

**DAWSON COUNTY BOARD OF COMMISSIONERS  
WORK SESSION AGENDA – THURSDAY, JULY 7, 2022  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
4:00 PM**

---

**PUBLIC HEARING**

1. 2022 Millage Rate and Property Tax (*1st of 3 hearings; 2nd hearing will be held at 4 p.m. July 21, 2022, and 3rd hearing will be held at 6 p.m. August 4, 2022*)

**UNFINISHED BUSINESS**

1. Presentation of Artificial Turf Fields for Parks & Recreation- Parks & Recreation Director Matt Payne / Purchasing Manager Melissa Hawk (*Last Discussed at the March 3, 2022, Voting Session*)
2. Presentation of Proposed Transfer Station Improvements- County Manager David Headley / Public Works Director Jeff Hahn (*Last Discussed at the March 17, 2022, Voting Session*)

**NEW BUSINESS**

1. Presentation of Request to Increase Pay Per Call for Volunteer Firefighters- Emergency Services Director Danny Thompson
2. Discussion of a Review and Update to Zoning Ordinances and a Review and Update to the Impact Fee Study
3. County Manager Report
4. County Attorney Report

***\*A Voting Session meeting will immediately follow the Work 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.*

**PRESS RELEASE ANNOUNCING PUBLIC HEARING AND ADOPTION OF MILLAGE RATE FOR 2022**

The Dawson County Board of Commissioners today announces its intention to increase the 2022 property taxes it will levy this year by 5.90% over the rollback millage rate.

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

*This is called a reassessment.*

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

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

All concerned citizens are invited to the public hearings on this tax increase to be held in the Commissioners Meeting Room at the Dawson County Courthouse/Administration Building located at 25 Justice Way, Dawsonville, Georgia at the following times:

- 1<sup>st</sup>. Public Hearing: Thursday, July 7, 2022 4:00 p.m.
- 2<sup>nd</sup>. Public Hearing: Thursday, July 21, 2022 4:00 p.m.
- 3<sup>rd</sup>. Public Hearing: Thursday, August 4, 2022 6:00 p.m.
- Millage adoption: Thursday, August 4, 2022 6:00 p.m. (following 3<sup>rd</sup> public hearing)

**NOTICE**

The Dawson County Board of Commissioners does hereby announce that the millage rate will be set at a meeting to be held at the Dawson County Government Center, 25 Justice Way, on August 4, 2022 at 6:00 pm and pursuant to the requirements of O.C.G.A. § 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy, along with the history of the tax digest and levy for the past five years.

**CURRENT 2022 PROPERTY TAX DIGEST AND 5 YEAR HISTORY OF LEVY**

| U<br>N<br>I<br>N<br>C<br>O<br>R<br>P<br>O<br>R<br>A<br>T<br>E<br>D<br><br>A<br>R<br>E<br>A | UNINCORPORATED                                                 |                         | 2017                    | 2018                    | 2019                    | 2020                    | 2021                    | 2022                |
|--------------------------------------------------------------------------------------------|----------------------------------------------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|-------------------------|---------------------|
|                                                                                            | V<br>A<br>L<br>U<br>E                                          | Real & Personal         |                         | 1,394,032,646           | 1,572,997,915           | 1,593,936,454           | 1,709,619,583           | 1,780,490,982       |
| Motor Vehicles                                                                             |                                                                |                         | 28,320,790              | 22,736,970              | 18,877,500              | 16,163,420              | 14,599,480              | 13,548,070          |
| Mobile Homes                                                                               |                                                                |                         | 952,109                 | 1,493,910               | 1,711,047               | 1,771,544               | 2,012,335               | 2,133,907           |
| Timber - 100%                                                                              |                                                                |                         | 96,561                  | 190,449                 | 200,000                 | 23,575                  | 42,210                  | 69,566              |
| Heavy Duty Equipment                                                                       |                                                                |                         | 0                       | 0                       | 0                       | 0                       | 0                       | 0                   |
| Gross Digest                                                                               |                                                                |                         | 1,423,402,106.00        | 1,597,419,244.00        | 1,614,725,001.00        | 1,727,578,122.00        | 1,797,145,007.00        | 2,084,046,433.00    |
| Less Exemptions                                                                            |                                                                |                         | 201,405,457             | 222,450,006             | 223,081,756             | 237,439,595             | 238,279,470             | 225,792,886         |
| <b>NET DIGEST VALUE</b>                                                                    |                                                                | <b>1,221,996,649.00</b> | <b>1,374,969,238.00</b> | <b>1,391,643,245.00</b> | <b>1,490,138,527.00</b> | <b>1,558,865,537.00</b> | <b>1,858,253,547.00</b> |                     |
| R<br>A<br>T<br>E                                                                           | Gross Maintenance & Operation Millage                          |                         | 14.4250                 | 14.5990                 | 13.0790                 | 13.0310                 | 13.0630                 | 12.3455             |
|                                                                                            | Less Rollbacks<br>(Local Option Sales Tax & Insurance Premium) |                         | 6.2870                  | 6.4610                  | 4.9900                  | 5.1460                  | 5.4380                  | 5.1230              |
|                                                                                            | <b>NET M&amp;O MILLAGE RATE</b>                                |                         | <b>8.1380</b>           | <b>8.1380</b>           | <b>8.0890</b>           | <b>7.8850</b>           | <b>7.6250</b>           | <b>7.2225</b>       |
| <b>TAX</b>                                                                                 | <b>NET M&amp;O TAXES LEVIED</b>                                |                         | <b>\$9,944,609</b>      | <b>\$11,189,500</b>     | <b>\$11,257,002</b>     | <b>\$11,749,742</b>     | <b>\$11,886,350</b>     | <b>\$13,421,236</b> |
| I<br>N<br>C<br>O<br>R<br>P<br>O<br>R<br>A<br>T<br>E<br>D<br><br>A<br>R<br>E<br>A           | INCORPORATED                                                   |                         | 2017                    | 2018                    | 2019                    | 2020                    | 2021                    | 2022                |
|                                                                                            | V<br>A<br>L<br>U<br>E                                          | Real & Personal         |                         | 102,426,129             | 122,042,206             | 134,753,874             | 152,060,737             | 171,242,679         |
| Motor Vehicles                                                                             |                                                                |                         | 54,600                  | 49,200                  | 34,090                  | 93,380                  | 205,940                 | 275,210             |
| Mobile Homes                                                                               |                                                                |                         | 0                       | 0                       | 0                       | 0                       | 0                       | 0                   |
| Timber - 100%                                                                              |                                                                |                         | 0                       | 0                       | 0                       | 13,913                  | 0                       | 0                   |
| Heavy Duty Equipment                                                                       |                                                                |                         | 0                       | 0                       | 0                       | 0                       | 0                       | 0                   |
| Gross Digest                                                                               |                                                                |                         | 102,480,729.00          | 122,091,406.00          | 134,787,964.00          | 152,168,030.00          | 171,448,619.00          | 203,152,015.00      |
| Less Exemptions                                                                            |                                                                |                         | 13,990,679              | 17,519,295              | 20,860,421              | 23,550,047              | 25,461,001              | 26,693,464          |
| <b>NET DIGEST VALUE</b>                                                                    |                                                                | <b>88,490,050.00</b>    | <b>104,572,111.00</b>   | <b>113,927,543.00</b>   | <b>128,617,983.00</b>   | <b>145,987,618.00</b>   | <b>176,458,551.00</b>   |                     |
| R<br>A<br>T<br>E                                                                           | Gross Maintenance & Operation Millage                          |                         | 14.4250                 | 14.5990                 | 13.0790                 | 13.0310                 | 13.0630                 | 12.3455             |
|                                                                                            | Less Rollback<br>(Local Option Sales Tax)                      |                         | 6.2870                  | 6.4610                  | 4.9900                  | 5.1460                  | 5.4380                  | 5.1230              |
|                                                                                            | <b>NET M&amp;O MILLAGE RATE</b>                                |                         | <b>8.1380</b>           | <b>8.1380</b>           | <b>8.0890</b>           | <b>7.8850</b>           | <b>7.6250</b>           | <b>7.2225</b>       |
| <b>TAX</b>                                                                                 | <b>NET M&amp;O TAXES LEVIED</b>                                |                         | <b>\$720,132</b>        | <b>\$851,008</b>        | <b>\$921,560</b>        | <b>\$1,014,153</b>      | <b>\$1,113,156</b>      | <b>\$1,274,472</b>  |
| TOTAL COUNTY                                                                               | <b>TOTAL COUNTY</b>                                            |                         | <b>2017</b>             | <b>2018</b>             | <b>2019</b>             | <b>2020</b>             | <b>2021</b>             | <b>2022</b>         |
|                                                                                            | <b>TOTAL DIGEST VALUE</b>                                      |                         | 1,310,486,699.00        | 1,479,541,349.00        | 1,505,570,788.00        | 1,618,756,510.00        | 1,704,853,155.00        | 2,034,712,098.00    |
|                                                                                            | <b>TOTAL M&amp;O TAXES LEVIED</b>                              |                         | \$ 10,664,741           | \$ 12,040,507           | \$ 12,178,562           | \$ 12,763,895           | \$ 12,999,505           | \$ 14,695,708       |
|                                                                                            | Net Tax \$ Increase                                            |                         | \$594,460               | \$1,375,767             | \$ 138,055              | \$ 585,333              | \$ 235,610              | \$ 1,696,203        |
|                                                                                            | Net Tax % Increase                                             |                         | 5.90%                   | 12.90%                  | 1.15%                   | 4.81%                   | 1.85%                   | 13.05%              |

## NOTICE OF PROPERTY TAX INCREASE

The **Dawson County Board of Commissioners** has tentatively adopted a 2022 millage rate which will require an increase in property taxes by **5.90** percent.

All concerned citizens are invited to the public hearing on this tax increase to be held in the Commissioners Meeting Room at the Dawson County Courthouse/Administration Building located at 25 Justice Way, Dawsonville, Georgia on **August 4, 2022 at 6:00 pm.**

Times and places of additional public hearings on this tax increase will be held in the Commissioners Meeting Room at the Dawson County Courthouse/Administration Building located at 25 Justice Way, Dawsonville, Georgia on **July 7, 2022 at 4:00 pm and July 21, 2022 at 4:00 pm.**

The tentative increase will result in a millage rate of **7.2225 mills**, an increase of **0.4025 mills**. Without this tentative tax increase, the millage rate will be no more than **6.820 mills**. The proposed tax increase for a home with a fair market value of **\$375,000** is approximately **\$60.38** and the proposed tax increase for non-homestead property with a fair market value of **\$300,000** is approximately **\$48.30**.

# DAWSON COUNTY BOARD OF COMMISSIONERS

Presentation of proposed millage  
rate for 2022 tax year

July 7, 2022



# Millage rate history

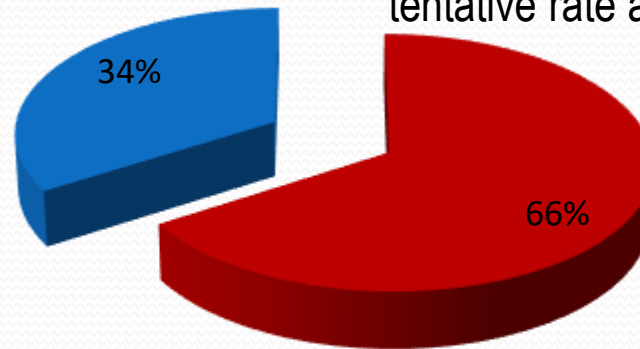
- Property tax provides funding for County provided services to include, public safety, public works, public health, parks and recreation, and judicial. This tax revenue is accounted for in the General Fund.
- County is providing a 50% rollback to the property owners for the 2022 tax levy.
- This is the 4<sup>th</sup>. straight year the Board has lowered the millage rate from the prior year.

# Where does your property tax dollar go?



|                        |                     |
|------------------------|---------------------|
| Board of Education     | 14.2000 mills*      |
| Board of Commissioners | <u>7.2225 mills</u> |
| Total                  | 22.625 mills        |

\*The BOE will adopt millage rate in August. This is tentative rate and subject to change.



■ Board of Education

■ Board of Commissioners

# Impact on \$300,000 home

|                   |                | School    | County   | Total      |
|-------------------|----------------|-----------|----------|------------|
| Taxable value 40% | \$120,000      | 14.2000   | 7.2225   | 21.4225    |
| Tax due           | no exemptions* | \$1704.00 | \$866.70 | \$2,570.70 |

**\*The tax due will vary according to any exemptions that apply**



# Proposed millage rate

The Dawson County Board of Commissioners is proposing to roll the millage rate back to 7.2225, down from the 2021 rate of 7.625. This millage rate will provide a tax levy of approximately \$14,695,708.



# DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Parks & Recreation Department

Work Session: 07/07/2022

Prepared By: Melissa Hawk

Voting Session: 07/21/2022

Presenter: Matt Payne

Public Hearing: Yes  No

Agenda Item Title: Artificial Turf Fields for Parks & Recreation

**Background Information:**

On March 3, 2022, the Board approved for Purchasing to release a Request for Proposal to design the ADA-compliant turf field for field #9 at Rock Creek Park. No responses were received.

**Current Information:**

We are requesting to utilize the funds available to the Parks & Recreation department from Impact Fees to amend scope for this ADA-compliant turf field at Rock Creek Park to include the construction phase. We are also requesting that the amended scope also include the football and multipurpose fields at Veterans Memorial Park.

The funds to be utilized for this project will be Impact Fees funds.

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

| Fund | Dept. | Acct No. | Budget | Balance        | Requested      | Remaining |
|------|-------|----------|--------|----------------|----------------|-----------|
| 785  | 6120  | 541200   | \$     | \$2,500,000.00 | \$2,500,000.00 | \$        |

Recommendation/Motion: To amend the scope for RFP #404-22 to include the design-build of the ADA complaint rubber turf for field #9 at Rock Creek Park and for the artificial turf the football and multipurpose fields at Veterans Memorial Park, utilizing Impact Fees funds.

Department Head Authorization: Matt Payne

Date: June 29, 2022

Finance Dept. Authorization: Vickie Neikirk

Date: 6/29/22

County Manager Authorization: David Headley

Date: 6-29-2022

County Attorney Authorization: \_\_\_\_\_

Date: \_\_\_\_\_

**Comments/Attachments:**



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Public Works

Work Session: July 7, 2022

Prepared By: David Headley, Jeff Hahn

Voting Session: July 7, 2022

Presenter: David Headley and Jeff Hahn

Public Hearing: Yes \_\_\_\_\_ No

Agenda Item Title: Proposed Transfer Station Improvements

Background Information:

On 3/17/22, staff brought to the BOC's attention safety concerns regarding the transfer station and how it has been functioning. Over the years, the transfer station has transitioned from accepting only household items to installing weight scales for accepting all commercial debris. This action over time has caused significant damage to the facility causing safety concerns that required immediate action. Per that discussion, staff was directed by the BOC to look at alternate methods to improving the operation as it relates to commercial, residential and recyclable materials. On 5/31/22, a field review of Pickens County Recycle Convenience Center, along with the main recycling/processing center, was conducted. The information obtained from Pickens County has provided staff with possible options for improving Dawson County's operation.

Current Information:

Per that direction by the BOC and review, staff has considered several options and recommends the following:

It is recommended that this project be split into two phases. Phase One for recyclables and household waste, and Phase Two for commercial waste.

Phase One:

- Create budget
- Contract out the engineering design and retrofit construction of an existing structure that is west of the transfer station structure. This is to accommodate separate recyclable containers, and household waste containers, and compactors - similar to Pickens County Recycle Convenience Center.
- Contract out containers, compactors, and hauling services.

Phase Two:

- Funding through SPLOST VIII
- Proceed with contracting out the engineering design and retrofit construction of the existing transfer station to accommodate commercial materials.

Staff respectfully requests for the Board's approval to move forward with Phase One at this time.

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: Vickie Neikirk

Date: 6/28/22

County Manager Authorization: David Headley

Date: 6-28-2022

County Attorney Authorization: \_\_\_\_\_

Date: \_\_\_\_\_

Comments/Attachments:






Scale: 1:365

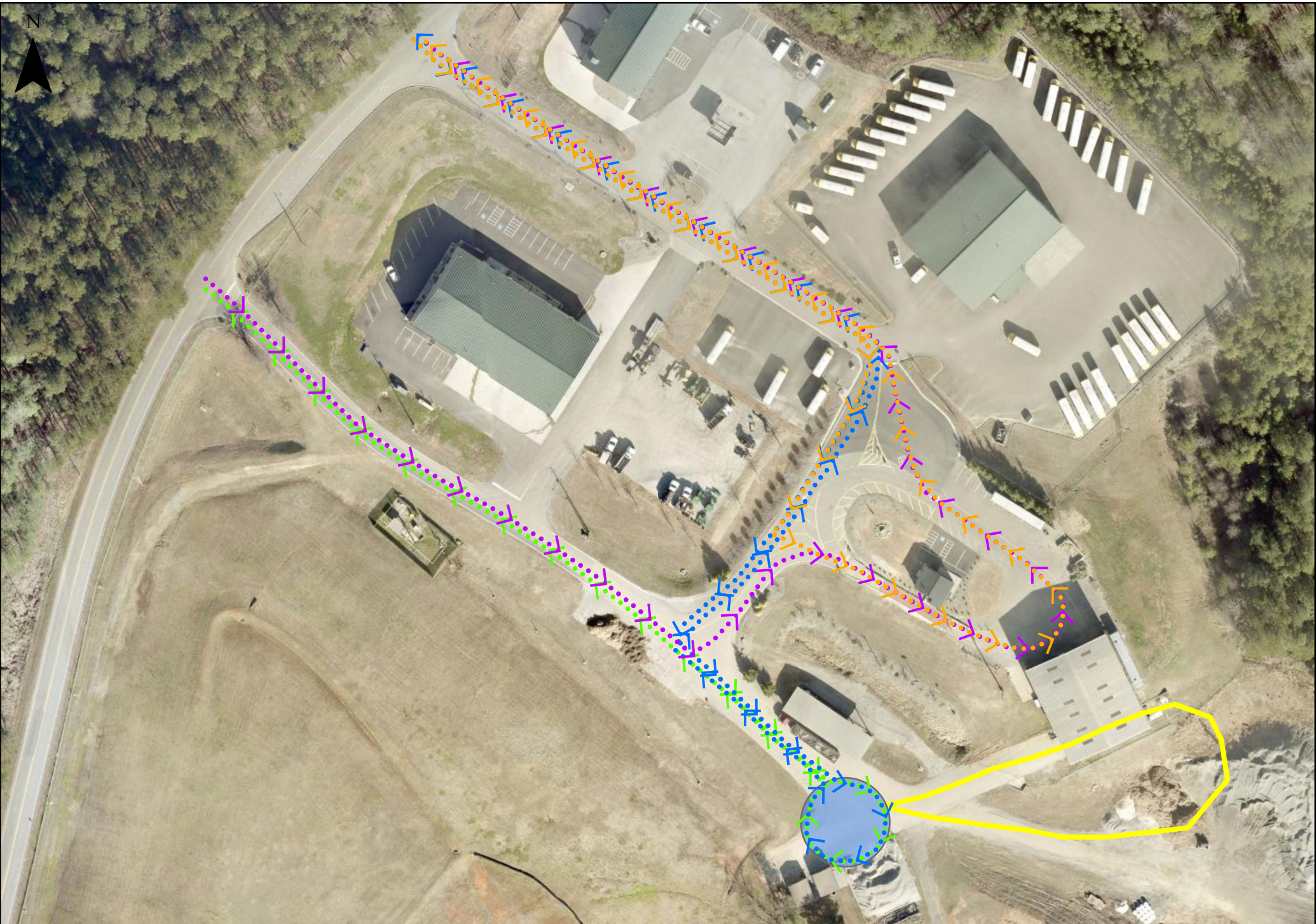


# Proposed Transfer Station Expansion - Phase 1 Retrofit

13

## Legend

-  Proposed Grading - Approx. 50ft.
-  Roofline Length - Approx. 32ft.
-  Roofline Width - Approx. 14ft.



Scale: 1:1,318

# Proposed Traffic Flows

**Legend**

- Commercial - Entrance 1
- Commercial - Entrance 2
- Residential - Entrance 1
- Residential - Entrance 2
- Proposed Cul-de-sac
- Phase 2 Road





# DAWSON COUNTY PROPOSED TRANSFER STATION IMPROVEMENTS

# PICKENS COUNTY RECYCLE CONVENIENCE CENTER





# PULL IN AND DROP IN



- Customers separate recyclables, household trash and drop into the correct receptacle
- All receptacles are clearly marked thus providing education and what is accepted per receptacle

# 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

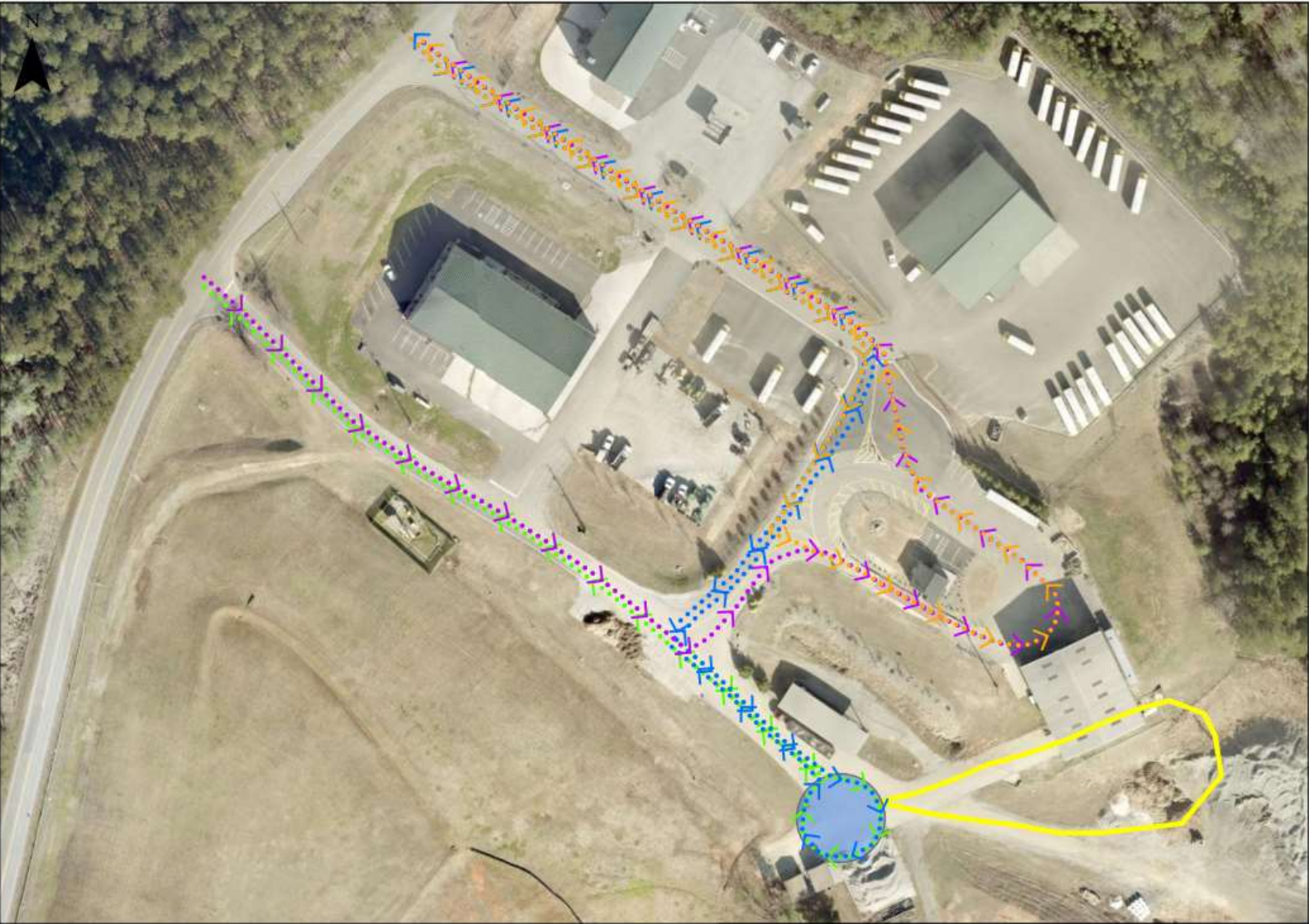


# EXISTING TRANSFER STATION

- To be utilized for non commercial large household waste such as mattresses, furniture.... until such time it is decided to retrofit for commercial activities (Phase Two)



# TRAFFIC FLOWS INCLUDING PHASE TWO



Scale: 1:1,318



## Proposed Traffic Flows

Legend

- Commercial - Entrance 1
- Commercial - Entrance 2
- Residential - Entrance 1
- Residential - Entrance 2
- Proposed Cul-de-sac
- Phase 2 Road

# GREEN WAVES RECYCLING PROPOSAL

- 2 - 30 yd MSW compactors (\$80 per ton, \$295 pull rate per haul) (\$494 each, monthly rental)
- 2 - 34 yd plastic (#1 & #2) compactors (paid by Green Waves Recycling)
- 1 - 34 yd paper compactor (\$495 per month rental)
- 1 - 34 yd cardboard compactor (\$495 per month rental)
- 1 - 34 yd aluminum compactor (\$495 per month rental)
- Recycling educational banners (provided by Green Waves Recycling)
- After 8-months to a year offset some or all of the rental rates from the recycled materials

# BENEFITS/GOALS

- Offset cost to “zero out” or better
- Reduce overhead i.e. equipment, fuel, maintenance, operations
- Encourage and educate Dawson County, community, and residents to recycle and cut waste to the landfill



# QUESTIONS?



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: **Emergency Services**

Work Session: **07.07.22**

Prepared By: **Danny Thompson**

Voting Session: **07.07.22**

Presenter: **Danny Thompson**

Public Hearing: Yes \_\_\_\_\_ No **X**

Agenda Item Title: **Increase in Volunteer Pay Per Call**

Background Information:

Dawson County citizens have long been served by volunteer firefighters. Many of our current fire stations were built by our firefighters some 40-50 years ago. In 2015, Dawson County transitioned to a paid-per-call system. This was a result of complying with portions of Affordable Care Act. A new volunteer firefighter currently receives \$12.83 per call.

Current Information:

We are asking for approval to move the paid per call to \$16.00. For all existing volunteers, they will move to the new minimum or \$3.00 across the board. Our volunteers have not seen an increase since 2017. We feel as this can be achieved without increasing our budget and utilizing current funds. We would ask that this move forward to today's voting session.

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

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

Recommendation/Motion: Approve agenda item

Department Head Authorization: FDI

Date: 6.17.22

Finance Dept. Authorization: Vickie Neikirk

Date: 6/28/22

County Manager Authorization: David Headley

Date: 6-27-2022

County Attorney Authorization: \_\_\_\_\_

Date: \_\_\_\_\_

Comments/Attachments: