

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION AGENDA – THURSDAY, OCTOBER 1, 2020
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. OPENING PRESENTATION

[Fire](#) Safety Week Proclamation- Emergency Services Director Danny Thompson

C. INVOCATION

D. PLEDGE OF ALLEGIANCE

E. ANNOUNCEMENTS

F. APPROVAL OF MINUTES

[Minutes](#) of the Work Session held on September 17, 2020

[Minutes](#) of the Voting Session held on September 17, 2020

G. APPROVAL OF AGENDA

H. PUBLIC COMMENT

I. NEW BUSINESS

- [1.](#) Consideration of a Proposed Quit Claim Deed to Release the County's Leasehold Interest in That Certain 300-Plus Acres of Real Property Being Sold by Etowah Water & Sewer Authority
- [2.](#) Consideration of Professional Exemption and Budget Increase Request for Production of Schedules and Tables for Rural and Urban Properties
- [3.](#) Consideration of 2021 Holiday and Payroll Calendar
- [4.](#) Consideration of 2021 Board of Commissioners Meeting Schedule
- [5.](#) Consideration of a Resolution Expressing Support for Amicalola Falls State Park

J. PUBLIC COMMENT

K. ADJOURNMENT

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**

**IN RECOGNITION
OF FIRE SAFETY WEEK**

PROCLAMATION

WHEREAS, Dawson County is committed to ensuring the safety and security of all those living in and visiting Dawson County; and

WHEREAS, fire is a serious public safety concern, and homes are where people are at greatest risk from fire; and

WHEREAS, according to the National Fire Protection Association, fire departments in the United States responded to over 357,000 home fires in 2017, and home fires killed more than 2,630 people in the United States; and

WHEREAS, two of every five home fires start in the kitchen with 31% of these fires resulting from unattended cooking; and

WHEREAS, residents who have planned and practiced a home fire escape plan are better prepared and more likely to survive a fire; and

WHEREAS, working smoke detectors cut the risk of dying in a home fire in half; and

WHEREAS, Dawson County Emergency Services is dedicated to reducing the occurrence of home fires and home fire injuries through prevention and education; and

WHEREAS, the 2020 Fire Prevention Week theme “Serve Up Fire Safety in the Kitchen!” effectively serves to remind us to stay alert and use caution when cooking to reduce the risk of kitchen fires.

THEREFORE, the Board of Commissioners of Dawson County do hereby proclaim October 4-10, 2020, as Fire Safety Week, and urge all residents of Dawson County to check for kitchen fire hazards and use safe cooking practices, and to take advantage of the many public safety education programs and fire prevention activities offered by Dawson County Fire & Emergency Services.

Attest:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

**DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES – SEPTEMBER 17, 2020
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
25 JUSTICE WAY, DAWSONVILLE, GEORGIA 30534
4:00 PM**

Those present were Chairman Billy Thurmond (via teleconference); Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Julie Hughes Nix, District 4; County Manager David Headley; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.

Vice Chairman Gaines announced a proposed change to the agenda: the addition of item “7b. Discussion of Adding a Special Called Meeting to the Board of Commissioners (BOC) Meeting Calendar Concerning Sign Appeals.”

Motion passed 4-0 to approve the addition of the following item to the Work Session agenda: 7b. Discussion of Adding a Special Called Meeting to the Board of Commissioners Meeting Calendar Concerning Sign Appeals. Nix/Satterfield

UNFINISHED BUSINESS

1. Presentation of Cable TV Proposals- Information Technology Director Herman Thompson
(First presented at the September 3, 2020, Work Session)
This item will be added to the September 17, 2020, Voting Session Agenda.

NEW BUSINESS

1. Presentation of a Proposed Quit Claim Deed to Release the County’s Leasehold Interest in That Certain 300-Plus Acres of Real Property Being Sold by Etowah Water & Sewer Authority- County Attorney Angela Davis
This item will be placed on the October 1, 2020, Voting Session Agenda.
2. Presentation of Highway Enforcement of Aggressive Traffic (HEAT) Grant- Sheriff’s Office Chief Deputy Greg Rowan
This item, presented by Sheriff Jeff Johnson, will be added to the September 17, 2020, Voting Session Agenda.
3. Presentation of Professional Exemption and Budget Increase Request for Production of Schedules and Tables for Rural and Urban Properties- Chief Appraiser Elaine Garrett
This item, presented by Chief Appraiser Elaine Garrett and Kelly McCormick of McCormick Solutions, will be placed on the October 1, 2020, Voting Session Agenda.
4. Presentation of Bailey Waters Road Culvert Rehab Project Change Order 1- Public Works Director David McKee
This item will be added to the September 17, 2020, Voting Session Agenda.
5. Presentation of 2021 Holiday and Payroll Calendar- Human Resources Director Brad Gould
This item will be placed on the October 1, 2020, Voting Session Agenda.

6. Presentation of 2021 Board of Commissioners Meeting Schedule- County Clerk Kristen Cloud
This item will be placed on the October 1, 2020, Voting Session Agenda.
7. Discussion of Creative Enterprises
Discussion of Creative Enterprises was led by Commissioners Fausett and Nix. The BOC and county staff will move forward in gathering additional information about the program, identifying potential locations to host the program, and identifying potential program partnerships.
- 7b. Discussion of Adding a Special Called Meeting to the Board of Commissioners Meeting Calendar Concerning Sign Appeals
The BOC agreed to hold a Special Called Meeting Concerning Sign Appeals at 1 p.m. Thursday, October 8, 2020.
8. County Manager Report
This item was for information only.
9. County Attorney Report
County Attorney Davis had no information to report and requested an executive following the Voting Session.

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

**DAWSON COUNTY BOARD OF COMMISSIONERS
VOTING SESSION MINUTES – SEPTEMBER 17, 2020
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 (via teleconference); Commissioner Sharon Fausett, District 1; Commissioner Chris Gaines, District 2; Commissioner Tim Satterfield, District 3; Commissioner Julie Hughes Nix, District 4; County Manager David Headley; County Attorney Angela Davis; County Clerk Kristen Cloud; and interested citizens of Dawson County.

INVOCATION: Vice Chairman Gaines

PLEDGE OF ALLEGIANCE: Vice Chairman Gaines

ANNOUNCEMENTS:

Vice Chairman Gaines announced the importance of the Census and encouraged all to complete their Census information. He also noted that Census workers would visit residences that do not submit Census information.

APPROVAL OF MINUTES:

Motion passed 4-0 to approve the Minutes of the Work Session held on September 3, 2020. Satterfield/Nix

Motion passed 4-0 to approve the Minutes of the Voting Session held on September 3, 2020. Fausett/Nix

APPROVAL OF AGENDA:

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

- Additions of Nos. 4 through 6 under New Business:
 - Cable TV Proposals
 - Highway Enforcement of Aggressive Traffic (HEAT) Grant
 - Bailey Waters Road Culvert Rehab Project Change Order 1

Fausett/Satterfield

PUBLIC COMMENT:

Vice Chairman Gaines announced that, because of COVID-19, the BOC is giving citizens who may not feel comfortable attending public meetings an opportunity to submit comments in writing.

- Linda Bostick, Dawsonville, Georgia, submitted a comment, which was read aloud by Vice Chairman Gaines: “I am aware that recycling is not lucrative, but I am also aware that it is popular with the citizens of Dawson County. Could there be money found in the budget to fund the recycling of cardboard and paper at least. Some of our elementary school students are active in recycling projects at their schools. They are collecting cardboard, which is then delivered to the facility on Burt Creek Road. These kids are our

future and they are doing a very important thing to help ensure a healthy planet. We should encourage them, not destroy their optimism.”

- Georgann Schmalz, Dawsonville, Georgia, submitted a comment, which was read aloud by Vice Chairman Gaines: “I’m contacting you about the county recycling program. I understand that the board will be considering whether or not to keep our single-stream recycle container at the Burt Creek Road facility. Not only is this program enviable by surrounding counties, but it also serves as a valuable lesson for our children and future generations. I understand that it isn’t a profitable enterprise, but it signifies that Dawson County cares about our environment and is a progressive community. For us, it was one of the reasons we moved here and not another county nearby. Plus, it’s the right thing to do. Please don’t discontinue the program.”
- Pamela Wilson, Dawsonville, Georgia, submitted a comment, which was read aloud by Vice Chairman Gaines: “I am a member of Dawson County Woman’s Club and a life-long resident of Dawson County. I am concerned about our recycling. I recycle and bring all my recyclables to the location on Burt Creek Road. I understand the problem is not being able to find someone who we can sell it to - could we check with other counties about who handles theirs? I do hope we are able to keep recycling - as our county grows so will our garbage and recycling takes about half my garbage. Hopefully we can encourage all our residents to recycle and cut back on some of our landfills and use some of our garbage to make other things.”
- Susan Shaw, Jasper (Big Canoe), Georgia, submitted a comment, which was read aloud by Vice Chairman Gaines: “My husband and I are totally in favor of continuing Dawson County’s recycling program. I sincerely hope the rumors that plastics are not really recycled is just that, a rumor. This contribution to our community and world is tremendously important. We have enjoyed having the opportunity to drop our bags at the fire station near 400, but we would certainly go to the transfer station if that is what the commissioners decide.”
- Kimberly Sizemore, submitted a comment, which was read aloud by Vice Chairman Gaines: “I need to add a comment to the recycling issue...I love the recycling program in Dawsonville. It’s so easy to recycle and I have bragged on the recycling process in Dawsonville. It’s the easiest to recycle as it is now of any where we have ever lived, and I thank you for that and highly encourage you to keep it the same. I feel passionate about this. My brother and his family live in Lumpkin and my husband’s business is also in Lumpkin. When they took away all their recycling stations to save money, everyone in the community was comparing it to Dawson, as in ‘how come Dawson can get it right and we can’t?’ Everyone was bragging on our recycling as the standard. And it has been. When Lumpkin changed their recycling both my brother, and my husband’s business, just quit recycling. As sad as that is, it was just so much more effort, and I know our busy businesses needed to just keep it as simple and easy as possible for it to continue. But we quit recycling there and so did my brother. It’s a shame, really. Please don’t change anything. I love, love how easy it is to recycle now and am so thankful. Consider carefully the plan and I hope you’ll take into consideration my comments.

- Kathleen Harris, submitted a comment, which was read aloud by Vice Chairman Gaines: “I was informed there will be a meeting about the future of recycling in Dawson County. My family just recently arrived to Dawson County from another state; we absolutely want this service to stick around but please make the public more aware of what the recycling area takes, hours and location. I just heard about this and, after asking several people who live in the community if they knew of a recycling place, they all told me no. I am sure there are a lot of people in the community who are unaware of this service and would use it once they were made aware.”
- Edie Chodora, Dawsonville, Georgia, submitted a comment, which was read aloud by Vice Chairman Gaines: “I am opposed to our county doing away with recycling. This is an extremely important service that should be continued instead of filling up landfills. Please do not do away with this service.”
- Michael McCarthy, Dawsonville, Georgia, submitted a comment, which was read aloud by Vice Chairman Gaines: “We’ve been recycling for several years at the transfer station. Recently I was told that the recycling just gets dumped in the trash anyway. So, we’ve stopped recycling. I think we need a better way to do it. And we need to provide some education to the citizens on how. I understand that most of the recycling coming into the transfer station is contaminated; not sure what that means. We’d like to start back recycling if it will actually be recycled.”
- Ada & Gary Holley, Dawsonville, Georgia, submitted a comment, which was read aloud by Vice Chairman Gaines: “Please do not get rid of recycling at the Dawson County Transfer Station. I live in a rural part of the county and take our family’s recycling there twice a month since I have no other option other than to throw it out with the trash. I want to keep it out of a landfill and help the environment.”

ZONINGS:

Vice Chairman Gaines announced that if anyone contributed more than \$250 to the commissioners or chairman in the past two years and wished to speak they would have to fill out a disclosure form, which would be made available to them. Under normal program, 10 minutes is given to those who wish to speak in favor of or opposition to with some redirect, time permitting.

SU 20-01 - Scott Adamson requests a Special Use Permit for dog kennels located at TMP 106-051-017 (Dawson Forest Road East).

Planning & Development Director Jameson Kinley said his office received an email earlier on September 17, 2020, from the applicant, who said he no longer wishes to pursue a dog kennel and looks to move off the property.

Kinley said Scott Adamson sought to operate a dog and cat boarding facility out of his residence at 2445 Dawson Forest Road. The applicant proposed to take scheduled appointments for up to 20 dogs at full capacity. Kinley said the property has a secured backyard for the dogs to be allowed outside. The application also has a plan for future expansion to accommodate up to 80 dogs. After a Planning Commission meeting, however, the applicant and his wife said they would be willing to stipulate that no future expansion would occur without further approval from the board, according to Kinley. Kinley said the property is surrounded on all sides by one property owner. He said the Planning Commission recommended denial of the application.

The applicant was not present.

Vice Chairman Gaines opened the hearing by asking if there was anyone present who wished to speak either for or against the application.

None spoke in favor of the application.

The following spoke in opposition to the application:

- Doug Hughes, Dawsonville, Georgia, said he lived in the area of the proposed kennel. He voiced concerns about property values and noise levels if the application is approved. He said the applicant currently has approximately nine dogs.
- Angela Long, Dawsonville, Georgia, submitted a comment, which was read aloud by Vice Chairman Gaines: “I live at 2500 Dawson Forest Road East and I am sending you this email in regards to the request of a dog kennel by Scott Adamson on Dawson Forest Road. I do not want this in our area. I believe rescue dogs are very unpredictable, and there are a lot of children in our area and if just one of those dogs gets out a child could be in a lot of danger. I do not think they have enough land to have 80 dogs. It would be noisy and stinky. There is a creek that runs down beside and behind the property in question and a well under their house. I don’t know if the well was ever filled in. My grandparents used to own that property years ago. We already have three schools, three churches, a store, a veterinarian and a daycare center all on Dawson Forest Road. There is a lot of traffic already. Everything in that area echoes; we can hear everything that goes on. All the neighbors can as well. We have just under four acres and were told at one time that we don’t have enough land to build a house, so I don’t think they have enough land to build a dog kennel for 80 dogs. So I am asking you all to please, please deny their request.”

Motion passed 4-0 to approve to accept the withdrawal request for SU 20-01. Nix/Fausett

ZA 20-06 - Victor Vazemiller requests to rezone 4.001 acres TMP 098-027-009 from RA (Residential Agriculture) to RSR (Residential Sub-Rural) for the purpose of subdividing the property (Goodson Road).

Planning & Development Director Jameson Kinley said the applicant seeks to rezone parcel 098-027-009 from RA to RSR in order to divide the lot into two 2-acre parcels. “The interesting part of this situation is that this parcel is split by another 2-acre parcel” that was divided in 2016, said Kinley. He added, “This rezoning would be in compliance with our Future Land Use map, and the Planning Commission recommended approval.”

David Vazemiller, representing the applicant, said he is the applicant’s son. Vazemiller said his father plans to sell the property, and the future owners of the property intend to build a home(s) on it.

Vice Chairman Gaines opened the hearing by asking if there was anyone present who wished to speak either for or against the application and, hearing none, closed the hearing.

Motion passed 4-0 to approve ZA 20-06. Satterfield/Gaines

ZA 20-07 - Jim King on behalf of Tri-Mark 400 LLC requests a CPCD (Commercial Planned Community Development) Zoning Stipulation Amendment for TMP 107-319, 107-319-005, 107-319-004 and 107-319-002 to remove the age restriction on residential units within the currently zoned CPCD parcels (Blue Ridge Parkway).

Planning & Development Director Jameson Kinley said the property is located on the corner of Highway 400 and Blue Ridge Parkway. He said the applicant seeks to modify the zoning conditions of an already zoned CPCD parcel. The request would remove the age restriction that was placed on the residential units. “The uses of the newly proposed site plan essentially are the same as the previous approved site plan with some shifting to accommodate a different style of development,” said Kinley. “If it weren’t for the language that specifically is in the zoning stipulation 1 that talks about 200 independent living dwellings, 60 senior duplexes and 40 residential lofts, this site plan would not have to come back before the board for approval - which brings us to today. This development is within the 400 Corridor and would have to comply with all regulations of the overlay at the time of development.” Kinley said the Planning Commission recommended approval of the application.

Jim King, on behalf of Tri-Mark 400, said the applicant wishes to “change the conditions and the site plan a little bit on this zoning that we did a couple of years ago.” King requested the removal of the age restriction on the multi-family units. “Everything else stays the same,” he said. “...We still have the retail along 400, the office, the assisted living, the hotel parcel.” He said the “market is not deep enough to support all of the multi-family units at 55 and older...” He added that the development will still be marketed to those age 55 and older.

King’s partner, John Kieffer, said, “We’ve been involved with the property for years,” complied with multiple zoning conditions in the past, invested in infrastructure and “tried many times to see this development be fully completed.” He said he wants to see the entire tract developed in uniformity with a common theme and standards. “What we’re trying to do is, once and for all, get an entire development plan that will allow us to develop the whole site in uniformity,” said Kieffer.

Vice Chairman Gaines opened the hearing by asking if there was anyone present who wished to speak either for or against the application.

None spoke in favor of the application.

The following spoke in opposition to the application:

- Bruce Duncil, Dawsonville, Georgia, said the applicant’s request is “based on the simple but unsupported assertion this stipulation is not economically viable. But this request would forever altar the very purpose - which was the establishment of a senior community - for which its master plan was approved. And it would drastically transform the essential nature of this proposed development, opening it instead to commuters, juveniles and transients. Yet this county government has so far failed to identify this change as critical to community vibrancy and to thoroughly evaluate its impact. Nor has this county government acted to reduce the risk to public health and safety posed by this proposed development, risks that were once again documented during this application’s review.” Duncil added, “This county

government is also very well aware that residential development costs taxpayers much more for added government services than the money collected.” He encouraged the board to deny the application and “place a hold” on the development until issues are “addressed to the satisfaction of county residents.”

- Beth Martin, Dawsonville, Georgia, said since the original rezoning of the property in 2003 as CPCD, the property keeps getting “more residential with each zoning change while losing more of the commercial aspect each time.” She added, “I would like to see a stipulation to build a commercial component first, so we’re not left with only the residential part of the plan, which seems to be the current trend in the county.” Martin said she is concerned that infrastructure, especially as it relates to Emergency Services, cannot keep up with needs “without bankrupting the current residents.”

Vice Chairman Gaines asked if there was anyone else present who wished to speak on the application and, hearing none, closed the hearing.

Motion passed 4-0 to approve ZA 20-07 with the following stipulations:

- 1) The site development for the commercial parcels shall be done simultaneously with the multi-family housing. The retail sites shall be constructed to a pad-ready condition with access roads completed prior to a certificate of occupancy being issued by any multi-family buildings;
- 2) The site shall be developed in general accordance with the site plan submitted with this rezoning request. Any significant changes must be approved by the Dawson County Planning & Development director prior to construction plans being approved; and
- 3) Oakmont Drive* shall be repaired and completed to county standards and dedicated to Dawson County prior to a certificate of occupancy being issued on any multi-family buildings. (**The name of the road subject to this stipulation was erroneously stated in the meeting as “Highland Point Drive”; however, no such road exists in Dawson County, nor is it shown on the site plan submitted with the application. Rather, the site plan shows that the road name is “Oakmont Drive,” which is the name the Board of Commissioners intended to include in the stipulation and is, therefore, referred to in the minutes as intended.*)

Satterfield/Fausett

NEW BUSINESS

Consideration to Move Forward with a Public Hearing for Edna Noblin Road Abandonment Request

Motion passed 4-0 to approve to Move Forward with a Public Hearing for Edna Noblin Road Abandonment Request. Fausett/Satterfield

Consideration of Dawson County Recycling Program Update

Motion passed 4-0 to approve to continue the Dawson County Recycling Program at the Transfer Station only and to only accept clean cardboard, clean paper and metal, and to review the program in six months. Satterfield/Fausett

Consideration of 2020 Dawson County Surplus List

Motion passed 4-0 to approve the 2020 Dawson County Surplus List. Satterfield/Nix

Cable TV Proposals

Motion passed 4-0 to approve a Cable TV proposal with Dish Network in the amount of \$33,585; funds will come from General Fund's fund balance, and annual service costs will be allocated by department. Nix/Fausett

Highway Enforcement of Aggressive Traffic (HEAT) Grant

Motion passed 4-0 to approve to accept the Highway Enforcement of Aggressive Traffic (HEAT) Grant and to amend the 2020 budget, adding \$15,000 for HEAT employee benefits for the remainder of 2020; funds will come from General Fund's fund balance. Satterfield/Fausett

Bailey Waters Road Culvert Rehab Project Change Order 1

Motion was made by Commissioner Nix and seconded by Commissioner Satterfield to approve the Bailey Waters Road Culvert Rehab Project Change Order 1 in the amount of \$13,540, and to approve \$5,000 for additional project budget. Commissioner Nix amended her motion to include that funds, totaling \$18,540, come from Special Purpose Local Option Sales Tax (SPLOST) VI. The amended motion passed 3-1. Nix/Satterfield- Commissioner Fausett abstained

PUBLIC COMMENT:

None

EXECUTIVE SESSION:

Motion passed 4-0 to enter into Executive Session to discuss litigation and personnel. Fausett/Satterfield

Motion passed 3-0 to come out of Executive Session. Satterfield/Thurmond

County Attorney Davis noted that Commissioners Fausett and Nix recused themselves from the last portion of Executive Session discussion and had not returned for the continuation of the Voting Session.

County Attorney Davis addressed a potential settlement agreement that was discussed at a mediation conducted earlier in the week. "That is the matter for which Commissioner Nix and Commissioner Fausett recused themselves," said County Attorney Davis. She added, "We have presented to you a settlement agreement and full and final release of claims in the dispute the county has with Danielle Yarbrough." County Attorney Davis said since Commissioners Fausett and Nix recused themselves, only Vice Chairman Gaines, Commissioner Satterfield and Chairman Thurmond (via phone) would vote on the matter.

Vice Chairman Gaines said, "Before we vote on this matter, on behalf of those members of the Board of Commissioners who will be taking action this evening, I would like to offer a statement and read that publicly: We continue to vigorously deny the allegations that have been made against the county and the county manager, Dave Headley, and would have preferred to have litigated this matter to resolution. Instead, however, based upon our insurance company having a contractual right to unilaterally settle covered cases without the county's consent, the insurance company did just that – and made a business decision to settle this claim against our wishes. With that, I will make a motion to approve the settlement agreement."

Motion passed 3-0 to approve a settlement agreement between Dawson County and Danielle Yarbrough. Gaines/Satterfield

County Manager Headley thanked “the commissioners that participated in this settlement agreement,” as well as County Attorney Davis and the legal team at Jarrard & Davis.

ADJOURNMENT:

Motion passed 3-0 to adjourn the meeting. Satterfield/Thurmond

APPROVE:

ATTEST:

Billy Thurmond, Chairman

Kristen Cloud, County Clerk

DRAFT

----- [Space Above Provided For Recorder's Use] -----

AFTER RECORDING, PLEASE RETURN TO:

Linda I. Dunlavy, Esq.
Dunlavy Law Group, LLC
1026 B Atlanta Avenue
Decatur, Georgia 30030

Cross Reference: DB 303, PG 414

QUIT CLAIM DEED

**STATE OF GEORGIA
COUNTY OF DAWSON**

THIS INDENTURE is made this ____ day of _____, 2020, between **DAWSON COUNTY**, a political subdivision of the State of Georgia, as party of the first part (hereinafter referred to as "Grantor"), and, **ETOWAH WATER AND SEWER AUTHORITY**, a political subdivision of the State of Georgia, as party of the second part (hereinafter referred to as "Grantee") (the words "Grantor" and "Grantee" to include the respective heirs, executors, legal representatives, successors and assigns of said parties where the context requires or permits).

WITNESSETH: That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid, at and before the sealing and delivery of these presents, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell and convey unto Grantee all of the following described land, estates, easements, rights, improvements, property, fixtures, and appurtenances (hereinafter collectively referred to as the "Premises"):

- (a) All that tract or parcel of land lying and being in Land Lots 983, 984, 989, 990, 991, 1050, 1051, 1052, 1053, 1057, 1058 and 1059 of the 4th District of Dawson County, Georgia, totaling approximately 300.549 acres and being more particularly described in Exhibit "A" attached hereto and made a part by reference hereof;
- (b) All buildings, structures and other improvements now located on the Premises; and
- (c) All easements, rights-of-way, strips and gores of land, vaults, streets, ways, alleys, passages, sewer rights, water, water courses, water rights and powers, minerals, flowers, shrubs, crops, trees, timber and other emblements now located on the Premises or under or above the same or any part or parcel thereof, and all estates, rights, titles, interests,

privileges, liberties, tenements, hereditaments and appurtenances, reversion and reversions, remainder and remainders, whatsoever, in any way belonging, relating or appertaining to the Premises or any part thereof, or which hereafter shall in any way belong, relate or be appurtenant thereto, now owned by Grantor.

TO HAVE AND TO HOLD the said bargained Premises and all parts, rights, members and appurtenances thereof, to the use, benefit and behoof of Grantee in fee simple, forever.

THE PURPOSE OF THIS QUIT CLAIM DEED is to terminate and release any interest Grantor may have in the property described in Exhibit A hereto, including any leasehold interest as referenced in that certain Intergovernmental Agreement between the parties hereto which agreement is attached to and a part of an Assignment for Security dated January 26, 1999, and re-recorded on March 30, 1999, in the Dawson County real property records at Deed Book 303, Page 414.

IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and affixed Grantor's seal the day and year first written above.

GRANTOR:

DAWSON COUNTY, by and through its Board of Commissioners

Signed, sealed and delivered
in the presence of:

By: _____
Billy Thurmond, Chairman

Unofficial Witness

ATTEST:

Notary Public
My Commission Expires: _____

By: _____
Kristen Cloud, County Clerk

[AFFIX NOTARY SEAL/STAMP]

[AFFIX COUNTY SEAL]

EXHIBIT A

PROPERTY DESCRIPTION

ALL THAT TRACT OF LAND LYING IN LAND LOTS 983, 984, 989, 990, 991, 1050, 1051, 1052, 1053, 1057, 1058 AND 1059 OF THE 4TH DISTRICT OF DAWSON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A ROCK FOUND AT THE LAND LOT CORNER COMMON TO LAND LOTS 991, 992, 1049 AND 1050 OF SAID DISTRICT; THENCE FOLLOWING MADE LINES THROUGH THE LANDS OF ETOWAH WATER AND SEWER AUTHORITY (PER DEED BOOK 296, PAGE 459, DAWSON COUNTY, GEORGIA, RECORDS) THE FOLLOWING 2 COURSES AND DISTANCES: NORTH 57°54'52" EAST A DISTANCE OF 1156.24 FEET TO A NAIL FOUND AND NORTH 43°30'47" EAST A DISTANCE OF 1210.73 FEET TO A 1/2-INCH REBAR FOUND; THENCE FOLLOWING THE DIVISION LINE BETWEEN SAID ETOWAH WATER AND SEWER AUTHORITY TO THE SOUTHWEST, SOUTHEAST AND SOUTH, RESPECTIVELY AND ACCG (PER DEED BOOK 1100, PAGE 87, AFORESAID RECORDS) TO THE NORTHEAST, NORTHWEST AND NORTH, RESPECTIVELY, THE FOLLOWING 4 COURSES AND DISTANCES: SOUTH 78°22'15" EAST A DISTANCE OF 724.72 FEET TO A 5/8-INCH REBAR FOUND, NORTH 74°21'23" EAST A DISTANCE OF 536.70 FEET TO A 5/8-INCH REBAR FOUND, NORTH 54°02'35" EAST A DISTANCE OF 1003.04 FEET TO A 1/2-INCH REBAR FOUND AND SOUTH 89°07'57" EAST A DISTANCE OF 174.22 FEET TO A 1/2-INCH REBAR WITH CAP FOUND ON THE LAND LOT LINE COMMON TO LAND LOTS 984 AND 985 OF SAID DISTRICT; THENCE ALONG SAID LAND LOT LINE, SAID LINE ALSO BEING THE DIVISION LINE BETWEEN SAID ETOWAH WATER AND SEWER AUTHORITY TO THE WEST AND THOMAS P. BRANNON (PER DEED BOOK, 67, PAGE 453, AFORESAID RECORDS) AND MLH FARMS, LLC. (PER DEED BOOK 1319, PAGE 644, AFORESAID RECORDS) TO THE EAST, RESPECTIVELY, SOUTH 01°00'37" WEST, PASSING A 1/2-INCH REBAR FOUND AT A DISTANCE OF 2454.73 FEET, A TOTAL DISTANCE OF 2529.10 FEET TO A POINT IN THE APPROXIMATE CENTERLINE OF ETOWAH RIVER; THENCE RUNNING ALONG THE CENTERLINE OF SAID RIVER AND FOLLOWING THE MEANDERINGS THEREOF AN APPROXIMATE DISTANCE OF 1,222 FEET SAID CENTERLINE BEING SUBTENDED BY AN APPROXIMATE CENTERLINE OF CREEK MEANDER LINE RUNNING ALONG THE FOLLOWING 8 COURSES AND DISTANCES: NORTH 73°04'41" EAST A DISTANCE OF 66.42 FEET TO A POINT, NORTH 55°11'21" EAST A DISTANCE OF 61.46 FEET TO A POINT, NORTH 36°07'50" EAST A DISTANCE OF 188.60 FEET TO A POINT, NORTH 50°49'18" EAST A DISTANCE OF 88.28 FEET TO A POINT, NORTH 81°01'49" EAST A DISTANCE OF 91.22 FEET TO A POINT, SOUTH 80°27'14" EAST A DISTANCE OF 230.24 FEET TO A POINT, NORTH 80°07'52" EAST A DISTANCE OF 276.43 FEET TO A POINT AND NORTH 83°43'48" EAST A DISTANCE OF 219.35 FEET TO A POINT, SAID POINT BEING LOCATED ON THE WESTERLY RIGHT-OF-WAY LINE OF GEORGIA HIGHWAY 9 (VARIABLE RIGHT-OF-WAY); THENCE LEAVING SAID CREEK CENTERLINE AND FOLLOWING SAID RIGHT-OF-WAY LINE THE FOLLOWING 4 COURSES AND DISTANCES: SOUTH 00°38'47" EAST, PASSING A 1/2-INCH REBAR WITH CAP SET AT A DISTANCE OF 60.00 FEET, A TOTAL DISTANCE OF 166.39 FEET TO A POINT, SAID POINT BEING LOCATED 0.68 FEET SOUTHEAST OF A CONCRETE MONUMENT FOUND, SOUTH 89°21'13" WEST A DISTANCE OF 45.00 FEET TO A TO A POINT, SAID POINT BEING LOCATED 1.04 FEET NORTHWEST OF A CONCRETE MONUMENT FOUND (DISTURBED), SOUTH 00°38'47" EAST A DISTANCE OF 349.95 FEET TO A POINT , SAID POINT BEING LOCATED 9.14 FEET NORTHWEST OF A CONCRETE MONUMENT FOUND AND FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 51.83 FEET (SAID ARC HAVING A

RADIUS OF 1510.00 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 00°20'12" WEST A DISTANCE OF 51.83 FEET) TO A 1/2-INCH REBAR WITH CAP SET; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FOLLOWING THE DIVISION LINE BETWEEN SAID ETOWAH WATER AND SEWER AUTHORITY TO THE NORTHEAST AND DAWSON COUNTY BOARD OF EDUCATION, RIVERVIEW MIDDLE SCHOOL (PER DEED BOOK 1137, PAGE 577, AFORESAID RECORDS) TO THE SOUTHWEST NORTH 81°34'12" WEST A DISTANCE OF 164.90 FEET TO A 1/2-INCH REBAR WITH CAP SET; THENCE FOLLOWING MADE LINES THROUGH THE LANDS OF SAID ETOWAH WATER AND SEWER AUTHORITY, THE FOLLOWING 6 COURSES AND DISTANCES: NORTH 08°25'48" EAST A DISTANCE OF 89.23 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 45°00'00" WEST A DISTANCE OF 110.83 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 81°34'12" WEST A DISTANCE OF 69.16 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 45°00'00" WEST A DISTANCE OF 64.30 FEET TO A 1/2-INCH REBAR WITH CAP SET, NORTH 81°34'12" WEST A DISTANCE OF 106.87 FEET TO A 1/2-INCH REBAR WITH CAP SET AND SOUTH 08°25'48" WEST A DISTANCE OF 103.62 FEET TO A 1/2-INCH REBAR WITH CAP SET; THENCE FOLLOWING THE DIVISION LINE BETWEEN SAID ETOWAH WATER AND SEWER AUTHORITY TO THE NORTHWEST AND DAWSON COUNTY BOARD OF EDUCATION, RIVERVIEW MIDDLE SCHOOL (PER DEED BOOK 1137, PAGE 577, AFORESAID RECORDS) TO THE SOUTHEAST, THE FOLLOWING 4 COURSES AND DISTANCES: NORTH 81°34'12" WEST A DISTANCE OF 223.19 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 52°58'38" WEST, PASSING A 1/2-INCH REBAR FOUND AT A DISTANCE OF 851.52 FEET, A TOTAL DISTANCE OF 954.12 FEET TO A 1/2-INCH REBAR, SOUTH 82°04'58" WEST A DISTANCE OF 481.85 FEET TO A 1/2-INCH REBAR FOUND AND SOUTH 45°21'28" WEST A DISTANCE OF 205.38 FEET TO A 1/2-INCH REBAR WITH CAP SET; THENCE FOLLOWING MADE LINES THROUGH THE LANDS OF SAID ETOWAH WATER AND SEWER AUTHORITY, THE FOLLOWING 6 COURSES AND DISTANCES: NORTH 44°38'32" WEST A DISTANCE OF 293.05 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 44°30'34" WEST A DISTANCE OF 84.59 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 44°46'20" EAST A DISTANCE OF 49.86 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 45°21'28" WEST A DISTANCE OF 99.57 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 00°00'00" EAST A DISTANCE OF 88.59 FEET TO A 1/2-INCH REBAR WITH CAP SET AND SOUTH 44°38'32" EAST A DISTANCE OF 178.90 FEET TO A 1/2-INCH REBAR WITH CAP SET; THENCE FOLLOWING THE DIVISION LINE BETWEEN SAID ETOWAH WATER AND SEWER AUTHORITY TO THE NORTHWEST AND SOUTHWEST, RESPECTIVELY AND DAWSON COUNTY BOARD OF EDUCATION (PER DEED BOOK 828, PAGE 514, AFORESAID RECORDS) TO THE SOUTHEAST AND NORTHEAST, RESPECTIVELY THE FOLLOWING 2 COURSES AND DISTANCES: SOUTH 45°21'28" WEST A DISTANCE OF 221.68 FEET TO A 1/2-INCH REBAR FOUND AND SOUTH 37°40'51" EAST A DISTANCE OF 282.25 FEET TO A 1/2-INCH REBAR WITH CAP SET; THENCE FOLLOWING MADE LINES THROUGH THE LANDS OF SAID ETOWAH WATER AND SEWER AUTHORITY, THE FOLLOWING 5 COURSES AND DISTANCES: SOUTH 63°47'57" WEST A DISTANCE OF 406.64 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 27°23'24" EAST A DISTANCE OF 59.88 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 58°08'08" WEST A DISTANCE OF 57.83 FEET TO A 1/2-INCH REBAR WITH CAP SET, SOUTH 13°52'32" WEST A DISTANCE OF 80.75 FEET TO A 1/2-INCH REBAR WITH CAP SET AND SOUTH 31°51'52" EAST A DISTANCE OF 56.36 FEET TO A 1/2-INCH REBAR WITH CAP SET ON THE NORTHERLY RIGHT-OF-WAY LINE OF DAWSON FOREST ROAD (80-FOOT RIGHT-OF-WAY); THENCE ALONG SAID RIGHT-OF-WAY LINE, THE FOLLOWING 14 COURSES AND DISTANCES: SOUTH 55°42'37" WEST A DISTANCE OF 232.99 FEET TO A 1/2-INCH REBAR WITH CAP SET, FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 171.29 FEET (SAID ARC HAVING A RADIUS OF 1095.87 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 60°11'17" WEST A DISTANCE

OF 171.11 FEET) TO A POINT, FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 147.50 FEET (SAID ARC HAVING A RADIUS OF 731.53 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 70°26'32" WEST A DISTANCE OF 147.25 FEET) TO A POINT, FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 97.33 FEET (SAID ARC HAVING A RADIUS OF 1058.21 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 78°51'13" WEST A DISTANCE OF 97.30 FEET) TO A POINT, FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 212.74 FEET (SAID ARC HAVING A RADIUS OF 2415.55 FEET AND BEING SUBTENDED BY A CHORD OF SOUTH 84°00'41" WEST A DISTANCE OF 212.67 FEET) TO A POINT, FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 161.27 FEET (SAID ARC HAVING A RADIUS OF 886.90 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 88°15'22" WEST A DISTANCE OF 161.05 FEET) TO A POINT, FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 131.51 FEET (SAID ARC HAVING A RADIUS OF 592.54 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 76°41'20" WEST A DISTANCE OF 131.24 FEET) TO A POINT, FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 213.74 FEET (SAID ARC HAVING A RADIUS OF 1234.19 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 65°22'10" WEST A DISTANCE OF 213.47 FEET) TO A POINT, FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 187.38 FEET (SAID ARC HAVING A RADIUS OF 5425.52 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 61°23'52" WEST A DISTANCE OF 187.38 FEET) TO A POINT, NORTH 62°23'14" WEST A DISTANCE OF 215.00 FEET TO A POINT, FOLLOWING THE ARC OF A CURVE TO THE RIGHT A DISTANCE OF 249.86 FEET (SAID ARC HAVING A RADIUS OF 7402.83 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 61°25'13" WEST A DISTANCE OF 249.85 FEET) TO A POINT, FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 208.05 FEET (SAID ARC HAVING A RADIUS OF 4368.01 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 61°49'04" WEST A DISTANCE OF 208.03 FEET) TO A POINT, FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 247.79 FEET (SAID ARC HAVING A RADIUS OF 821.93 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 71°49'08" WEST A DISTANCE OF 246.85 FEET) TO A POINT AND FOLLOWING THE ARC OF A CURVE TO THE LEFT A DISTANCE OF 179.75 FEET (SAID ARC HAVING A RADIUS OF 3885.24 FEET AND BEING SUBTENDED BY A CHORD OF NORTH 81°46'51" WEST A DISTANCE OF 179.74 FEET) TO A 3/4-INCH CRIMPED TOP PIPE FOUND ON THE LAND LOT LINE COMMON TO LAND LOTS 1059 AND 1060 OF SAID DISTRICT; THENCE LEAVING SAID RIGHT-OF-WAY LINE AND FOLLOWING SAID LAND LOT LINE AND THE LAND LOT COMMON TO LAND LOTS 1049 AND 1050 OF SAID DISTRICT, SAID LINE ALSO BEING THE DIVISION LINE BETWEEN SAID ETOWAH WATER AND SEWER AUTHORITY TO THE EAST AND CITY OF ATLANTA (PN# 087 003) TO THE WEST NORTH 00°03'36" EAST A DISTANCE OF 2008.51 FEET BACK TO THE POINT OF BEGINNING.

CONTAINING 13,091,915 SQUARE FEET OR 300.549 ACRES.



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Tax Assessors Office

Work Session: 09/17/2020

Prepared By: Elaine Garrett/Melissa Hawk

Voting Session: 10/01/2020

Presenter: Elaine Garrett

Public Hearing: Yes No

Agenda Item Title: Presentation of Request to Approve Professional Exemption and Budget Increase for Production of Schedules and Tables for Rural and Urban Properties

Background Information:

On February 5, 2020, the County Manager approved an agreement with McCormick Solutions to perform a review of the commercial and industrial property, which included developing cost schedules and land schedules to property value land, in the amount of \$9,500, using funds within the Tax Assessor's 2020 approved budget. All work met the requirements of the Georgia Department of Revenue and the Board of Assessors. This work afforded McCormick Solutions the opportunity to familiarize themselves with the county and which included some of the rural and urban properties.

Current Information:

The Tax Assessor's Office requests that a professional exemption and agreement is granted to McCormick Solutions to develop rural and urban land schedules to properly value land by developing neighborhood and location adjustments and tables. McCormick Solutions will review sales for ancillary value items using the county derived improvement values. Data entry will be completed by McCormick Solutions using the system utilized by the county. An appraiser registered with the Georgia Real Estate Appraiser Board will be provided to attend hearings and assist with appeals. Two days of Board of Equalization hearings is included in the proposal. All work will be completed meeting the requirements of the Georgia Department of Revenue and the Board of Assessors. An increase to the Tax Assessor's budget of \$39,500 will need to be approved to complete the project.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
100	1550	521200			\$39,500	

Recommendation/Motion: Staff respectfully requests the Board to approve a budget increase to the Tax Assessor's Office in the amount of \$39,500, to approve a professional agreement exemption and contract to McCormick Solutions to perform the scope to produce schedules and tables for rural and urban properties.

Department Head Authorization: Elaine Garrett

Date: 09/09/2020

Finance Dept. Authorization: Vickie Neikirk

Date: 9/10/2020

County Manager Authorization: David Headley

Date: 09/10/2020

County Attorney Authorization:

Date:

Comments/Attachments:

Scope of Work Agreement from McCormick Solutions

McCormick Solutions a division of LMC Inc



APPRAISALS | ANALYTICS

Proposal for Rural/Urban Land
Dawson County Georgia

Terry McCormick
8/14/2020

Contents

Items of Submission:.....	2
Company Information:.....	3
Additional Company Information:	3
County References during last 5 Years:	3
County Contracts in Progress:.....	3
Insurance Coverage:	4
Conflict of Interest & Authorized Signature:	6

McCormick Solutions Inc., respectfully submits the following bid proposal for the Rural/Urban Dawson County, Georgia.

Items of Submission:

The cost submitted for this request covers the following items:

- Developing land schedules when properly applied values land.
 - These schedules will be developed using methods of lot, front foot, squarefoot or acreage as deemed appropriate by company and county.
- Applying schedules into County’s CAMA system
- Documenting work
- Reviewing sales for other ancillary value items
 - Using county derived improvement values
- Providing list of sales with extracted values and other non-land values
- Review and edit all data, information and values prior to mailing of assessment notices
- Generating sales ratio studies for commercial and industrial properties that meet the requirements of the Georgia Department of Revenue and the Board of Assessors.
- Providing an appraiser registered with the Georgia Real Estate Appraiser Board for hearings or assistance with appeals.

Cost of Services: \$39,000

Appeals and appeal preparation per diem per appraiser \$500

Company Information:

Along with references, McCormick Solutions a division of LMC, Inc. would like to submit information regarding the company and appraisal work performed in Georgia.

Additional Company Information:

Company Name	LMC, Inc.
Principle Owners	Terry McCormick
Business Address	3439 Kelly Bridge Rd Dawsonville GA 30534
Phone Number	Terry McCormick: 770-262-1385

County References during last 5 Years:

County Name	Address	Telephone	Contact
Randolph	P O Box 344 Cuthbert GA 39840	229-732-2522	Bob Taylor
Crisp	210 S 7 th St Room 301 Cordele GA 31015	229-276-2635	Sean Sammons
Gordon	P O Box 533 Calhoun GA 30703	706-629-6812	Dana Burch
Gwinnett	75 Langley Dr Lawrenceville GA 30046	770-822-7200	Stewart Oliver
Burke	P.O. Box 46 Waynesboro, GA 30830	706-554-2607	Philip Wren
Coweta	37 Perry Street Newnan, GA 30263	770-254-2680	Mike Marchese

County Contracts in Progress:

County Name	Address	Telephone	Contact
Gwinnett County	75 Langley Dr Lawrenceville, GA 30046	770-822-7200	Stewart Oliver

Contract for Services

County of Dawson

State of Georgia

THIS CONTRACT AND AGREEMENT is made and entered into this _____ day of _____ 2020, by and between Dawson COUNTY, GEORGIA, a political subdivision of the state of Georgia, acting by and through its Board of Tax Assessors (herein, the “County”) and McCormick Solutions a division of LMC Inc, (herein the “Company”) for the purposes of providing services in the production of schedules and tables for rural and urban properties in Dawson County, Georgia.

Scope of Service

- Neighborhood and location adjustments and tables will be developed and applied where market conditions dictate.
- Developing rural and urban land schedules to properly value land.
 - These schedules will be developed using methods of lot, front foot, square foot or acreage as deemed appropriate by company and county.
 - Soils to be reviewed by GIS1 for verification
- Documenting work
- Work to be consistent with the Georgia Appraisers Procedures Manual
- Reviewing sales for other ancillary value items
 - Using county derived improvement values
- Providing list of sales with extracted values and other non-land values
- Review and edit all data, information and values prior to mailing of assessment notices
- Generating sales ratio studies for all real property that meet the requirements of the Georgia Department of Revenue and the Board of Assessors.
- Providing an appraiser registered with the Georgia Real Estate Appraiser Board for hearings or assistance with appeals.
- 2 days of BOE hearings included
- Data Entry included by the company

County expectations

County will continue to provide adequate computers for work to be completed via VPN access

County will have all mapping completed and parcel layer GIS file available by February 15, 2021 with current 2021 splits available.

County will mail timber extraction letters to 2018, 2019, 2020 sale properties over 25 acres.

McCormick Solutions, a division of LMC Inc.

With delivery of the work and approval to the Board of Assessors, invoice will be due to the sum of \$39,000, due within 30-days of approval of the Dawson County Board of Assessors. Date for delivery no later than May 21st 2021, unless the date for completion is moved with written consent of both parties.

for the sum of: \$ **\$39,000**

2 days of appeal assistance, 2 days of preparation, 2 certified appraisers included in proposal

Appraiser Per Diem cost (includes expenses) for appeal assistance \$ **500.00**

Termination in General: The County or the company may terminate this contract with a 30-day written notice to the respective party.

Invoices: Invoices will be billed based on above statement and approved by the Board of Assessors. Invoices are net 30 days, after 31 days 1 ½ interest will be added to all late payments.

Insurance Coverage:

Insurance coverage for LMC INC. is provided through State Farm Insurance. A certificate of coverage will be faxed upon LMC, Inc. being awarded the contract.

Terry McCormick
McCormick Solutions, Chief Executive Officer

Date

Jim Perdue
Dawson County Board of Assessors, Chairman

Date

Billy Thurmond
Dawson County Board of Commissioners, Chairman

Date

Conflict of Interest & Authorized Signature:

I, Terry McCormick, as Chief Executive Officer of McCormick Solutions do state that there are no circumstances that create conflict of interest in performing the services of this contract.

I, also, state that I am authorized to submit this proposal for McCormick Solutions.

Terry McCormick

McCormick Solutions, Chief Executive Officer



DAWSON COUNTY FINANCE DEPARTMENT

PROFESSIONAL EXEMPTION MEMORANDUM

TO : Billy Thurmond, Dawson County, BOC Chairman
THRU: David Headley, County Manager
FROM: Melissa Hawk, Purchasing Manager
RE : McCormick Solutions, Inc.
DATE: September 9, 2020

Elaine Garrett, Chief Appraiser, and I are requesting that a professional exemption be granted for McCormick Solutions, Inc. to perform services needed by the Dawson County Tax Assessor's office for the appraisal and development of agricultural and rural land schedules.

McCormick Solutions contracted with the Tax Assessor's Office on February 5, 2020 to perform the same type of services for the commercial and industrial parcels within Dawson County. It is felt that with the company's familiarity of the area and utilizing software familiar by the county staff, it would be in the best interest of the county to allow a professional exemption for this firm.

The scope of services entails the following tasks: developing land schedules, applying schedules into the county's CAMA system, reviewing sales for other ancillary value, providing list of sales with extracted values/other non-land values, review/edit all data prior to assessment notices, generating sales ratio studies and assist county, if needed, during hearings/appeals, through a board registered appraiser.

If the request for professional exemption is not granted, the preliminary dates listed above would need to be expanded by 6 weeks.

The quote from McCormick Solutions is in the amount of \$39,500.00; for all scope of services as depicted above.

Please initial either the approved or disapproved statement or then sign and date below for these services.

Thank you,

Melissa Hawk
Dawson County – Purchasing
Purchasing Manager

-Signature Page to Follow-

Vickie Neikirk
Chief Financial Officer

Accounting

Accounts Payable

Accounts Receivable

Budget

Grant Administration

Payroll

Purchasing

Dawson County
Government Center
25 Justice Way, Suite 2214
Dawsonville, GA 30534
Phone 706-344-3501
Fax 706-531-3504



Vickie Neikirk
Chief Financial Officer

Accounting

Accounts Payable

Accounts Receivable

Budget

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Payroll

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Dawson County
Government Center
25 Justice Way, Suite 2214
Dawsonville, GA 30534
Phone 706-344-3501
Fax 706-531-3504

____ I approve the above professional exemption request.

____ I disapprove the above professional exemption request.

Signature: _____

Date: _____



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Human Resources

Work Session: 9.17.2020

Prepared By: Brad Gould

Voting Session: 10.01.2020

Presenter: Brad Gould

Public Hearing: Yes _____ No X

Agenda Item Title: Presentation of 2021 Payroll Calendar and 2021 Holiday Schedule

Background Information:

Human Resources is responsible for updating the Payroll and Holiday Calendar each year.

Current Information:

Presentation of the Dawson County 2021 Payroll and Holiday Calendar. Payroll calendar has no significant changes from 2020.

Christmas Day will be observed as a holiday on Monday 12/27/2020 as Christmas is on a Saturday.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: _____

Department Head Authorization: Brad Gould

Date: 9/10/2020

Finance Dept. Authorization: Vickie Neikirk

Date: 9/10/20

County Manager Authorization: David Headley

Date: 9/10/2020

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

See Attached Payroll and Holiday Schedule.

PAYROLL CALENDAR FOR 2021

PAY PERIOD BEGIN DATE	PAY PERIOD END DATE	CHECK DATE	MONTH	PAY PERIOD #	MONTHLY PAYROLL CHECK DATE
12/26/2020	1/8/2021	1/15/2021	JANUARY	1	1/15/2021
1/9/2021	1/22/2021	1/29/2021		2	
1/23/2021	2/5/2021	2/12/2021	FEBRUARY	3	2/12/2021
2/6/2021	2/19/2021	2/26/2021		4	
2/20/2021	3/5/2021	3/12/2021	MARCH	5	3/15/2021
3/6/2021	3/19/2021	3/26/2021		6	
3/20/2021	4/2/2021	4/9/2021	APRIL	7	4/15/2021
4/3/2021	4/16/2021	4/23/2021		8	
4/17/2021	4/30/2021	5/7/2021	MAY	9	5/14/2021
5/1/2021	5/14/2021	5/21/2021		10	
5/15/2021	5/28/2021	6/4/2021	JUNE	11	6/15/2021
5/29/2021	6/11/2021	6/18/2021		12	
6/12/2021	6/25/2021	7/2/2021	JULY	13	
6/26/2021	7/9/2021	7/16/2021		14	7/15/2021
7/10/2021	7/23/2021	7/30/2021		15	
7/24/2021	8/6/2021	8/13/2021	AUGUST	16	8/13/2021
8/7/2021	8/20/2021	8/27/2021		17	
8/21/2021	9/3/2021	9/10/2021	SEPTEMBER	18	9/15/2021
9/4/2021	9/17/2021	9/24/2021		19	
9/18/2021	10/1/2021	10/8/2021	OCTOBER	20	10/15/2021
10/2/2021	10/15/2021	10/22/2021		21	
10/16/2021	10/29/2021	11/5/2021	NOVEMBER	22	11/15/2021
10/30/2021	11/12/2021	11/19/2021		23	
11/13/2021	11/26/2021	12/3/2021	DECEMBER	24	
11/27/2021	12/10/2021	12/17/2021		25	12/15/2021
12/11/2021	12/24/2021	12/31/2021		26	
12/25/2021	1/7/2022	1/14/2022	JANUARY	1	

2021 HOLIDAY SCHEDULE

New Year's Day 1/1/2021	Veteran's Day 11/11/2021
MLK Day 1/18/2021	Thanksgiving 11/25/2021
President's Day 2/15/2021	Day After Thanksgiving 11/26/2021
Memorial Day 5/31/2021	Christmas Eve 12/24/2021
Independence Day 7/4/2021	Christmas Day 12/25/2021
Labor Day 9/6/2021	New Year's Day 1/1/2022
Floating Holiday -may be taken at employee's discretion during the year	** (7/5/2021)
	** (12/27/2021)
	** (12/31/2021)

**If a federal holiday falls on Saturday it is usually observed on Friday (the day before), and when it falls on Sunday it is observed the following Monday. The dates the federal holidays are observed are shown in parentheses.

No insurance deductions withheld



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: BOC

Work Session: 09.17.2020

Prepared By: Kristen Cloud

Voting Session: 10.01.2020

Presenter: Kristen Cloud

Public Hearing: Yes ___ No X

Agenda Item Title: Presentation of 2021 Board of Commissioners Meeting Schedule

Background Information:

BOC Meetings

- Meetings are held the first and third Thursday each month. Work sessions begin at 4 p.m.; executive sessions (as needed) begin at 5 p.m.; and voting sessions begin at 6 p.m.

Current Information:

Please see accompanying document: Dawson County Board of Commissioners Proposed Meeting Calendar 2021.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Approve BOC 2021 Meeting Schedule/Calendar

Department Head Authorization: ___

Date: ___

Finance Dept. Authorization: Vickie Neikirk

Date: 9/9/20

County Manager Authorization: David Headley

Date: 9/09/2020

County Attorney Authorization: ___

Date: ___

Comments/Attachments:

Dawson County Board of Commissioners Proposed Meeting Calendar 2021

**Dawson County Board of Commissioners
Proposed Meeting Calendar 2021**

4 p.m. Work Session

5 p.m. Executive Session (as needed)

6 p.m. Voting Session

01/21/21
02/04/21
02/18/21
03/04/21
03/18/21
04/01/21
04/15/21
05/06/21
05/20/21
06/03/21
06/17/21
07/01/21
07/15/21
08/05/21
08/19/21
09/02/21
09/16/21
10/07/21
10/21/21
11/04/21
11/18/21
12/02/21
12/16/21

Note: Work Session Agenda Items Generally Move Forward To The
Following Meeting's Voting Session For BOC Consideration

**Meetings are held in the Dawson County Government Center Assembly Room
(second floor), located at 25 Justice Way, Dawsonville, Georgia 30534.**

**A RESOLUTION BY THE DAWSON COUNTY BOARD OF COMMISSIONERS
EXPRESSING SUPPORT FOR AMICALOLA FALLS STATE PARK**

WHEREAS, Amicalola Falls State Park is located in Northern Dawson County Georgia and is a crown jewel for Georgia and is a natural and outdoor recreational resource for the residents of and visitors to Dawson County; and

WHEREAS, Amicalola Falls State Park showcases, at 729 feet, the tallest cascading waterfall East of the Mississippi and also serves as the main starting point for the 2,100-mile Appalachian Trail, attracting thousands of visitors to Dawson County from other states and countries, and

WHEREAS, the entrance to the Approach Trail to the Southern Terminus of the Appalachian Trail is situated behind the current obsolete and undersized Visitors Center on Amicalola Falls State Park. This brands the park with regional and international significance; and

WHEREAS, the North Georgia Mountains Authority wishes to make substantial improvements to the Amicalola Falls State Park by building a new Visitors Center that will accommodate the needs of the park staff, Len Foote Hike Inn and the Georgia Appalachian Trail Club but more importantly the visitors to the park; and

WHEREAS, the North Georgia Mountains Authority is applying for a grant from the Georgia Outdoor Stewardship Program that, if awarded, would replace the 50 plus year old Visitors Center to better serve the public.

NOW, THEREFORE, BE IT RESOLVED, that the Dawson County Board of Commissioners fully supports the North Georgia Mountains Authority with their grant application to the Georgia Outdoor Stewardship Program and request the grant be fully funded by the Georgia Outdoor Stewardship Program Board of Trustees.

Be it resolved this ____ day of October, 2020

DAWSON COUNTY BOARD OF COMMISSIONERS

Billy Thurmond, Chairman

Sharon Fausett, District 1 Commissioner

Chris Gaines, District 2 Commissioner

Tim Satterfield, District 3 Commissioner

Julie Hughes Nix, District 4 Commissioner

Attest:

Clerk to the Board