|---------|-----------|-----------|
| | | | | | | |

Recommendation/Motion: _____

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: VLN

Date: 4/25/23

County Manager Authorization: Vickie Neikirk

Date: 4/25/23

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

48



Dawson County

County Trend Profile

Trends in Locally Selected Indicators

Indicators from the most recent county annual plan were used to compare with current data. A table and graph are provided if data are available. Line graph(s) indicating a 5 year trend in the indicator is presented if data exists for all 5 years. Bar graph(s) comparing the county and state average over time are used when a 5 year trend is unavailable. The trend profiles are designed to show data over time. Look at the trend rather than focus on a particular year or data point, particularly for Census data.

The table presents:

1. County data compared to current indicator data, where possible. If there are indicators with years that have LNE (less than five events occurred in that year), a trend comparison cannot be shown.
2. County current year data compared to the state mean.

For each comparison, a status is given.

- Indicates that the county is improving by 10% or better
- Indicates that the county is within the range of 10% better to 10% worse
- Indicates that the county is worsening by more than 10%

If the table is blank the county is using local indicators and a comparison cannot be shown.

| COUNTY INDICATORS DATA COMPARED TO CURRENT DATA | | | | | | COUNTY CURRENT DATA COMPARED TO GEORGIA | |
|--|----------------------|----------------|-------------------------|------------------|--|---|---|
| INDICATOR | Beginning Data Point | Beginning Year | Most Recent County Data | Most Recent Year | Most Recent County Data Compared to Beginning Data Point | Georgia | Most Recent County Data Compared to Georgia |
| Children with a substantiated incident of abuse and/or neglect | 14.1/1,000 | 2016 | 9.8/1,000 | 2020 | ● | 3.6/1,000 | ● |
| Children with a substantiated incident of abuse | 3.5/1,000 | 2016 | 4.6/1,000 | 2020 | ● | 2.0/1,000 | ● |
| Children with a substantiated incident of neglect | 12.9/1,000 | 2016 | 6.6/1,000 | 2020 | ● | 1.9/1,000 | ● |

More likely to become adults with poor mental health who possibly have issues with **SUBSTANCE ABUSE** and have **SUICIDAL** thoughts

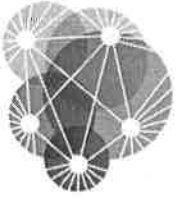
Less likely to develop appropriate coping skills

CHILDREN are **ABUSED** or **NEGLECTED**

More likely to become adults who **ABUSE** or **NEGLECT** their own **CHILDREN**

BREAKING THE CYCLE

-Focuses on improving family stability and improving mental health would decrease our community's incidents of child abuse/neglect, substance abuse and suicide



GEORGIA

family connection

Dawson County Family Connection, Inc.

Dawson County

FY24 Annual Plan

July 01, 2023 - June 30, 2024

Governance Type: Private non-profit body

Collaborative Functional Type: Partner Engagement

51

Collaborative Description and Activities to Strengthen Effectiveness: Dawson County Family Connection (DCFC) will continue to coordinate & support programs that will improve family stability; specifically, for foster & kinship families. Family reunifications are more successful the closer a child's foster home is to their original home. With this in mind, DCFC will increase our efforts to support established foster families & recruit new foster families in our community. DCFC has identified a local non-profit called The Way Home as a key partner for this initiative because of their established relationship with the community's foster parents. The Way Home's Director accepted a position on DCFC's Collaborative Board in FY'23 & has provided valuable guidance on how to encourage & improve the collaboration of our local community-at-large, our faith community, our civic organizations, & local businesses to show additional support, physically & financially, to foster families. DCFC will continue, in collaboration with Legacy Link, to provide monthly meetings during the school year with the purpose of providing support & resources to those who are caring for children when their biological parents are unable to do so. In response to the Family Stability Strategy Team (FSST) recommendation, Trust Based Relational Intervention (TBRI) Training & Darkness to Light/Stewards of Children Training will be remain in our FY'24 annual plan.

In response to the Mental Wellness Coalition's (MWC) recommendation, DCFC is tasked with the creation of three (3) mental wellness brochures with students, parents, & adults as target audiences. The topic of mental wellness is a priority of most of our partner agencies & a consensus has been established that promoting the resources currently available to the community-at-large needs to be a priority. As a result, we plan to improve the Community Resource Directory and implement A Family Fair. Finally, we've identified a need for all mental health facilitators to have a unified approach & unified language when providing

resources to our community; therefore, DCFC has included Trauma Informed Care Training/Lunch & Learns in our FY'24 annual plan.

Strategy Name: Improved Family Stability

Desired Outcome: Improved Family Stability

Strategy Statement: Dawson County Family Connection (DCFC) will work with partners to coordinate and support programs and services to improve family stability particularly as it pertains to kinship and foster families.

Child and Family Indicators:

| Indicator | Result Area | Data Source | Notes |
|---|---|--------------------|-------|
| Children leaving foster care who are reunified with their families or placed with a relative within 12 months of entering foster care [SF5] | Stable, Self-Sufficient and Productive Families | KIDS COUNT Website | |
| Children with a substantiated incident of abuse (per 1,000) [SF3a] | Stable, Self-Sufficient and Productive Families | KIDS COUNT Website | |
| Other [LD10] Number of approved foster families in Dawson County who can accept children placed in care. | Stable, Self-Sufficient and Productive Families | Dawson County DFCS | |

Activities:

| Type | Name | Description | Target Group | Code |
|---------------------------|----------------------------|---|---|--------|
| Collaborative Development | Meet and Greet | DCFC will host a Meet & Greet BEFORE the beginning of the school year between local Division of Family & Children's Services (DFCS), school counselors/social workers, School Resource Officers (SRO), & other key stakeholders (i.e. local counselors, community collaborative) for the purpose of enhancing communication & trust between agencies. | DFCS, School Counselors/Social Workers, SROs, Key Stakeholders, DCFC Staff, Community Collaborative | [CA14] |
| Sustainability | Reverse Advent Calendar | Annual collection event requesting donations of basic need/essential items collected by DCFC (via collection bins and Amazon Smile Wishlist) in December for the purpose of distributing goods to foster & at-risk families or partner agencies that serve such families. | Community-at-large | [ST14] |
| Communications | Foster Care Month Campaign | Initiate & lead a campaign in May to distribute information to the community regarding the DIRE | Community-at-large | [CS3] |

| | | | |
|--|--|---|--|
| | | need for foster families in our area for the purpose of acknowledging/supporting established foster families & encouraging new foster families. This would include a media campaign shared via social media, email, newsletter, billboards, & a community activity. | |
|--|--|---|--|

Programs & Services:

| Type | Name | Description | Target Group | Lead Implementing Partner | Collaborative Responsibility | Code |
|--------------------------|-----------------------|--|---|---------------------------|--|--------|
| Family/Adult Development | Kinship Care Meetings | Monthly meetings held with the purpose of providing support & resources to kinship caregivers. Meetings held during the school year, for adults caring for children when their biological parents are unable to do so. | Kinship Caregivers (15-20 families) | Legacy Link | Supply venue & speakers, promote meetings, track attendance, supply dinner, supply childcare. Cohort responsibilities: financial assistance. | [FD8] |
| Family/Adult Development | Promise 686 | Facilitate introductions between Promise 686 & local churches for the purpose of initiating Care Portal to help meet the needs of foster families & families in our community who are in crisis. | Local Faith Community (5 churches to launch CarePortal) | Promise 686 | Facilitate introductions between Promise 686 & local church representatives. Supply venue, promote meetings, track attendance, supply snacks/meal. | [FD20] |

| | | | | | | |
|--------------------------|--|--|---|-----------------------------------|---|-------|
| Family/Adult Development | Trust Based Relational Intervention Training | Trust Based Relational Intervention (TBRI) training is an attachment-based, trauma-informed intervention that is designed to meet the complex needs of vulnerable children. Trainings provided to those who work with children from hard places for the purpose of recognizing & meeting children's physiological needs. | Kinship, Foster, & Adoptive Families, Families or Individuals Serving/Supporting Children from Hard Places (75 trained) | Kelsey Harrison, TBRI Facilitator | Supply venue & facilitator & materials, identify persons to invite, promote meetings, track attendance, supply meal(s), supply childcare. | [FD3] |
|--------------------------|--|--|---|-----------------------------------|---|-------|

To Document and Monitor Progress:

| What is being measured? | What is the data source? | Who will be responsible? | How often will the data be collected? | How will you communicate these results? |
|--|------------------------------|--------------------------|---------------------------------------|---|
| Number of Kinship care meetings held with number of participants | Sign-in sheets | DCFC | Each occurrence | Bi-monthly report to Collaborative Board, newsletter, annual report |
| Satisfaction of Kinship Care meetings | Annual satisfaction survey | DCFC/Legacy Link | Annually | Annual report to Collaborative Board, newsletter, annual report |
| Number of churches partnering with Promise 686 | Promise 686 | DCFC/Promise 686 | Each occurrence | Annual report to Collaborative Board, newsletter, annual report |
| Number of participants fully trained in TBRI | Certificates of completion | DCFC/The Way Home | Training completion | Annual report to Collaborative Board, newsletter, annual report |
| Satisfaction of participants who complete TBRI training | Training satisfaction survey | DCFC/The Way Home | Training completion | Annual report to Collaborative Board, newsletter, annual report |
| Number of participants fully trained in Darkness to Light/Stewards of Children | Certificates of completion | DCFC/No One Alone | Training completion | Annual report to Collaborative Board, newsletter, annual report |
| Satisfaction of Darkness to Light/Stewards of Children Training | Training satisfaction survey | DCFC/No One Alone | Training completion | Annual report to Collaborative Board, newsletter, annual report |

Strategy Name: Improved Mental Wellness

Desired Outcome: Improved Mental Wellness

Strategy Statement: Dawson County Family Connection will work with partners to coordinate & support programs & services to improve children & family mental wellness.

Child and Family Indicators:

| Indicator | Result Area | Data Source | Notes |
|--|----------------------|-----------------------|-------|
| Other [LD10] umber of mental health days | Thriving Communities | BRFSS | |
| Other [LD10] How often do you feel stressed? | Healthy Children | Georgia Health Survey | |
| Other [LD10] In the past 30 days, on how many days have you felt depressed, sad, or withdrawn? | Healthy Children | Georgia Health Survey | |

Activities:

| Type | Name | Description | Target Group | Code |
|---------------------------|---------------------------------|---|--|--------|
| Collaborative Development | Mental Wellness Coalition (MWC) | Continue quarterly MWC meetings for the purpose of looking deeper into the risk factors associated with poor mental health, substance abuse, & potential suicide victims in our community & create a blueprint of how to address those identified risks with a focus on promoting positive mental health. | DCFC, MWC members, Mental Health/Suicide Prevention Stakeholders | [CA14] |
| Sustainability | Celebrity Waiter Breakfast | Yearly fundraising activity for the purpose of financially supporting current DCFC strategies. To be held at the Dawsonville Longhorn's with | Community-at-large | [ST14] |

| | | | | |
|----------------|----------------------------------|---|-----------------------------------|-------|
| | | notable members of the community serving breakfast to participants. | | |
| Communications | Mental Wellness Brochure-Parents | Create a mental wellness brochure for the purpose of education & resource awareness with parents being the target audience that would include: definitions of varying stages of mental unwellness (i.e. anxiety, depression) & mental illness (i.e. clinical depression) & corresponding actions to take/resources available, definitions of counseling, therapy/psychotherapy & local resources for each definition, signs of suicide & local resources available. | Parents of Dawson County children | [CS4] |
| Communications | Mental Wellness Brochure-Adults | Create a mental wellness brochure for the purpose of education & resource awareness with adults being the target audience that would include: definitions of varying stages of mental unwellness (i.e. anxiety, depression) & mental illness (i.e. clinical depression) & corresponding actions to take/resources available, definitions of counseling, therapy/psychotherapy & local resources for each definition, signs of suicide & local resources available. | Adults residing in Dawson County | [CS4] |

Programs & Services:

| Type | Name | Description | Target Group | Lead Implementing Partner | Collaborative Responsibility | Code |
|---------------------------|-----------|---|---|---------------------------|---|--------|
| Mental Health Development | Teen Maze | Teen Maze is a challenge to students for the purpose of allowing a student to "experience" real life consequences for a range of choices made in life (including suicide) in a safe controlled environment. At this event, students are provided with local | 9th grade students attending Dawson County Junior High (DCJH) (350) | DCFC | Coordinate: time/location, opening scene, & facilitators for tables (20-25). Provide lunch for staff. Provide booklet & bag for each student. | [MH20] |

| | | | | | | | |
|---|-----------------------------------|--|--|----------|---|--------|--|
| | | resources pertaining to mental wellness & suicide prevention. | | | | | |
| Mental Health Development | A Family Fair | Family friendly event presented by local resource agencies with field day type activities. The purpose of this event is to connect families with: each other, the community, the resources available to this community. | Dawson County families (400 families, 1500 people) | DCFC/MWC | Coordinate planning, insurance, permits, invitation of agencies, advertising, general oversight of event day of, activity & resource table. | [MH20] | |
| Information Distribution, Community Awareness, and Training | Suicide Prevention Month Campaign | Lead a campaign in September for the purpose of raising awareness of resources available for Suicide Prevention. This would include a media campaign with information shared via social media, email, newsletter, & billboards as well as a community activity: scheduling use of the traveling Suicide Prevention mural/photo op. | Community-at-large | DCFC | Creating advertisements, procuring space for advertisements distribution, scheduling/delivering/setting up Suicide Prevention mural/photo op. | [ID7] | |
| Information Distribution, Community Awareness, and Training | Mental Wellness Brochure-Students | Distribute a mental wellness brochure for the purpose of education & resource awareness with students being the target audience that would include: definitions of varying stages of mental unwellness (i.e. anxiety, depression) & mental illness (i.e. clinical depression) & corresponding actions to take/resources available, definitions of counseling, therapy/psychotherapy & local resources for each definition, signs of suicide & local resources available. | Children who attend Dawson County Schools (3,914) | DCFC | Updating, printing, & disseminating brochure. | [ID5] | |
| Information Distribution, Community | Community Resource Directory | Distribute a Community Resource Directory for the purpose of connecting those in need of resources | Community-at-large (4,000) | DCFC | Updating, printing, & disseminating brochure. | [ID3] | |

| | | | | | | |
|---|---|---|---|------|---|--|
| Awareness, and Training | with those that provide resources locally. | | | | | |
| Information Distribution, Community Awareness, and Training | Trauma Informed Care Training/Lunch & Learn | Provide a trauma informed care training to local mental wellness stakeholders with the purpose of establishing a unified approach with unified language regarding trauma/mental wellness. | Mental wellness stakeholders including school staff, local counselors, local resource agencies (50) | DCFC | Supply venue & facilitator & materials, identify persons to invite, promote meetings, track attendance, supply meal(s), supply childcare. [ID9] | |
| Information Distribution, Community Awareness, and Training | Secondary Traumatic Stress Training | Provide a training that would teach social service workers to look for the signs of compassion fatigue/secondary stress for the purpose of preventing burnout. | Dawson County social service workers (40) | DCFC | Supply venue & facilitator & materials, identify persons to invite, promote meetings, track attendance, supply meal(s). [ID5] | |

To Document and Monitor Progress:

| What is being measured? | What is the data source? | Who will be responsible? | How often will the data be collected? | How will you communicate these results? |
|--|--|--------------------------|---------------------------------------|---|
| Number of MWC meetings with number of participants | Sign-in sheets | DCFC | Each occurrence | Bi-monthly report to Collaborative Board, newsletter, annual report |
| Number of Mental Wellness Brochures-Students distributed | Distribution records | DCFC | Each occurrence | Annual report to Collaborative Board, newsletter, annual report |
| Number of participants in Teen Maze event | DCJH attendance records & volunteer sign-in sheets | DCFC | Event completion | Annual report to Collaborative Board, newsletter, annual report |

| | | | | |
|--|---|------|---------------------|---|
| Satisfaction of Teen Maze event | Event satisfaction survey & volunteer follow-up meeting | DCFC | Event completion | Annual report to Collaborative Board, newsletter, annual report |
| Number of Community Resource Directory's distributed | Distribution records | DCFC | Each occurrence | Annual report to Collaborative Board, newsletter, annual report |
| Number of Trauma Informed Care Training participants | Sign-in sheets | DCFC | Training completion | Annual report to Collaborative Board, newsletter, annual report |
| Satisfaction of Trauma Informed Care Training | Training satisfaction survey | DCFC | Training completion | Annual report to Collaborative Board, newsletter, annual report |

Rebecca Bliss

From: Natalie Johnson
Sent: Wednesday, March 15, 2023 2:37 PM
To: Rebecca Bliss
Subject: PT to FT Increase Estimated Cost

Good afternoon,

So sorry for the delay but here is the estimated increase to go along with the request for an upgrade from PT to FT:

| | |
|---------------------------------|--------------------|
| Salary Increase (same rate) | \$10,838.88 |
| FICA/Medicare | \$829.17 |
| Retirement | \$1,806.48 |
| Health Insurance | \$22,789.92 |
| Life Insurance | \$92.00 |
| Total Increase Requested | \$36,356.45 |

This is the worse-case scenario amount needed above what is currently budgeted for the PT position. Please let me know if you have any other questions.

Thank you,

Natalie Johnson | Accounting & Budget Manager
Dawson County Government | 25 Justice Way, Suite 2214 | Dawsonville, GA 30534
706.344.3501 ext. 42215 | dawsoncountyga.gov



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: **PUBLIC WORKS**

Work Session: May 4, 2023

Prepared By: **ROBERT W. DREWRY, PUBLIC WORKS DIRECTOR**

Voting Session: May 4, 2023

Presenter: **ROBERT W. DREWRY**

Public Hearing: Yes _____ No X

Agenda Item Title: Request Board approval to add two new Part Time Transfer Station Attendants for the recycling program.

Background Information:

On August 4, 2022, then County Manager David Headley presented a phased approach to provide recycling by retrofitting an existing building at Public Works. In his presentation, he advised that this option will require adding two part-time attendants to assist citizens in recycling. With some discussion, the Board approved Mr. Headley's recommendation and allocated funds to proceed. Unfortunately, the action nor the agenda report explicitly recommended adding the two new positions.

Current Information:

Staff is proceeding with the retrofit for recycling and have been working under the assumption of utilizing new part-time attendants. The recycling program will require the citizen to separate their recycling items appropriately. Any cross contamination of recyclables would compromise the full load. Ideally, items should be separated before the citizen enters the recycling facility. The recycling attendants would engage with the citizen to assist and educate. Without an on-site attendant, the recycling program will not be successful. Therefore, staff is requesting approval to add two part-time attendants for recycling.

Budget Information: Applicable: _____ Not Applicable: ___ Budgeted: Yes _____ No _____

| Fund | Dept. | Acct No. | Budget | Balance | Requested | Remaining |
|------|-------|----------|--------|---------|-----------|-----------|
| 540 | 4520 | 511100 | | | | |

Recommendation/Motion: Request Board approval to add two new Part Time Transfer Station Attendants for the recycling program.

Department Head Authorization: _____ RWD _____

Date: _____

Finance Dept. Authorization: VLN

Date: 4/24/23

County Manager Authorization: Vickie Neikirk

Date: 4/24/23

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Annual estimated cost for two (2) Part Time Attendants including FICA = \$35,770.



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: **PUBLIC WORKS**

Work Session:

Prepared By: **ROBERT W. DREWRY, PUBLIC WORKS DIRECTOR**

Voting Session: May 18, 2023

Presenter: **ROBERT W. DREWRY**

Public Hearing: Yes _____ No X

Agenda Item Title: Request Board consideration for staffing the Recycling Center.

Background Information:

At the May 4, 2023, BOC work session, staff presented a request to add two (2) part-time attendants to assist citizens in recycling as a follow up to a request presented on August 4, 2022, by then County Manager David Headley.

Current Information:

Board discussion led to consideration of adding a full-time attendant and a part-time attendant. The recycling program will require the citizen to separate their recycling items appropriately. The attendants would engage with the citizen to assist and educate. Having a full-time attendant will guarantee coverage and give stability to the peak times at the Recycling Center. The only caution is that the minimum salary for an attendant may not attract good candidates.

- Minimal annual estimated cost for two (2) part-time attendants, including FICA = \$35,770
- Minimal annual estimated cost for a full-time attendant and a part-time attendant = \$72,764

Budget Information: Applicable: _____ Not Applicable: ___ Budgeted: Yes _____ No _____

| Fund | Dept. | Acct No. | Budget | Balance | Requested | Remaining |
|------|-------|----------|--------|---------|-----------|-----------|
| 540 | 4520 | 511100 | | | | |

Recommendation/Motion: Request Board approval to add a Full Time Attendant and a Part Time Attendant for the recycling program.

Department Head Authorization: _____RWD_____

Date: 05/10/2023

Finance Dept. Authorization: VLN

Date: 5/10/23

County Manager Authorization: Vickie Neikirk

Date: 5/10/23

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

64

Pickens County

RECEPTACLES : CONTAINERS AND COMPACTORS



PHASE ONE RETROFIT SITE



APPROXIMATE AREAS OF SITE EXPANSION

Preliminary Scope:

- Utility locate/relocate (Inhouse, Outsourced)
- Engineering design (Outsourced)
- Site work (Inhouse)
- Construction (Outsourced)

Rough Cost Estimate: \$200,000.00





DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Parks & Recreation

Work Session: 5/4/2023

Prepared By: Matt Payne

Voting Session: 5/4/2023

Presenter: Matt Payne

Public Hearing: Yes No

Agenda Item Title: Presentation of rate adjustments for Recreation Programs

Background Information:

Request from the Recreation department to enter into lease agreement with Corps of Engineers for the lake parks of Nix Bridge, Thompson Creek and Toto Creek.

Current Information:

Presentation will include lease details, revenue and budget needs.

Budget Information: Applicable: Not Applicable: Budgeted: Yes No

| Fund | Dept. | Acct No. | Budget | Balance | Requested | Remaining |
|------|-------|----------|--------|---------|-----------|-----------|
| | | | | | | |

Recommendation/Motion:

Department Head Authorization:

Date:

Finance Dept. Authorization: VLN

Date: 4/24/23

County Manager Authorization: Vickie Neikirk

Date: 4/24/23

County Attorney Authorization:

Date:

Comments/Attachments:



DAWSON COUNTY PARKS & RECREATION

UNITED STATES ARMY
CORPS OF ENGINEERS



Cooperative Lease Agreement Proposal

Dawson County already has a 25-year lease on War Hill Park and we are in year 13.

Plans are in place to do some SPLOST projects at War Hill and a master plan update is being conducted now.

We were approached by the Corps of Engineers to possibly lease the remaining lake parks located in Dawson County, those being: Thompson Creek Park, Nix Bridge Park, Toto Creek Park.

Through many meetings cultivating in the main meeting on April 19, 2023, we have come to an agreement to do a cooperative lease agreement to co-manage these parks.

Attending this meeting was the Corps representatives, Commissioner Chris Gaines, Vickie Neikirk, Buffie Hamil, and Matt Payne.

LEASE AGREEMENT

The basis of this agreement is that Dawson County would enter into a 5 year lease to manage these parks, including taking the responsibilities of the campground at Toto Creek.

All fees generated at all lake parks will remain with Dawson County, including the adding of cashless pay stations at all boat ramps.

In a general sense, the lease would call for Dawson County to handle all “light” maintenance and the Corps of Engineers would handle all “heavy” maintenance.

“Light” maintenance would consist of grounds, grass, bathrooms, campsite details, etc.

“Heavy” maintenance would be things such as facility needs (painting, broken or damage bathroom fixtures) and parking lot maintenance.

This co-operative agreement would allow Dawson County to re-negotiate terms of the agreement at any time.

NEEDS

For the remainder of 2023, the recreation department can handle the re-vamping of the parks and the general maintenance of the new parks with existing staff and budget.

Moving forward, however, there would be some needs met to successfully run these parks:

- Digital Fee Charging Stations
- New Truck and Trailer
- Signage
- Personnel:
 - 1 full-time maintenance worker
 - 1 full-time Lake Parks Division Coordinator

REQUEST / RECOMMENDATION

The Parks & Recreation Department requests that the Board of Commissioners delegate Chairman Thurmond, County Manager Vickie Neikirk, and Parks & Recreation Director Matt Payne to sign contract with Corps of Engineers to lease lake parks.

**EMPLOYMENT AGREEMENT
COUNTY MANAGER/DAWSON COUNTY BOARD OF COMMISSIONERS**

THIS AGREEMENT is entered into this ____ day of _____, 2023, by and between Dawson County, acting by and through its governing authority, the Dawson County Board of Commissioners, hereinafter referenced as "Employer," and Joey Leverette, hereinafter referenced as "Employee," as follows:

WHEREAS, Employer desires to employ the services of Joey Leverette as County Manager of Dawson County, Georgia; and

WHEREAS, Employee desires the position of County Manager of Dawson County, Georgia; and

WHEREAS, the Employer seeks to provide certain benefits, establish certain conditions of employment, and set working conditions of the Employee as County Manager; and

WHEREAS, no rights, duties, privileges or obligations in accord with this Agreement shall be binding unless or until Employer takes final action and votes to approve this Agreement; and

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties agree as follows:

Section 1. Duties.

Employer hereby agrees to employ Joey Leverette as County Manager of Dawson County to perform the functions and duties of County Manager specified in Act No. 73. 1995 Legislative Session, as amended and pursuant to the Home Rule Powers for counties set forth in Article IX, Section II, Paragraph I of the Georgia Constitution, and to perform other legally permissible duties and functions assigned from time to time.

Section 2. Term.

- A. This Agreement shall become effective on the ____ day of _____, 2023. This Agreement shall not be construed to prevent, limit, or otherwise interfere with the right of Employer to terminate the services of Employee at any time, subject only to the provisions set forth in sub-paragraphs A and B of Section 13 of this Agreement.
- B. This Agreement shall terminate absolutely and without further obligation of Dawson County at the close of each calendar year. This Agreement shall automatically renew, unless the Agreement is terminated in accord with Section 13 of this Agreement.

- C. This Agreement shall not be construed to prevent, limit, or otherwise interfere with the right of Employee to resign at any time as County Manager, subject only to the provisions set forth in sub-paragraph C of Section 13 of this Agreement.
- D. Employee agrees to remain in the exclusive employ of Employer and neither to accept other employment nor become employed by any other employer until this Agreement is terminated in accord with the terms hereof, unless Employee obtains written approval for part-time employment from the Employer.

Section 3. Salary.

- A. The Employer agrees to pay the Employee an annual base salary of \$150,000, payable in installments at the same time as other employees of Employer are paid.
- B. The Employer may increase the base salary and/or other benefits of Employee in such amounts and to such extent as Employer may determine on the basis of an annual salary review of the Employee made at the same time as similar consideration is given to other employees generally. The Employee shall receive general cost of living adjustments given to other employees of the County in the same form and manner as other employees of Employer.

Section 4. Goals and Objectives; Performance Evaluation.

Annually, the Board of Commissioners and Employee shall define goals and performance objectives that the parties determine necessary for the proper operation of Dawson County and for attainment of the Board of Commissioners policy objectives and shall further establish a relative priority among the various goals and objectives. The parties should work together to create a written document that will be utilized as an evaluation tool for the Employee's annual performance evaluation.

The Board of Commissioners shall review and evaluate the performance of Employee at least annually based upon the agreed upon goals and objectives, as well as other considerations and criteria that are determined to be appropriate. Such criteria may be changed as the Board of Commissioners may determine in consultation with the Employee. Upon conducting the evaluation, the Board of Commissioners shall provide Employee with a summary written statement of the findings of the Board of Commissioners and shall provide an adequate opportunity for the Employee to discuss the evaluation with the Board of Commissioners and to provide any written response that Employee may wish to provide.

Section 5. Hours of Work.

The Employee is an exempt employee who is expected to engage in the number of hours of work necessary to fulfill the obligations of the position of County Manager. In light of the various County facilities for which Employee is responsible, Employer and Employee acknowledge that work hours may be spent at locations other than Employee’s primary office. However, there is an expectation and agreement between the Parties that Employee will devote himself to his duties as County Manager, at least during regular business hours of the County, which for purposes of this Agreement, shall be deemed to be between the hours of 9:00 a.m. and 5:00 p.m., Monday through Friday.

Section 6. Code of Ethics for Government Service.

O.C.G.A. § 45-10-1 provides a Code of Ethics for Government Service in the State of Georgia and applies to all governments located in the State of Georgia. The parties agree that the Employee shall adhere to O.C.G.A. § 45-10-1.

Section 7. Paid Time Off (“PTO”).

- A. Employee shall be entitled to accrue PTO on an annual basis at the highest rate provided to any other employee according to the Dawson County Employee Handbook. Employee shall be credited with forty (40) hours of PTO on the commencement of his employment.
- B. Employee is entitled to accrue un-used PTO to the highest annual accrual rate provided to all other full-time employees, and if the Employee's employment is terminated, either voluntarily or involuntarily, then the Employee shall be compensated for all accrued PTO and other benefits as of such date to the highest annual accrual rate provided to all other full-time employees according to the Dawson County Employee Handbook.

Section 8. Automobile.

- A. If the Employee resides full time in Dawson County, the Employee will be issued a County vehicle for Employee’s business use. In such case, the Employee may drive the vehicle to and from home, and for business purposes, but shall not be permitted to drive the vehicle for non-business purposes.
- B. If, however, the Employee resides outside of Dawson County, the Employee will be assigned a County vehicle that shall not be available to Employee for transportation to and from home. In such case, the Employee will drive his personal vehicle to the

County and pick up the assigned County vehicle for any transportation that is for business purposes.

C. Any and all County-identifying decals shall remain on the County vehicle at all times.

Section 9. General Expenses.

- A. Employer agrees to pay for professional dues and subscriptions of the Employee necessary for continuation and full participation in national, regional, state and local associations and organizations necessary and desirable for the Employee's continued professional participation, growth, and advancement as County Manager and for the good of the Employer upon approval by the Chairman and reasonable proof of such expenses to the County.
- B. Employer agrees to pay for travel and subsistence expenses of Employee for professional and official travel, meetings, and to continue with adequate professional development and to pursue necessary official functions of Employer upon approval by the Chairman and reasonable proof of such expenses to the County.
- C. Employer recognizes that certain expenses of a non-personal and job-affiliated nature may be incurred by Employee, and Employer hereby agrees to reimburse Employee for such expenses. upon approval by the Chairman and reasonable proof of such expenses to the County.
- D. Employer shall provide Employee with a computer, software, and cell phone required for the Employee to perform Employee's job and to maintain proper communication.
- E. Employee shall be entitled to a one-time reimbursement of moving expenses related to his relocation to Dawson County upon reasonable proof of such expenses to the County up to a maximum expense of \$3,750.00.

Section 10. Health Care Benefits and Insurance.

- A. Employee may elect to submit once per calendar year to a complete physical examination, including a cardiovascular examination, by a qualified physician selected by Employee, and the cost thereof shall be paid by Employer.
- B. Employer shall pay the premium amount due for Employee to obtain term life insurance in the amount of \$50,000.00. Employee shall name the beneficiary of the life insurance policy.

- C. Employee shall be eligible for health insurance as of July 1, 2023, according to the terms and conditions of the County's health insurance coverage and consistent with the health insurance benefit provided to all full-time employees.

Section 11. Retirement.

Employer agrees that Employee may enroll in the Dawson County retirement system and participate in such system according to the terms and conditions of the retirement system.

Section 12. Disciplinary Action and/or Suspension.

Employer may impose disciplinary action and/or suspend Employee at any time during the term of this Agreement upon a majority vote of the Board of Commissioners of Dawson County.

Section 13. Termination and Severance Pay.

- A. If a majority of the governing body votes to terminate the Employee at a duly authorized public meeting, then the Employer hereby agrees to pay Employee severance pay of a lump sum cash payment equal to six months aggregate salary at the current rate of pay, unless the Employee assumes any other position within the Dawson County government. Employee shall also be compensated for all accrued PTO and benefits as allowed by the Dawson County Employee Handbook in the case of involuntary termination.
- B. If the Employer at any time during the term of this Agreement reduces the salary or other financial benefits of Employee for any reason other than for cause in a greater percentage than an applicable across the board reduction of all employees of Employer, then Employee may, at Employee's option, be deemed to be "terminated" on the date of such reduction and receive severance pay in accord with the severance pay provision set forth in subparagraph A above.
- C. If the Employee voluntarily resigns the Employee's position with Employer before the expiration of the term of employment, then Employee shall give the Employer sixty (60) days' notice, unless the parties otherwise agree. The Employee's resignation shall not obligate the Employer to provide any severance pay set forth herein. However, the Employer shall pay the Employee for accrued PTO and benefits as allowed by the Dawson County Employee Handbook in the case of resignation.

Section 14. Bonding.

Employer shall bear the full cost of any fidelity or other bond required of the Employee

under any law or ordinance.

Section 15. Indemnification.

Employer shall defend, save harmless, and indemnify Employee against any tort, professional liability, claim or demand or other legal action arising out of an alleged act or omission occurring in the performance of Employee's duties as County Manager, unless the act or omission of Employee constitutes gross negligence, wanton or willful conduct or intentional misconduct. Employer shall litigate, compromise, and/or settle any such covered claim or suit and pay the amount of any settlement or judgment rendered thereon and all expenses, including attorney's fees.

Section 16. Other Terms and Conditions of Employment.

- A. Employer, in consultation with the Employee, shall fix any other terms and conditions of employment that the Employer may determine from time to time related to the performance of Employee if such terms and conditions are not inconsistent with or in conflict the provisions of this Agreement, ordinances, or any other law or policy. Any such modifications shall be in writing and duly executed and approved by the Parties.
- B. Except as otherwise provided herein, Employee shall be entitled to the highest level of benefits enjoyed by other elected officials, appointed officials, appointed employees, department heads, or general employees of the Employer as provided in the Dawson County Employee Handbook or according to practice.
- C. Employee shall be governed by the Dawson County Employee Handbook. If any provision of the Employee Handbook conflicts with the terms of this Agreement, the terms of this Agreement shall control.

Section 18. General Provisions.

- A. The text herein shall constitute the entire agreement between the parties.
- B. This Agreement shall be binding upon and inure to the benefit of the heirs at law and executor or administrator of Employee.
- C. If any provision or portion thereof contained in this Agreement is held unconstitutional, invalid or unenforceable, then the remainder of this Agreement, or portion thereof, shall be deemed severable, shall not be affected by any such finding, and shall remain in full force and effect.

- D. Rights and obligations are not transferable or assignable.
- E. This agreement may not be amended or modified except by a written instrument executed by both the Employee and the Dawson County Board of Commissioners and upon official approval of the Board of Commissioners at a duly advertised public hearing.
- F. Employee recognizes and agrees that all copyrights, trademarks, and intellectual property rights in created works arising from Employee's employment with Employer are the sole and exclusive property of the Employer and the Employee will not assert any right to those works against the County, Dawson County Board of Commissioners, or any third parties. Employee further agrees that the Employee will assist in requests to procure or protect the County's and Dawson County Board of Commissioners' right to such works.
- G. Employee shall maintain as strictly confidential any information received by the Employee in the course of his employment that is reasonably construed as confidential, sensitive, and/or proprietary information of the County and/or that the Dawson County Board of Commissioners deems "confidential information" (collectively referred to as "Confidential Information"). Employee shall not use "Confidential Information," except for the benefit of the County and/or Dawson County Board of Commissioners.
- H. All notices required to be given under this Agreement will be sufficient if made in writing and delivered to the Employee.
- I. The parties have participated jointly in the negotiation and drafting of this Agreement. In the event of any ambiguity or a question of intent, no presumption or burden of proof will arise favoring or disfavoring any part by virtue of the authorship of any of the provisions.

IN WITNESS WHEREOF, the Employer has caused this Agreement to be signed and executed by the Chairman of the Board of Commissioners of Dawson County and duly attested by the County Clerk, and Employee has signed and executed this Agreement on the date and year set forth herein.

 Billy Thurmond, Chairman
 Dawson County
 Employer

 Employee: Joey Leverette

 Attest: Kristen Cloud. County Clerk