

**DAWSON COUNTY BOARD OF COMMISSIONERS  
WORK SESSION AGENDA – THURSDAY, NOVEMBER 3, 2022  
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM  
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534  
4:00 PM**

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**NEW BUSINESS**

1. Presentation of Request by Development Authority of Dawson County Concerning Tax Equity and Fiscal Responsibility Act for Peaks of Dawsonville Revenue Bonds- Economic Development Director Kevin Herrit
2. Presentation of Health Department Remodel- Facilities Director James Tolbert
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.*



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Development Authority of Dawson County

Work Session: November 3, 2022

Prepared By: Mandy Power

Voting Session: November 3, 2022

Presenter: Kevin Herrit

Public Hearing: Yes  No

Agenda Item Title: TEFRA Approval for Issuance of Bonds for the Peaks of Dawson

**Background Information:**

The BOC and Development Authority voted to issue \$10 million in bonds in September 2021 to build workforce housing in Dawson County.

**Current Information:**

The Peaks of Dawson have asked for an additional \$2 million for overages incurred during their building process. The Development Authority held a public hearing on October 18, 2022, and passed a bond resolution to issue \$2 million in bonds. The Development Authority is asking the Board of Commissioners to approve the issuance of these bonds and adopt the resolution. The county nor the Development Authority are at no time liable for the debt.

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: 10/25/22

County Manager Authorization: David Headley

Date: 10-25-2022

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

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

**Comments/Attachments:**

September 26, 2022

Development Authority of Dawson County  
c/o Treadwell Syfan  
Stewart, Melvin and Frost  
200 Main Street, Suite 600, Gainesville, GA 30501

Via email transmission --- tsyfan@smf-law.com

Re: Peaks of Dawsonville

Ladies and Gentlemen:

Thank you again for all of your work in connection with the issuance of the \$10,000,000 Development Authority of Dawson County Multifamily Housing Revenue Bonds (Peaks of Dawsonville Project) Series 2021 (the "Series 2021 Bonds"). We are pleased to report that construction is approximately 40% complete and we continue to expect to open the Peaks at Dawsonville community (the "Project") in May, 2023.

We are writing to request that the Development Authority of Dawson County (the "Issuer") issue additional tax-exempt bonds in an amount of not to exceed \$2,000,000.

Pursuant to applicable federal tax law relating to certain state and federal income tax credits relating to the Project (the "Tax Credits"), we are required to finance at least fifty percent (50%) of the total development costs of the Project with the proceeds of tax-exempt.

If we fail to satisfy this requirement, we invalidate the issuance of the Tax Credits. As you may recall, we secured an investor for the Tax Credits at the time of issuance of the Series 2021 Bonds. That investor has contributed and will contribute capital in an amount equal to approximately fifty percent (50%) of the total development costs of the Project in exchange for the rights to use the Tax Credits.

We have experienced certain unexpected and unbudgeted site work and development costs as well as price increases from our general contractor. We need more debt, and in particular tax-exempt debt, to pay for these increased costs and to satisfy the aforementioned described rules relating to the Tax Credits.

We expect the Bonds will be structured substantially similar to the Series 2021 Bonds. In connection with the Bonds, we need you to adopt a bond resolution, conduct a TEFRA hearing and secure TEFRA approval and assist with a bond validation hearing.


Thank you for your assistance with this request.

Very Truly Yours,

**PEAKS OF DAWSONVILLE, LP,**  
a Georgia limited partnership

By: PEAKS OF DAWSONVILLE GP, LLC,  
a Georgia limited liability company  
Its: General Partner

By: RHG GP MANAGEMENT, INC.  
Its: Manager

By:   
Chase Northcutt, President

**CERTIFICATION OF HEARING OFFICER FOR  
DEVELOPMENT AUTHORITY OF DAWSON COUNTY**

I, Brian Trapnell (the “Hearing Officer”), hereby certify that I am duly qualified and authorized by the **DEVELOPMENT AUTHORITY OF DAWSON COUNTY** (the “Issuer”) to act on behalf of the Issuer related to a proposed bond issuance on behalf of **PEAKS OF DAWSONVILLE, LP** (the “Borrower”), and I do hereby further certify as follows:

1. **Hearing Date.** On October 18, 2022, the Hearing Officer held an open meeting and public hearing for the purpose of considering a request by the Borrower to issue not to exceed \$2,000,000 of its revenue bonds (the “Bonds”).

2. **Hearing Location.** The hearing was conducted by the Hearing Officer at the offices of the Dawson County Chamber of Commerce, 44 Commerce Drive, Dawsonville, Georgia 30534

3. **Posting.** Notice was given in accordance with all applicable laws setting forth the time, date, place, and subject matter of said hearing. In addition, interested persons wishing to express their views on the issuance of the Bonds or on the nature or location of the Project proposed to be financed during the public hearing were given the opportunity to participate in the public hearing. The notice of the public hearing is attached hereto as Exhibit A.

4. **Public Comments.** A public comment from was transmitted by email, along with the request that said comment would be read into the record during the public hearing. A copy of the emailed comment and request is attached hereto as Exhibit B.

IN WITNESS WHEREOF, I have signed my name hereto October 18, 2022.

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Name: Brian Trapnell  
Title: Hearing Officer

A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1017-556A 112685 10/5, 12, 19, 26

Down, Jr. NOTICE OF SALE UNDER POWER

GEORGIA, DAWSON COUNTY Under and by virtue of the Power of Sale contained in a Security Deed given by Charles C. Down, Jr. in Mortgage Electronic Registration Systems, Inc. as grantee, as nominee for Primary Residential Mortgage, Inc., its successors and assigns, dated January 29, 2016, recorded in Deed Book 1184, Page 54, Dawson County, Georgia Records, as last transferred to Lakewest Loan Servicing, LLC by assignment recorded in Deed Book 1526, Page 327, Dawson County, Georgia Records, conveying the after-described property to secure a Note in the original principal amount of NINETY-TWO THOUSAND FOUR HUNDRED FORTY-TWO AND 01/100 DOLLARS (\$92,442.20) with interest thereon as set forth therein, there will be sold at public outcry to the highest bidder for cash before the courthouse door of Dawson County, Georgia, at such place as may be lawfully designated as an alternative, within the legal hours of sale on the first Tuesday in November, 2022, the following described property. SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

The debt secured by said Security Deed has been and is hereby declared void because of wrong or other possible events of default failure to pay the indebtedness and as when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice pursuant to O.C.G.A. § 13-1-11) having been given.

Said property will be sold subject to any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), the right of redemption of any taxing authority, any matters which might be disclosed by an accurate survey and inspection of the property, any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and any matters of record including, but not limited to those superior to the Security Deed first set out above. Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned, Lakewest Loan Servicing, LLC is the holder of the Security Deed to the property in accordance with OCGA § 44-14-162.2. The entity that has full authority to negotiate, assign, and modify

all terms of the mortgage with the debtor is: M&T Bank, One Fountain Plaza, Buffalo, NY 14203, 800-724-1633.

Note, however, that such entity is not required by law to negotiate, amend or modify the terms of the loan. To the best knowledge and belief of the undersigned, the party in possession of the property is Estate of Charles C. Down, Jr. and Frances Renee Down or a tenant or tenants and said property is more commonly known as 61 Stone Place, Dawsonville, Georgia 30534. Should a conflict arise between the property address and the legal description the legal description will control.

The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code and (2) to final confirmation and audit of the status of the loan with the holder of the security deed. Lakewest Loan Servicing, LLC, as Attorney in Fact for Charles C. Down, Jr. McCalla Rayner Lambert Pierce, LLC 1544 Old Alabama Road Roswell, GA 30016 www foreclosureonline.net

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 278 OF THE COURT DISTRICT, 1ST SECTION OF DAWSON COUNTY, GEORGIA, CONTAINING 4.972 ACRES, ACCORDING TO A PLAT PREPARED FOR JAMES KEIN, SIGNED BY FREDERICK C. YOUNGMAN, GEORGIA REGISTERED SURVEYOR, BEING LOT 3 OF THEIR HUN SUBDIVISION ACCORDING TO A SUBDIVISION PLAT RECORDED IN PLAT BOOK 17, PAGE 189, DAWSON COUNTY, GEORGIA RECORDS, TO WHICH FORMER PLAT THIS REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION AND DESCRIBED ACCORDING TO SAID PLAT AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE EAST ORIGINAL LINE OF LAND LOT 278 LOCATED BY MEASURING ALONG SAID ORIGINAL LINE S 01°13'44" W 350.58 FEET FROM THE NORTHEAST ORIGINAL CORNER OF SAID LAND LOT, SAID POINT OF BEGINNING BEING THE SOUTHEAST ORIGINAL CORNER OF SUBDIVISION LOT 1; THENCE FROM THE BEGINNING POINT ALONG SAID ORIGINAL LINE S 01°13'44" W 283.91 FEET TO A POINT ON THE BOUNDARY OF THE EASTERLY RIGHT-OF-WAY OF STONE PLACE ROAD, A 60 FOOT RIGHT-OF-WAY; THENCE ALONG SAID RIGHT-OF-WAY TO A POINT ON SAID RIGHT-OF-WAY, THENCE CONTINUING ALONG SAID RIGHT-OF-WAY N 08°22'35" E

207.56 FEET TO AN IRON PIN ON SAID RIGHT-OF-WAY, THENCE LEAVING THE RIGHT-OF-WAY S 89°54'16" E 743.04 FEET TO THE POINT OF BEGINNING. THIS CONVEYANCE DOES NOT INCLUDE THE EASEMENT CONTAINED IN THE PREVIOUS WARRANTY DEED DATED APRIL 22, 1997 FILED IN DEED BOOK 240, PAGES 149-150 OF THE DAWSON COUNTY, GEORGIA DEED RECORDS AS THERE NOW EXISTS ANOTHER METHOD OF INGRESS AND EGRESS. MR/CA 11/11/22 Out file no. 72-0938 IGA - FTS 113085 10/5, 12, 19, 26

NOTICE PURSUANT TO O.C.G.A. §15-11-50

In accordance with O.C.G.A. §15-11-50 the Judges of the Superior Court of the Northeastern Judicial Circuit are hereby providing notice that a full time juvenile Court Judge for the Northeastern Judicial Circuit will be appointed by them to begin service on December 1, 2022. Any person interested in serving as a full-time Juvenile Court Judge for the circuit should immediately submit a letter with attached resume by email to Honore Biscoe (hbiscoe@hallcounty.org) or by United States Postal Service addressed to Renae Brice, Courts Human Resources and Finance Coordinator, PO Box 1435, Gainesville, Georgia 30503. The deadline for applying for this position is Friday, November 4, 2022. Any person applying must meet the minimum requirements as set out in O.C.G.A. §15-11-51. 110311 8/3, 9/7, 10/5

NOTICE OF PUBLIC HEARING ON PROPOSED REVENUE BONDS TO BE ISSUED IN DEVELOPMENT AUTHORITY OF DAWSON COUNTY

Notice is hereby given that on the 18th day of October 2022, at 6:00 p.m., at the Dawson County Chamber of Commerce, 44 Commerce Drive, Dawsonville, Georgia 30534 a public hearing will be held in accordance with Section 14751 of the Internal Revenue Code of 1986, as amended, concerning the proposed issuance of revenue bonds (the "Bonds") by the Development Authority of Dawson County (the "Authority"). The public hearing will be conducted as described below to provide a reasonable opportunity for interested individuals to express their views, orally or in writing, on the proposed issuance of the Bonds and the location and nature of the proposed project to be financed. Proceeds of the Bonds will be loaned to Peaks of Dawsonville, LLC, a Georgia limited partnership, of an affiliate thereof (hereinafter referred to

as the "Borrower"), to finance a portion of the costs of the acquisition, construction, furnishing and equipping of an approximately 80-unit multifamily housing apartment project to be located on a parcel of land located at 400 Center Lane, Dawsonville, Georgia 30534 (the "Project"). The Bonds will be issued in an aggregate principal amount of not to exceed \$2,000,000. The hearing will be held before Brian Trapnell, Chairman of the Authority, as designated hearing officer or his designee, and may be continued or adjourned. The Bonds will be a general obligation of the Authority and do not constitute a limited obligation of the State of Georgia, the City of Dawsonville, Georgia, Dawson County, Georgia, or the Authority. One of the Bonds payable in any manner by taxation, but are payable solely from the payments made by or on behalf of the Authority, pursuant to an agreement between the Authority and the Borrower, which are pledged to the payment of the Bonds. The issuance of Bonds will be in furtherance of the public purpose of the Authority. The Authority has no taxing power. The public hearing will commence at 6:00 p.m., eastern daylight time, or as soon thereafter as the matter can be heard, in order to facilitate the conduct of the public hearing, such persons may, but are not required to, provide advance notice of their desire to offer comments during the public hearing on the issuance of the Bonds or on the nature or location of the Project by e-mail to jhanitadawson.org in advance of the public hearing. A written Report on Public Hearing will be submitted to the Board of Commissioners of Dawson County (the "Board") and will include any written comments received. The Report on Public Hearing, including any written comments received and the recording of the public hearing, will become a part of the public record. Further information regarding the proposed Bonds and the proposed facility financed are of public record in the office of the Development Authority of Dawson County and may be requested from Brian Trapnell, Chair, Development Authority of Dawson County, 44 Commerce Drive, Dawsonville, Georgia 30534. Any interested party having views on the proposed issuance of the Bonds or the nature or location of the proposed project may be heard at such public hearing. Brian Trapnell, Designated Hearing Officer 112992 10/5

Public Notice

The Dawson County Planning Commission will hear the following request on October 18, 2022 at 6:00 p.m. in the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia. Application for Rezoning ZA 22-22. Royce Flynn is requesting to rezone TMP 119-019 from RSR (Residential Sub-Rural) to C-OI (Commercial Office Institutional) for the purpose of opening an office space. The Dawson County Board of Commissioners will hear ZA 22-22 at their regularly scheduled meeting on November 17th 2022. Dawson County Board of Commissioners' regular voting session meetings will immediately follow the Board's 4 p.m. work session meetings at the DAWSON COUNTY GOVERNMENT CENTER, ASSEMBLY ROOM 2303 located at 25 JUSTICE WAY, Dawsonville, Georgia. If you have any questions or concerns regarding this application or need special accommodations, please contact Harmony Gee, Zoning Administrator at 706-344-3500, ext. 42316. All interested parties are invited to attend and be heard. If you should wish to speak in favor or opposition to the above listed application, please contact this office for a Campaign Disclosure Form. This must be completed and filed with this office prior to the meeting date. This is only necessary if you have made campaign contributions in the amount of \$250.00 or more within 2 years prior to this date. 112765 9/28

Public Storage Auction

Byrde Mini Storage Online Auction with Lockerfox.com for October 11 to October 18, 2022. Dawson 400. 839 Janice Heddling 667. Jason Henderson D21 Penny Brannon 720 Charles Roland H40, Tammy Bandtatz J08, Danny Guede, M830106, Bailey Frady, 054 Talitha Jones

Jack Heard Road G17 Thomas Richardson G34, Heather Gibson 112541 9/28, 10/5 Notice of Self Storage Sale Please take notice USA Storage Centers - Dawsonville at 42 Grand Rd., E Dawsonville GA 30534 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale will occur at an online auction via www.storageauctions.com on 10/13/2022 at 10:00am. Unless stated otherwise the description of the contents

are household goods and furnishings. Debra Clark unit 4036; Michael Bealington unit 4033 contents: Motorcycle, tools and household goods; Jimmy Holtzclaw unit #F14. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See managers for details. 112360 9/28, 10/5

IN THE PROBATE COURT OF DAWSON COUNTY STATE OF GEORGIA

JAMES DAVID CLOUSER IN RE: DECEASED: JAMES DAVID CLOUSER, 2022-ES-9 PETITION FOR LETTIE BS OF ADMINISTRATION NOTICE To whom it may concern: CYNTHIA ANN CLOUSER has petitioned to be appointed administrator of the estate of JAMES DAVID CLOUSER, deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-26.1.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objection, and must be filed with the Court on or before October 17, 2022. BE NOTICED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objection. All objections should be sworn to before a notary public or before a Probate Court Clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact Probate Court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the Petition may be granted without a hearing. Judge Jennifer Burt Judge of the Probate Court by Alle Phillips Clerk of the Probate Court 25 Justice Way, Suite 4332 Dawsonville, GA 30534 (706)344-3500 112387 9/21, 28, 10/5, 12

Advertisement for Dawson County News featuring Hopewell Roofing & Siding, Simpson's Trucking & Grading, and various services like mulch, gravel, sand, river rock, fill dirt, top soil, white marble, red rock & more. Includes contact information and a 'WE DELIVER!' slogan.

**AFFIDAVIT OF PUBLICATION**

**State of Georgia  
County of Dawson**

**Personally appeared before the undersigned, Megan Smarz, who having been duly sworn, on oath, says that she is the Inside Sales Representative of Dawson County News, and that the Advertisement was Published in Dawson County News:**

**Ad# 112992  
Public Hearings  
Published:  
DCN Dawson County News: 10/5/2022**

**Megan  
Smarz**

Digitally signed by Megan Smarz  
DN: cn=Megan Smarz, gn=Megan Smarz,  
c=US, United States, l=US, United States  
Reason: I attest to the accuracy and  
integrity of this document  
Location:  
Date: 2022-10-05 09:52:04:00

**Megan Smarz, Affiant**  
Verified   X  

**Sworn to and Subscribed before me  
This 5th day of October, 2022.**

**Notary Public, my commission expires September 22, 2024.**

**Christina  
Maeann Rose**

Digitally signed by Christina Maeann Rose  
DN: cn=Christina Maeann Rose, gn=Christina Maeann  
Rose, c=US, United States, l=US, United States, o=Metro  
Market Media, ou=Legal Clerk, e=crose@forsythnews.com  
Reason: I am approving this document  
Location:  
Date: 2022-10-05 09:53:04:00



## EXHIBIT "B"

Mandy Power &lt;m.power@dawson.org&gt;

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**Comment - Proposed Issuance of Bonds**

1 message

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**Joey Homans** <joe@fchm.com>  
To: "k.hanit@dawson.org" <k.hanit@dawson.org>  
Cc: Mandy Power <m.power@dawson.org>

Tue, Oct 18, 2022 at 3:44 PM

I request that my written comments be presented at the public hearing today (October 18, 2022) regarding proposed revenue bonds to be issued by the Development Authority of Dawson County.

Each member of the Development Authority deserves thanks and respect for your service to our community and efforts to accomplish objectives of the Development Authority. I do not believe the project funded with these bonds and the bonds issued in 2020 of \$10,000,000.00 constitutes a project that should involve the Development Authority; the project constitutes a Housing Authority project. I recognize that the Dawson County Board of Commissioners has not established a Housing Authority for Dawson County pursuant to OCGA §8-3-5, but that fact should not shift powers of a Housing Authority to the Development Authority.

Safe affordable housing should be made available for employees of Development Authority projects, but the proper steps should be followed for this purpose. I fear that the Development Authority will be unfairly criticized after the transaction concludes, which may severely limit the effectiveness of the Development Authority. Anyone who fails to object to issuing these bonds at this public hearing and before a Judge validates the bonds should not be permitted to offer credible criticism after the transaction concludes.

The Development Authority was rendered ineffective for several years beginning in 2016 after the Kroger bond transaction concluded; the Kroger bond transaction involved payments in lieu of taxes (PILOT). Development Authority members and staff reasonably believed that transaction had been sufficiently explained before the bonds were validated, and no one objected during a Development Authority meeting before the validation process began or during the validation process. However, vehement objections were asserted and Development Authority members and staff were summoned several times to appear before the Board of Commissioners after that transaction closed. We will never know what projects bypassed Dawson County while the Development Authority could not function because of the stain those circumstances caused. Questions, comments, and objections to the Kroger transaction were justified, but the timing of those questions, comments, and objections was not.

My purpose is to attempt to avoid a repeat. Criticism and objections should be asserted and discussed at this public hearing or during other public proceedings before the transaction concludes. However, criticism and objections should not be withheld until after the transaction concludes. The Development Authority should not be hindered in the performance of its mission because of untimely objections.

Thank you.

**Joey A. Homans**

Fox, Chandler, Homans, Hicks & McKinnon, LLP

272 Hwy. 9 SO.

Post Office Box 477

Dawsonville, Georgia 30534

Phone: (706) 265-3090

Fax: (706) 265-3147

\*Email: [joe@fchm.com](mailto:joe@fchm.com)

\*Please visit our website: [www.foxchandler.com](http://www.foxchandler.com)



**RESOLUTION OF THE BOARD OF COMMISSIONERS OF  
DAWSON COUNTY, GEORGIA APPROVING THE  
ISSUANCE OF REVENUE BONDS BY THE DEVELOPMENT  
AUTHORITY OF DAWSON COUNTY**

**WHEREAS**, the Development Authority of Dawson County (the “**Authority**”) has previously adopted a resolution (the “**Resolution**”) authorizing the issuance of its revenue bonds for the purposes described in the Resolution and herein; and

**WHEREAS**, on at least seven days’ notice published in *Dawson County News*, a public hearing was held at the Dawson County Chamber of Commerce, 44 Commerce Drive, Dawsonville, Georgia on October 18, 2022 at 6:00 p.m. (the “**Public Hearing**”), concerning a proposed issuance by the Authority of its revenue bonds (the “**Bonds**”), in an aggregate principal amount not to exceed \$2,000,000; and

**WHEREAS**, a Hearing Officer Report with respect to the Public Hearing is attached hereto;

**WHEREAS**, the proceeds of the sale of the proposed Bonds, when and if issued, are to be used, along with other funds, for the benefit of Peaks of Dawsonville, LP, a Georgia limited partnership (the “**Borrower**”), to finance a portion of the acquisition, construction, furnishing and equipping of an approximately 80-unit multifamily housing project (the “**Project**”) and

**WHEREAS**, the Project will be located at 65 N. 400 Center Lane, Dawsonville, Georgia 30534, and will be owned by the Borrower; and

**WHEREAS**, the proposed Bonds, when and if issued, will be a limited obligation of the Authority and do not constitute a general obligation of the State of Georgia, the City of Dawsonville, Georgia, Dawson County, Georgia (the “**County**”), or the Authority, nor are the Bonds payable in any manner by taxation, but are payable solely from the payments made by or on behalf of the Authority, pursuant to an agreement between the Authority and the Borrower, which are pledged to the payment of the Bonds; and no performance audit or performance review shall be conducted with respect to such bond issue; and

**WHEREAS**, Section 147(f) of the Internal Revenue Code of 1986, as amended (the “**Code**”), provides, in effect, that in order for the interest on the proposed Bonds to be excluded from the holders’ gross incomes for federal income tax purposes, the “public approval” requirements of said section must be complied with; and

**WHEREAS**, the location of the Project is entirely within the County, and the Board of Commissioners of the County (the “**Board**”) constitutes the elected legislative body of the County and is a proper body for granting the necessary public approval; and

**WHEREAS**, the Authority has requested that the Board approve the issuance of the Bonds for the purposes stated above, the nature and location of the Project, and the plan of financing for the Project with the Bonds; and

**WHEREAS**, the Board finds and determines that it is in the public interest of the County to grant such approval.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of Dawson County as follows:

Section 1. The issuance of the Bonds by the Authority for the benefit of the Borrower in an aggregate principal amount not to exceed \$2,000,000 for the above-described purposes is hereby approved for purposes of Section 147(f) of the Code.

Section 2. Such approval by the Board does not constitute any representation by the County to the prospective purchasers of the Bonds as to the creditworthiness of the Borrower, or the economic feasibility of the Project nor does it create, either expressly or by implication, any obligation on the part of the County for the payment of the Bonds or debt service thereon, such Bonds and debt service thereon being payable solely from the sources described above.

Section 3. This Resolution shall take effect immediately upon its adoption.

**ADOPTED** this 3rd day of November, 2022.

By: \_\_\_\_\_  
Chairman of the Board Commissioners  
of Dawson County, Georgia

ATTEST:

\_\_\_\_\_  
Clerk of the Board Commissioners  
of Dawson County, Georgia

[SEAL]

**HEARING OFFICER REPORT**

**CLERK’S CERTIFICATE**

I, the undersigned Clerk of the Board of Commissioners of Dawson County, Georgia (the “County”), **DO HEREBY CERTIFY** that the foregoing pages of typewritten matter pertaining to the approval of the issuance of the Development Authority of Dawson County of its revenue bonds constitute a true and correct copy of the resolution adopted on November 3, 2022, by the Board of Commissioners of the County at a meeting duly called and assembled, which was open to the public and at which a quorum was present and acting throughout, and that the original of such resolution appears of record in the Minute Book of the County which is in my custody and control.

**GIVEN** under my hand and the official seal of Dawson County, Georgia, this 3rd day of November, 2022.

\_\_\_\_\_  
Clerk of the Board of Commissioners  
of Dawson County, Georgia

[SEAL]

4878-8376-6586, v. 1



## DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Facilities

Work Session: November 3, 2022

Prepared By: James Tolbert

Voting Session: November 17, 2022

Presenter: James Tolbert

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

Agenda Item Title: Health Department Remodel

**Background Information:**

- While meeting with the Chairman and City Manager regarding updates to the existing Health Department the following list was compiled:
1. Replace all carpeting with vinyl flooring – There is flooring that they have used in other county buildings recently that would be a good fit here. It is waterproof and non-slip.
  2. Address the plumbing and water pressure in the front public and employee restrooms **\*Completed**
  3. Address the hole in the floor in the clinic hallway that is currently covered with plywood.
  4. Replace lobby door leading to clinic area with a solid, secure locking door
  5. Replace side employee entrance door and door frame (the one that was coming away from the brick)
  6. Update to the electrical panel, allowing us to move the vaccine refrigerators to more appropriate locations and resolving issue in WIC office with too few outlets
  7. Replace all exterior lights and timer.
  8. Paint interior lobby hallway and exterior of building.

**Current Information:**

After sending out the appropriate Request for Quotes the Facilities Department received (4) low bids for Flooring, Painting, Door Replacement and Electrical. Total Project cost is expected to be \$60,968.86. Dawson County purchasing ordinance states that purchases of \$25,000 must be bid out, however because this project is under \$100,000 the board has the ability to waive this policy. I am asking the board to approve waiving the purchasing policy ordinance to bid the repairs out collectively and approve allowing the County to Issue a Purchase Order to each vendor for the amount of repairs.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: \_\_\_\_\_

Department Head Authorization: \_\_\_\_\_

Date: 10/19/2022

Finance Dept. Authorization: \_\_\_\_\_

Date: 10/21/22

County Manager Authorization: \_\_\_\_\_

Date: 10-21-22

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

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

Comments/Attachments:

Remodel Scope of Work and list of low bid vendors attached.

# HEALTH DEPARTMENT REMODEL

While meeting with the Chairman and City Manager regarding upgrades to the existing Health Department the following list was compiled:

1. Replace all carpeting with vinyl flooring – There is flooring that has been used in other county buildings recently that would be a good fit here. It is waterproof and non-slip.
2. Address the plumbing and water pressure in the front public and employee restrooms. **\*\*\* This item has been completed.**
3. Address the hole in the floor in the clinic hallway that is currently covered with plywood.
4. Replace lobby door leading to clinic area with a solid, secure locking door
5. Replace side employee entrance door and door frame (the one that was coming away from the brick)
6. Update to the electrical panel, allowing the vaccine refrigerators to be moved to a more appropriate location and resolving issue in WIC office with too few outlets
7. Replace all exterior lights and timer
8. Paint interior lobby hallway and exterior of building.

After sending out the appropriate Request for Quotes the Facilities Department received the following low bids:

	Flooring	Painting	Door Replacement	Electrical						
Vendor Name	Flack's Flooring	All About Painting	Engineered Openings	E-Systems Electrical						
Address	5750 Georgia Hwy 400	3482 Keith Bridge Rd.	192 Anderson Circle	102 Kelly Mill Road						
City/State/Zip	Cumming, GA 30028	Cumming, GA 30041	Alto, GA 30510	Cumming, GA 30040						
Phone	770-889-9753	770-844-1443	706-776-7356	770-205-0087						
Contact	Skip Mangum	Jason	Rhonda	Jeremy Gravitt						
Notes:	Dawson County has worked with this vendor successfully in the past.	Dawson County has worked with this vendor successfully in the past.								
	\$31,027.20	\$12,980.00	\$7,413.96	\$4,547.70						
<table style="width: 100%; border: none;"> <tr> <td style="width: 50%; text-align: right;">Cost</td> <td style="width: 50%; text-align: right;">\$55,968.86</td> </tr> <tr> <td style="text-align: right;">Contingency</td> <td style="text-align: right;">\$5,000.00</td> </tr> <tr> <td style="text-align: right;">Total Project Cost:</td> <td style="text-align: right;"><b>\$60,968.86</b></td> </tr> </table>					Cost	\$55,968.86	Contingency	\$5,000.00	Total Project Cost:	<b>\$60,968.86</b>
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Dawson County purchasing ordinance states that purchases of \$25,000 must be put out to bid, however because this project is under \$100,000 the board has the ability to waive this policy.

I am asking the board to approve waiving the purchasing policy ordinance to bid the repairs out collectively and approve allowing the County to issue a PO to each vendor for the amount of repairs discussed today.

In the interest of saving the County additional costs the Facilities Department will complete this project in house.