

**DAWSON COUNTY BOARD OF COMMISSIONERS
WORK SESSION AGENDA - THURSDAY, MARCH 22, 2018
DAWSON COUNTY GOVERNMENT CENTER ASSEMBLY ROOM
4:00 PM**

NEW BUSINESS

1. Presentation of Amendments to 2017 Capital Improvements Element (CIE)- Planning & Development Director Jason Streetman / Bill Ross, Ross & Associates
2. Presentation of Application for Parade & Assembly - *Sheriff's Office Ride for Relay* - Jason Streetman, Planning & Development Director
3. Presentation of Request for Additional School Resource Officers- Sheriff Jeff Johnson
4. Presentation of Request to Upgrade Part-Time Magistrate Court Clerk Position to Full-Time Position- Lisa Poss-Thurmond, Chief Magistrate Judge
5. Presentation of Salary Increase Request for Magistrate Court Clerks Earning Georgia Information Crime Center Certification- Lisa Poss-Thurmond, Chief Magistrate Judge
6. Presentation of IFB #308-18- Emergency Medical Supplies for Emergency Services- Fire Chief Lanier Swafford / Purchasing Manager Melissa Hawk
7. Presentation of FY 2018 Homeland Security Grant Program Application for Emergency Services' K9 Search & Rescue Team- Lanier Swafford, Fire Chief
8. Presentation of Resolution for Senior Center 2018 Community Development Block Grant- Dawn Pruett, Senior Services Director
9. Presentation of Request to Write Off Old Debt for Ambulance Billing- Vickie Neikirk, Chief Financial Officer
10. Presentation of Revised Alcohol Ordinance- Lynn Frey, County Attorney
11. Presentation of Board Appointments:
 - a. Tax Assessors Board**
 - i. Jo Ann Overstreet Hause- *replacing Kendy Bennett* (Term: April 2018 through December 2022)
 - b. Tree Preservation Committee**
 - i. George Lyons- *reappointment* (Term: April 2018-December 2021)
 - ii. Bob Speight- *reappointment* (Term: April 2018-December 2021)
 - iii. Judy Baer- *appointment to chair* (Currently Serving: January 2011 December 2018)
12. County Manager Report
13. County Attorney Report

EXECUTIVE SESSION

Backup material for agenda item:

1. Presentation of Amendments to 2017 Capital Improvements Element (CIE)- Planning & Development Director Jason Streetman / Bill Ross, Ross & Associates



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 3/22/18

Prepared By: JStreetman

Voting Session: 04/05/18

Presenter: JStreetman

Public Hearing: Yes No

Agenda Item Title: Capital Improvements Element, Consideration of impact fee program

Background Information:

Annual/amended update to the 2017 Capital Improvements Element as part of the County's consideration of an impact fee program.

Current Information:

This is amended/updated information as part of the Bill Ross Impact Fee methodology information and required by GA law.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Approval

Department Head Authorization: JStreetman

Date: 03/07/18

Finance Dept. Authorization: Vickie Neikirk

Date: 3/14/18

County Manager Authorization: DH

Date: 3/14/2018

County Attorney Authorization:

Date:

Comments/Attachments:

DRAFT

Transmittal Resolution
Capital Improvements Element
Dawson County, Georgia

WHEREAS, Dawson County has prepared a draft Capital Improvements Element, which will be incorporated into and update the *Dawson County Comprehensive Plan*; and

WHEREAS, the draft Capital Improvements Element was prepared in accordance with the “Development Impact Fee Compliance Requirements” and the “Minimum Standards and Procedures for Local Comprehensive Planning” adopted by the Board of Community Affairs pursuant to the Georgia Planning Act of 1989; and,

WHEREAS, a duly advertised Public Hearing was held by the Dawson County Board of Commissioners on Thursday April 5, 2018, at 6:00 P.M. in the Dawson County Courthouse in accordance with Section (10)(a)1 of Chapter 110-12-2-.04 of the Development Impact Fee Compliance Requirements;

BE IT THEREFORE RESOLVED, that the Board of Commissioners of Dawson County, Georgia, does hereby submit the draft Capital Improvements Element to the Georgia Mountains Regional Commission for Regional and State review, as per the requirements of the Development Impact Fee Compliance Requirements.

Adopted this 5th day of April, 2018.

BY: _____
Chairman, Billy Thurmond

ATTEST: _____
County Clerk, Kristen Cloud

Memorandum

TO: Dawson County
FROM: Bill Ross
DATE: March 19, 2018
RE: Impact Fee Exemptions

Once the CIE is transmitted to the Georgia Mountains for Regional and DCA review, it would be timely to consider the adoption of exemptions from the impact fees, if the Commission wishes to pursue them.

The State law allows exemptions (at the County Commission's option) as follows:

O.C.G.A. § 36-71-4. Calculation of fees, Section (l), reads as follows:

“A municipal or county development impact fee ordinance may exempt all or part of particular development projects from development impact fees if:

- (1) Such projects are determined to create extraordinary economic development and employment growth or affordable housing;
- (2) The public policy which supports the exemption is contained in the municipality's or county's comprehensive plan; and
- (3) The exempt development project's proportionate share of the system improvement is funded through a revenue source other than development impact fees.”

Dawson County's CIE (which is adopted as an amendment to the Comprehensive Plan), satisfies Paragraphs (2) and (3), and reads as follows:

“Dawson County recognizes that certain office, retail trade, lodging, service and industrial development projects provide extraordinary benefit in support of the economic advancement of the county and its citizens over and above the access to jobs, goods and services that such uses offer in general.

To encourage such development projects, the board of commissioners may consider granting a reduction in the impact fee for such a development project upon the determination and relative to the extent that the business or project represents extraordinary economic development and employment growth of public benefit to Dawson County **in accordance with adopted exemption criteria.** (Emphasis added.)

It is also recognized that the cost of system improvements otherwise foregone through exemption of any impact fee must be funded through revenue sources other than impact fees.”

The County has not adopted any exemption criteria so far, so it does not currently approve exemptions.

The basics are:

Exemption Criteria need to be adopted if exemptions are to be considered.

1. The criteria must be specific as to the land uses or types of development projects to which they apply.
2. The Criteria must allow all such land uses or types of development projects to be considered, although the amount or percentage of the exemption can be based on factors included in the criteria.
3. These factors should bear a relationship proportional to the amount of public benefit to be received.
4. The Exemption Criteria can be included in the Impact Fee Ordinance or adopted as a separate Resolution.

If the Commission wishes to include institutions (religious and non-profit organizations) and/or affordable housing for exemptions, the Exemption Statement in the CIE and the Impact Fee Ordinance can be amended prior to adoption of the Exemption Criteria.

Examples:

Exemptions adopted by a number of other jurisdictions are attached as examples of what others have done. While there are some commonalities, they also run a wide gamut in their application and show the flexibility that is possible in complying with the State law. (Many jurisdiction, like Dawson County, have not adopted exemption criteria and do not grant exemptions.)

Particularly take a look at:

- Coweta County for their exemption of religious and non-profit institutions.
- Newton County for business exemptions.
- Henry County relies on the recommendations of their Development Authority.
- Several of the cities adopted land use criterial for both citywide application and separately with a focus on a specific area (downtown). Ie., Dawson’s GA 400 corridor?
- No one has adopted an exemption for “affordable housing” except Sandy Springs.

I anticipate than eligible land uses and Exemption Criteria for Dawson County will be unique.

Impact Fee Exemption Policy & Criteria Examples

**Drawn from Impact Fee Studies
Prepared by ROSS+associates**

ROSS+associates

urban planning & plan implementation

Coweta County

(Their exemptions include businesses as well as nonprofit and religious organizations that meet the criteria. Some approvals are automatically granted administratively.)

EXEMPTION POLICY

Coweta County recognizes that certain institutional, educational, office, retail trade and industrial development projects provide extraordinary benefit in support of the economic advancement of the county's citizens over and above the access to jobs, goods and services that such uses offer in general.

1. To encourage such development projects, the Board of Commissioners has determined that churches, church schools and accredited private schools are always exempt, and that industrial buildings within a planned industrial park of at least 500 acres are also exempt, all in accordance with the County's adopted exemption criteria, without the necessity of individual approval by the Board of Commissioners otherwise required under Section 6.02, below. These administrative exemptions are based on the determination of the Board of Commissioners that the above uses always provide "extraordinary benefit" as set out above.
2. The Board of Commissioners may consider granting a reduction in the impact fee for other such development projects upon the determination and relative to the extent that the business or project represents extraordinary economic development and employment growth of public benefit to Coweta County, in accordance with adopted exemption criteria.
3. It is also recognized that the cost of system improvements otherwise foregone through exemption of any impact fee must be funded through revenue sources other than impact fees.

COWETA COUNTY IMPACT FEE EXEMPTION CRITERIA

In furtherance of the Coweta County Impact Fee Ordinance adopted on April 4, 2006, and as such ordinance may be amended from time to time, the Board of Commissioners do hereby amend and readopt the following criteria to guide the granting of an exemption, in whole or in part, from the impact fees applicable to a particular development project in accordance with the Exemption Policy set forth under Section 6.01 of said Impact Fee Ordinance.

Findings

The Board of Commissioners of Coweta County finds that certain non-profit institutions foster and support extraordinary economic development and employment growth of public benefit to Coweta County through the provision of a stable and socially beneficent religious environment that will attract and support a highly qualified labor force, which in turn cultivates business development and expansion in the county.

The Board of Commissioners of Coweta County finds that certain non-profit, accredited educational institutions foster and support extraordinary economic development and employment growth of public benefit to Coweta County in an equal manner to public schools, and are instrumental in creating and attracting a highly qualified labor force in the county that will cultivate business development and expansion.

The Board of Commissioners of Coweta County finds that certain office, retail trade or industrial uses that create unusually high investment, economic or job creation benefits represent extraordinary economic development and employment growth of public benefit to Coweta County in proportion to the creation of such benefits.

Exemption Criteria

Institutions

An institution shall be granted a 100% exemption by the Impact Fee Program Administrator from all applicable impact fees upon the determination that the new construction or expansion project meets all of the following criteria:

The institution that will own and occupy the new construction or expansion project is protected as a 'religious institution' under the federal Religious Land Use and Institutionalized Persons Act of 2000, 42 U.S.C.A. §§ 2000cc to—5 (West Supp. 2001).

1. The institution that will own and occupy the new construction or expansion project has been recognized as tax-exempt by the U.S. Internal Revenue Service as an organization operated exclusively for religious purposes under Section 501(c)(3) of the Internal Revenue Code.
2. The new construction or expansion project is clearly designed to accommodate the institution's unique or individual occupancy and operational characteristics that are related to the religious exercise or assembly of the institution.

Private Schools

A private school shall be granted a 100% exemption by the Impact Fee Program Administrator from all applicable impact fees upon the determination that the new construction or expansion project meets all of the following criteria:

1. The corporation or other entity that will own and occupy the new construction or expansion project has adopted articles of organization (as defined by and acceptable to the U.S. Internal Revenue Service) that limits it exclusively to education purpose, and to the primary purpose of educating children or young adults on its premises, and its tax-exempt status has been recognized by the U.S. Internal Revenue Service under Section 501(c)(3) of the of the Internal Code.
2. The new construction or expansion project is clearly designed to accommodate the private school's unique or individual occupancy and operational characteristics, such as classroom space, congregate dining facilities, student residence/dormitory facilities and/or sports/recreational activities.
3. The private school is an accredited school under rules of the State of Georgia, as follows:
 - a. For grades K-12, an accredited school shall mean one whose students are recognized and approved by the Georgia Department of Education for purposes of transferring credits to public schools on the same basis as students from one public school to another under Rule 160-5-1-.15 of the Department of Education, and/or whose graduates are recognized by the Georgia Board of Regents for college entrance to any institution of the University System of Georgia on the same basis as graduates from public schools.
 - b. For private collegiate institutions, an accredited school shall mean one that is accredited by the Southern Association of Colleges and Schools on the same basis as a public college or university in Georgia.

Businesses

A. Prequalified Industrial Uses.

An industrial use (as defined as such in the Coweta County Zoning Ordinance) shall be granted a 100% exemption by the Impact Fee Program Administrator from all applicable

impact fees upon the determination that the industrial building or use is located within an industrial park that contains at least 500 acres and said industrial park was required to be reviewed as a Development of Regional Impact (DRI) under the requirements and procedures adopted by the Georgia Department of Community Affairs, and such review has been completed.

B. Office, Retail Trade or Other Industrial Uses.

A new construction or expansion project for an office, retail trade or nonqualified industrial use may be granted an exemption from applicable impact fees, in whole or in part, by the Board of Commissioners. The extent of the grant of exemption shall be based on the extent to which the development project represents extraordinary economic development and employment growth of public benefit to Coweta County, over and above the access to jobs, goods and services that such uses offer in general, considering the following factors, among others:

1. **Use:** Preference will be given to the construction or expansion of national or regional corporate office facilities and to construction or expansion projects related to industries primarily involved in research and development, assembly or manufacturing.
2. **Investment:** The total amount of new private capital investment in land, buildings and equipment related to the project; and the total capital investment in current facilities if the project expands an existing business in the county.
3. **Annual Economic Impact:** The total annual amount of new wages, purchases and other expenditures that will be generated as a result of the project; and the total annual economic impact of current facilities if the project expands an existing business in the county.
4. **Job Creation:**
 - a. The total number of jobs created and/or retained as a result of the project.
 - b. The number of jobs created and/or retained paying at least 100% of the average wage for the county as established by the Georgia Department of Labor.
 - c. The number of jobs created or retained that are exempt managerial and/or professional and/or senior executive jobs.

Reimbursement to Impact Fee Fund

It is recognized that the cost of system improvements otherwise foregone through exemption of any impact fee must be funded through revenue sources other than impact fees. As part of the annual budgeting process, adequate funds shall be identified and transferred to the Impact Fee Fund Accounts equal to the amount of all exemptions granted by the Board of Commissioners during the preceding year.

Henry County

(Criteria based on input from the Development Authority) –

Henry County recognizes that certain development projects provide extraordinary benefit in support of the economic advancement of the county's citizens over and above the access to jobs, goods and services that such uses offer in general. Henry County therefore intends to encourage extraordinary economic development and employment growth of public benefit, as more fully defined and incorporated in the **County's adopted Economic Incentives Program**. The Board of Commissioners will favorably consider waiving the development impact fee in whole or in part for such a business or development project **upon the recommendation of the Henry County Development Authority** that the business or project represents extraordinary economic development and employment growth. It is also recognized that the cost of system improvements otherwise foregone through waiver of any impact fee must be funded through revenue sources other than impact fees.

The Development Authority's Criteria were (in a nutshell):

The following are characteristics of **preferred projects** which will merit the most favorable consideration [by the Development Authority] under this economic incentives program (order of listing does not indicate priority).

- Corporate activities including national and/ or regional headquarters and operations or support facilities
- Information and technology-intensive services
- Improved employment opportunities for local residents
- High environmental quality, with full regulatory compliance and disclosure
- High capital investment in buildings and equipment
- High investment in human resources and/ or skills training
- Low demand on public services and infrastructure
- High compatibility with existing businesses
- Positive record of corporate citizenship
- Positive record or corporate intent to substantially invest in the community
- High levels of taxable inventory

Preferred Projects may be considered for impact exemption under the following criteria:

- Include at least \$5 million in private capital investment in land, buildings, or equipment; and
- Will create or retain at least 50 full time jobs paying at least 100% of the average wage for the county as established by the Georgia Department of Labor during the period of investment assistance; and
- Will create or retain at least 10 exempt managerial and/ or professional and/or senior executive jobs during the period of investment assistance; and
- Will include a number of the characteristics outlined in the Preferred Projects Guidelines in Section 4 and are anticipated to make a very significant contribution to the Henry County community.

Walton County

(Criteria based on land use and economic benefit) –

Walton County recognizes that certain office, retail trade and industrial development projects provide extraordinary benefit in support of the economic advancement of the county's citizens over and above the access to jobs, goods and services that such uses offer in general. To encourage such development projects, the Board of Commissioners may grant a reduction in the impact fee for such a development project upon the determination and relative to the extent that the business or project represents extraordinary economic development and employment growth of public benefit to the Walton County.

Evaluation Criteria

The following factors, among others, will be considered in determining the extent to which a development project represents extraordinary economic development and employment growth of public benefit to the Walton County:

1. Use: Preference will be given to the construction or expansion of national or regional corporate office facilities and to construction or expansion projects related to industries primarily involved in research and development, assembly, manufacturing or distribution.
2. Investment: The total amount of new private capital investment in land, buildings and equipment related to the project; and the total capital investment in current facilities if the project expands an existing business in the county.
3. Annual Economic Impact: The total annual amount of new wages, purchases and other expenditures that will be generated as a result of the project; and the total annual economic impact of current facilities if the project expands an existing business in the county.
4. Job Creation:
 - a. The total number of jobs created and/or retained as a result of the project.
 - b. The number of jobs created and/or retained paying at least 100% of the average wage for Walton County as established by the Georgia Department of Labor.
 - c. The number of jobs created or retained that are exempt managerial and/or professional and/or senior executive jobs.

Impact Fee Exemption Guidelines

Any applicant for an exemption must present a written request for such an exemption to the Impact Fee Program Administrator (as defined in the Walton County Impact Fee Ordinance). The request must include such data of relevance to the evaluation criteria (above) and may include any relevant documents in support of the request. The Administrator shall then prepare a report for the Board of Commissioners with a recommendation on whether the exemption should be granted, and if so, what amount should be exempted. The amount of the exemption will be related to the public benefit, as determined under the evaluation criteria above, and such other factors as the Administrator may consider relevant. Acting upon the recommendation of the Administrator, but not bound by that recommendation, an impact fee exemption may then be granted by the Board of Commissioners for a development or expansion project that is determined to represent extraordinary economic development and employment growth of public benefit to the Walton County.

Newton County

(Criteria based on land use and economic benefit) –

Newton County recognizes that certain office, retail trade and industrial development projects provide extraordinary benefit in support of the economic advancement of the county's citizens over and above the access to jobs, goods and services that such uses offer in general. To encourage such development projects, the Board of Commissioners may grant a reduction in the impact fee for such a development project upon the determination and relative to the extent that the business or project represents extraordinary economic development and employment growth of public benefit to Newton County.

Evaluation Criteria

The following factors, among others, will be considered in determining the extent to which a development project represents extraordinary economic development and employment growth of public benefit to Newton County:

1. Use: Preference will be given to the construction or expansion of national or regional corporate office facilities and to construction or expansion projects related to industries primarily involved in research and development, assembly, manufacturing or distribution.
2. Investment: The total amount of new private capital investment in land, buildings and equipment related to the project; and the total capital investment in current facilities if the project expands an existing business in the county.
3. Annual Economic Impact: The total annual amount of new wages, purchases and other expenditures that will be generated as a result of the project; and the total annual economic impact of current facilities if the project expands an existing business in the county.
4. Job Creation:
 - a. The total number of jobs created and/or retained as a result of the project.
 - b. The number of jobs created and/or retained paying at least 100% of the average wage for the county as established by the Georgia Department of Labor.
 - c. The number of jobs created or retained that are exempt managerial and/or professional and/or senior executive jobs.

Impact Fee Exemption Guidelines

An impact fee exemption may be granted by the Board of Commissioners for an office, retail trade or industrial development or expansion project that is determined to represent extraordinary economic development and employment growth of public benefit to Newton County. The amount of the exemption will be related to the public benefit, as determined under the evaluation criteria above, and such other factors as the Board of Commissioners may consider relevant, within the following guidelines:

1. Business-related development and expansion projects may be considered for an impact fee exemption of up to 50% of the fee otherwise due, reflecting the extent to which the project represents extraordinary economic development and employment growth under the evaluation criteria above.

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2. An additional impact fee exemption of up to 25% may be considered for such a project that is or is proposed to be located within one of the County's industrial parks (I-20/GA 142 or Stanton Springs).
 3. An additional impact fee exemption of up to 25% may be considered if such a project represents an expansion of an existing business already located within the county.

Reimbursement to Impact Fee Fund

It is recognized that the cost of system improvements otherwise foregone through exemption of any impact fee must be funded through revenue sources other than impact fees. As part of the annual budgeting process adequate funds shall be identified and transferred to the Impact Fee Fund Accounts equal to the amount of all exemptions granted during the preceding year.

Sandy Springs

(Business criteria are simple; housing criteria are unique to Sandy Springs.)

Exemption policy.

1. The City of Sandy Springs recognizes that certain office, retail trade, hospitality and other business development projects provide extraordinary benefit in support of the economic advancement of the city's citizens over and above the access to jobs, goods and services that such uses offer in general. In addition, the City recognizes that fees, in some circumstances, can negatively affect the affordability of housing, particularly "workforce" housing. To encourage such development projects of public benefit to Sandy Springs, the city council may consider granting a reduction in the impact fee for a business development project upon the determination and relative to the extent that the project represents extraordinary economic development and employment growth, or that the affordability of a housing project may be increased, in accordance with exemption criteria adopted in this section.
2. It is also recognized that the cost of system improvements otherwise foregone through exemption of any impact fee must be funded through revenue sources other than impact fees.

Process for exemption approval.

An application for exemption shall be considered under the following procedures:

1. An application for exemption approval must be made prior to or along with an application for the first building permit or other qualifying permit. Any exemptions not so applied for shall be deemed waived.
2. A building permit may be issued upon approval of an exemption, or may be issued without payment of applicable impact fees following receipt of a complete exemption application and pending its approval, but a certificate of occupancy shall not be issued until a decision regarding the exemption has been made, or until such time that the application for exemption is otherwise withdrawn by the applicant and payment of impact fees has been made.
3. Documentation must be provided that demonstrates the applicant's eligibility for an exemption. This documentation shall address, but need not be limited to, all applicable exemption criteria adopted herein.
4. The administrator in his or her reasonable discretion shall determine whether an application for exemption addresses the exemption criteria adopted herein and is complete.
 - a. The administrator may request additional information or documentation from the applicant in making this determination. Such determination shall be made within 5 working days of receipt of a complete application.
 - b. Upon a positive determination as to compliance with the exemption criteria and the appropriate amount of the exemption, the administrator will thereupon forward the application to the city council for consideration and action.
 - c. A negative determination by the administrator as to compliance with the exemption criteria may be appealed to the city council in accordance with the administrative appeals section of this ordinance.
5. The city council shall determine the eligibility for and extent of exemption, in accordance with the applicable exemption criteria adopted herein. The application for

exemption shall be placed on the agenda at the next regularly scheduled meeting of the city council that falls at least two weeks after a complete application for exemption has been received from the city manager.

Exemption criteria—extraordinary economic development and employment growth.

The following nonresidential projects may be considered for exemption, in whole or in part, from the payment of impact fees otherwise required by this ordinance:

1. Major construction project: Any nonresidential construction project involving the construction of new floor area, the expansion of an existing building or the renovation of existing floor space that will result in all of the following:
 - a. the creation of 100 or more new jobs occupying said space that meet or exceed the average wage level within the city; and,
 - b. a capital investment in the creation or renovation of the space of more than \$5 million; and,
 - c. a written commitment to remain in the new or renovated space for at least 10 years.
2. Minor construction project: Any nonresidential construction project involving the construction of new floor area, the expansion of an existing building or the renovation of existing floor space that will result in all of the following:
 - a. the creation of no fewer than 22 new jobs occupying said space that meet or exceed the average wage level within the city; and,
 - b. a capital investment in the creation or renovation of the space of more than \$1 million; and,
 - c. a written commitment to remain in the new or renovated space for at least 7 years.
3. The average wage level within the city shall be determined by the administrator from time to time based in credible data, such as reports from the US Bureau of the Census or the US Department of Commerce.

Exemption criteria—affordable housing.

The following residential projects may be considered for exemption, in whole or in part, from the payment of impact fees otherwise required by this ordinance:

1. Any housing project that proposes to create at least 150 new or replacement housing units and at least 20% of the units will be made available to individuals or families with annual incomes of no more than 120% of the annual median income of all households in Sandy Springs (as determined by the administrator from time to time based in credible data, such as reports from the US Bureau of the Census).
2. Any housing project of at least 150 housing units that proposes to replace at least 150 existing rental housing units with no less than 75% of the units intended for home ownership.

Reimbursement to impact fee fund.

As part of the annual budgeting process, adequate funds shall be identified and transferred to the impact fee fund accounts equal to the amount of all exemptions granted by the city council during the preceding year.

Fayetteville

(Criteria based on land use and location, tied to *Comprehensive Plan*. Note that Fayetteville no longer grants exemptions.)

The City's Economic Development Committee has determined that the City's best opportunity, taking into account the City's infrastructure and services, for extraordinary economic development and employment growth is through the **encouragement of businesses specializing in scientific research and development, business parks and tourism emphasizing the historical district of the City, called "Main Street," and businesses which support tourism, such as restaurants**. The City, pursuant to the public policies contained in the Fayetteville Comprehensive Plan, has determined that the encouragement of the development of the Main Street area of the City and businesses related to tourism of the Main Street area, and business specializing in research and development and business parks, will tend to create extraordinary economic development and employment growth within the City.

The following development projects shall be **partially exempt** from the payment of developmental impact fees that would otherwise be assessed, as follows:

1. Any non-residential use within the Main Street District, as geographically defined in the City's Architectural Control Ordinance, shall be granted a forty percent (40%) partial exemption from developmental impact fees.
2. The following uses developed within the City of Fayetteville shall be granted a forty percent (40%) partial exemption from developmental impact fees:

Quality Restaurants, Institute of Traffic Engineers (ITE) Land Use Code 831, as defined in the ITE publication entitled *Trip Generation*, 5th Edition, incorporated herein by this reference.

Research and Development Building, Institute of Traffic Engineers (ITE) Land Use Code 760, as defined in the ITE publication entitled *Trip Generation*, 5th Edition, incorporated herein by this reference.

Business Park Building, Institute of Traffic Engineers (ITE) Land Use Code 770, as defined in the ITE publication entitled *Trip Generation*, 5th Edition, incorporated herein by this reference.

3. Uses described in Paragraph 2 above, when developed within the Main Street District, shall be granted an eighty percent (80%) partial exemption from developmental impact fees.

Jefferson

(Criteria based on land use and location, tied to *Comprehensive Plan*.)

The City of Jefferson has structured its exemption policy to recognize two separate and distinct possible exemption situations: city-wide exemptions that may occur at any location within the City Limits, and downtown district exemptions which may occur in a certain prescribed district of the city.

City-Wide Exemptions

The City of Jefferson recognizes that certain office, retail trade and industrial development projects provide extraordinary benefit in support of the economic advancement of the city's citizens over and above the access to jobs, goods and services that such uses offer in general. To encourage such development projects, the Mayor and Council may grant a reduction in the impact fee for such a development project upon the determination and relative to the extent that the business or project represents extraordinary economic development and employment growth of public benefit to the City of Jefferson.

Evaluation Criteria

The following factors, among others, will be considered in determining the extent to which a development project represents extraordinary economic development and employment growth of public benefit to the City of Jefferson:

1. Use: Preference will be given to the construction or expansion of national or regional corporate office facilities and to construction or expansion projects related to industries primarily involved in research and development, assembly, manufacturing or distribution.
2. Investment: The total amount of new private capital investment in land, buildings and equipment related to the project; and the total capital investment in current facilities if the project expands an existing business in the city.
3. Annual Economic Impact: The total annual amount of new wages, purchases and other expenditures that will be generated as a result of the project; and the total annual economic impact of current facilities if the project expands an existing business in the city.
4. Job Creation:
 - a. The total number of jobs created and/or retained as a result of the project.
 - b. The number of jobs created and/or retained paying at least 100% of the average wage for Jackson County as established by the Georgia Department of Labor.
 - c. The number of jobs created or retained that are exempt managerial and/or professional and/or senior executive jobs.

Downtown District Exemptions

The City of Jefferson recognizes that certain development projects provide extraordinary benefit in support of the economic advancement of the city's citizens over and above the access to jobs, goods and services that such uses offer in general. The City has determined that the encouragement of certain types of development in several specific areas of the City will tend to create extraordinary economic development and employment growth within the City. In order to be eligible for Downtown District exemption the proposed development must be in one of the following Historic Districts (as defined on the attached map):

1. The Downtown Historic District;
2. The Martin-Cooley Historic District;
3. The Oak Avenue Historic District;
4. The Washington-Lawrenceville Historic District;

Or, the development must be located in the Central Business District, as defined by the *Official Zoning Map of the City of Jefferson*.

Within the specified Districts, the following types of development projects shall be eligible to seek an exemption from the payment of developmental impact fees that would otherwise be assessed:

1. Adaptive reuse of a detached single-family dwelling for an office;
2. Adaptive reuse of a detached single-family dwelling for an enclosed retail establishment;
3. Bed and breakfast inn;
4. Business service establishment, less than 2,500 square feet of gross floor area;
5. Commercial recreational facility, indoor;
6. Day care center serving no more than 17 persons;
7. Finance, insurance, or real estate establishment, including banks, less than 2,500 square feet of gross floor area;
8. Museum;
9. Restaurant without drive through services;
10. Retail trade establishment, enclosed; or,
11. Special event facility.

The latest edition of the North American Industry Classification System (NAICS) manual may be consulted by the Administrator in order to define and determine the eligibility of any project purporting to be one of the above listed land uses.

Reimbursement to Impact Fee Fund

It is recognized that the cost of system improvements otherwise foregone through exemption of any impact fee must be funded through revenue sources other than impact fees. As part of the annual budgeting process adequate funds shall be identified and transferred to the Impact Fee Fund Accounts equal to the amount of all exemptions granted during the preceding year.

Locust Grove

(Criteria based on land use, location and economic benefit; tied to *Comprehensive Plan*) –

The City of Locust Grove has structured its exemption policy to recognize two separate and distinct possible exemption situations: city-wide exemptions that may occur at any location within the City Limits, and a downtown district exemption which may occur in a certain prescribed district of the city.

City-Wide Exemptions

The City of Locust Grove recognizes that certain educational, office, retail trade and industrial development projects provide extraordinary benefit in support of the economic advancement of the city's citizens over and above the access to jobs, goods and services that such uses offer in general. To encourage such development projects, the Mayor and Council may grant a reduction in the impact fee for such a development project upon the determination and relative to the extent that the business or project represents extraordinary economic development and employment growth of public benefit to the City of Locust Grove.

Evaluation Criteria

The following factors, among others, will be considered in determining the extent to which a development project represents extraordinary economic development and employment growth of public benefit to the City of Locust Grove:

1. Use: Preference will be given to the construction or expansion of national or regional corporate office facilities, institutions of higher education, and to construction or expansion projects related to industries primarily involved in research and development, assembly, manufacturing or distribution.
2. Investment: The total amount of new capital investment in land, buildings and equipment related to the project; and the total capital investment in current facilities if the project expands an existing business in the city.
3. Annual Economic Impact: The total annual amount of new wages, purchases and other expenditures that will be generated as a result of the project; and the total annual economic impact of current facilities if the project expands an existing business in the city.
4. Job Creation:
 - a. The total number of jobs created and/or retained as a result of the project.
 - b. The number of jobs created and/or retained paying at least 100% of the average wage for Henry County as established by the Georgia Department of Labor.
 - c. The number of jobs created or retained that are exempt managerial and/or professional and/or senior executive jobs.

Downtown District Exemptions

The City of Locust Grove recognizes that certain development projects provide extraordinary benefit in support of the economic advancement of the city's citizens over and above the access to jobs, goods and services that such uses offer in general. The City has determined that the encouragement of certain types of development in the downtown area of the City will tend to create extraordinary economic development and employment growth within the City. In order to be eligible for Downtown District exemption the proposed development must be located within the boundary of the Downtown Development Area, as shown on the attached map.

Evaluation Criteria

The following factors, among others, will be considered in determining the extent to which a development project in the Downtown District represents extraordinary economic development and employment growth of public benefit to the City of Locust Grove:

1. Use: Preference will be given to the following types of development projects:
 - a. Adaptive reuse of a detached single-family dwelling for an office;
 - b. Adaptive reuse of a detached single-family dwelling for an enclosed retail establishment;
 - c. Bed and breakfast inn;
 - d. Business service establishment, less than 2,500 square feet of gross floor area;
 - e. Finance, insurance, or real estate establishment, including banks, less than 2,500 square feet of gross floor area;
 - f. Museum, Art Gallery or Artist's Studio;
 - g. Restaurant without drive through services;
 - h. Retail trade establishment, enclosed; or,
 - i. Special event facility.

The latest edition of the North American Industry Classification System (NAICS) manual may be consulted by the Impact Fee Program Administrator in order to define and determine the eligibility of any project purporting to be one of the above listed land uses.

2. Tenure: Number of years in operation at the present location in the District, or the number of years of operation at another location outside the District.
3. Vacancy: Number of years that the premises or parcel has been vacant.
4. Expansion: The project is an expansion of an existing business.

Impact Fee Exemption Guidelines

Any applicant for an exemption must present a written request for such an exemption to the Impact Fee Program Administrator (as defined in the City of Locust Grove Impact Fee Ordinance). The request must include such data of relevance to the evaluation criteria (above) and may include any relevant documents in support of the request. The Administrator shall then prepare a report for the Mayor and Council with a recommendation on whether the exemption should be granted, and if so, what amount should be exempted. The amount of the exemption will be related to the public benefit, as determined under the evaluation criteria above, and such other factors as the Administrator may consider relevant. Acting upon the recommendation of the Administrator, but not bound by that recommendation, an impact fee exemption may then be granted by the Mayor and Council for a development or expansion project that is determined to represent extraordinary economic development and employment growth of public benefit to the City of Locust Grove.

It is recognized that the cost of system improvements otherwise foregone through exemption of any impact fee must be funded through revenue sources other than impact fees. As part of the annual budgeting process, funds shall be identified and transferred to the Impact Fee Fund Accounts equal to the amount of all exemptions granted during the preceding year.



Capital Improvements Element



Dawson County Impact Fee Program

Including the following
public facility categories:

Library Services
Parks and Recreation
Fire Protection
Law Enforcement
Road Improvements

DRAFT: March 5, 2018

ROSS+associates

urban planning & plan implementation

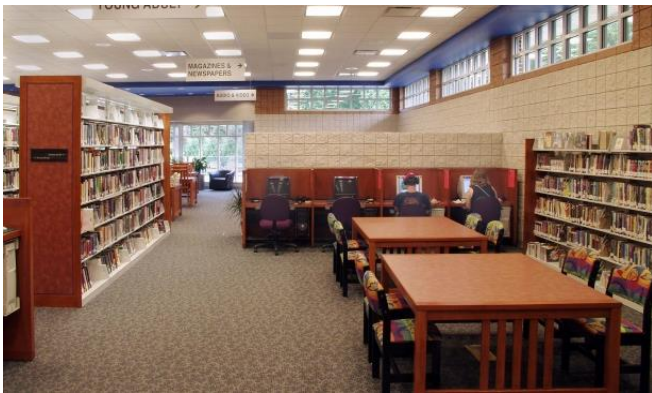


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Introduction

■ Looking Ahead

Forecasts indicate major growth ahead for Dawson County as people continue to move up the GA 400 corridor, propelled by growth in the Atlanta Metro Area, and attracted to favorable housing prices, a great school system, and avoiding the increasingly crowded, traffic congested Forsyth County. Over the next 22 years to 2040, it is expected that about one-half of the people that will be living in Dawson County and the housing they occupy are not here today. This equates to a doubling of the population and housing supply over 2017—2.04 times as many people and 1.95 times as many housing units as today (accompanied with an increase in average household size).

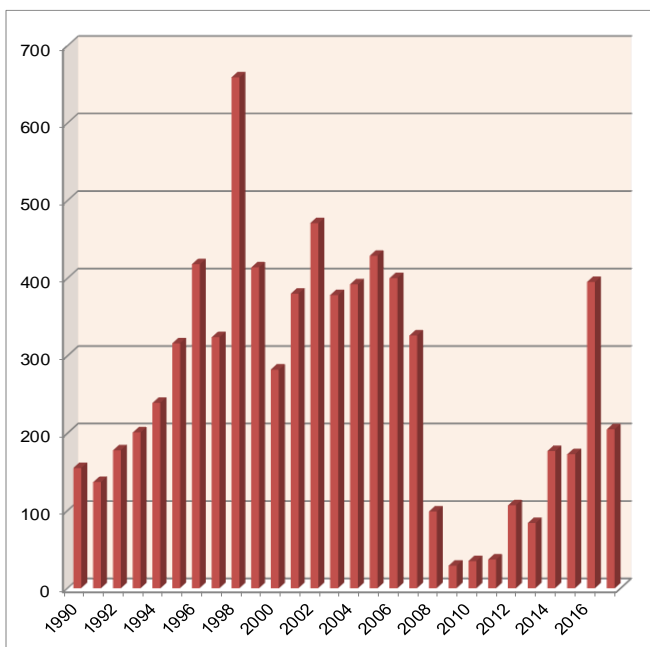
This is not as unprecedented as it seems. Looking back over the past 22 years, since 1995 the county's population has more than doubled, from 11,888 to 24,517—a 52% increase—in spite of the housing market crash of 2008 and the ensuing Great Recession.

Building permit data tell the story. Going back to 1990, the county was on a clear upswing in development, trending higher and higher overall, slipping a bit in 2006, and then plummeting with the nationwide housing market crash.

Calendar Year **New Housing Units Permitted**

1990	155
1991	137
1992	178
1993	201
1994	239
1995	316
1996	418
1997	324
1998	659
1999	414
2000	282
2001	380
2002	471
2003	378
2004	392
2005	429
2006	400
2007	326
2008	99
2009	29
2010	35
2011	37
2012	107
2013	84
2014	177
2015	173
2016	395
2017	205

Residential Building Permit Activity - Dawson County



Source: US Bureau of the Census, annual building permit data, 1990-2015; Dawson County 2016-2017.

Recovery from the crash was slow but steady—even outpacing the rebound in Gainesville-Hall County and the Atlanta Metro Area on an annual percent increase basis. Most recently, the county's housing industry has regained its footing and permits are clearly on the rise.

Though not as robust as population growth, nonresidential growth forecasts indicate an almost doubling in the number of private-sector jobs with a 41% growth and a 1.7 multiplier. (These numbers exclude government, construction and agricultural workers, since they are not assessed impact fees.) According to Woods & Poole Economics, Inc., the county will see its greatest

increase in retail trade, followed by service industries, insurance/finance and real estate, and health care.

What this means is that Dawson County will be called upon to expand its services and infrastructure if it is to maintain the quality of life and business environment enjoyed by its residents and workers today. Failing to keep up will bring an erosion of the lifestyles and employment opportunities that attracts new growth and investment tomorrow and that the population enjoys today.

■ Impact Fees

Impact fees present a potential revenue source in the on-going search for public facilities funding, which this report examines.

We identify the current levels of service provided throughout the county and the desired levels of service for the future in order to quantify the capital facilities needed to achieve the Dawson County's goals for the future. Based on that analysis, calculations have been carried out in order to identify what portion of future capital facilities could be funded through impact fee collections.

In this report capital costs have been examined for six public facility categories: library services, parks & recreation, public safety (including fire protection, emergency management/911 communications, and law enforcement), and road improvements. Based on plans of the County and projections of future capital investment needs, the portion of future capital costs that could be met through impact fees has been calculated. In short, impact fees could be used to fund a large portion of the capital costs in these public facility categories, and at the desired Level of Service standards, over the next 22 years to 2040.

Impact Fees Authorized

Under State law, the County can collect money from new development based on that development's proportionate share—the 'fair share'—of the cost to provide the facilities it needs. The State law allows impact fees to be collected in the categories of libraries, public safety, parks, and roads, among others. Ultimately, and importantly, the services provided in the public facility categories for which impact fees are being charged must be the same for both the existing community and future growth.

Impact fees are authorized in Georgia under Code Section 37-71, the *Georgia Development Impact Fee Act* (DIFA), and are administered by the Georgia Department of Community Affairs (DCA) under Chapter 110-12-2, *Development Impact Fee Compliance Requirements*. Impact fees are a form of revenue authorized by the State, and strictly defined and regulated through State law. The provisions of the DIFA are extensive, in order to assure that new development pays no more than its fair share of the costs and that impact fees are not used to solve existing service deficiencies.

Impact Fee Documentation

One document required for the collection of impact fees is called the Capital Improvements Element (CIE), and is adopted as a chapter, or 'element', of the County's Comprehensive Plan. As defined by the Georgia Development Impact Fee Act (DIFA), the CIE must include certain calculations and information, and those are included in this report along with additional information regarding the amount that could be charged in an impact fee program. The calculations and information, repeated (as applicable) for each public facility category for which an impact fee will be charged, are:

- a **projection of needs** for the planning period of the adopted Comprehensive Plan;
- the designation of **service areas** - the geographic area in which a defined set of public facilities provide service to development within the area;
- the designation of **levels of service** (LOS) - the service level that will be provided;
- a **schedule of improvements** listing impact fee related projects and costs for the planning period of the adopted Comprehensive Plan;
- a description of **funding sources** for the planning period of the adopted Comprehensive Plan;

■ Updating the Impact Fee Program

Dawson County adopted its impact fee program in 2006, including its initial Capital Improvements Element, Impact Fee Ordinance and Impact Fee Schedule. Impact fee collections were suspended in 2009 in response to the worsening economic conditions brought on by the Great Recession. This Methodology Report updates the County's documentation, including the recognition of current prices and costs for capital equipment and facilities, and extends the horizon of the program to 2040.

Adoption of a new CIE would therefore update the County's program that has been in place for many years.

The following table shows the facility categories that are eligible for impact fee funding under Georgia law and that are included in the County's current impact fee program. The service area for each public facility category—that is, the geographical area served by the facility category—is also given, along with the basis for the standard adopted as the Level of Service to be delivered for each facility category. All the listed categories are considered in this report.

Table 1: Overview of Impact Fee Program - Facilities

	Eligible Facilities	Service Area	Level of Service Standard Based on ...	Historic Funding Sources
Library Services	Library facilities including collection materials	Countywide	Square footage and number of collection materials per dwelling unit	General Fund, State Grants, impact fees
Parks and Recreation	Park acres, recreation components	Countywide	Number of acres and recreation components per dwelling unit	General Fund, SPLOST and impact fees
Fire Protection	Fire stations, fire trucks & auxiliary vehicles	Countywide	Square footage and number of vehicles per day-night population	General Fund, SPLOST and impact fees
Law Enforcement	Sheriff's administration space and inmate detention	Countywide	Square footage of facilities per day-night population	General Fund, SPLOST and impact fees
Road Improvements	Road projects providing new trip capacity	Countywide	LOS "D" for entire road network	General Fund, SPLOST and impact fees

Terms used in Table 1:

Eligible Facilities under the State Act are limited to capital items having a life expectancy of at least 10 years, such as land, buildings and other facilities, and major rolling stock (such as fire trucks). Impact fees cannot be used for the maintenance, supplies, personnel salaries, or other operational costs, or for short-term capital items such as computers, furniture or automobiles. None of these costs are included in the impact fee system.

Service Areas are the geographic areas that the facilities serve, and the areas within which the impact fee can be collected. Monies collected in a service area for a particular type of facility may only be spent for that purpose, and only for projects that serve that service area.

Level of Service Standards are critical to determining new development's fair share of the costs. The same standards must be applied to existing development as well as new to assure that each is paying only for the facilities that serve it. New development cannot be required to pay for facilities at a higher standard than that available to existing residents and businesses, nor to subsidize existing facility deficiencies.

■ Editorial Conventions

This report observes the following conventions:

- The capitalized word 'County' applies to the government of Dawson County, the Board of Commissioners or any of its departments or officials, as appropriate to the context. An example is "the County has adopted an impact fee ordinance".
- The lower case word 'county' refers to the geographical area of Dawson County, as in "the population of the county has grown".
- The same conventions are applied to the words 'City' and 'city', 'State' and 'state'.
- Single quote marks (' and ') are used to highlight a word or phrase that has a particular meaning or refers to a heading in a table.
- Double quote marks (" and ") are used to set off a word or phrase that is a direct quote taken from another source, such as a passage or requirement copied directly from a law or report.
- Numbers shown on tables are often rounded from the actual calculation of the figures for clarity, but the actual calculated number of decimal points is retained within the table for accuracy and further calculations.



Forecasts

Extensive growth and development is forecast for Dawson County over the coming 22 years to 2040 as expansion of the Atlanta Metro Area washes over Forsyth County into Dawson—a process that has already begun.



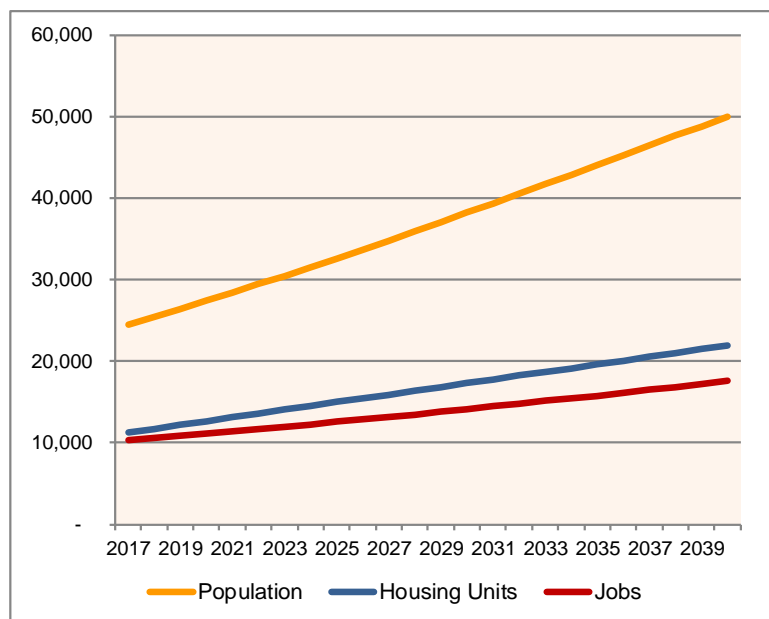
Forecasts

Population projections reflect this massive growth which is expected over the next 22 years. Based on the county's rebound from the Great Recession and anticipated continuing growth in the housing market, the ultimate population forecast for 2040 is 50,000 people—a doubling of the number of people in the county today.

The numbers in the 'jobs' column are private sector, building occupying employment figures and exclude what are referred to as 'non-building related' jobs. 'Non-building related' jobs are those that do not normally require issuance of a building permit, and thus would not be assessed an impact fee. Such jobs include any employment that is considered to be transitory in nature, such as those working on construction sites, or are strictly land-based such as farming and other agricultural workers. In addition, the number of workers employed by governmental entities (city, county, state and federal) is excluded because governments are exempt from impact fees.

Table 2: Forecasts of Future Growth

	Population	Housing Units	Jobs
2017	24,517	11,262	10,290
2018	25,453	11,726	10,578
2019	26,412	12,190	10,857
2020	27,394	12,658	11,136
2021	28,396	13,127	11,414
2022	29,418	13,592	11,697
2023	30,459	14,052	11,981
2024	31,519	14,514	12,270
2025	32,595	14,975	12,567
2026	33,687	15,439	12,868
2027	34,794	15,905	13,175
2028	35,915	16,372	13,485
2029	37,048	16,838	13,802
2030	38,193	17,300	14,119
2031	39,348	17,763	14,442
2032	40,512	18,224	14,774
2033	41,684	18,683	15,106
2034	42,863	19,141	15,441
2035	44,047	19,597	15,780
2036	45,235	20,058	16,128
2037	46,425	20,526	16,478
2038	47,617	21,004	16,831
2039	48,809	21,490	17,196
2040	50,000	21,981	17,560



	Population	Housing Units	Jobs
2017	24,517	11,262	10,290
2040	50,000	21,981	17,560
Increase	25,483	10,719	7,270
Percent	51.0%	48.8%	41.4%

By 2040, about a half (51%) of the population in the county will have been generated by new growth; virtually the same is true for the number of housing units at 49%. In other words, population and housing units in 2040 will be about 2 times the numbers today (2.04 and 1.95 times, respectively). Growth in private sector jobs will comprise over 40% of all such jobs in the county today (somewhat less than doubling at 1.7 times 2017).

A much more extensive socioeconomic analysis and description of the growth projections is contained in the Appendix: Future Growth.

Library Services

■ Introduction

The Dawson County Library System provides library services through a central library facility in Dawsonville and a small satellite branch on Liberty Drive (east of Ga 400). Together, the two facilities contain a total of 14,700 square feet and have a current collection of almost 43,000 materials.



The Dawson County Library is part of the Chestatee Regional Library System and is maintained by financial contributions from Dawson County. The library provides services to all residents of Dawson County through a variety of information and materials, facilities and programs. The library system serves all persons on an equal basis in meeting their educational, recreational, civic, economic and spiritual needs.

Demand for library services is almost exclusively related to the county's resident population. Businesses make some use of public libraries for research purposes, but the use is incidental compared to that of the families and individuals who live in the county. Thus, a library services system impact fee is limited to future residential growth.

■ Service Area

Materials, facilities and services of the Dawson County library system are equally available to the county's population. The entire county is therefore considered a single service district for library services. An improvement in any part of the county increases service to all parts of the county to some extent.

■ Level of Service

The year 2017 Level of Service (LOS) is determined by an inventory of the existing library facilities and collection materials, as shown in Table 3.

Table 3: Inventory of Library Facilities

Facility	Gross Floor Area in Square Feet	Collection Materials
Dawson County Library*	14,700	42,908

*Includes the main branch and the satellite facility.

Level of service calculations, shown in Table 4 below, determine that the facilities provide slightly more than 3.8 collection materials and 1.3 square feet of library space per dwelling unit to serve the current population.

Table 4: Current Level of Service Calculation

Facility	Current Service Population	Current Level of Service
Existing Square Feet	Number of Housing Units (2017)	Square Feet of Floor Area per Housing Unit
14,700	11,262	1.3053
Existing Collection Materials	Number of Housing Units (2017)	Collection Materials per Housing Unit
42,908	11,262	3.8100

■ **Forecasts for Service Area**

Future Demand

The County adopted a Level of Service for library facilities based on the current floor area of facility space, and the current number of collection materials, per dwelling unit. In Table 5, the Level of Service figures are used to calculate future demand in square feet and collection materials between 2017 and 2040. The additional number of forecasted dwelling units to the year 2040 is multiplied by the Level of Service to produce the future demand figures. Future growth will demand almost 14,000 additional square feet of library space by the year 2040 in order to maintain the current Level of Service for all county residents, both existing and future. In the same way, a net increase of almost 41,000 collection materials will need to be added.

Table 5: Future Demand Calculation

Current Level of Service	Service Population Growth	New Growth Demand
Square Feet of Floor Area per Housing Unit	Number of New Housing Units (2017-40)	Square Feet of New Floor Area Needed
1.3053	10,719	13,991
Collection Materials per Housing Unit	Number of New Housing Units (2017-40)	Collection Materials Needed
3.8100	10,719	40,839

Table 6 presents the expected facility demand in an annual format. The table shows a future project roughly in pace with the anticipated growth in dwelling units (assuming that construction of a new library branch should begin when about one-half the service demand is reached). Alternately, an expansion of the current main library could be considered, and/or several smaller new branch libraries in various locations around the county. In whatever future configuration, it is the addition of 13,991 square feet that is impact fee eligible.

Table 6: Future Library Facility Projects

Year	New Dwelling Units	Running Total: SF Demanded	Project	Square Footage
2017	0			
2018	464	606		
2019	464	1,212		
2020	468	1,823		
2021	469	2,435		
2022	465	3,042		
2023	460	3,642		
2024	462	4,245		
2025	461	4,847		
2026	464	5,453	New Branch Library	13,991
2027	466	6,061		
2028	467	6,671		
2029	466	7,279		
2030	462	7,882		
2031	463	8,486		
2032	461	9,088		
2033	459	9,687		
2034	458	10,285		
2035	456	10,880		
2036	461	11,482		
2037	468	12,093		
2038	478	12,717		
2039	486	13,351		
2040	491	13,992		
Total	10,719			13,991

Table 7 presents the figures for collection material demand. Materials demanded by new growth are calculated in the first columns by multiplying the Level of Service standard (from Table 5) times the net new dwelling units each year (from Table 2). Thus the 'New Materials Needed (annual)' column represents the number of materials that must be purchased in order to meet new growth's demand in each year. The 'Running Total' column shows the accumulated number of new collection materials that will meet the needs of future residential growth in the county.

However, the Library System discards a few of its collection materials each year as they become worn out, disfigured, broken or out of date. To maintain the collection, these materials need to be replaced with new materials. Since these materials replenish the overall collection, the responsibility for these replacements falls to the current residents and not to new growth.

Library Services

Over the past several years the discard rate has averaged 0.524% of all materials in the collection. As the collection grows in the future, this discard rate will continue relative to the new materials being acquired. By including the discarded materials for replacement each year, the resulting 'total materials needed (annual)' column reflects the total number of volumes required annually to maintain the LOS once these non-impact fee eligible volumes are discarded. Thus, the new materials that will be needed each year will meet both the demand of new growth and the replenishment of the current collection. A total of 41,048 collection materials will need to be purchased to maintain the Level of Service for new and existing development and to account for discarded volumes.



Table 7: Future Collection Materials Needed

Year	New Growth Demand			Plus Discarded Materials	Total Materials Needed (annual)
	New Dwelling Units	New Materials Needed (annual)	Running Total		
2017	0	0			
2018	464	1,768	1,768	9	1,777
2019	464	1,768	3,536	9	1,777
2020	468	1,783	5,319	9	1,792
2021	469	1,787	7,106	9	1,796
2022	465	1,772	8,878	9	1,781
2023	460	1,753	10,631	9	1,762
2024	462	1,760	12,391	9	1,769
2025	461	1,756	14,147	9	1,765
2026	464	1,768	15,915	9	1,777
2027	466	1,775	17,690	9	1,784
2028	467	1,779	19,469	9	1,788
2029	466	1,775	21,244	9	1,784
2030	462	1,760	23,004	9	1,769
2031	463	1,764	24,768	9	1,773
2032	461	1,756	26,524	9	1,765
2033	459	1,749	28,273	9	1,758
2034	458	1,745	30,018	9	1,754
2035	456	1,737	31,755	9	1,746
2036	461	1,756	33,511	9	1,765
2037	468	1,783	35,294	9	1,792
2038	478	1,821	37,115	10	1,831
2039	486	1,852	38,967	10	1,862
2040	491	1,871	40,838	10	1,881
Total	10,719	40,838		210	41,048

Note: Discard rate = 0.524%

■ Future Costs

New Library Space

The building floor area needed to serve new growth identified in Table 6 is used to calculate the future cost to meet service demand, as shown in Table 8. The costs are shown in current dollars, and then adjusted to reflect the Net Present Value based on the year in which the expenditure is anticipated. For facility construction, the estimated current cost of construction is adjusted using the BCI (building construction cost index), and then reduced by the Discount Rate to determine the Net Present Value.¹

Table 8: Facility Costs to Meet Future Demand

Year	Project	Square Footage	Cost (2017 Dollars)*	% for New Growth	Total New Growth Cost (NPV)**
2026	New Branch Library	13,991	\$ 4,365,192	100%	\$ 4,716,121
Total		13,991	\$ 4,365,192	100%	\$ 4,716,121

* Project cost based on \$312 per square foot, *Green Building Square Foot Costbook*, 2017 Edition, published by BNI Building News.

** Net Present Value = 2017 cost estimate inflated to target year using the Building Cost Index (BCI), reduced to NPV using the Discount Rate.

New Collection Materials

The new collection materials needed to serve new growth and to offset the discard rate, identified on Table 7, are used to calculate the future cost to meet service demand, as shown in Table 10.

The average cost of a collection material is based on the overall value of all of the materials in the current collection. The inventory of the current collection is shown on Table 9 by type of material, number of materials, the average cost to acquire a volume in each category, and the total value of all materials in each category. Overall, the system's collection of 42,908 materials has a current (replacement) value of almost \$940,200. Dividing one by the other, and assuming the relative ratios will persist into the future, the average material in the collection is almost \$22.



¹ For more information on the cost inflator factor and net present value, see the 'Cost Adjustments and Credits' chapter of this report.

Table 9: Value of Collection Materials - 2017

Collection Materials	Number of Volumes	Avg Value per Volume	Total Value
Adult fiction books	1,220	\$ 23.33	\$ 28,462.60
Adult nonfiction books	10,431	\$ 24.09	\$ 251,282.79
Juvenile books	9,376	\$ 16.49	\$ 154,610.24
Easy books	7,638	\$ 15.73	\$ 120,145.74
EZ books	916	\$ 13.03	\$ 11,935.48
Magazines	1,108	\$ 22.00	\$ 24,376.00
Realia items	98	\$ 41.05	\$ 4,022.90
Large print books	1,616	\$ 27.17	\$ 43,906.72
Young adult books	2,585	\$ 16.17	\$ 41,799.45
Videogames	148	\$ 24.83	\$ 3,674.84
Music CDs	334	\$ 13.95	\$ 4,659.30
DVDs	3,129	\$ 22.84	\$ 71,466.36
Audiobooks	2,481	\$ 36.62	\$ 90,854.22
Ref/Georgianna	1,828	\$ 48.67	\$ 88,968.76
Total	42,908		\$ 940,165.40
	Overall Average per Volume		\$ 21.91

This average cost-per-material from Table 9 is used in Table 10 to calculate the total cost each year to acquire the needed number of materials (from Table 7). The costs are shown in current dollars, and then adjusted to reflect the Net Present Value based on the year in which the expenditure is anticipated. For the acquisition of collection materials, the current cost is adjusted to reflect the CPI (consumer price index) inflation factor, and then reduced by the Net Discount Rate to determine the Net Present Value.



In Table 10, the number of books needed each year is taken from Table 7. The total cost each year (in current 2017 dollars) is produced by multiplying the number of collection materials times the average per-volume cost calculated in Table 9. The percentage of the cost attributable to new growth in each year is based on the percentage of total volumes demanded that are attributable to new growth's demand (i.e., excluding the volumes needed to replace the discarded volumes).

This 'New Growth Cost (2017 \$)' is converted to Net Present Value as described above, using the CPI inflation rate to the future year indicated, and then reducing that figure using the Net Discount Rate back to present value of the future cost.

Table 10: Collection Material Costs to Meet Future Demand

Year	Total Materials Needed (annual)	Total Cost (2017 Dollars)	% for New Growth	New Growth Cost (2017 \$)	Net Present Value
2018	1,777	\$ 38,934.07	99.49%	\$ 38,736.88	\$ 39,114.61
2019	1,777	\$ 38,934.07	99.49%	\$ 38,736.88	\$ 39,496.02
2020	1,792	\$ 39,262.72	99.50%	\$ 39,065.53	\$ 40,219.50
2021	1,796	\$ 39,350.36	99.50%	\$ 39,153.17	\$ 40,702.80
2022	1,781	\$ 39,021.71	99.49%	\$ 38,824.52	\$ 40,754.71
2023	1,762	\$ 38,605.42	99.49%	\$ 38,408.23	\$ 40,710.86
2024	1,769	\$ 38,758.79	99.49%	\$ 38,561.60	\$ 41,271.99
2025	1,765	\$ 38,671.15	99.49%	\$ 38,473.96	\$ 41,579.72
2026	1,777	\$ 38,934.07	99.49%	\$ 38,736.88	\$ 42,272.08
2027	1,784	\$ 39,087.44	99.50%	\$ 38,890.25	\$ 42,853.28
2028	1,788	\$ 39,175.08	99.50%	\$ 38,977.89	\$ 43,368.66
2029	1,784	\$ 39,087.44	99.50%	\$ 38,890.25	\$ 43,693.09
2030	1,769	\$ 38,758.79	99.49%	\$ 38,561.60	\$ 43,746.30
2031	1,773	\$ 38,846.43	99.49%	\$ 38,649.24	\$ 44,273.27
2032	1,765	\$ 38,671.15	99.49%	\$ 38,473.96	\$ 44,502.24
2033	1,758	\$ 38,517.78	99.49%	\$ 38,320.59	\$ 44,757.06
2034	1,754	\$ 38,430.14	99.49%	\$ 38,232.95	\$ 45,090.13
2035	1,746	\$ 38,254.86	99.48%	\$ 38,057.67	\$ 45,321.07
2036	1,765	\$ 38,671.15	99.49%	\$ 38,473.96	\$ 46,263.58
2037	1,792	\$ 39,262.72	99.50%	\$ 39,065.53	\$ 47,432.98
2038	1,831	\$ 40,117.21	99.45%	\$ 39,898.11	\$ 48,916.27
2039	1,862	\$ 40,796.42	99.46%	\$ 40,577.32	\$ 50,234.11
2040	1,881	\$ 41,212.71	99.47%	\$ 40,993.61	\$ 51,244.33
Total	41,048	\$ 899,361.68		\$ 894,760.58	\$ 1,007,818.63

Parks and Recreation Facilities

■ Introduction

Public recreational opportunities are available in Dawson County through a number of parks facilities and programs operated by the County. Demand for recreational facilities is almost exclusively related to the county's resident population. Businesses make some incidental use of public parks for office events, company softball leagues, etc., but the use is minimal compared to that of the families and individuals who live in the county. Thus, the parks and recreation impact fee is limited to future residential growth. The County maintains and operates four parks.

Rock Creek Sports Complex



River Park



Veterans Memorial Park



War Hill Park



■ Service Area

Parks and recreational facilities are made available to the county's population without regard to the political jurisdiction within which the resident lives. In addition, the facilities are provided equally to all residents, and often used on the basis of the programs available, as opposed to proximity of the facility. For instance, children active in the little leagues play games at various locations throughout the county, based on scheduling rather than geography. Other programs are located only at certain centralized facilities, to which any Dawson County resident can come. As a general rule, parks facilities are located throughout the county, and future facilities will continue to be located around the county so that all residents will have recreational opportunities available on an equal basis. Thus, the entire county is considered a single service area for parks & recreation.

■ Level of Service

The Level of Service (LOS) that the County’s parks and recreation components provide is viewed from two perspectives: the LOS that is provided by the current facilities to the current population, and the LOS adopted as part of the County’s Recreation Master Plan.

Table 11: Current Inventory of Parks and Recreation Components

Facility	Park Acreage	Recreation Component	Current Inventory
Rock Creek Park	50.8	Total Park Acres	202.9
Veterans Memorial Park	40.8	Baseball/Softball Fields	15
River Park	3.3	Basketball Courts (outdoor)	2
War Hill Park	108.0	Multi-Purpose Fields	4
Total Acres	202.9	Picnic Pavilions	4
		Playgrounds	3
		Restroom/Concession	3
		Swimming Pools	1
		Tennis Courts	6
		Buildings:*	
		Gymnasium	17,000
		Maintenance Sheds	4,200
		Office/Concession	2,500
		Recreation Center	36,000
		Senior Rec Center	5,000
		Maintenance Yards**	0.25
		Walking Trails***	1.90
		Parking Spaces	1,255

Footnotes:

* Floor area in square feet. Includes 1 indoor regulation basketball court at the Veterans Memorial Park gym and 2 at the Rock Creek Recreation Center.

** Total acres for 2 yards.

*** Trail miles.

Current Level of Service

Table 12 below provides the current Level of Service in park acreage and facilities per population, converts this to the Level of Service per the number of housing units occupied by that population, and then expresses the Level of Service per housing unit (since impact fees are assessed per housing unit when building permits are issued, not population).

For all facilities, the current Level of Service standards are expressed in terms of the number of people each recreation component serves.

To determine the current LOS, the number of people served by each component is calculated using the current inventory for the component divided into the current population. These LOS 'per population' standards are then re-calculated as the number of housing units served by each component based on the county's number of people living in an average household (the average household size). Since impact fees are assessed at the time a building permit is issued (and the impact fee will be applied only to residential uses), the LOS then must be converted to a 'per housing unit' basis.

Table 12 shows how the current Level of Service for each recreation component is converted to a 'per housing unit' basis. To do this, the current LOS shown in the middle columns of 1 per a 'certain number of' housing units for each component is converted to the LOS per housing unit by dividing the number into '1', which produces the number of components serving one housing unit'.

Table 12: Current Level of Service Calculations

Component Type	Current Level of Service*	Level of Service per "X" Housing Units**	Level of Service per Each Housing Unit***
Total Park Acres	1 per 121 population =	1 per 55 Housing Units =	0.018182 for each Housing Unit
Baseball/Softball Fields	1 per 1,634 population =	1 per 751 Housing Units =	0.001332 for each Housing Unit
Basketball Courts (outdoor)	1 per 12,259 population =	1 per 5,631 Housing Units =	0.000178 for each Housing Unit
Multi-Purpose Fields	1 per 6,129 population =	1 per 2,816 Housing Units =	0.000355 for each Housing Unit
Picnic Pavilions	1 per 6,129 population =	1 per 2,816 Housing Units =	0.000355 for each Housing Unit
Playgrounds	1 per 8,172 population =	1 per 3,754 Housing Units =	0.000266 for each Housing Unit
Swimming Pools	1 per 24,517 population =	1 per 11,262 Housing Units =	0.000089 for each Housing Unit
Tennis Courts	1 per 4,086 population =	1 per 1,877 Housing Units =	0.000533 for each Housing Unit
Buildings:			
Gymnasium	1 sq ft per 1,442 population =	1 sq ft per 0.662 Housing Units =	1.509501 for each Housing Unit
Maintenance Sheds	1 sq ft per 5,837 population =	1 sq ft per 2.681 Housing Units =	0.372936 for each Housing Unit
Office/Concession	1 sq ft per 9,807 population =	1 sq ft per 4.505 Housing Units =	0.221985 for each Housing Unit
Recreation Center	1 sq ft per 0,681 population =	1 sq ft per 0.313 Housing Units =	3.196590 for each Housing Unit
Restroom/Concession	1 per 8,172 population =	1 per 3,754 Housing Units =	0.000266 for each Housing Unit
Senior Rec Center	1 sq ft per 4,903 population =	1 sq ft per 2.252 Housing Units =	0.443971 for each Housing Unit
Maintenance Yard acres	1 acre per 98,068 population =	1 acre per 45,048 Housing Units =	0.000022 for each Housing Unit
Walking Trail miles	1 mile per 12,904 population =	1 mile per 5,927 Housing Units =	0.000169 for each Housing Unit
Parking Spaces	1 space per 19,535 population =	1 space per 8,974 Housing Units =	0.111437 for each Housing Unit

* LOS is based on the current inventory divided by the current population.

** Converted using average population per housing unit in 2017.

*** "1" divided by the number of housing units for each component under 'Level of Service per "X" Housing Units' column.

By way of example, the current LOS for basketball courts is 1 court per 12,259 people. That number—12,259—is divided by the 2017 average household size to convert 'people' into 'housing units'. The result is the converted standard of 1 court per 5,631 housing units. By dividing the component (1) by the number of housing units it serves results in the portion of a basketball court that serves 1 housing unit (0.000178).

Master Plan Level of Service

In 2012 the County adopted a Master Plan for all recreation facilities operated by the County. Those LOS standards are shown in Table 13. By-and-large, the current LOS standards compare generally well to the adopted LOS standards, with some exceptions (such as baseball and softball fields, which far outnumber the adopted standard). In many cases, types of recreation components are not the same between the current inventory and the Master Plan facilities. In particular, adopted standards for various building types cannot be compared to the current LOS standards.

Table 13: Adopted Level of Service Calculations

Component Type	Adopted Level of Service*	Level of Service per "X" Housing Units	Level of Service per Each Housing Unit
Total Park Acres	1 per 100 population =	1 per 46 Housing Units =	0.021739 for each Housing Unit
Baseball/Softball Fields	1 per 5,000 population =	1 per 2,297 Housing Units =	0.000435 for each Housing Unit
Basketball Courts (outdoor)	1 per 8,000 population =	1 per 3,675 Housing Units =	0.000272 for each Housing Unit
Football Fields	1 per 20,000 population =	1 per 9,187 Housing Units =	0.000109 for each Housing Unit
Picnic Pavilions	1 per 5,000 population =	1 per 2,297 Housing Units =	0.000435 for each Housing Unit
Playgrounds	1 per 5,000 population =	1 per 2,297 Housing Units =	0.000435 for each Housing Unit
Soccer Fields	1 per 5,000 population =	1 per 2,297 Housing Units =	0.000435 for each Housing Unit
Spraygrounds	1 per 20,000 population =	1 per 9,187 Housing Units =	0.000109 for each Housing Unit
Swimming Pools	1 per 20,000 population =	1 per 9,187 Housing Units =	0.000109 for each Housing Unit
Tennis Courts	1 per 3,500 population =	1 per 1,608 Housing Units =	0.000622 for each Housing Unit
Volleyball Courts	1 per 8,000 population =	1 per 3,675 Housing Units =	0.000272 for each Housing Unit
Buildings:			
Community/Cultural Ctrs	1 per 20,000 population =	1 per 9,187 Housing Units =	0.000109 for each Housing Unit
Maintenance Facilities	1 per park =	1 per 2,816 Housing Units =	0.000355 for each Housing Unit
Restroom/Concession	1 per 4 fields =	1 per 2,371 Housing Units =	0.000422 for each Housing Unit
Recreation Center	1 per 10,000 population =	1 per 4,594 Housing Units =	0.000218 for each Housing Unit
Senior Rec Center	1 per 20,000 population =	1 per 9,187 Housing Units =	0.000109 for each Housing Unit
Walking/jogging Trails	1 per park =	1 per 2,816 Housing Units =	0.000355 for each Housing Unit
Multi-Purpose Trail System	1 per 20,000 population =	1 per 9,187 Housing Units =	0.000109 for each Housing Unit
Parking	75 per field =	1 per 8 Housing Units =	0.126532 for each Housing Unit

* Dawson County System-Wide Recreation Master Plan: 2012-2017. Adopted February 2012.

Impact Fee LOS Standards

As will be seen below, the impact fee calculations use a combination of LOS standards reflecting current conditions and Master Plan standards where applicable, relevant and useful to the calculations.

First priority is given to the LOS standards adopted in the Master Plan, where those standards relate to actual facilities in the inventory and are based on population. Where an existing category (such as multi-purpose fields) has no comparable component in the Master Plan, the LOS for the current facilities is used. In the case of buildings, the categories between the Plan and actual facilities do not match, and/or the LOS standard differs as to its basis (floor area per population versus number per park). The same is true for maintenance sheds and maintenance yards versus 'maintenance facilities', and parking spaces. Lastly, the LOS for a 'multi-purpose trail system' is not quantified in terms of actual length; establishing an appropriate LOS in the future awaits a trail plan that will quantify this quantifiably.

The standards used in this Methodology Report provide greater clarity to future parks and recreation component development in terms of the County's current activities and planned improvements.

■ Forecasts for Service Area

Future Demand

As discussed above, the Level of Service standards used in this Report are an amalgam of standards established in the County’s *Systemwide Recreation Master Plan* (by preference) and current LOS standards in those cases where the Master Plan does not quantify future improvements in a useful way. The relevant LOS standards are shown on Table 14.

The table below applies the relevant Level of Service calculations to determine the facilities needed to meet the demand created by the existing residents of the county as well as the future demand for park lands and recreation components that will be generated by new growth and development.

Table 14: Existing and Future Demand (Parks)

Component Type	LOS per Housing Unit*	Existing Demand (2017)*	New Growth Demand (2017-40)**
Total Park Acres	0.021739	244.83	233.02
Baseball/Softball Fields	0.000435	4.90	4.67
Basketball Courts (outdoor)	0.000272	3.06	2.92
<i>Multi-Purpose Fields</i>	0.000355	4.00	3.81
Picnic Pavilions	0.000435	4.90	4.67
Playgrounds	0.000435	4.90	4.67
Swimming Pools	0.000109	1.23	1.17
Tennis Courts	0.000622	7.00	6.67
Buildings:			
<i>Gymnasium (sf)</i>	1.509501	17,000	16,180
<i>Maintenance Sheds (sf)</i>	0.372936	4,200	3,997
<i>Office/Concession (sf)</i>	0.221985	2,500	2,379
<i>Recreation Center (sf)</i>	3.196590	36,000	34,264
<i>Restroom/Concession (#)</i>	0.000266	3.00	2.86
<i>Senior Rec Center (sf)</i>	0.443971	5,000	4,759
<i>Maintenance Yard (acres)</i>	0.000022	0.25	0.24
<i>Walking Trails (miles)</i>	0.000169	1.90	1.81
<i>Parking (spaces)</i>	0.111437	1,255	1,194

* 2017 Housing Units = 11,262
 ** New Units (2017-2040) = 10,719

Notes:

All LOS figures from *Systemwide Recreation Master Plan* except those in italics, which are current LOS figures.
 Multi-Purpose fields serve as football and soccer fields. Basketball courts double as volleyball courts.
 Multi-Purpose Trail System not quantified, pending preparation of a trail system plan.

The current number of housing units (11,202) is multiplied by the LOS standard to determine the existing demand of today’s population. Since existing demand is used in the calculation of a few of

Parks and Recreation Facilities

the LOS standards, some of the existing demand figures on Table 14 are the same as the 'current inventory' figures on Table 11; these facilities are those shown on Table 14 in italics.

The increase in housing units between 2017 and 2040 (10,719 - see Table 2) is multiplied by the same LOS to produce the future demand created by future growth.

Impact Fee Eligibility

New recreation components are eligible for impact fee funding only to the extent that the improvements are needed to specifically serve new growth and development, and only at the Level of Service applicable countywide. Table 15 shows the number of new recreation components that are needed to satisfy needs of the county's future residents, and the extent to which fulfillment of those needs will serve future growth demand.

The table begins with the current inventory of recreation components, and the 'existing demand' for those components to meet the needs of the current (2017) population based on the applicable Level of Service standards (shown on Table 14).

Table 15: Future Park Facility Impact Fee Eligibility

Component Type	Current Inventory	Existing Demand	Excess or (Shortfall)	New Growth Demand	Net Total Needed	Total Needed*	% Impact Fee Eligible
Total Park Acres	202.94	244.83	(41.89)	233.02	274.91	274.91	84.76%
Baseball/Softball Fields	15	4.90	10.10	4.67	(5.43)	-	
Basketball Courts (outdoor)	2	3.06	(1.06)	2.92	3.98	4.00	99.53%
Multi-Purpose Fields	4	4.00	0.00	3.81	3.81	4.00	95.16%
Picnic Pavilions	4	4.90	(0.90)	4.67	5.57	6.00	77.78%
Playgrounds	3	4.90	(1.90)	4.67	6.57	7.00	66.66%
Swimming Pools	1	1.23	(0.23)	1.17	1.39	2.00	58.34%
Tennis Courts	6	7.00	(1.00)	6.67	7.67	8.00	83.33%
Buildings:							
Gymnasium (sf)	17,000	17,000	0	16,180	16,180	16,180	100.00%
Maintenance Sheds (sf)	4,200	4,200	0	3,997	3,997	3,997	100.00%
Office/Concession (sf)	2,500	2,500	0	2,379	2,379	2,379	100.00%
Recreation Center (sf)	36,000	36,000	0	34,264	34,264	34,264	100.00%
Restroom/Concession (#)	3	3	0	2.86	2.86	3.00	95.18%
Senior Rec Center (sf)	5,000	5,000	0	4,759	4,759	4,759	100.00%
Maintenance Yard (acres)	0.25	0	0	0.24	0.24	0.24	100.00%
Walking Trails (miles)	1.9	1.9	0	1.81	1.81	1.81	100.00%
Parking (spaces)	1,255	1,255	0	1,194	1,194	1,194	100.00%

* For recreation components that can only be built in whole numbers: 'Net Total Needed' rounded up to next whole number. For park acres, building floor areas, maintenance yard acres, walking trails, and parking spaces, actual number shown.

The 'Excess or (Shortfall)' column compares the existing demand to the current inventory for each recreation component. If an 'excess' were to exist, that would mean that more components (or portions of components) exist than are needed to meet the demands of the current population, and those 'excesses' would create capacity to meet the recreational needs of future growth. This is the case for one component in Dawson County—baseball/softball fields.

Conversely, a 'shortfall' indicates that there are not enough components (or portions of components) to meet the recreational needs of the current population based on the Level of Service standard (e.g., park acres, basketball courts and playgrounds, etc.).

The column on Table 15, labeled 'New Growth Demand', shows the total demand for recreation components specifically to meet future growth needs (from Table 14), and the 'Net Total Needed' column shows all existing and future needs combined. The current 'shortfall' in park acres, playgrounds and several other components, is added to new growth's facility needs to bring the current population up to the current Level of Service required to be available to all—both current and future residents.

For many components, the 'Total Needed' column is rounded up to whole numbers. This is simply because the County cannot build a portion of a facility; it must build an entire facility. As a result, the '% Impact Fee Eligible' column may reflect a percentage less than 100%.

For example, existing residents suffer a 'shortfall' in playgrounds based on the LOS standard. New growth mathematically demands 4.67 new playgrounds; together, 6.57 playgrounds are needed to bring the current residents and future residents up to the same Level of Service. The County cannot build a portion of a playground; it must build an entire playground for it to be usable. Thus 7 playgrounds need to be added, and the portion of the 7 new playgrounds that is impact fee eligible (4.67) results in the percentage that is impact fee eligible (66.66%); 27.18% of the total goes to satisfy existing demand, and the remainder (6.15%) is excess capacity available to serve new growth beyond the current planning horizon. As such, the excess capacity could be recouped through impact fees at that time, but cannot be charged to new growth between now and 2040.

The outlier is baseball/softball fields. The 15 existing fields in the inventory provides an 'excess capacity' of about ten fields using the LOS standard adopted in the Master Plan. This 'excess capacity' exceeds the 'raw' demand created by new growth (4.67 fields). As a result, no additional fields will be needed in the foreseeable future.

Future Costs

Table 16 is a listing of the future capital project costs to provide the additional recreation components needed to attain or address the applicable Level of Service standards.

Costs are based on cost estimates provided in the *Systemwide Recreation Master Plan* for all recreation components except buildings. For new building construction, the actual amount spent by the County on each such facility in the past was raised to 2012 dollars using the Building Construction Index (BCI) from the actual year of each expenditure. All of these 2012 figures in the 'Net Cost per Unit' column are then increased to the gross cost to account for a contingency (10%) and professional services (7%)—a figure also taken from the Master Plan.

The cost estimates provided in the Master Plan were developed for the 2012 report; these are increased to current (2017) figures using the CPI inflation rate. In similar fashion, the building construction costs calculated in 2012 equivalent dollars are increased to 2017 values using the BCI inflation rate.

The 2017 figures in the 'Total Needed' column are drawn from the 'Total Needed' column in Table 15. These totals, multiplied by the 2017 per unit costs, establish the total cost in current dollars for each recreation component. These 'Total Cost (2017)' figures on the Table are converted to 'New Growth Share' dollars based on the percentage that each improvement is impact fee eligible (also from Table 15).

Amounts in the 'New Growth Share' column are reduced to the extent that certain projects are deferred from impact fee funding, as follows: The number of acres of park land and the number of parking spaces are deferred from impact fee parking to the extent of 50% of the impact fee eligible amount; while the total cost of the Aquatic Center is deferred in favor of alternate funding sources.

The calculation of Net Present Value is explained following the table.

Table 16: Future Costs to Meet Future Demand for Parks and Recreation

Component Type	2012 Cost Estimates		Current (2017) Cost Estimates			Percent Impact Fee Eligible	New Growth Share	2030 Net Present Value***
	Net Cost per Unit*	Gross Cost per Unit**	Per Unit Cost (2017)	Total Needed	Total Cost (2017)			
Park Acres****	\$ 18,000	\$ 21,060	\$ 22,665	274.91	\$ 6,230,786	84.76%	\$ 2,640,719	\$ 2,995,770
Baseball/Softball Fields	\$ 250,000	\$ 292,500	\$ 345,044	-	\$ -		\$ -	\$ -
Basketball Courts (outdoor)	\$ 50,000	\$ 58,500	\$ 69,009	4	\$ 276,036	99.53%	\$ 274,740	\$ 395,649
Multi-Purpose Fields	\$ 150,000	\$ 175,500	\$ 207,026	4	\$ 828,104	95.16%	\$ 788,037	\$ 1,134,839
Picnic Pavilions	\$ 50,000	\$ 58,500	\$ 69,009	6	\$ 414,054	77.78%	\$ 322,032	\$ 463,753
Playgrounds	\$ 75,000	\$ 87,750	\$ 103,513	7	\$ 724,591	66.66%	\$ 483,046	\$ 695,626
Aquatic Center (deferred)	\$ 11,000,000	\$ 12,870,000	\$ 13,774,166	1	\$ 13,774,166	58.34%	\$ -	\$ -
Tennis Courts	\$ 75,000	\$ 87,750	\$ 103,513	8	\$ 828,104	83.33%	\$ 690,022	\$ 993,690
Buildings:								
Gymnasium (sf)	\$ 113	\$ 132	\$ 141	16,180	\$ 2,281,380	100.00%	\$ 2,281,380	\$ 2,550,964
Maintenance Sheds (sf)	\$ 75	\$ 87	\$ 93	3,997	\$ 371,721	100.00%	\$ 371,721	\$ 415,646
Office/Concession (sf)	\$ 147	\$ 172	\$ 184	2,379	\$ 437,736	100.00%	\$ 437,736	\$ 489,462
Recreation Center (sf)	\$ 113	\$ 132	\$ 141	34,264	\$ 4,831,224	100.00%	\$ 4,831,224	\$ 5,402,116
Restroom/Concession (#)	\$ 200,000	\$ 234,000	\$ 250,439	3	\$ 751,317	95.18%	\$ 715,092	\$ 799,593
Senior Rec Center	\$ 186	\$ 218	\$ 233	4,759	\$ 1,108,847	100.00%	\$ 358,847	\$ 401,251
Maintenance Yard (acres)	\$ 18,000	\$ 21,060	\$ 22,665	0.24	\$ 5,393	100.00%	\$ 5,393	\$ 6,118
Walking Trails (miles)	\$ 158,400	\$ 185,328	\$ 218,620	1.81	\$ 395,375	100.00%	\$ 395,375	\$ 569,373
Parking (spaces)****	\$ 1,600	\$ 1,872	\$ 2,208	1,194	\$ 2,636,352	100.00%	\$ 1,318,176	\$ 1,898,284
				Total	\$ 35,895,186		\$ 15,913,540	\$ 19,212,136

* Cost figures drawn from *Systemwide Recreation Master Plan* (2012 estimates) for all component types except buildings. Per square foot costs for buildings derived from actual costs from the Fixed Assets listing, raised to 2012 equivalent costs.

** Includes contingency at 10% and planning/architectural/engineering/legal services at 7%.

*** Actual construction dates will vary. NPV based on CPI, CCI or BCI as appropriate, in an average construction year of 2030. New Growth Share for the Senior Rec Center reflects a reduction for a \$750,000 grant.

**** Cost per park or maintenance yard acre includes land acquisition and site preparation. Impact fee funding for park land acquisition and new parking spaces partially deferred at 50%.

Note: All cost figures shown rounded to nearest whole dollar.

The Net Present Value of new growth’s share of the cost for each component is calculated as follows: Since the annual ‘pace’ of component construction over the 2017-2040 period is not known, an ‘average’ year of 2030 is used for Net Present Value calculations—some improvements will occur earlier for less money, and some later at greater cost. All will average out.

To calculate the Net Present Value (NPV) of the impact fee eligible cost estimate for the construction of the recreation components, the NPVs are calculated by increasing the current (2017) estimated costs using Engineering News Record’s (ENR) 10-year average building cost inflation (BCI) rate for buildings (such as gymnasiums) and the 10-year average CPI rate for all other projects. All project costs are then reduced to current NPV dollars using the Net Discount Rate.

Fire Protection

■ Introduction

Fire protection services are provided to the entire county through the Dawson County Emergency Services Department. The capital value of the department's services is based upon fire stations, administrative office space, and apparatus having a life of 10 years or more.

The Emergency Services department provides service throughout Dawson County, including the City of Dawsonville, which overall totals 211 square miles of coverage area and 50 miles of shoreline on Lake Sydney Lanier. Services are provided through three operating divisions: Fire/Rescue, the Emergency Management Agency, and Emergency Medical Services. Much of the data in this chapter is drawn from the *Fire Services Assessment* prepared by the Georgia Mountains Regional Commission published in November, 2016. As a convention, the term 'fire protection services' is used in this chapter to apply to all fire and EMS services provided by the Emergency Services Department.



■ Service Area

Fire protection operates as a coordinated system, with each station backing up the other stations in the system. The backing up of another station is not a rare event; it is the essence of good fire protection planning. All stations do not serve the same types of land uses, nor do they all have the same apparatus. It is the strategic placement of personnel and equipment that is the backbone of good fire protection. Any new station would relieve some of the demand on the other stations. Since the stations would continue to operate as 'backups' to the other stations, everyone in the county would benefit by the construction of the new station since it would reduce the 'backup' times the station nearest to them would be less available. For these reasons the entire county is considered a single service area for the provision of fire protection and EMS services because all residents and employees within the county have equal access to the benefits of the program.

■ Level of Service

Current Inventory

Fire protection and emergency medical services are provided currently by 8 stations with a combined square footage of 26,016, comprising 25 bays and utilizing a total of 29 heavy vehicles. In addition, the department maintains a facility, which includes a burn building,

Fire Protection

for training. Table 17 presents the 2017 inventory of facilities and impact fee eligible apparatus in the county.

Table 17: Current Capital Improvements

Stations			Vehicles*							
Facility	Floor Area (Sq Ft)	Bays	Engine	Tender	Tanker	Brush	Battalion	Medic	Squad	Total
Station 1 - Memory Lane	7,632	3	1	1		1	1	1		5
Station 2 - Liberty Drive	3,900	4	1	1				1	1	4
Station 3 - Harmony Church Rd	2,784	3	1	1				1		3
Station 4 - Emma Terrace	2,100	3	1	1						2
Station 5 - Kelly Bridge Road	1,800	3	1	1	1					3
Station 6 - Hubbard Road	3,800	4	1	1		1		1	1	5
Station 7 - Dawson Forest Road	2,000	3	2	1				1	1	5
Station 8 - Monument Road	2,000	2	1	1						2
Total Existing System**	26,016	25	9	8	1	2	1	5	3	29

* Vehicles having a service life of 10 years or more.

** In addition to the stations, the department operates a fire training facility, which includes a burn building.

The current capital improvements from Table 17 are translated into the current Level of Service (LOS) for fire protection and emergency medical services in Dawson County on Table 18.

Table 18: Level of Service Calculations - 2017

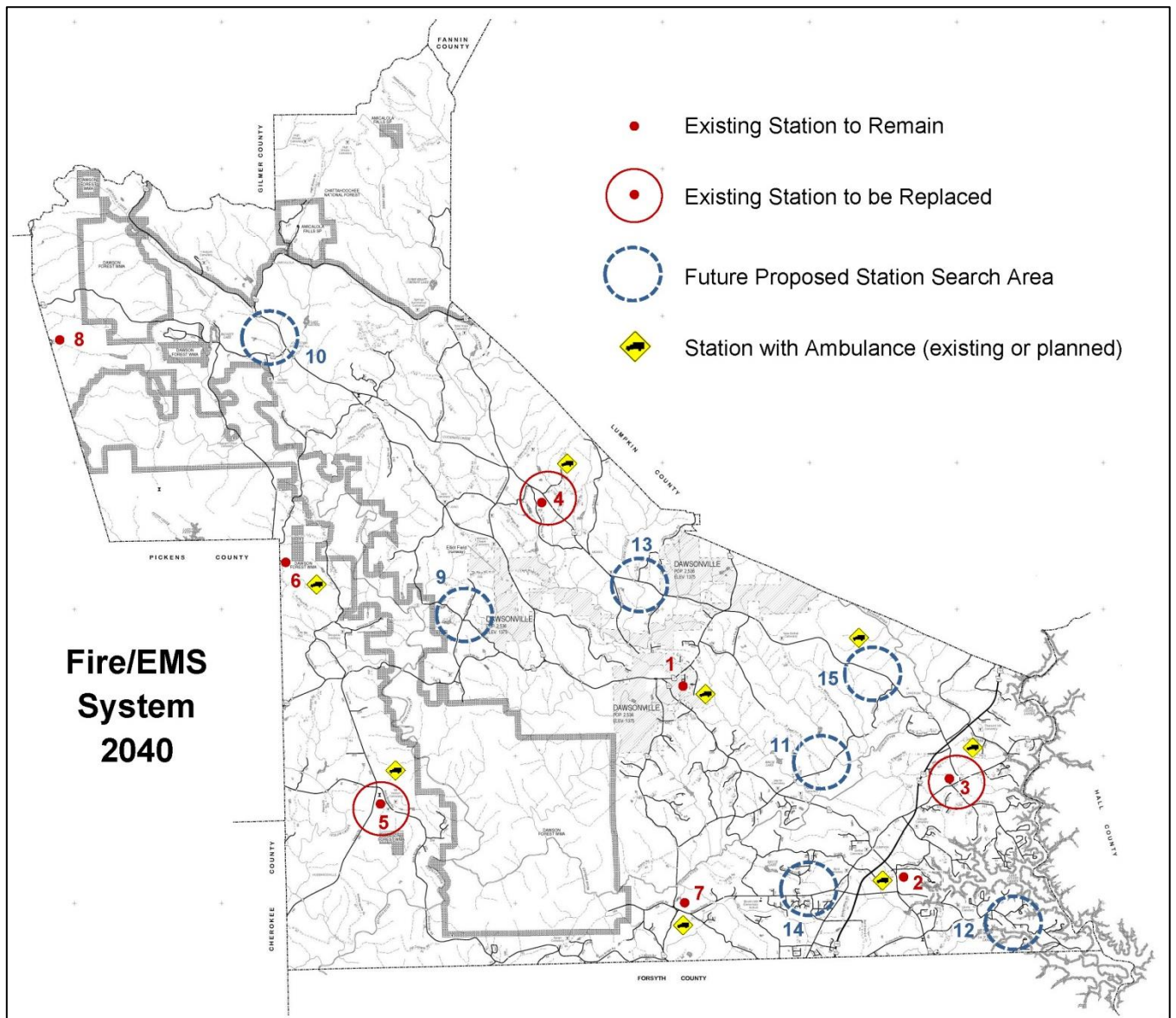
Facility	Current Service Population	Level of Service
Total Existing Floor Area	2017 Day-Night Population	Square Feet per 2017 Day-Night Population
26,016	34,807	0.747436
Total Existing Station Bays	2017 Day-Night Population	Bays per 2017 Day-Night Population
25	34,807	0.000718
Total Existing Vehicles	2017 Day-Night Population	Vehicles per 2017 Day-Night Population
29	34,807	0.000833

The current LOS is measured in terms of the number of vehicles (engines, tankers, medic units, etc.), and the number of square feet and vehicle bays in the fire stations, per day-night population in the service area. Day-night population is used as a measure in that fire protection services are available on a 24-hour basis, provided continuously to both residences and businesses throughout the county.

Future System

In order to adequately serve future growth and development in the county to 2040, a number of stations will need to be built and new vehicles purchased. Overall, future plans call for the replacement (and enlargement) of three aging and obsolete stations and the construction of ultimately seven new stations (four by 2040) strategically located throughout the county. Importantly, the current Fire/EMS system of facilities has capacity available to accommodate a portion of future growth, which reduces the overall need for new facilities.

The map below conceptualizes the future planned Fire/EMS system as currently envisioned. It is important to bear in mind that future growth patterns could produce changes in the location of some stations or the order in which construction would need to occur. Three stations (11, 13 and 14) will not be built before 2040, but land will be acquired for them before 2040.



Fire Protection

A key factor in determining future station locations is consideration of achieving ISO standards with regard to response times and road miles to be travelled within each fire service district. As the county grows, population concentrations will increase in high-growth areas, new commercial buildings and multi-family complexes will be built, and inevitably traffic congestion will mount on major roads. As a result, 'densification' of fire service districts in the growing areas of the county—primarily the GA 400/Lake Area and the area extending from there to Dawsonville and beyond (as shown on the County's Comprehensive Plan map)—will be needed to maintain and possibly increase service and decrease response times. This would have the added benefit of potentially reducing fire insurance premiums as a result.

Future System Improvements

The future system to be achieved by 2040, as currently envisioned, is summarized on the table below. The table excludes the construction of Stations 11, 13 and 14, and the acquisition of vehicles for those stations, which will be deferred until after 2040.

Table 19: Future Fire/EMS System - 2040

Stations			New Bays Added**	Vehicles Added*				Year of Addition
Facility	Existing Bays	Existing Vehicles		Engine	Tender	Medic	Ladder	
Station 1 - Memory Lane	3	5					1	2020
Station 2 - Liberty Drive	4	4					1	2023
Replace Station 3 - Harmony Church Rd	3	3	1	1				2023
Replace Station 4 - Emma Terrace	3	2	1	1		1		2022
Replace Station 5 - Kelly Bridge Road	3	3	1			1		2020
Station 6 - Hubbard Road	4	5						
Station 7 - Dawson Forest Road	3	5						
Station 8 - Monument Road	2	2						
New Stations:								
Station 9 - Sweetwater Juno Road			3	2	1			2019
Station 10 - SR 183 Area			2	1	1			2021
Station 11 - Etowah River Road Area			0	0	0			2025
Station 12 - War Hill Park Rd Area			1	1				2028
Station 13 - SR 136 at Shoal Creek Area			0	0	0			2031
Station 14 - Dawson Forest at Red Rider Area			0	0	0			2034
Station 15 - SR 136 at Cothran Road Area			4	2	1	1		2037
Total Future System (2040)***	25	29	13	8	3	3	2	

* Excludes vehicles relocated from Stations 3, 4 and 5 when the stations are replaced. Impact fee funding for equipment for Stations 11, 13 and 14 deferred. For all stations, types of vehicles may vary from the "standard complement" depending on the individual needs of each service area.

** Excludes replacement of 3 bays each at existing Stations 3, 4 and 5 when replacement stations built. Impact fee funding for construction of Stations 11, 13 and 14 deferred, except for land acquisition.

*** In addition to the stations, expansion of the training facility and burn building is proposed in 2024.

Note: New station search areas are approximate; specific station locations will reflect growth patterns and land availability, which may also affect the order of construction.

In summary, the future system is planned to include 15 existing and new stations (a net increase of 4 by 2040 and 7 eventually) and an expansion of the fire training center.

In addition, a net increase of 25 vehicles (16 by 2040 and 9 thereafter for a total of 54), including 2 new ladder trucks and an increase of 3 new ambulances are planned. As part of the program, three 3-bay existing but obsolete stations are proposed to be replaced with modern, 4-bay facilities.

Using the figures from Table 19 for both the existing facilities and planned improvements, Table 20 shows the resulting LOS calculations for the system as of 2040.

As can be seen on the table, the LOS standards for the future system are lower than for the current system, which is a result of taking advantage of the residual capacity in the existing system to provide service to at least a portion of anticipated growth. Applying the current LOS factors from Table 18 to all future growth, for instance, would have projected a future need for as many as 12 or 14 new stations, instead of 7, and as many as 56 more vehicles, not 25.

Table 20: Future Level of Service Calculations - 2040

Facility	Future Service Population	Level of Service
Total Future Floor Area	2040 Day-Night Population	Square Feet per 2040 Day-Night Population
34,090	67,560	0.504589
Total Future Station Bays	2040 Day-Night Population	Bays per 2040 Day-Night Population
38	67,560	0.000562
Total Future Vehicles	2040 Day-Night Population	Vehicles per 2017 Day-Night Population
45	67,560	0.000666



■ Future Costs

There are three categories of future costs: those for facilities (new station construction and the training center), those for new vehicle purchases, and those for the Fire Hydrant Extension program.

Table 21: Timing of Future Fire/EMS Facility Projects

Year	Day-Night Pop Increase over 2017	Incremental Demand		
		Station Number	New Bays Added *	New Vehicles
2017	34,807			
2018	1,224			
2019	2,462	9	3	3
2020	3,723	5**	1	2
2021	5,003	10	2	2
2022	6,308	4	1	2
2023	7,633	3***	1	2
2024	8,982			
2025	10,355	11****	0	0
2026	11,748			
2027	13,162			
2028	14,593	12	1	1
2029	16,043			
2030	17,505			
2031	18,983	13****	0	0
2032	20,479			
2033	21,983			
2034	23,497	14****	0	0
2035	25,020			
2036	26,556			
2037	28,096	15	4	4
2038	29,641			
2039	31,198			
2040	32,753			
Totals	32,753		13	16

* Excludes replacement of 3 bays each at existing Stations 3, 4 and 5 when replacement stations built.

** Includes one ladder truck for Station 1.

*** Includes one ladder truck for Station 2.

**** Impact fee funding for station construction (except land acquisition) and equipment deferred.

As a prologue to the **facility and system improvements**, Table 21 shows the anticipated timing of the projects and expenditures. Timing for near-term system improvements has been determined using two factors: first, immediate needs identified from the County’s Capital Improvements Program (CIP) and to meet growing service demands in areas experiencing much of the recent increases in development; and second, to extend service to the far northern portion of the county not currently well-served.

Once the immediate needs of the system are addressed, additional project are related to future increases in the day-night population—correlating increases in service to the growing demands of future growth and development—as well as increasing service into pockets of areas less served than others.

As to the **Fire Hydrant Extension Program**, the schedule of hydrant installations is closely coordinated with the extension of and upgrades to major water lines in high-growth areas by the Etowah Water and Sewer Authority.

The three categories—facility costs, vehicle costs, and the fire hydrant extension program—are discussed separately below.

Facility Costs

The estimated costs of the facility projects scheduled on Table 21 for the stations are shown on Table 22. Costs shown in the 'Current (2017) Dollars' columns are based on the current gross per-bay cost of a standard three-bay fire station (\$460,000 in total impact fee eligible capital cost per bay), drawn from the *Fire Services Assessment* report prepared by the Georgia Mountains Regional Commission (GMRC) in 2016. Since the 'per bay' costs are determined by dividing the total cost of construction of a standard station by the number of resulting bays, the gross cost per bay therefore includes a portion of the cost of administrative and other space in a standard station.

For Stations 11, 13 and 14, only land acquisition costs are considered for impact fee funding in the current program. These costs (\$125,000 per station in current dollars) are also drawn from the *Fire Services Assessment* report prepared by the GMRC in 2016. Four stations listed on the table (4, 5, 9 and 10) are needed to meet LOS standards but will be funded with SPLOST revenue instead of impact fees.

The 2017 total dollar amounts for impact fee funded projects are then converted to Net Present Value using ENR's 10-year average Building Construction Index (BCI) for the appropriate years. (NPV calculations are discussed fully in the Adjustments and Credits chapter).

The 'percent impact fee eligible' figure on Table 22 for Station 3 reflects the 3-bays that are not impact fee eligible because they will be replaced by the new 4-bay stations. Stations 11, 13 and 14 are 100% impact fee eligible and, thus, so are the land acquisition costs.

Table 22: Impact Fee Costs - Facilities

Facility	Current (2017) Dollars			Future Cost		Impact Fee Eligible	
	Replaced Bays	New Bays Added*	Total Cost	Year	Net Present Value**	Percent Eligible	Eligible Cost
Station 9		\$ 1,380,000	\$ 1,380,000	2019	n/a ***	n/a ***	\$ -
New Station 5	\$ 1,380,000	\$ 460,000	\$ 1,840,000	2020	n/a ***	n/a ***	\$ -
Station 10		\$ 920,000	\$ 920,000	2021	n/a ***	n/a ***	\$ -
New Station 4	\$ 1,380,000	\$ 460,000	\$ 1,840,000	2022	n/a ***	n/a ***	\$ -
New Station 3	\$ 1,380,000	\$ 460,000	\$ 1,840,000	2023	\$ 1,937,339	25%	\$ 484,335
Station 11****		\$ -	\$ 125,000	2025	\$ 133,894	100%	\$ 133,894
Station 12		\$ 460,000	\$ 460,000	2028	\$ 505,594	100%	\$ 505,594
Station 13****		\$ -	\$ 125,000	2031	\$ 140,977	100%	\$ 140,977
Station 14****		\$ -	\$ 125,000	2034	\$ 144,658	100%	\$ 144,658
Station 15		\$ 1,840,000	\$ 1,840,000	2037	\$ 2,184,961	100%	\$ 2,184,961
Training Center		\$ 207,919	\$ 207,919	2024	\$ 220,807	100%	\$ 220,807
	\$ 4,140,000	\$ 6,187,919	\$ 10,702,919		\$ 5,268,229		\$ 3,815,226

* Based on an average cost per bay for a three-bay station of \$460,000.

** Net Present Value = 2017 cost estimate per fire station bay inflated to target year using the ENR Building Cost Index (BCI), reduced to NPV using Discount Rate.

*** Funded with SPLOST revenue.

**** Impact fee funding for station construction and equipment deferred; land acquisition estimated at \$125,000 in current (2017) dollars.

Fire Protection

Vehicle Costs

Vehicle costs are calculated in much the same way as the facility costs. The 2017 costs for a new engine, tender and medic vehicle (ambulance) are drawn from the *Fire Services Assessment* report. The current cost for a ladder truck is drawn from recent purchase history of other jurisdictions.

The vehicles to be purchased for Station 9, and one ladder truck, are scheduled to be purchased with SPLOST revenue. All other vehicles are 100% impact fee eligible in that they add new capacity to serve future growth and development.

The Net Present Value calculation, in this case, is based on the 10-year average CPI (as discussed in the Adjustments and Credits chapter).

Table 23: Impact Fee Costs - Vehicles

Facility	Engine	Tender	Medic	Ladder	Total Cost (2017)	Year	Net Present Value*
Station 9	n/a **	n/a **	\$ -	\$ -	\$ -	2019	\$ -
New Station 5	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000	2020	\$ 257,385
Station 1	\$ -	\$ -	\$ -	n/a **	\$ -	2020	\$ -
Station 10	\$ 400,000	\$ 300,000	\$ -	\$ -	\$ 700,000	2021	\$ 727,705
New Station 4	\$ 400,000	\$ -	\$ 250,000	\$ -	\$ 650,000	2022	\$ 682,315
New Station 3	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000	2023	\$ 423,981
Station 2	\$ -	\$ -	\$ -	\$ 1,100,000	\$ 1,100,000	2023	\$ 1,165,947
Station 11***	\$ -	\$ -	\$ -	\$ -	\$ -	2025	\$ -
Station 12	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000	2028	\$ 445,059
Station 13***	\$ -	\$ -	\$ -	\$ -	\$ -	2031	\$ -
Station 14***	\$ -	\$ -	\$ -	\$ -	\$ -	2034	\$ -
Station 15	\$ 800,000	\$ 300,000	\$ 250,000	\$ -	\$ 1,350,000	2037	\$ 1,639,157
					\$ 4,850,000		\$ 5,341,548

* Net Present Value = 2017 cost estimate for vehicles inflated to target year using the Consumer Price Index (CPI), reduced to NPV using Discount Rate.

** Equipment funded with SPLOST revenue.

*** Impact fee funding for vehicle costs for Stations 11, 13 and 14 deferred.



Fire Hydrant Extensions

The Etowah Water and Sewer Authority is in the process of executing a program of extending new major water mains and replacing some undersized distribution water mains in various parts of the county. All of these mains will provide increased pressures and flows that will now support fire hydrants. The County has undertaken a cooperative program of funding fire hydrants to be placed as these new mains are installed, thus bringing a considerable increase in firefighting capability to these currently unserved areas. Since these extensions will increase capacity for all properties in the water service areas, thus promoting new growth and development, the expenditures are 100% impact fee eligible.

The 15-year program is detailed on Table 24 as to the number of hydrants to be installed on an annual basis in coordination with the Authority’s scheduled extension and upgrade efforts.

Table 24: Fire Hydrant Extension Program

Year	Number of Hydrants	Cost (2017 \$)	Cost (NPV)
2017	3	\$ 11,895	\$ 11,895
2018	14	\$ 55,510	\$ 57,089
2019	11	\$ 43,615	\$ 46,132
2020	12	\$ 47,580	\$ 51,758
2021	11	\$ 43,615	\$ 48,794
2022	12	\$ 47,580	\$ 54,745
2023	18	\$ 71,370	\$ 84,454
2024	37	\$ 146,705	\$ 178,538
2025	22	\$ 87,230	\$ 109,178
2026	8	\$ 31,720	\$ 40,831
2027	10	\$ 39,650	\$ 52,490
2028		\$ -	\$ -
2029	18	\$ 71,370	\$ 99,936
2030		\$ -	\$ -
2031	12	\$ 47,580	\$ 70,469
2032	21	\$ 83,265	\$ 126,829
Total	209	\$ 828,685	\$ 1,033,137

The 2017 cost shown on the table is the average cost to add an elbow connection and a standard hydrant to a main as it is installed. The Net Present Value is the current cost inflated to each future year using the ENR’s Construction Cost Index (CCI), reduced by the discount rate to 2017 equivalent dollars.

Average Hydrant Cost = \$ 3,965.00

Law Enforcement

■ Introduction

The Dawson County Sheriff’s Office provides law enforcement services throughout Dawson County, which includes operation of the County detention facilities. The detention facilities and all law enforcement activities are administered from the Law Enforcement Center in Dawsonville; a precinct station is located in a different location than the Law Enforcement Center, but contains no detention facilities.

The Sheriff’s Office provides 24-hour countywide land and marine patrol; serves arrest warrants and civil papers issued by the court; detains suspects and those sentenced to the county detention center; transports inmates locally and throughout the state; provides security to the courts and the governmental center, and during county government meetings; investigates crimes; and operates the 911 emergency communications center.

■ Service Area

The entire county is considered a single service area for the provision of the law enforcement services because all residents and employees in the county have equal access to the benefits of the program.



■ Level of Service

For impact fee purposes, this chapter focuses on the Law Enforcement Center and the operations contained within it. The current year (2017) Level of Service is based on the inventory of the number of inmate beds in the facility and the overall floor area of the Law Enforcement Center. Statistics for the facility are shown in Table 25.

Impact fees are based on increases in capacity to serve new growth and development in the county. Thus, utilization of the detention facility to specifically serve county residents and businesses is related directly to persons that have committed a crime in Dawson County punishable under County laws, and that are held in the jail at least overnight. Other detention activities, such as prisoners awaiting transfer to a State or federal facility, or housed under contract, while a legitimate law enforcement activity, are not occasioned by service directly provided to serve county residents and businesses.

Current utilization limited to Dawson County growth demands only is estimated at 50% of the beds on an average daily basis. This percentage is applied to the Center’s existing 192 beds and shown on Table 25.

Table 25: Inventory of Sheriff's Facilities

Facility	Square Feet	Beds*
County Sheriff's Headquarters and Jail	68,480	96

* Of the Detention Center's 192 beds, utilization by persons arrested, convicted or serving time for crimes committed in Dawson County is estimated at 50% on an average daily basis.

As noted, the Level of Service for law enforcement services in Dawson County is measured in terms of beds per day-night population. Day-night population is used as a measure in that the Sheriff’s Office provides its services on a 24-hour basis.

Table 26: Level of Service Calculation

Applicable Number of Beds	Current Day/Night Population	Beds per Day-Night Population
96	34,807	0.0028

The current LOS, shown in Table 26 is 0.0028 beds per day-night population, based on the Dawson County utilization of all beds available as discussed above.

■ **Forecasts for Service Area**

Future Demand

Table 27 presents the calculations carried out in order to determine the future service demand for detention facility beds in Dawson County. In this Table the current Level of Service from Table 26 is applied to future growth. The 'Day-Night Population Increase' figure is taken from the Day-Night Population table in the Future Growth appendix attached to this Report. The additional number of forecasted day-night population to the year 2040 is multiplied by the Level of Service to produce the future demand figure.

As discussed above, Dawson County utilization specifically for its residents and businesses leaves 96 beds available for non-county driven purposes. In effect, these beds represent a resource for increases in future county-driven utilization as the number of county residents and employees grows, along with the inevitable increase in crimes perpetrated within the county. While new growth will

Law Enforcement

generate a total need for 90 beds to serve the needs of growth and development in Dawson County, the 'residual' 96 beds currently available for non-county use today are available to meet county-driven needs in the future.

As can be seen on Table 27, only 90 beds are needed to meet future demand created by new growth and development. Since this is fewer than the beds available, no additional beds are specifically needed for Dawson County inmates, and no expansion of the jail for county-specific needs is proposed.



Table 27: Future Demand Calculation

Beds per Day-Night Population	Day-Night Pop Increase (2017-40)	New Beds Needed
0.0028	32,753	90
Less: Residual capacity in existing facility		(96)
Net new beds needed		-6

As noted above, an expansion of the Law Enforcement Center (or a stand-alone facility) would be justified and probable to cover all functions of the Sheriff's Office, including beds available for non-county specific incarcerations. However, whatever final form and size a new project might take, none of the cost of a new, larger facility could be funded with impact fees.

Road Improvements

■ Introduction

The information in this chapter is derived from road project information reflecting currently on-going and proposed road projects.

■ Service Area

The service area for these road projects is defined as the entire county, in that these road projects are recognized as providing primary access to all properties within the county as part of the county-wide network of principal streets and thoroughfares. All new development within the county will be served by this countywide network, such that improvements to any part of this network to relieve congestion or to otherwise improve capacity will positively affect capacity and reduce congestion throughout the county.

■ Level of Service Standards

Level of Service (LOS) for roadways and intersections is measured on a 'letter grade' system that rates a road within a range of service from A to F. Level of Service A is the best rating, representing unencumbered travel; Level of Service F is the worst rating, representing heavy congestion and long delays. This system is a means of relating the connection between speed and travel time, freedom to maneuver, traffic interruption, comfort, convenience and safety to the capacity that exists in a roadway. This refers to both a quantitative measure expressed as a service flow rate and an assigned qualitative measure describing parameters. *The Highway Capacity Manual, Special Report 209*, Transportation Research Board (1985), defines Level of Service A through F as having the following characteristics:

1. LOS A: free flow, excellent level of freedom and comfort;
2. LOS B: stable flow, decline in freedom to maneuver, desired speed is relatively unaffected;
3. LOS C: stable flow, but marks the beginning of users becoming affected by others, selection of speed and maneuvering becomes difficult, comfort declines at this level;
4. LOS D: high density, but stable flow, speed and freedom to maneuver are severely restricted, poor level of comfort, small increases in traffic flow will cause operational problems;
5. LOS E: at or near capacity level, speeds reduced to low but uniform level, maneuvering is extremely difficult, comfort level poor, frustration high, level unstable; and
6. LOS F: forced/breakdown of flow. The amount of traffic approaching a point exceeds the amount that can transverse the point. Queues form, stop & go. Arrival flow exceeds discharge flow.

The traffic volume that produces different Level of Service grades differs according to road type, size, signalization, topography, condition and access.

■ Level of Service

The County has set its Level of Service for road improvements at LOS 'D', a level to which it will strive ultimately. However, interim road improvement projects that do not result in a LOS of 'D' will still provide traffic relief to current and future traffic alike, and are thus eligible for impact fee funding.

Road Improvements

All road improvement projects benefit existing and future traffic proportionally to the extent that relief from over-capacity conditions eases traffic problems for everyone. For example, since new growth by 2040 will represent a certain portion of all 2040 traffic, new growth would be responsible for that portions' cost of the road improvements.

It is noted that the cost-impact of non-Dawson County generated traffic on the roads traversing the county (cross commutes) is off-set by state and federal assistance. The net cost of the road projects that accrues to Dawson County reasonably represents (i.e., is 'roughly proportional' to) the impact on the roads by Dawson County residents and businesses.

The basis for the road impact fee would therefore be Dawson County's cost for the improvements divided by all traffic in 2040 (existing today plus new growth)—i.e., the cost per trip—times the traffic generated by new growth alone. For an individual land use, the cost per trip (above) would be applied to the number of trips that will be generated by the new development when a building permit is issued, assuring that new growth would only pay its 'fair share' of the road improvements that serve it.

■ Forecasts for Service Area

Projects that provide road capacity that will serve new growth have been identified by the County and are shown on Table 28. This is not a list of all County road projects. These projects were selected for inclusion in the County's impact fee program because the specific improvements proposed will increase traffic capacity and reduce congestion to some extent, whether through road widening, improved intersection operations or upgraded signalization.

Table 28: Road Projects and Estimated Costs

Project Description	Total County Cost*	Year of Completion	Net Present Value**
Kelly Bridge Road	\$ 2,200,000.00	2018	\$ 2,262,592.57
Lumpkin Campground Road	\$ 4,000,000.00	2019	\$ 4,230,847.21
Red Rider Road	\$ 1,200,000.00	2019	\$ 1,269,254.16
Sweetwater Juno Road	\$ 1,300,000.00	2019	\$ 1,375,025.34
Couch Road	\$ 3,500,000.00	2020	\$ 3,807,317.28
Grant Road East	\$ 800,000.00	2020	\$ 870,243.95
Shoal Creek - Shoal Creek Road Bridge	\$ 2,500,000.00	2020	\$ 2,719,512.35
Amicalola River - Goshen Church Bridge	\$ 1,500,000.00	2021	\$ 1,678,131.39
Whitmire Drive West	\$ 800,000.00	2021	\$ 895,003.41
Total	\$ 17,000,000.00		\$ 18,212,924.26

* Total cost of project less grants or other non-County assistance.

** Net Present Value = current cost inflated to target year using the ENR Construction Cost Index, (CCI) reduced to NPV using the Discount Rate.

The cost figures shown in the 'Total County Cost' column of Table 28 are the current project cost figures. These figures are then calculated in Net Present Value (as discussed in the Cost Adjustments and Credits chapter) and shown in the last column, based on the year of project expenditure.

■ Eligible Costs

As discussed thoroughly in the *Trip Generation* section of the Appendix, new residential and nonresidential growth and development will represent 44.68% of the traffic on Dawson County’s road network in 2040. To that extent, new growth’s fair share of the road project costs that are attributed to new growth are shown on the following table.

Table 29: Eligible Cost Calculations

Project*	Net Present Value	% Impact Fee Eligible*	New Growth Cost (NPV)
Kelly Bridge Road	\$ 2,262,592.57	44.67786%	\$ 1,010,877.84
Lumpkin Campground Road	\$ 4,230,847.21	44.67786%	\$ 1,890,251.81
Red Rider Road	\$ 1,269,254.16	44.67786%	\$ 567,075.54
Sweetwater Juno Road	\$ 1,375,025.34	44.67786%	\$ 614,331.84
Couch Road	\$ 3,807,317.28	44.67786%	\$ 1,701,027.72
Grant Road East	\$ 870,243.95	44.67786%	\$ 388,806.34
Shoal Creek - Shoal Creek Road Bridge	\$ 2,719,512.35	44.67786%	\$ 1,215,019.80
Amicalola River - Goshen Church Bridge	\$ 1,678,131.39	44.67786%	\$ 749,753.12
Whitmire Drive West	\$ 895,003.41	44.67786%	\$ 399,868.33
Total	\$ 18,212,924.26		\$ 8,137,144.01

* See the *Trip Generation* section in the Appendix. Actual % of trips: 44.6778557%

Exemption Policy

The Dawson County Board of Commissioners adopted its initial statement on Exemptions in its Impact Fee Ordinance. The following updates that statement as part of the Capital Improvements Program:

Dawson County recognizes that certain office, retail trade, lodging, service and industrial development projects provide extraordinary benefit in support of the economic advancement of the county and its citizens over and above the access to jobs, goods and services that such uses offer in general.

To encourage such development projects, the board of commissioners may consider granting a reduction in the impact fee for such a development project upon the determination and relative to the extent that the business or project represents extraordinary economic development and employment growth of public benefit to Dawson County in accordance with adopted exemption criteria.

It is also recognized that the cost of system improvements otherwise foregone through exemption of any impact fee must be funded through revenue sources other than impact fees.

Community Work Program

In 2018, a new and complete Community Work Program within the Comprehensive Plan update will be prepared for all project activities, including the specific impact fee eligible projects below.

5-Year Work Program: Impact Fee Eligible Projects

Project Description	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Funding Source	Notes/ Explanation
Library Services									
Purchase collection materials	x	x	x	x	x	Dawson Co. Library	\$195,503	99.5% impact fees; SPLOST	On-going annual purchases
Parks & Recreation									
Acquire park land			x			Parks & Recreation Dept.	\$800,000	84.76% impact fees; SPLOST	140 acres
Law Enforcement									
New Jail	x					Sherriff's Office	\$45,715.05	100% impact fees	Wrap-up to previous new jail project identified in the 2006 CIE
Fire Protection									
Purchase fire engine for Station 4					x	Emergency Services	\$400,000	100% impact fees	
Purchase medic vehicle for Station 4					x	Emergency Services	\$250,000	100% impact fees	
Purchase medic vehicle for Station 5			x			Emergency Services	\$250,000	100% impact fees	
Purchase fire engine for Station 10				x		Emergency Services	\$400,000	100% impact fees	
Purchase tender for Station 10				x		Emergency Services	\$300,000	100% impact fees	
Install fire hydrants	x	x	x	x	x	Etowah Water and Sewer Authority	\$237,900	100% impact fees	Annual installation in accordance with the Authority's schedule

Community Work Program

Project Description	2018	2019	2020	2021	2022	Responsible Party	Cost Estimate	Funding Source	Notes/ Explanation
Road Improvements									
Kelly Bridge Road	x					Public Works	\$2,200,000	44.68% impact fees; SPLOST	
Lumpkin Campground Road		x				Public Works	\$4,000,000	44.68% impact fees; SPLOST	
Red Rider Road		x				Public Works	\$1,200,000	44.68% impact fees; SPLOST	
Sweetwater Juno Road		x				Public Works	\$1,300,000	44.68% impact fees; SPLOST	
Couch Road			x			Public Works	\$3,500,000	44.68% impact fees; SPLOST	
Grant Road East			x			Public Works	\$800,000	44.68% impact fees; SPLOST	
Shoal Creek – Shoal Creek Road Bridge			x			Public Works	\$2,500,000	44.68% impact fees; SPLOST	
Amicalola River – Goshen Church Bridge				x		Public Works	\$1,500,000	44.68% impact fees; SPLOST	
Whitmire Drive West				x		Public Works	\$800,000	44.68% impact fees; SPLOST	

Appendix: Glossary

The following terms are used in this Report. Where possible, the definitions are taken directly from the Georgia Development Impact Fee Act.

Capital improvement: an improvement with a useful life of 10 years or more, by new construction or other action, which increases the service capacity of a public facility.

Capital improvements element: a component of a comprehensive plan adopted pursuant to Chapter 70 of the Development Impact Fee Act which sets out projected needs for system improvements during a planning horizon established in the comprehensive plan, a schedule of capital improvements that will meet the anticipated need for system improvements, and a description of anticipated funding sources for each required improvement.

Development: any construction or expansion of a building, structure, or use, any change in use of a building or structure, or any change in the use of land, any of which creates additional demand and need for public facilities.

Development impact fee: a payment of money imposed upon development as a condition of development approval to pay for a proportionate share of the cost of system improvements needed to serve new growth and development.

Eligible facilities: capital improvements in one of the following categories:

- (A) Water supply production, treatment, and distribution facilities;
- (B) Waste-water collection, treatment, and disposal facilities;
- (C) Roads, streets, and bridges, including rights of way, traffic signals, landscaping, and any local components of state or federal highways;
- (D) Storm-water collection, retention, detention, treatment, and disposal facilities, flood control facilities, and bank and shore protection and enhancement improvements;
- (E) Parks, open space, and recreation areas and related facilities;
- (F) Public safety facilities, including police, fire, emergency medical, and rescue facilities; and
- (G) Libraries and related facilities.

Impact Cost: the proportionate share of capital improvements costs to provide service to new growth, less any applicable credits.

Impact Fee: the impact cost plus surcharges for program administration and recoupment of the cost to prepare the Capital Improvements Element.

Level of service: a measure of the relationship between service capacity and service demand for public facilities in terms of demand to capacity ratios or the comfort and convenience of use or service of public facilities or both.

Project improvements: site improvements and facilities that are planned and designed to provide service for a particular development project and that are necessary for the use and convenience of the occupants or users of the project and are not system improvements. The character of the improvement shall control a determination of whether an improvement is a project improvement or system improvement and the physical location of the improvement on site or off site shall not be considered determinative of whether an improvement is a project improvement or a system improvement. If an improvement or facility provides or will provide more than incidental service or facilities

capacity to persons other than users or occupants of a particular project, the improvement or facility is a system improvement and shall not be considered a project improvement. No improvement or facility included in a plan for public facilities approved by the governing body of the municipality or county shall be considered a project improvement.

Proportionate share: means that portion of the cost of system improvements which is reasonably related to the service demands and needs of the project.

Rational Nexus: the clear and fair relationship between fees charged and services provided.

Service area: a geographic area defined by a municipality, county, or intergovernmental agreement in which a defined set of public facilities provide service to development within the area. Service areas in Dawson may be designated on the basis of sound planning or engineering principles or both.

System improvement costs: costs incurred to provide additional public facilities capacity needed to serve new growth and development for planning, design and engineering related thereto, including the cost of constructing or reconstructing system improvements or facility expansions, including but not limited to the construction contract price, surveying and engineering fees, related land acquisition costs (including land purchases, court awards and costs, attorneys' fees, and expert witness fees), and expenses incurred for qualified staff or any qualified engineer, planner, architect, landscape architect, or financial consultant for preparing or updating the capital improvement element, and administrative costs, provided that such administrative costs shall not exceed 3 percent of the total amount of the costs. Projected interest charges and other finance costs may be included if the impact fees are to be used for the payment of principal and interest on bonds, notes, or other financial obligations issued by or on behalf of the municipality or county to finance the capital improvements element but such costs do not include routine and periodic maintenance expenditures, personnel training, and other operating costs.

System improvements: capital improvements that are public facilities and are designed to provide service to the community at large, in contrast to "project improvements."

Appendix: Future Growth

In order to accurately calculate the demand for future services for Dawson County, new growth and development must be quantified in future projections. These projections include forecasts for population, households, housing units, and employment to the year 2040. These projections provide the base-line conditions from which the current (2017) Level of Service calculations are produced.

■ Types of Projections

Accurate projections of population, households, housing units, and employment are important in that:

- Population data and forecasts are used to establish current and future demand for services where the Level of Service (LOS) standards are per capita based.
- Household data and forecasts are used to forecast future growth in the number of housing units.
- Housing unit data and forecasts relate to certain service demands that are household based, such as parks, and are used to calculate impact costs when the cost is assessed when a building permit is issued. The number of households—defined as *occupied* housing units—is always smaller than the supply of available housing units. Over time, however, each housing unit is expected to become occupied by a household, even though the unit may become vacant during future re-sales or turnovers.
- Employment forecasts are refined to reflect 'value added' employment figures. This reflects an exclusion of jobs considered to be transitory or non-site specific in nature, and thus, not requiring building permits to operate (i.e., are not assessed impact fees).

'Value added' employment data is combined with population data to produce what is known as the 'day-night population.' These figures represent the total number of persons receiving services, both in their homes and in their businesses, to produce an accurate picture of the total number of persons that rely on certain 24-hour services, such as fire protection.

The projections used for each public facility category are specified in each public facility chapter.

■ Population and Housing Unit Forecasts

Population projections reflect the growth that is expected over the next 22 years. Based on the county’s rebound from the Great Recession and anticipated continuing growth in the housing market, the ultimate population forecast for 2040 is estimated at 50,000 people—basically a doubling of the number of people in the county today.

The most recent the population estimate for Dawson County published by the Census Bureau was published for 2016. This figure is used as the ‘starting point’ for the projections.

Between 2016 and the total population figure for 2040, the average annual increase is 0.9416%. This annual increase over each preceding year is applied to each year to calculate the intervening years throughout the forecast period.

The following table presents the forecast for population for each year from 2017 to 2040² and also provides a forecast for housing units over the same period. The figures shown are, in essence, mid-year estimates reflecting Census Bureau practice. In other words, the increase in population between 2017 and 2040 would actually be from July 1, 2017 to July 1, 2040.

Population and Housing Projections

	Total Population	Avg. Household Size	Occupied Housing Units	Occupancy Rate	Total Housing Units
2016	23,604	2.423	9,740	89.4%	10,897
2017	24,517	2.436	10,066	89.4%	11,262
2018	25,453	2.428	10,481	89.4%	11,726
2019	26,412	2.424	10,896	89.4%	12,190
2020	27,394	2.421	11,314	89.4%	12,658
2021	28,396	2.420	11,733	89.4%	13,127
2022	29,418	2.421	12,149	89.4%	13,592
2023	30,459	2.425	12,560	89.4%	14,052
2024	31,519	2.430	12,973	89.4%	14,514
2025	32,595	2.435	13,385	89.4%	14,975
2026	33,687	2.441	13,800	89.4%	15,439
2027	34,794	2.448	14,216	89.4%	15,905
2028	35,915	2.454	14,634	89.4%	16,372
2029	37,048	2.462	15,050	89.4%	16,838
2030	38,193	2.470	15,463	89.4%	17,300
2031	39,348	2.478	15,877	89.4%	17,763
2032	40,512	2.487	16,289	89.4%	18,224
2033	41,684	2.496	16,699	89.4%	18,683
2034	42,863	2.505	17,109	89.4%	19,141
2035	44,047	2.515	17,516	89.4%	19,597
2036	45,235	2.523	17,928	89.4%	20,058
2037	46,425	2.530	18,347	89.4%	20,526
2038	47,617	2.536	18,774	89.4%	21,004
2039	48,809	2.541	19,208	89.4%	21,490
2040	50,000	2.545	19,647	89.4%	21,981
Increase 2017-2040	25,483		9,581		10,719

To estimate the number of housing units each year, the number of occupied housing units is first determined. This is calculated by dividing the population each year by the average household size. For household sizes, estimates published this year by Woods & Poole Economics (a nationally recognized source also accepted by the State) were relied upon.

To find the total number of housing units, vacant units must be added in. This was determined by using an ‘occupancy rate’ based on the proportion of occupied units to vacant units for the last data point available—the American Community Survey published in 2015 by the Census Bureau. Dividing the number of occupied units by the occupancy rate produces the total number of housing units.

² 2016 is shown on the table for consistency with the Census Bureau’s estimate.

■ **Employment Forecasts**

The table below shows the forecasts for employment growth countywide in Dawson County, from 2017 to 2040. The employment figures for Dawson County are based on forecasts published by Woods & Poole Economics in their latest (2017) *Georgia Profile* for Dawson County. Woods & Poole counts jobs, not just employed people, which captures people holding two or more jobs, self-employed sole proprietors and part-time workers. This gives a more complete picture than Census figures (the number of people with jobs).

In the table below the total employment figures are refined to show what is referred to as ‘non-building related’ jobs. ‘Non-building related’ jobs are those that do not normally require issuance of a building permit, and thus would not be assessed an impact fee. Such jobs include any employment that is considered to be transitory in nature, such as those working on construction sites or are strictly land-based such as farming and other agricultural workers.

This is done to better measure the services being provided by the County, which in this report will be measured and, ultimately, assessed based on structures.

Employment Projections

	Total Employment	Non-Building Related*	Government	Private Sector Employment
2016	12,328	1,127	1,202	9,999
2017	12,652	1,144	1,218	10,290
2018	12,974	1,162	1,234	10,578
2019	13,283	1,176	1,250	10,857
2020	13,594	1,192	1,266	11,136
2021	13,903	1,208	1,281	11,414
2022	14,217	1,222	1,298	11,697
2023	14,531	1,237	1,313	11,981
2024	14,850	1,252	1,328	12,270
2025	15,172	1,263	1,342	12,567
2026	15,500	1,275	1,357	12,868
2027	15,832	1,286	1,371	13,175
2028	16,165	1,295	1,385	13,485
2029	16,505	1,305	1,398	13,802
2030	16,845	1,314	1,412	14,119
2031	17,189	1,322	1,425	14,442
2032	17,543	1,330	1,439	14,774
2033	17,895	1,337	1,452	15,106
2034	18,249	1,344	1,464	15,441
2035	18,607	1,350	1,477	15,780
2036	18,974	1,357	1,489	16,128
2037	19,342	1,363	1,501	16,478
2038	19,713	1,370	1,512	16,831
2039	20,095	1,375	1,524	17,196
2040	20,477	1,382	1,535	17,560
Increase 2017-2040	7,825	238	317	7,270

The table also shows the number of workers employed by governmental entities (county, state and federal) as estimated by Woods & Poole for each year. Governments are exempt from impact fees, whether a building is to be constructed or not.

The last column on the table shows what is called ‘private sector employment’, although it also includes nonprofits and institutions. The numbers are derived by subtracting the ‘non-building related’ workers and the ‘government’ workers from the total employment figures. Businesses employing these ‘private sector’ workers are the ones that would be most likely to be assessed an impact fee.

* Includes farm, forestry, mining and construction workers.
Source: 2017 Georgia Profile, Woods & Poole, Economists.

■ Service Area Projections

The entire county is a single service area because all Dawson County services being considered for impact fee funding serve all residents and business in the county, whether in the unincorporated area or within the City of Dawsonville.

As explained in the text of this report, impact fees for the library services and the parks & recreation facilities are paid exclusively by residential uses. Thus, the housing unit count and projections presented earlier form the basis for those impact fee calculations.

For the fire protection and law enforcement categories, the 24-hour service population—called the day-night population—is used for overall Level of Service calculations. Impact fees in these categories are assessed on a per-housing unit basis or on a per-nonresidential square foot basis, depending on the use.

The day-night population calculation is a combination of the population projections and future (‘private sector’) employment projections discussed earlier in this Appendix. The use of day-night population in impact fee calculations is based upon the clear rational nexus between persons and services demanded on a 24-hour basis.

Day-Night Population

	Total Population	Private Sector Employment	Total Day-Night Population
2016	23,604	9,999	33,603
2017	24,517	10,290	34,807
2018	25,453	10,578	36,031
2019	26,412	10,857	37,269
2020	27,394	11,136	38,530
2021	28,396	11,414	39,810
2022	29,418	11,697	41,115
2023	30,459	11,981	42,440
2024	31,519	12,270	43,789
2025	32,595	12,567	45,162
2026	33,687	12,868	46,555
2027	34,794	13,175	47,969
2028	35,915	13,485	49,400
2029	37,048	13,802	50,850
2030	38,193	14,119	52,312
2031	39,348	14,442	53,790
2032	40,512	14,774	55,286
2033	41,684	15,106	56,790
2034	42,863	15,441	58,304
2035	44,047	15,780	59,827
2036	45,235	16,128	61,363
2037	46,425	16,478	62,903
2038	47,617	16,831	64,448
2039	48,809	17,196	66,005
2040	50,000	17,560	67,560
Increase 2017-2040	25,483	7,270	32,753

The day-night population is used to determine Level of Service standards for facilities that serve both the resident population and business employment. The fire department, for instance, protects one’s house from fire whether or not they are at home, and protects stores and offices whether or not they are open for business. Thus, this ‘day-night’ population is a measure of the total services demanded of a 24-hour service provider facility and a fair way to allocate the costs of such a facility among all of the beneficiaries.

Impact fee calculations for road improvements, on the other hand, are based on the number of vehicle trips generated by homes and businesses onto the county’s road system. These trip generation figures are translated into per-housing unit and per-nonresidential floor area fees using the different trip rates specific to each type of land use.

This is discussed more thoroughly in the next Appendix Section.

Appendix: Trip Generation

In order to calculate new growth and development's fair share of the cost of road improvements, it is necessary to establish how much of the future traffic on Dawson County's roads will be generated by new growth, over and above the traffic generated by the county's residents and businesses today. This Appendix Section describes the process through which this determination is made.

■ Summary

A Level of Service must be established for road improvements in order to assure that, ultimately, existing development and new growth are served equally. This Section also presents the process through which new growth and development's 'fair share' of road improvement costs is calculated, and tables summarizing the technical portions of this methodology are included.

Level of Service

The County has set its Level of Service for road improvements at LOS "D", a level below which most roads in the county operate. Using this LOS maximizes roadway capacity before traffic conditions actually break down (LOS "F").

All road improvement projects benefit existing and future traffic proportionally to the extent that relief from over-capacity conditions eases traffic problems for everyone. For example, since new growth by 2040 will represent a certain portion of all 2040 traffic, new growth would be responsible for that portions' cost of the road improvements.

It is noted that the cost-impact of non-Dawson County generated traffic on the roads traversing the county (cross commutes) is off-set by state and federal assistance. The net cost of the road projects that accrues to Dawson County reasonably represents (i.e., is 'roughly proportional' to) the impact on the roads by Dawson County residents driving to and from their homes, and commuters that come in to work in the county.

The basis for the road impact fee would therefore be Dawson County's cost for the improvements divided by all traffic generated within the county in 2040 (existing today plus new growth)—i.e., the cost per trip—times the traffic generated by new growth alone. For an individual land use, when a building permit is issued, the cost per trip would be applied to the number of trips that will be generated by the new development, assuring that new growth would only pay its 'fair share' of the road improvements that serve it.

Approach

This methodology proceeds along the following lines:

- Total traffic currently generated by Dawson County residents and businesses in 2017 on the road system within the county is calculated from trip generation and commuting data. Various data sources are relied upon to determine current conditions, as explained in each appropriate section, below.
- Future Dawson County-generated traffic from new growth in the county is calculated from housing unit and employment forecasts to 2040.
- The portion of total 2040 traffic that is generated by new housing units and employment in the county establishes the percentage of Dawson County's cost of the future road improvements that can be included in an impact fee.

Summary Table

The table below shows how the portion of 2040 traffic generated by new growth is calculated. The figures represent all trips generated by land use, including pass-by and diverted trips.

Average Daily Trip Ends Generated by New Growth

	2017	2040	Increase	Percent New Growth Trip Ends
Residential Trips	105,056	205,046	99,990	↓
Nonresidential Trips	242,393	413,650	171,257	
Less: Internal Commutes*	(9,080)	(15,496)	(6,416)	
Net New Trip Ends	338,369	603,200	264,831	43.9%

* Residents who work in Dawson County. These trips to and from work are included in the residential trips, above.

The next table, below, calculates the Primary Trip Ends generated by existing and future traffic by deleting pass-by and diverted trips, as discussed below.

Primary Daily Trip Ends Generated by New Growth

	Percent Primary Trip Ends*	Primary Trip Ends			Percent New Growth Primary Trip Ends
		2017	2040	Increase	
Residential Trips	80%	83,619	163,207	79,587	↓
Commercial	51%	117,129	199,885	82,756	
Industrial+Utility	92%	11,222	19,148	7,926	
Less: Internal Commutes	100%	(9,080)	(15,496)	(6,416)	
Net New Primary Trip Ends		202,890	366,743	163,853	44.7%

* Derived from 'Trip Generation Handbook' chapter, *Trip Generation*, 9th Edition, Institute of Transportation Engineers.

Overall, new residents and businesses located within Dawson County will generate 53% (more accurately, 44.6778557%) of all Dawson County vehicles on its roads. Thus, new growth's 'fair share' of the cost to the County to provide road improvements to serve current and future traffic cannot exceed this figure.

■ Pass-by and Diverted Trips

The impact of new growth and development on Dawson County's road network is the increased traffic added to the system, expressed by transportation engineers as 'trips'. Every 'trip' has two ends—a beginning at its origin and an end at its destination (known as 'trip ends'). There are three types of trips, defined as:

A **Primary Trip** (and its trip ends)—a vehicle travelling from its original beginning to its intended final destination. Driving from one's home to one's place of work is an example of a primary trip.

A **Pass-by Trip**—a vehicle travelling along its usual route from its origin to its final destination that stops off at an intermediate location for any reason. A trip from home to work that stops along the way for gas, dropping off a child at daycare, picking up coffee or dinner, or for any other reason, represents a 'pass-by' trip at the intermediate location.

A **Diverted Trip** (previously called a diverted 'link' trip)—a vehicle that diverts from its normal primary route between its origin to its final destination, and takes a different route to stop off at an intermediate location for any reason. While a pass-by trip remains on its normal route, a diverted trip changes its route to other streets to arrive at the intermediate stop.

New primary trips add vehicles to the road network. Pass-by and diverted trips involve the same vehicles stopping off between their original beginnings and their final destinations, and therefore do not add new vehicles to the road network—the vehicles were already there on their way to their final destinations.

These different types of trips result in different types of 'trip ends'. On a home-to-daycare-to-work trip, for instance, there are two primary trip ends (home and work) and two pass-by or diverted trip ends: arriving at the daycare center and leaving from there to drive to work, for instance. The net impact on the road network, however, is created by the one vehicle and its two primary trip ends.

Impact fee calculations take note of these pass-by and diverted trip ends as not adding to the overall traffic on the road network, and deletes them from the total trip ends reported in ITE's *Trip Generation* manual. While the table above uses overall average percentages of primary trip ends derived from ITE for broad land use categories, the actual percentage for each land use listed on the impact fee schedule for roads is applied to the total trip ends to determine the primary trip ends attributed to that land use.

Although both summary tables above reflect about the same percentage of 2040 traffic that will be generated by new growth, the increase in primary trip ends from the second table will play an important role in calculating the per-trip road impact fee.

■ Residential Trip Generation

Average trip generation rates published by the Institute of Transportation Engineers (ITE) differentiate between ‘single-family detached housing’ and ‘apartments’. The closest correlations with the US Census definitions are ‘single-family units’ and ‘multi-family units’, which are shown on the following table.

Residential Units by Type: 2017 and 2040

	2015*	Percent**	Total in 2017***	Increase 2017-2040	Total in 2040
Single-Family Units	9,837	93.3%	10,510	10,003	20,513
Multi-Family Units	704	6.7%	752	716	1,468
Total	10,541	100.0%	11,262	10,719	21,981

* Based on American Community Survey report (Census Bureau).


** Percent of 2015 total housing units.

*** See Forecasts chapter for housing unit projections.

The 2015 breakdown of housing units by type on the table above are taken from the most recent American Community Survey for Dawson County (published by the Census Bureau). The 2015 percentage by housing type (single-family and multi-family) is calculated, and applied to the total number of housing units projected in 2017 (taken from the Future Growth Appendix of this report). It is assumed that these percentages will persist into the future, producing a breakdown of the projected 10,719 new housing units forecast for the 2017-2040 period.

The next table, below, calculates the amount of traffic that is generated by the county’s housing stock today, and the amount that will be generated in 2040.

Residential Trip Generation: 2017-2040 New Growth Increase

	ADT* Trip Ends	2017 Units	2017 ADT Trip Ends	2040 Units	2040 ADT Trip Ends	Increase 2017-2040	Percent New Growth Trip Ends
Single-Family Units	9.52	10,510	100,055	20,513	195,284	95,229	
Multi-Family Units	6.65	752	5,001	1,468	9,762	4,761	
Total		11,262	105,056	21,981	205,046	99,990	48.8%

* Average Daily Traffic (trip ends) on a weekday; Institute of Transportation Engineers *Trip Generation*, 9th Edition. Total includes trips to/from work.

The calculations are made on the basis of ‘average daily traffic’ on a normal weekday, using average trip generation rates derived through multiple traffic studies (350 for single-family and 86 for apartments) and published by ITE. The rates are expressed for ‘trip ends’—that is, traffic both leaving and coming to a housing unit.

Comparing traffic in 2017 to 2040, the future increase in trip ends can be calculated, which will represent 48.8% of all residential trip ends generated in the county.

It should be noted that the traffic generated includes trips to and from work and, more particularly, residents who work at a business within the county.

■ Nonresidential Trip Generation

Calculating traffic generated by businesses located in Dawson County is more problematical than residential trips because there is no breakdown of types of businesses in the county that is readily available. In addition, while employment forecasts have been made in terms of the number of jobs, there is no data available for floor areas, much less by detailed type of use.

The alternate is to view nonresidential traffic generation on a broad 'average' basis. For this, there is data available from ITE for a number of individual uses relating to the total number of trips generated per employee. These trips, of course, include not only trips taken by the employees (to/from work, lunch, etc.) but also customers and others that are attracted to the use, serve it or are served by it in some way.

The Average Daily Traffic (ADT) numbers on the following table, therefore, are calculated by dividing all trips to a use—employees, customers, deliveries to or from, etc.—by the number of employees alone. Since there is more data available for the average number of employees per 1,000 square feet of floor area, it enables a determination of the average total trips generated by the use by the same floor area (and thus the number per '1' square foot of floor area for impact fee calculations).

The table on the following page shows the 'trips per employee' per 1,000 square feet of floor area for those uses for which impact fees are commonly collected and for which the data is available.

Overall, the average trip generation rate of all uses shown on the following table is 10.21 trips per employee for 'industrial' uses and 25.31 for all 'commercial' uses. The 'industrial' category includes such uses as manufacturing and assembly, storage and transportation of goods; the 'commercial' category includes all sales and service uses such as stores, offices, motels, banks, amusements and private institutions). The last column shows the average rate for all 'commercial' uses listed, as opposed to the 'industrial' uses shown in the column on its left.

Although the 'overall' averages are useful for projecting total traffic generation, impact fees for particular uses will reflect the actual average trip generation rate for the specific use.

Appendix: Trip Generation

ITE Trips-per-Employee Data

			<u>ADT</u>		<u>Average</u>	<u>Average</u>
	<u>ITE</u>	<u>LAND USE</u>	<u>Trip Ends</u>		<u>by</u>	<u>All</u>
	<u>CODE</u>		<u>per Employee</u>		<u>Category</u>	<u>Commercial</u>
<i>Port and Terminal (000-099)</i>	30	Intermodal Truck Terminal	6.99	}	10.21	} 25.31
<i>Industrial (100-199)</i>	110	General Light Industrial	3.02			
	120	General Heavy Industrial	0.82			
	140	Manufacturing	2.13			
	150	Warehousing	3.89			
	151	Mini-Warehouse	32.47			
	152	High-Cube Warehouse	22.13			
<i>Lodging (300-399)</i>	310	Hotel or Conference Motel	14.34	}	13.58	
	320	Motel	12.81			
<i>Recreational (400-499)</i>	430	Golf Course	20.52	}	34.79	
	443	Movie Theater	53.12			
	460	Arena	10.00			
	480	Amusement Park	8.33			
	490	Tennis Courts	66.67			
	491	Racquet/Tennis Club	45.71			
	492	Health/Fitness Center	46.71			
<i>Institutional (500-599)</i>	495	Recreational Community Center	27.25	}	29.58	
	520	Private Elementary School	15.71			
	530	Private High School	19.74			
	560	Church/Place of Worship	26.24			
	565	Day Care Center	28.13			
<i>Medical (600-699)</i>	566	Cemetery	58.09	}	5.26	
	610	Hospital	4.50			
	620	Nursing Home	3.26			
<i>Office (700-799)</i>	630	Clinic	8.01	}	4.18	
	710	General Office Building	3.32			
	714	Corporate Headquarters Building	2.33			
	715	Single-Tenant Office Building	3.70			
	720	Medical-Dental Office Building	8.91			
	760	Research and Development Center	2.77			
<i>Retail (800-899)</i>	770	Business Park	4.04	}	32.86	
	812	Building Materials and Lumber Store	32.12			
	814	Variety Store	66.70			
	815	Free-Standing Discount Store	28.84			
	816	Hardware/Paint Store	53.21			
	817	Nursery (Garden Center)	21.83			
	818	Nursery (Wholesale)	23.40			
	826	Specialty Retail Center	22.36			
	841	Automobile Sales	21.14			
	850	Supermarket	87.82			
	854	Discount Supermarket	40.36			
	860	Wholesale Market	8.21			
	861	Discount Club	32.21			
875	Department Store	11.56				
<i>Services (900-999)</i>	890	Furniture Store	12.19	}	30.94	
	912	Drive-in Bank	30.94			

Source: *Trip Generation*, 9th Edition, Institute of Transportation Engineers, where survey results given for key land uses.

We know from the 2010 Census how many people worked in Dawson County based on commuting patterns. The next table provides a breakdown between commercial and industrial employment in the county and calculates trip ends generated by each.

Tax base valuations give us some clue as to the breakdown. When the County's 'industrial' and 'utility' tax valuations are combined, the figures suggest that a little over 88% of all uses are 'commercial' in nature, while almost 12% are industrial. These percentages, applied to total employment in the county, give us the estimated number of employees in 2010 in each category.

Nonresidential Trip Generation: 2010 Census


	Tax Base		Percent of Total	2010 Employees	Average ADT	Total Nonres Trip Ends	
Commercial	\$ 235,135,994	}	\$ 235,135,994	88.4%	7,049	25.31	178,410
Industrial	\$ 6,269,281		\$ 30,892,635	11.6%	1,581	10.21	16,138
Utility	\$ 24,623,354						
Total Nonresidential	\$ 266,028,629		\$ 266,028,629		7,583		194,548
				Internal Commutes*	3,644	times 2 =	(7,288)
						Net Nonres Trips	187,260

* Residents who work in Dawson County. These trips are included in residential trip generation rate.

The table calculates the total number of trips using the average rates for commercial and industrial from the ITE Trips-per-Employee Data table on the previous page. From the total of all nonresidential trips is deducted the number of trips to/from work generated by county residents, since these trips have already been calculated as part of the residential trip generation rates (i.e., county residents driving to/from work at county establishments).

Lastly, the following table calculates the total number of trip ends that will be generated by new nonresidential growth in future traffic on Dawson County's roads.

Nonresidential Trip Generation: 2017-2040 New Growth Increase

	2017 Employees	2017 Trip Ends	2040 Employees	2040 Trip Ends	2017-2040 Increase	Percent New Growth Trip Ends
Commercial	9,095	230,195	15,521	392,837	162,642	
Industrial+Utility	1,195	12,198	2,039	20,813	8,615	
Total	10,290	242,393	17,560	413,650	171,257	
Less: Internal Commutes at	3.75%	(9,080)		(15,496)	(6,416)	
Net Nonres Trip Ends		233,313		398,154	164,841	

The preceding table shows the number of trip ends currently generated by Dawson County businesses based on 2017 employment. The trip ends by use are distributed using the same percentages calculated on the previous table. The same calculations are made for the year 2040 based on projected employment in the county, and the difference between 2017 and 2040 represents trip ends generated by future growth and development. This totals 41.4% of all nonresidential 2040 trip ends.

The results of the residential and nonresidential trip generation analyses are combined on the Summary table at the beginning of this Appendix Section for an overall calculation of new growth's share of future traffic generated by Dawson County residents and businesses. From these figures, pass-by and diverted trip ends are then deleted to determine primary trip ends, which more closely relates to vehicles on the road and thus contribute to traffic congestion.

■ Terminology

This Methodology uses the term 'average daily traffic' (ADT) for a weekday, which is defined by ITE as the 'average weekday vehicle trip ends', which are "the average 24-hour total of all vehicle trips counted from a study site from Monday through Friday."

Additionally, ITE defines a 'trip or trip end' as "a single or one-direction vehicle movement with either the origin or the destination (exiting or entering) inside a study site. For trip generation purposes, the total trip ends for a land use over a given period of time are the total of all trips entering plus all trips exiting a site during a designated time period".

Lastly, ITE defines 'average trip rate' as "the weighted average of the number of vehicle trips or trip ends per unit of independent variable (for example, trip ends per occupied dwelling unit or employee) using a site's driveway(s). The weighted average rate is calculated by dividing the sum of all independent variable units where paired data is available. The weighted average rate is used rather than the average of the individual rates because of the variance within each data set or generating unit. Data sets with a large variance will over-influence the average rate if they are not weighted.



DAWSON COUNTY ANNOUNCEMENT AND ADVERTISEMENT REQUEST

Submitting Department:	Planning & Development	Department contact name:	Jason Streetman
Submittal Date:	03-07-18	Run Dates:	03/14/18 & 03/21/2018
AD Description :	Notice of Public Hearing for CIE Transmittal	Section of Paper:	Public Notice
Name of Paper:	Dawson County News	Do you want your ad online:	As Available

Notice of Public Hearing

Notice is hereby given that a public hearing shall be held at the Dawson County Government Center, 25 Justice Way, Assembly Room 2302, Dawsonville, GA, on Thursday, April 5, 2018, at 6:00 p.m. before the Dawson County Board of Commissioners to consider a resolution transmitting a draft Capital Improvements Element relating to the County's consideration of an impact fee program, to the Georgia Mountains Regional Commission for regional and State review pursuant to the Georgia Planning Act of 1989. Said public hearing will be held in accordance with Section (10)(a)1 of Chapter 110-12-2-.04 of the State's Development Impact Fee Compliance Requirements. Any persons wishing to be heard on the draft Capital Improvements Element amendment are invited to attend.

O.C.G.A. § #

Department Head Approval:

Backup material for agenda item:

2. Presentation of Application for Parade & Assembly - *Sheriff's Office Ride for Relay* - Jason Streetman, Planning & Development Director



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Planning & Development

Work Session: 3/22/18

Prepared By: Niki M. McCall

Voting Session: 4/5/18

Presenter: Jason Streetman

Public Hearing: Yes No

Agenda Item Title: Parade & Assembly – Sheriff’s Office Ride for Relay

Background Information:

This would be the first; therefore, there is no background for this event.

Current Information:

The Dawson County Sheriff’s Office has made a request to allow for its first Sheriff’s Office Ride for Relay event for Relay for Life, to be held on Saturday, April 14, 2018, from 9 a.m.-noon, with a 51-mile motorcycle ride starting and ending at Dawsonville City Hall.

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: 3/15/18

County Manager Authorization: DH

Date: 3/15/2018

County Attorney Authorization: _____

Date: _____

Comments/Attachments:



Planning and Development

25 Justice Way Suite 2322
Dawsonville, GA 30534-3450

Phone: (706)344-3604 Fax: (706)344-3652

Parade/Assembly Permit

Permit Status: Active
Permit Number: PAR-3-18-11838

Issue Date: 4/14/2018

Expires: 04/14/2018

Issued By: Niki McCall

Owner's Name: Greg Rowan

Phone: _____

Permit Type: Parade/Assembly

Parcel #: D04 020 001

Work Classification: New

Zoning: City

Job Address: 415 Highway 53 East
Dawsonville, GA 30534-

Subdivision: _____

Lot: _____

Contractor(s)	Phone	Primary Contractor
Greg Rowan		Yes
Address: P.O. Box 571 , Dawsonville GA 30534-		

Total Square Feet: 0

Total Valuation: 0

1st Annual Sheriff's Office Ride for Relay

Directions:

Fees Due	Amount
Parade Fee	\$0.00
Total:	\$0.00

Invoice Number	Amt Due	Amt Paid
PAR-3-18-36390	\$0.00	
Total:		

NOTICE: In addition to the requirements of this permit, there may be additional restrictions applicable to this property that may be found in the public records of this county.

Building Department File Copy

AND THERE MAY BE ADDITIONAL PERMITS REQUIRED FROM OTHER GOVERNMENTAL ENTITIES SUCH AS WATER MANAGEMENT DISTRICTS, STATE AGENCIES, OR FEDERAL AGENCIES.



**Dawson County
Planning & Development**
25 Justice Way, Suite 2322
Dawsonville, GA 30534
(706) 344-3500

**Permit for
Parades, Public Assemblies,
Demonstrations, and Rallies
In Public Places**

Date Received: 3-14-18

Applicant answers all questions on pages 1-4; attach separate sheet(s) if necessary.

Application must be received a minimum of 30 days prior to event and must be complete and legible.

PARADE RALLY PUBLIC DEMONSTRATION PUBLIC ASSEMBLY ROAD CLOSING OTHER

- Name of Event: 1st Annual Sheriff's Office Ride or Relay
 - Location of Event: Route Through Dawson County TMP # _____
 - Date(s) of Event: Saturday April 14, 2018
- Time of Event: Start: 9:00 a.m. / p.m. End: 12:00 a.m. / p.m.

4. Provide information listed below for the **main contact person** responsible for the organization of this event:

Name: <u>Greg Rowan</u>	Title: <u>Chief Deputy</u>
Organization: <u>Dawson County Sheriff's Office</u>	Telephone #: <u>706-344-3535</u>
Email Address: <u>rowan@dawsoncountysheriff.org</u>	Cell Phone #: <u>706-974-4514</u>
Address: <u>19 Tucker Avenue</u> City: <u>Dawsonville</u> State: <u>GA</u> Zip Code: <u>30534</u>	

5. Provide information listed below for any **key personnel involved in coordinating this event**. Also, provide information listed below on each officer of the club, organization, corporation or partnership requesting this event. Attach a separate sheet if necessary.

Name: <u>Jeff Johnson</u>	Title: <u>Sheriff</u>
Organization: <u>Dawson County Sheriff's Office</u>	Telephone #: <u>706-344-3535</u>
Address: <u>19 Tucker Avenue</u> City: <u>Dawsonville</u> State: <u>GA</u> Zip Code: <u>30534</u>	

Name:	Title:
Organization:	Telephone #:
Address: City: State: Zip Code:	

Name:	Title:
Organization:	Telephone #:
Address: City: State: Zip Code:	

Name:	Title:
Organization:	Telephone #:
Address: City: State: Zip Code:	

- 6. Expected number of participants: 50
- 7. Physical description of materials to be distributed: None
- 8. How do participants expect to interact with public? N/A
- 9. Route of event: (attach a detailed map of the route) see attached

9.a. Number and type of units in parade: 50

9.b. Size of the parade: _____

10. Will any part of this Event take place **within** the City Limits of Dawsonville? Yes
 If YES, do you have a permit for the event from the City? _____ Date Issued: Pending * Attach Copy

11. Do you anticipate any unusual problems concerning either police protection or traffic congestion as a consequence of the event? _____ Yes No If YES, please explain in detail: _____

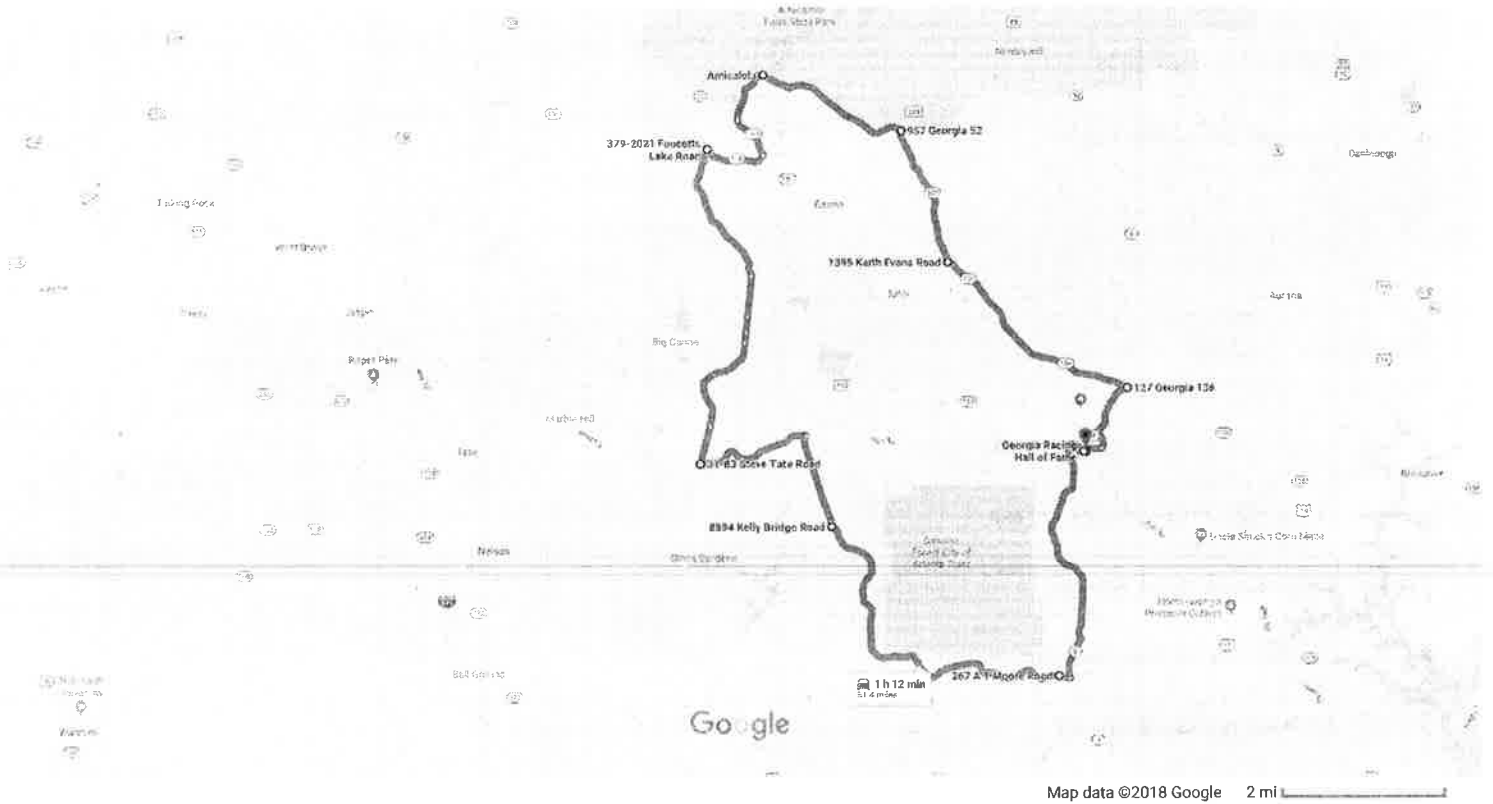
12. List all prior parades or public assemblies, demonstrations or rallies in a public place within Dawson County for which you obtained a permit: (Also include dates – attach separate sheet, if necessary). None

Details: Please outline what your event will involve: (number of people / life safety issues / vendors / cooking / tents / rides / handicap parking / egress) – attach separate sheet if necessary.

This event is a fund raising motorcycle ride to benefit Relay for Life. The starting/ending point is at City Hall in Dawsonville. The ride will be escorted by a deputy. All intersections encountered will be controlled by a deputy for minimal closure times.
004-020-001

Route or Lay Out: (attach a detailed site plan)

see attached



Georgia Racing Hall of Fame

415 Hwy 53 Dawsonville, GA 30554

- ↑ 1. Head north on Hwy 53 W toward Allen St 0.2 mi
- ↶ 2. Turn left onto Academy Ave 0.2 mi
- ↶ 3. Turn left onto E 1st St 413 ft
- ↶ 4. Turn left at the 1st cross street onto GA-9 S 6.5 mi
- ↷ 5. Turn right onto A T Moore Rd 0.3 mi

12 min (7.1 mi)

267 A T Moore Rd

Dawsonville, GA 30534

- ↑ 6. Head west on A T Moore Rd toward Evans Trail 0.5 mi
- ↑ 7. Continue onto Kelly Bridge Rd 8.8 mi
- ↶ 8. Turn left onto Cowart Rd 16 ft
- 📍 Destination will be on the right

13 min (8.5 mi)

8894 Kelly Bridge Rd

Dawsonville, GA 30534

- ↑ 9. Head north on Cowart Rd toward Kelly Bridge Rd 2.4 mi
- ↶ 10. Turn left onto Hwy 53 W 3.0 mi
- ↷ 11. Turn right onto Steve Tate Rd 328 ft
📍 Destination will be on the left

7 min (5.5 mi)

31-83 Steve Tate Rd

Marble Hill, GA 30143

- ↑ 12. Head north on Steve Tate Rd toward Foothills Pkwy 0.9 mi
- 📍 13. At the traffic circle, take the 1st exit 265 ft
- ↑ 14. Continue onto Steve Tate Rd 2.7 mi
- ↑ 15. Continue onto N Gate Station Dr 0.3 mi
- ↑ 16. Continue onto Steve Tate Rd 0.4 mi
- ↑ 17. Continue onto Tate Hwy 1.0 mi
- ↑ 18. Continue onto Steve Tate Rd 3.8 mi
- ↑ 19. Continue onto Faucetts Lk Rd 79 ft
📍 Destination will be on the right

13 min (9.2 mi)

379-2021 Faucetts Lk Rd

Dawsonville, GA 30534

- ↑ 20. Head south on Faucetts Lk Rd toward GA-136 W 79 ft
- ↶ 21. Turn left onto GA-136 E 1.5 mi
- ↶ 22. Turn left onto GA-183 1.3 mi
- ↷ 23. Slight right toward GA-52 E 322 ft
- 🚶 24. Merge onto GA-52 E 1.4 mi

6 min (4.2 mi)

Amicalola

Georgia 30534

- ↑ 25. Head southeast on GA-52 E toward Amicalola Falls State Park Rd
 ⓘ Destination will be on the right

4.0 mi

5 min (4.2 mi)

957 GA-52

Dawsonville, GA 30534

- ↑ 26. Head southeast on GA-52 E toward Wesley Chapel Rd

36 ft

- ↘ 27. Turn right at the 1st cross street onto State Rte 342

3.6 mi

- ↑ 28. Continue onto Keith Evans Rd
 ⓘ Destination will be on the right

135 ft

5 min (3.6 mi)

1395 Keith Evans Rd

Dawsonville, GA 30534

- ↑ 29. Head north on Keith Evans Rd toward GA-136 W

135 ft

- ↘ 30. Turn right onto GA-136 E

5.8 mi

7 min (5.8 mi)

127 GA-136

Dawsonville, GA 30534

- ↑ 31. Head east on Georgia 9 N toward Georgia 9 N

262 ft

- ↘ 32. Turn right toward GA-136 W

115 ft

- ↘ 33. Turn right onto GA-136 W

246 ft

- ↙ 34. Slight left onto GA-9 S

1.4 mi

- ↙ 35. Turn left onto Perimeter Rd

0.5 mi

- ↘ 36. Turn right onto Allen St

0.4 mi

- ↙ 37. Turn left

361 ft

5 min (3.5 mi)

82-104 Allen St

Dawsonville, GA 30534

These directions are for planning purposes only. You may find that construction projects, weather, or other events may cause conditions to differ from the map results, and you should plan your route accordingly. You must obey all signs or notices regarding your route.



What participation, if any, do you expect from Dawson County Emergency Services? None

What participation, if any, do you expect from the Dawson County Sheriff Department? Provide lead escort. Traffic control at intersections along route.

Insurance Requirements:

In compliance with Ordinance Section VII (C), an applicant for a permit shall obtain liability insurance from an insurer licensed in the State of Georgia for the parade, public assembly, demonstration or rally in a public place, if one or more of the following criteria exists:

- 1. The use, participation, exhibition, or showing of live animals;
- 2. The use, participation, exhibition, or showing of automobiles of any size or description, motorcycles, tractors, bicycles, or similar conveyances;
- 3. The use of a stage, platform, bleachers, or grandstands that will be erected for the event;
- 4. The use of inflatable apparatus used for jumping, bouncing, or similar activities;
- 5. The use of roller coasters, bungee jumping, or similar activities; or
- 6. Vendors or concessions.

Does your parade, non-spontaneous private assembly, demonstration, or rally in a public place meet any of the criteria above? Yes No If yes, which one(s)? Participation of motorcycles.

Any applicant required to provide insurance shall provide Dawson County with a copy of the Certificate of Insurance from an insurer authorized and **licensed by the State of Georgia**. Dawson County shall be added as an additional named insured for the event on the Certificate of Insurance by the carrier. The minimum policy limits shall be **\$1,000,000.00 per incident** and **\$2,000,000.00 aggregate** for the entire event. All costs for insurance and naming Dawson County as an additional named insured shall be borne solely by the applicant. Such insurance shall protect Dawson County from any and all claims for damages to property and/or bodily injury or death.

Is the Certificate of Liability Insurance attached? Yes No Not applicable to this event

Additional information/comments about liability insurance: _____

Additional information/comments about this application: _____

**APPLICANT'S SIGNATURE FOR THE PERMIT APPLICATION; RELEASE & WAIVER OF LIABILITY;
AND AGREEMENT FOR FINANCIAL RESPONSIBILITY.**

APPLICATION:

OATH: I hereby swear and affirm that the information provided with this application for parade, public assembly, demonstration, or rally is true and correct to the best of my knowledge. In addition, I agree to abide by all regulations of the ordinance and to advise all participants of the conditions of the permit.

RELEASE & WAIVER OF LIABILITY:

The permit holder shall indemnify and hold Dawson County harmless from any claim, demand, or cause of action that may arise from activities associated with the event. I acknowledge that I understand this Release, and I hereby agree for myself and on behalf of the Applicant to indemnify and hold harmless Dawson County, Georgia and its agents, officers, and employees, individually and jointly, from and against any claim for injury (including, but not limited to, personal injury and property damage), loss, inconvenience, or damage suffered or sustained by any individual, including but not limited to, business owners, patrons, participants of the parade, public assembly, demonstration, or rally, and spectators participating in and/or occurring during the event, unless the claim for injury is caused by intentional misconduct of an individual, agent, officer, or employee of Dawson County.

AGREEMENT FOR FINANCIAL RESPONSIBILITY:

The undersigned agrees to be solely responsible for cleaning affected areas littered during the activity, providing sufficient parking and storage areas for motor vehicles, providing temporary toilet facilities, and providing other similar special and extraordinary items deemed necessary for the permitted activity by Dawson County to keep the area of the event safe and sanitary. However, Dawson County shall not require individuals, organizations, or groups of persons to provide personnel for normal governmental functions such as traffic control, police protection, or other activities or expenses associated with the maintenance of public order. If additional requirements are placed upon an applicant and if such requirements are not met, then Dawson County may revoke the issued permit and/or deny any subsequent permit requested by the applicant. Dawson County shall be entitled to recover from the applicant any sum expended by Dawson County for extraordinary expenses not provided by the applicant. The additional expense may include, but not be limited to, Dawson County utilizing off-duty personnel or providing equipment or resources from other areas of the county to supplement equipment or resources already present.

Greg Rowan

Applicant's Printed Name

[Signature]

Applicant's Signature

Sworn to and subscribed before me
this 13 day of March 2018.

Ann S. Martin

Notary Public, State of Georgia

My Commission Expires: 01/19/2021

Anne Spivey Martin
Notary Public
Dawson County, Georgia
My Comm. Expires
01/19/2021

Note to Applicant: Once your permit is processed, Planning & Development will notify you of the meeting dates for the Board of Commissioner's work session and voting session. You are required to attend both meetings.



**Dawson County
 Planning & Development**
 25 Justice Way, Suite 2322
 (706) 344-3500

**Permit for
 Parades, Public Assemblies,
 Demonstrations, and Rallies
 In Public Places**
(EMERGENCY SERVICES)

EMERGENCY SERVICES: Please complete this sheet and return it to Dawson County Planning and Development. (Please attach additional sheet, if necessary.)

Name of Event: _____ Date(s) of Event: _____

Any anticipated problems with proposed route? _____

Any anticipated problems with the designated location for participants to assemble? _____

How many personnel will be required for this event? _____

Estimated cost for personnel: _____

Number and type of vehicles required: _____

Type of procedures or equipment needed for the health and safety needs of the participants and the viewing public: _____

Estimated cost for equipment: _____

Additional comments/concerns: _____

Emergency Services: APPROVED: YES NO (Please also sign off on page 8 of application.)

By: _____ **Date:** _____



**Dawson County
Planning & Development**
25 Justice Way, Suite 2322
Dawsonville, GA 30534
(706) 344-3500

**Permit for
Parades, Public Assemblies,
Demonstrations, and Rallies
In Public Places**
(SHERIFF DEPARTMENT)

SHERIFF DEPARTMENT: Please complete this sheet and return it to Dawson County Planning and Development. (Please attach additional sheet, if necessary.)

Name of Event: 1st Annual Sheriff's Office Ride to Red Date(s) of Event: April 14, 2018

Any anticipated problems with proposed route? None

Any anticipated problems with the designated location for participants to assemble? None

How many officers will be required for this event? 5

Estimated cost for officers: _____

Number of vehicles required: 5

Type of procedures and equipment needed for the health and safety needs of the participants and the viewing public: _____

Estimated cost for equipment: _____

Additional comments/concerns/recommendations: _____

Sheriff Department: APPROVED: YES NO (Please also sign off on page 8 of application.)

By: [Signature] Date: 3-12-18



**Dawson County
 Planning & Development**
 25 Justice Way, Suite 2322
 Dawsonville, GA 30534
 (706) 344-3500

**Permit for
 Parades, Public Assemblies,
 Demonstrations, and Rallies
 In Public Places**
*(Marshal / Public Works / Environmental
 Health / Parks & Recreation)*

**PLEASE PROVIDE COMMENTS AND APPROVALS BELOW (Attach additional sheet if necessary)
 (Please also sign off on page 8 of the application.)**

MARSHAL: _____

APPROVED: YES NO By: _____ Date: _____

PUBLIC WORKS: _____

APPROVED: YES NO By: _____ Date: _____

ENVIRONMENTAL HEALTH: _____

APPROVED: YES NO By: _____ Date: _____

PARKS & RECREATION: _____

APPROVED: YES NO By: _____ Date: _____



**Dawson County
Planning & Development**
25 Justice Way, Suite 2322
Dawsonville, GA 30534
(706) 344-3500

**Permit for
Parades, Public Assemblies,
Demonstrations, and Rallies
In Public Places**
(APPROVALS)

Office Use Only:

If applicable to the event, the following departments have reviewed and approved this event:

Department	Printed Name	Signature for Approval	Date
Sheriff Dept.			
Emergency Services			
Marshal's Office			
Public Works Dept.			
Environmental Health			
Parks and Recreation			
State Park Office			
Georgia Dept. of Transportation			

Dawson County Board of Commissioners:

Work Session Date: 3-22-18

Voting Session Date: 4-5-18

Approved:

Attest:

Billy Thurmond, Chairman
Dawson County Board of Commissioners

~~Danielle Yarbrough, County Clerk~~
Kristen Cloud

cc: (as applicable)

Applicant
County Attorney
Sheriff Dept.
Emergency Services

Marshal Dept.
Environmental Health
Public Works
Parks and Recreation

GA DOT (Brent Cook)
GA State Parks

PERMIT # _____

DATE ISSUED: _____

Backup material for agenda item:

3. Presentation of Request for Additional School Resource Officers- Sheriff Jeff Johnson



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Sheriff's Office

Work Session: March 22, 2018

Prepared By: Sheriff Jeff Johnson

Voting Session: April 5, 2018

Presenter: Sheriff Jeff Johnson

Public Hearing: Yes No

Agenda Item Title: Request for Additional School Resource Officers

Background Information:

Due to the ever increasing instances of school related violence and the need to better protect and secure our community's children / schools, additional School Resource Officers are being requested.

In order to better utilize our current staff, funds are being sought in order to provide off-duty payment to cover the costs associated with traffic direction responsibilities. Currently, the SROs must vacate their primary duties of securing our schools to handle traffic direction and control. Current staffing levels do not allow for this function to be handled by the Patrol Component.

Current Information:

School Superintendent Dr. Damon Gibbs has indicated that the BOE will support 2 additional SRO positions as well as share the cost of traffic control.

It is our assertion that 3 positions are needed to allow for each school to have an assigned SRO as well as provide a level of relief for officer's absences due to illness, family emergencies, court subpoena, etc.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Approval

Department Head Authorization: Jeff Johnson

Date: March 13, 2018

Finance Dept. Authorization: Vickie Neikirk

Date: 3/14/18

County Manager Authorization: DH

Date: 3/14/2018

County Attorney Authorization:

Date:

Comments/Attachments:

Backup material for agenda item:

4. Presentation of Request to Upgrade Part-Time Magistrate Court Clerk Position to Full-Time Position- Lisa Poss-Thurmond, Chief Magistrate Judge



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Magistrate Court

Work Session: 3/22/18

Prepared By: Lisa Poss-Thurmond

Voting Session: 4/5/18

Presenter: Lisa Poss-Thurmond

Public Hearing: Yes _____ No X

Agenda Item Title: Part-time to Full-time employee

Background Information:

This position is a part-time position, which is 29 hours per week. The 2018 budget has 21,963.70 for this position, which includes taxes.

Current Information:

The Court is requesting that this position be upgraded to full-time position in 2018. This was requested in the 2018 budget, which was not approved. It is becoming very difficult for the court to operate with two full-time clerks. Magistrate clerks are being approached by other county departments that offer additional salary for the same type position. We have a clerk that is transferring to the District Attorney's Office effective March 16th and was given a 5,000 increase. Upgrading this position will ensure that the court has the necessary employees for the Court to operate.

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

Please see attached spreadsheet for financial numbers.

Recommendation/Motion: _____

Department Head Authorization: Lisa A. Poss-Thurmond

Date: 3/6/18

Finance Dept. Authorization: Nikki Naylor

Date: 3/14/18

County Manager Authorization: David Dingley

Date: 3/14/18

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Annual

	Current PT Position	Proposed FT Position	
Salary	20,402.95	28,142.40	
FICA/Medicare	1,560.83	2,152.89	
Retirement	-	1,125.70 *	
Health	-	18,200.00 *	
Flex Spending Card	-	54.00 *	
Life Insurance	-	113.00	
	\$ 21,963.78	\$ 49,787.99	\$ 27,824.21 Annual Difference Requested

2018

	Proposed FT Position	
Salary	19,483.20	
FICA/Medicare	1,490.46	
Retirement	779.33 *	
Health	8,015.73 *	\$5,634.27 previous employee coverage (remaining 9 months)
Flex Spending Card	40.50 *	
Life Insurance	84.75	
	\$ 29,893.97	\$ 7,930.20 2018 Difference Requested (based on 18 pay periods)

**Proposed amounts are based on 4% County match to retirement and electing Flex Spending and family health coverage*

Current Position Control	\$ 275,196.26
2018 Budget	\$ 275,197.00

Backup material for agenda item:

5. Presentation of Salary Increase Request for Magistrate Court Clerks Earning Georgia Information Crime Center Certification- Lisa Poss-Thurmond, Chief Magistrate Judge



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Magistrate Court

Work Session: 3/22/18

Prepared By: Lisa Poss-Thurmond

Voting Session: 4/5/18

Presenter: Lisa Poss-Thurmond

Public Hearing: Yes _____ No X

Agenda Item Title: Salary Increase for GCIC certification

Background Information:

Magistrate Court received Georgia Information Crime Center (GCIC) certification in 2017. Krystal Kiker, Chief Clerk became our Terminal Agency Coordinator (TAC). There is only one other TAC in Dawson County. Rachel Janes is currently taking the course to get a GCIC Certified Terminal Operator. This certification is additional to the salary for which they were hired. This also helps to ensure stability in the Magistrate employees. Employees with the GCIC certification are very appealing to other court offices. The court has an employee transferring to the District Attorney's Office on March 16th. This employee was GCIC certified.

The Court is requesting a salary increase of 3000.00 for Krystal Kiker and a 2000.00 increase for Rachel Janes once she receives her certification.

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

Requesting:

Krystal Kiker – 3000.00 increase, FICA/Medicare 229.50 - Total: 3229.50

Rachel Janes – 2000.00 increase, FICA/Medicare 153.00 - Total: 2153.00

Total Request: 5,382.50

Recommendation/Motion: _____

Department Head Authorization: *Lisa A. Poss-Thurmond*

Date: 3/6/18

Finance Dept. Authorization: *Victoria Neubert*

Date: 3/14/18

County Manager Authorization: *Don S. Denny*

Date: 3/14/18

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Backup material for agenda item:

6. Presentation of IFB #308-18- Emergency Medical Supplies for Emergency Services- Fire Chief Lanier Swafford / Purchasing Manager Melissa Hawk



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Emergency Medical Services

Work Session: 03/22/2018

Prepared By: Melissa Hawk

Voting Session: 04/05/2018

Presenter: Lanier Swafford/Melissa Hawk

Public Hearing: Yes No

Agenda Item Title: IFB #308-18 EMS Medical Supplies Presentation

Background Information:

Previous contract with Bound Tree Medical for procuring medical supplies expired on December 31, 2017. In following the Dawson County Purchasing Policy Ordinance, an IFB was released on January 11, 2017, to obtain pricing on 236 items frequently utilized by EMS. 7 offers were received. County entered into an extension on current contract through April 30, 2018, prior to contract expiration.

Current Information:

After careful evaluation of the bids submitted, to include testing samples from the lowest bidder, results geared EMS staff to request to award a contract to National Medical and Bound Tree Medical.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
100	3630	531100	\$57,000	\$44,457		

Recommendation/Motion: To award #308-18 IFB Emergency Medical Supplies to National Medical & EMS Products for 208 items with the lowest combined pricing and Bound Tree Medical for the 28 items without an offer from National Medical, with the lowest combined pricing and approve the contracts as submitted for one (1) year term with two (2) renewal options.

Department Head Authorization: Lanier Swafford

Date: 03/01/2018

Finance Dept. Authorization: Vickie Neikirk

Date: 3/14/18

County Manager Authorization: DH

Date: 3/14/2018

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Presentation

Emergency Services Medical Supplies Bid #308-18

WORK SESSION MARCH 22, 2018



Background

- ▶ Standard contract for services
 - ▶ Exhausted all renewals
 - ▶ Current contract expired December 31, 2017
 - ▶ Extension until April 30, 2018 to allow for thorough evaluation of responses
 - ▶ Items are purchased on an as-needed basis
 - ▶ No maximum or minimum dollar amount guarantee
- ▶ Annual contract amount:
 - ▶ 2015 - \$27,749.00 2016 - \$36,343.00 2017 - \$42,075.00

Acquisition Strategy & Methodology

- ▶ Advertised in Legal Organ
- ▶ Posted on County Website
- ▶ Posted on GLGA Marketplace
- ▶ Posted on Georgia Procurement Registry
- ▶ Emailed notification through vendor registry
- ▶ Notification through County's Facebook and Twitter accounts
- ▶ Notification through Chamber of Commerce
- ▶ Notified previous bidders
- ▶ 7 bids received

IFB Details

- ▶ 236 items included in the IFB document
 - ▶ Some of these items were Saline, catheters, air way kits, gloves, electrodes, cervical collars, disposal blankets, sharps boxes, hot/cold packs, etc.
- ▶ Pricing received per 1 count for each item due to different vendors packaging varying quantities
- ▶ On-line, email or telephone ordering capability required
- ▶ Delivery fees varied between Bidders, most were submitted as no charge
- ▶ Delivery times ranged between 2 – 5 days
- ▶ Discounts on non-contract items ranged between 10% - 40%

Evaluation Committee

- ▶ Assistant Fire Chief, Danny Speaks
- ▶ Quartermaster Bill Tanner

- ▶ Director Lanier Swafford made final decision

Number of Low Bid Items Per Response

NASHVILLE MEDICAL & EMS PRODUCTS, INC DBA NASHVILLE EMS	MIDWEST MEDICAL SUPPLY CO, LLC	BOUNDTREE MEDICAL	MOORE MEDICAL
107	48	56	28

Boundtree Medical was the only bidder to offer pricing on all line items. Nashville Medical, however, submitted the lowest pricing on 107 out of 236 items and offered the highest percentage discount for non-contracted items.

Pricing and Discount on Non-Contract Items Comparison



NATIONAL MEDICAL SUPPLIES		NASHVILLE MEDICAL & EMS PRODUCTS, INC DBA NASHVILLE EMS		MIDWEST MEDICAL SUPPLY CO, LLC		BOUNDTREE MEDICAL		MOORE MEDICAL		HENRY SCHEIN EMS		MEDCO SUPPLIES	
9 NO BID ITEMS		28 NO BID ITEMS		20 NO BID ITEMS		ZERO NO BID ITEMS		13 NO BID ITEMS		Bid Not Evaluated		Bid Not Evaluated	
COMBINED TOTAL	\$2,045.30	COMBINED TOTAL	\$1,613.66	COMBINED TOTAL	\$2,333.59	COMBINED TOTAL	\$2,853.63	COMBINED TOTAL	\$5,201.84	DID NOT SUBMIT RESPONSE ON THE AMENDED PRICE PROPOSAL FORM - ACKNOWLEDGED ADDENDA AS NONE BUT, THERE WERE TWO RELEASED. FIRST ON 1/16/2018 AND THE SECOND ON 1/23/2018. THE SECOND CONTAINS A NEW PRICE PROPOSAL FORM.		DID NOT SUBMIT RESPONSE ON THE AMENDED PRICE PROPOSAL FORM - DID NOT ACKNOWLEDGE ADDENDA #2 RELEASED ON 1/23/2018.	
AVERAGE COST OF ITEM	\$26.63	AVERAGE COST OF ITEM	\$7.80	AVERAGE COST OF ITEM	\$10.80	AVERAGE COST OF ITEM	\$12.09	AVERAGE COST OF ITEM	\$23.33				
Discount %	10-15%	Discount %	40%	Discount %	28%	Discount %	28%	Discount %	0%				

Recommendation

Staff respectfully requests the Board to award #308-18 IFB Emergency Medical Supplies to National Medical & EMS Products for 208 items with the lowest combined pricing and Bound Tree Medical for the 28 items without an offer from National Medical, with the lowest combined pricing & approve the contracts as submitted for one (1) year term with two (2) renewal options.

Backup material for agenda item:

7. Presentation of FY 2018 Homeland Security Grant Program Application for Emergency Services' K9 Search & Rescue Team- Lanier Swafford, Fire Chief



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Emergency Services

Work Session: 22 March 2018

Prepared By: Lanier Swafford

Voting Session: 5 April 2018

Presenter: Lanier Swafford

Public Hearing: Yes _____ No X

Agenda Item Title: Consideration of the application for the FY 2018 Homeland Security Grant for K9 Operations

Background Information:

The purpose of the FY 2018 grant program is to support state and local efforts to prevent terrorism and other catastrophic events and to prepare Georgia for the threats and hazards that pose the greatest risk to its security. Through receipt of this funding stream over the past few years, the Dawson County K9 Search & Rescue Team has been formed and operated providing both local and statewide support.

Current Information:

DCES has received this grant in the past and it was used to fund the department's K9 Search & Rescue Team. If awarded, this grant would allow us funding to provide training, veterinarian services and food for the K9s and their handlers. This is a 100% funded grant with zero (0) match.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Motion to approve DCES to apply for FY 2018 Homeland Security Grant Program to support the K9 Search & Rescue Team.

Department Head Authorization: Lanier Swafford

Date: 13 March 2018

Finance Dept. Authorization: Vickie Neikirk

Date: 3/14/18

County Manager Authorization: DH

Date: 3/14/2018

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

115

GEMA/HS Area (click here for [map](#)):

Agency/Department Responsible:

Type of project: (i.e. Search and Rescue, HazMat, CBRNE, EOD, EOD K9, etc.): x

Total Dollar Amount Requested:



2018 Georgia Homeland Security Grant Program Project Investment Justification (IJ)/Application

THERE ARE CHANGES TO THE FORMS COMPARED TO LAST YEAR!

PLEASE READ INSTRUCTIONS FIRST

The State of Georgia is anticipating guidance from DHS on the form and content for the 2018 Homeland Security Grant Program Investment Justifications (IJs)/application. GEMA/HS is providing you this IJ/application form to use as a basis for collecting information on potential projects for funding in 2018. You may distribute this form to any jurisdictions and agencies that have regional projects to propose so that they can begin the process of collecting the required information. All applicants should:

1. **Fill out the form electronically** and save it as a **Microsoft Word file** with a title that describes the GEMA/HS Area, county/city and project number (for example: “*Area #-XXXCounty1.doc*”). Be sure to include a **Budget Worksheet** with each submittal.
2. Applicants should type answers in the gray-colored blocks that appear when they open this file on a computer or check the required checkboxes. The gray-colored blocks will expand as words are typed into them.
3. **GEMA/HS requires that any 2018 IJ/application be accompanied by a completed Budget Worksheet that is electronically submitted along with this application to the email address listed on the front page of this document. As some projects may only be partially funded, if possible and appropriate, the items on the Budget Worksheet should be listed in the order of descending priority, with the most important item first, then second most important next, and so on. Costs for individual items should be rounded to the nearest even amount.**
4. The **deadline for submittal** of IJ/application is 11:59 p.m. on **March 25, 2018**
5. Completed applications and budgets must be emailed to the following address:

hsgrants@gema.ga.gov

All potential sub-recipients must send in an application!

Eligible applicants under the Fiscal Year (FY) 2018 homeland security grants are local units of government (county, city, town, agency of a local government).

Cost share or match is not currently required for the FY 2018 Homeland Security Grant Program.

If you encounter difficulty in utilizing this form or uploading the document, please contact Lee Brown at 404-272-4347 william.brown@gema.ga.gov , or Ray Doyle at 404-407-7621 ray.doyle@gtri.gatech.edu .

INSTRUCTIONS/OVERVIEW

Summary:

The purpose of the FY 2018 grant program is to support state and local efforts to prevent terrorism and other catastrophic events and to prepare Georgia for the threats and hazards that pose the greatest risk to its security. The FY 2018 grant program provides funding to implement investments that build, sustain, and deliver the 32 core capabilities essential to achieving the National Preparedness Goal of a secure and resilient Nation. The FY 2018 grant program supports the core capabilities across the five mission areas of Prevention, Protection, Mitigation, Response, and Recovery based on allowable costs. The budget narrative must clearly identify and explain how the project will assist the applicant to achieve capability targets related to preventing, preparing for, protecting against, or responding to acts of terrorism.

Homeland security grants fund a range of activities, including planning, equipment purchase, training, and exercises across all core capabilities and mission areas. The Homeland Security Grant Program assists state and local preparedness activities that address high-priority preparedness gaps across all core capabilities where a nexus to terrorism exists. All supported investments must be based on capability targets and gaps identified during the Threat and Hazard Identification and Risk Assessment (THIRA) process.

The program is based on risk-driven, capabilities-based strategic plans that outline high-priority needs relating to terrorism preparedness. For these plans to be effective, government officials and elected leaders, working with the whole community, must consider how to sustain current capability levels, while also addressing potential gaps.

Priorities:

Local Projects that align with the State Priorities will be given first priority. All other projects will be considered only if funds remain after State Priority projects meeting the requirements of the FY 2018 Notice of Funding Opportunity have been allocated.

Note: Not all projects/applicants are guaranteed to receive funding. Sustainment of current programs will be given funding priority.

State Priorities:

- Search and Rescue sustainment and equipment
- Law Enforcement Terrorism Prevention equipment and activities (See definitions)
- Regional, Deployable, Interoperable Communications equipment (P25 compliant)
- CBRNE protective response and mitigation equipment (for qualified teams)
- EOD/IED Detection and Deterrence through FBI-accredited Bomb Squads
- Law Enforcement SRT/SWAT response to acts of terrorism
- HazMat/WMD response to acts of terrorism
- Georgia State Fusion Center/Information Sharing and Analysis
- Active Shooter Preparedness and Response
- Citizen Preparedness/Citizen Corps Program (CCP) sustainment

Equipment:

The 21 allowable prevention, protection, mitigation, response, and recovery equipment categories and equipment standards for HSGP are listed on the Authorized Equipment List (AEL). The AEL can be reviewed by clicking on this [link](#).

Unless otherwise stated, **all equipment must meet all mandatory regulatory and/or DHS/FEMA adopted standards and be listed on the AEL to be eligible for purchase using these funds.** In addition, agencies will be responsible for obtaining and maintaining all necessary certifications and licenses for the requested equipment.

Unallowable Costs/Prohibited Equipment:

Per FEMA policy, **the purchase of weapons and weapons accessories** is not allowable under the Homeland Security Grant Program.

GEMA/HS is not currently accepting projects that include the purchase of drones, UAVs, etc.

Controlled Equipment:

Grant funds may be used for the purchase of Controlled Equipment; however, because of the nature of the equipment and the potential impact on the community, there are additional and specific requirements in order to acquire this equipment. Refer to Grant Programs Directorate IB 407a *Use of Grant Funds for Controlled Equipment: Update for Fiscal Year 2017* for the complete Controlled Equipment List, information regarding the Controlled Equipment Request Form, and a description of the specific requirements for acquiring controlled equipment with DHS/FEMA grant funds.

For a complete list of both **prohibited** and **controlled** equipment found in IB 407a *Use of Grant Funds for Controlled Equipment: Update for Fiscal Year 2017* click [here](#).

Proposed Budgets:

Wherever possible in your budget request, please round the figure to the next even amount. Do not use “cents.” Use, for example, “\$10.00” instead of “\$9.59.”

INSTRUCTIONS FOR COMPLETING THE APPLICATION:

Please complete **all sections** of the following form, also, be sure to fill in the boxes at the top of the cover page, above. The gray boxes will expand to accommodate the words as they are typed in the form. There are several hyperlinks in the form that will connect you to documents and web sites that will provide you with information needed to complete the application.

IMPORTANT: Note that GEMA/HS requires that any 2018 IJ/application be **accompanied by a completed Budget Worksheet that is electronically submitted along with this application to the email address listed on the front page of this document.** As some projects may only be partially funded, if possible and appropriate, the items on the Budget Worksheet should be listed in the order of descending priority, with the most important item first, then second most important next, and so on. Costs for individual items should be rounded to the nearest even amount.

2018 GEORGIA INVESTMENT GRANT APPLICATION

Contact Information

Name and type of Agency applying for funding: Dawson County Emergency Services

GEMA/HS Area (click for [map](#)): 1

Agency DUNS Number: 039486055 (usually obtainable from your Finance section)

Information for chief executive who has authority to sign contracts (Usually the County Commissioner, Mayor, or Sheriff)

Name: Chairman Billy Thurmond

Phone: office 706-344-3501 mobile 706-525-9255

Mailing Address: 25 Justice Way, Dawsonville, Ga.

E-mail: Chairman@dawsoncounty.org

Zip Code: 30534 - (Zip Code + 4 required)

Information for Point of Contact who will manage the grant locally

Name: Danny Speaks

Phone: office 706-344-3666 mobile 706-974-1016

Mailing Address: 393 Memory Lane, Dawsonville, Ga.

E-mail: dspeaks@dawsoncounty.org

Zip Code: 30534 - (Zip Code + 4 required)

Project Information:

Total Project Budget Requested: \$14,400.00

Title of project (example: Search and Rescue, HazMat, CBRNE, EOD, EOD K9, etc.):

GSAR K9

Summarize the proposed project, including its purpose and how it aligns with the state’s funding priorities for 2018 (no more than 250 words):

Training and certification expenses for handlers and K9's. Maintenance for the K9's including food, veterinary and medical expenses. All Type 1 certifications will require out of state travel.

What type of project is this?

Building New Capability Sustaining Existing Capability

Will these funds supplant other funding for this project (example: SPLOST or other local funds already planned for use to do this project)?

Yes No

Check which **two** (2) Core Capabilities are primarily addressed by this proposed project:

- | | |
|--|--|
| <input type="checkbox"/> Access Control and Identity Verification | <input type="checkbox"/> Operational Coordination |
| <input type="checkbox"/> Community Resilience | <input type="checkbox"/> Physical Protective Measures |
| <input type="checkbox"/> Critical Transportation | <input type="checkbox"/> Planning |
| <input type="checkbox"/> Cyber Security | <input type="checkbox"/> Fire Management and Suppression |
| <input type="checkbox"/> Economic Recovery | <input type="checkbox"/> Public Health, Healthcare, and Emerg.Med.Services |
| <input type="checkbox"/> Environmental Response/Health and Safety | <input type="checkbox"/> Public Information and Warning |
| <input type="checkbox"/> Fatality Management Services | <input type="checkbox"/> Risk and Disaster Resilience Assessment |
| <input type="checkbox"/> Forensics and Attribution | <input type="checkbox"/> Risk Management for Protection Programs & Activ. |
| <input type="checkbox"/> Health and Social Services | <input checked="" type="checkbox"/> Screening, Search, and Detection |
| <input type="checkbox"/> Housing | <input type="checkbox"/> Situational Assessment |
| <input type="checkbox"/> Infrastructure Systems | <input type="checkbox"/> Supply Chain Integrity and Security |
| <input type="checkbox"/> Intelligence and Information Sharing | <input type="checkbox"/> Threats and Hazard Identification |
| <input type="checkbox"/> Interdiction and Disruption | |
| <input type="checkbox"/> Long-Term Vulnerability Reduction | |
| <input type="checkbox"/> Logistics and Supply Chain Management | |
| <input type="checkbox"/> Mass Care Services | |
| <input checked="" type="checkbox"/> Mass Search and Rescue Operations | |
| <input type="checkbox"/> Natural and Cultural Resources | |
| <input type="checkbox"/> On-Scene Security, Protection and Law Enforcement | |
| <input type="checkbox"/> Operational Communications | |

Estimate the amount of the funding you are requesting that will be used to strengthen each Core Capability addressed by the project:

Core Capability	Amount of Proposed Funding
Mass Search and Rescue Operations	\$6800.00
Screening, Search and Detection	\$7600.00
Total:	\$14,400.00

Estimate the amount of the funding you are requesting that will be used to strengthen each Solution Area addressed by the project:

Solution Areas (POETE)	Amount of Proposed Funding
Planning	\$3000.00
Organization	\$2400.00
Equipment	\$3600.00
Training	\$4000.00
Exercises	\$1400.00
Total:	\$14,400.00

GEMA/HS requires that any 2018 investment justifications/requests be accompanied by a completed **Budget Worksheet** which can be downloaded by clicking [here](#) and *enabling the macros*. The Budget Worksheet must be completed and electronically submitted along with this application to the email address listed on the front page of this document.

How much of the funding in the proposed project can be associated with Law Enforcement Terrorism Prevention Activities (LETPA)? This could include activities and equipment with a nexus to terrorism that are focused on information sharing and analysis; target hardening; threat recognition; terrorist interdiction; fusion center operation; or training/exercises associated with these activities.

\$0

Briefly explain how this project will support LETPA:

Provide up to four major milestones and their associated completion dates that will be required to complete the project:

- a. To have K9's and Handlers tested to the level of Type 1
- b. Having all teams able to deploy
- c. To keep all teams ready to deploy on a daily basis
- d. To have all teams equipped, trained and ready to deploy and care for Georgia's citizens

Projects that are not classroom training and are not simply (portable) equipment purchases will require an Environmental and Historic Preservation (EHP) Review to be done before work begins. For example, if your proposed project involves modifying buildings, drilling holes, pouring slabs, digging or moving soil, building or modifying communications towers, adding security fences or other physical changes to the environment, have the costs for this EHP review process been included in your estimate above?

Yes No

If you wish to review the EHP screening form or program requirements, they can be found at the FEMA EHP site by clicking [here](#).

If you encounter difficulties using the links embedded in the text above, the information described can be found at the following websites:

GEMA/HS Area Map:

<http://www.gema.ga.gov/PlanPrepare/Documents/Field%20and%20School%20Safety%20Areas%20June%202017%20Without%20Names.pdf>

FEMA/DHS Authorized Equipment List:

<https://www.fema.gov/authorized-equipment-list>

IB 407a: Use of Grant Funds for Controlled Equipment: Update for Fiscal Year 2017

https://www.fema.gov/media-library-data/1485452831667-ab397ce1d370652ec49c25a280419af4/IB_407a_Controlled_Equipment_FY2017_Update_GPD_FINAL_508.pdf

FEMA Environmental and Historic Preservation Information:

<https://www.fema.gov/environmental-and-historic-preservation>

2018 GEMA/HS Budget Worksheet

<http://www.gintraining-files.gatech.edu/files/FY18APPLICATIONBW.xls>

GEORGIA EMERGENCY MANAGEMENT AND HOMELAND SECURITY AGENCY

(SHADED AREAS ARE FOR GEMA/HS USE ONLY)

2018 DETAILED BUDGET REQUEST

For use with HSGP: State Homeland Security Program, Urban Area Security Initiative; Non-Profit Security Grant Program

Law Enforcement Terrorism Prevention Award? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	State on Behalf of Locals: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
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GAN#:	Grant Number:	Revision#:	Area: 1
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DATE:	3/1/2018	SUBRECIPIENT NAME:	Dawson County Emergency Services	FEID:	58-6011882	COUNTY:	Dawson
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CONTRACT CONTACT:	NAME/TITLE	Billy Thurmond/BOC Chairman	ADDRESS:	25 Justice Way, Suite 2313, Dawsonville, Ga. 30534			
	PHONE:	706-344-3501	EMAIL:	chairman@dawsoncounty.org			

PROGRAM CONTACT:	NAME/TITLE	Danny Speaks/ Deputy Chief	ADDRESS:	393 Memory Lane Dawsonville, Ga. 30534			
	PHONE:	706-344-3666	EMAIL:	dspeaks@dawsoncounty.org			

Specify the Investment Justification associated with the project to be funded. **Choose one from the drop-down list below:**

Investment Justification:	5. Sustain, Maintain, and Enhance Public Safety Response Teams Equipment
---------------------------	--

Specify Discipline on this line: Fire, Law Enforcement (LE), EMS, EMA, 911, Other. **Choose one from the drop-down list below:**

Discipline:	Fire
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COST ESTIMATE

ITEM	CATEGORY	ITEM	AEL #	QUANTITY	UNIT PRICE	TOTAL COST
001	SAR	K9 Food		4	\$ 750.00	\$ 3,000.00
002	SAR	Veterinary Expense		4	\$ 600.00	\$ 2,400.00
003	SAR	K9 Equipment		4	\$ 350.00	\$ 1,400.00
004	SAR	Training for K9 and Handler		4	\$ 1,000.00	\$ 4,000.00
005	SAR	PPE for Handlers		4	\$ 900.00	\$ 3,600.00
006						\$ -
007						\$ -
008						\$ -
009						\$ -
010						\$ -
011						\$ -
012						\$ -
013						\$ -
014						\$ -
015						\$ -
016						\$ -
017						\$ -
018						\$ -
019						\$ -
020						\$ -

GEMA/HS Program Manager:	Ronnie Register	Program:	GSAR	TOTAL	\$ 14,400.00
Prepared By:	Ronnie Register	Title:	Fire Services Coordinator		

Category - The above chart must indicate a category with each line. Choose one from the drop-down list.

- | | | | |
|--|-------------------------------------|-----------------------------------|-------------------------|
| 1. Personal Protective Equipment (PPE) | 8. Decontamination (DECON) | 15. Inspection and Screening (IS) | 22. Training (TRG) |
| 2. EOD | 9. Medical (MED) | 16. Animal and Plants (A&P) | 23. Exercise (EX) |
| 3. CBRNE Operational & Search & Rescue (SAR) | 10. Power (POW) | 17. Watercraft (WC) | 24. Planning (PLG) |
| 4. Information Technology (IT) | 11. CBRNE Reference Materials (REF) | 18. Aviation (AIR) | 25. Citizen Corps (CCP) |
| 5. Cyber Security (CS) | 12. CBRNE Response Vehicles (VEH) | 19. CBRNE Logistical Support (LS) | |
| 6. Interoperable Communications (IOC) | 13. Terrorism Prevention (TP) | 20. Intervention (INT) | |
| 7. Detection (DET) | 14. Physical Security (PS) | 21. Other Authorized (O) | |

Backup material for agenda item:

8. Presentation of Resolution for Senior Center 2018 Community Development Block Grant- Dawn Pruett, Senior Services Director



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Senior Services

Work Session: 03/22/2018

Prepared By: Dawn Pruett

Voting Session: 04/5/2018

Presenter: Dawn Pruett

Public Hearing: Yes _____ No X

Agenda Item Title: Presentation of Resolution for Senior Center 2018 Community Development Block Grant.

Background Information:

Dawson County is applying for a Community Development Block Grant (CDBG) to assist with the funding of constructing a new Senior Center.

Current Information:

As part of the application process for the CDBG, a resolution has to be approved by the Dawson County Board of Commissioners and signed by the Chairman. CDBG is due on April 2, 2018, and Voting Session is after this date.

Budget Information: Applicable: Not Applicable: Budgeted: Yes_No__

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Motion to approve the Resolution for the 2018 Community Development Block Grant and Ratify at the 4/5/2018 Voting Session.

Department Head Authorization: Dawn Pruett

Date: 03/15/2018

Finance Dept. Authorization: Vickie Neikirk

Date: 3/15/18

County Manager Authorization: DH

Date: 3/15/2018

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

125

**DAWSON COUNTY BOARD OF COMMISSIONERS
RESOLUTION
SENIOR CENTER CDBG 2018**

WHEREAS, Dawson County is duly constituted under the laws of Georgia; and,

WHEREAS, in every case, it is the intention of Dawson County to develop opportunities for the public good and the general welfare of the citizens of Dawson County and the State of Georgia; and,

WHEREAS, Dawson County has found that due to considerable growth the Dawson County Senior Center building is not of adequate size to serve the senior citizens of Dawson County; and,

WHEREAS, it has been determined by Dawson County that expansion and additions to the current Dawson County Senior Center campus would create a better environment for the senior citizens of Dawson County, and,

WHEREAS, the health and general welfare of the senior citizens of Dawson County is essential to the well-being of Dawson County, and,

WHEREAS, the financing of the project through the Community Development Block Grant Program is critical to adequately addressing the needs of Dawson County residents; and,

NOW, THEREFORE BE IT RESOLVED that Dawson County will seek Community Development Block Grant Assistance from the Georgia Department of Community Affairs as a necessary funding component for this project.

PASSED AND ADOPTED by the Board of Commissioners for Dawson County, Georgia this ____th day of March, 2018.

APPROVED: _____
Billy Thurmond, Chairman
Dawson County Board of Commissioners

(SEAL)

ATTEST: _____
Kristen Cloud, County Clerk

Backup material for agenda item:

9. Presentation of Request to Write Off Old Debt for Ambulance Billing- Vickie Neikirk,
Chief Financial Officer



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: Finance

Work Session: 3/22/18

Prepared By: Vickie Neikirk

Voting Session: 3/29/18

Presenter: Vickie Neikirk

Public Hearing: Yes No

Agenda Item Title: Write-off of old ambulance accounts

Background Information:

In 2017, the county contracted with a new billing company and a collection agency. It was determined this was necessary to attempt to collect outstanding debt owed to the county.

Current Information:

The billing company and collections agency has been working to collect outstanding debts. However, because of the old status of many of these bills, they just need to be written off. For the year ending 2017, the amount of \$557,080.94 needs to be written off. This is a total of 1,437 accounts. These accounts are from 2010-2014. Because we expense money each year for the cost of bad debt, this write off will not be an additional expense on the county's books.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining
100	0000	111931	n/a			

Recommendation/Motion: To approve the write off of \$557,080.94

Department Head Authorization: Vickie Neikirk

Date: 3/15/18

Finance Dept. Authorization: _____

Date: _____

County Manager Authorization: DH

Date: 3/15/2018

County Attorney Authorization: _____

Date: _____

Comments/Attachments:

Backup material for agenda item:

10. Presentation of Revised Alcohol Ordinance- Lynn Frey, County Attorney



DAWSON COUNTY BOARD OF COMMISSIONERS AGENDA FORM

Department: County Attorney

Work Session: 03.22.18

Prepared By: Lynn Frey

Voting Session: 04.05.18

Presenter: Lynn Frey

Public Hearing: Yes No

Agenda Item Title: Revised Alcohol Ordinance

Background Information:

We have discussed various potential changes to the Alcohol Code of Dawson County, including definitions, licenses, permits, fees, administration, disciplinary issues, distance requirements, microbreweries, and the roles to be played by the director, staff and the Board of Commissioners. The revisions have been compiled in the form of a new ordinance embodying the modified text integrated into the appropriate locations within the Code.

Current Information:

The revised version of Chapter Six (the Alcohol Code) of the Dawson County Code of Ordinances will be presented to the Board of Commissioners in the March 22, 2018, Work Session, with possible adoption at the Voting Session of April 5, 2018. It is thought that, due to the extensive and detailed nature of the modifications, the changes should be further discussed at another follow-up Work Session so as to view any additional changes to the current draft prior to a Voting Session.

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

Fund	Dept.	Acct No.	Budget	Balance	Requested	Remaining

Recommendation/Motion: Approve Revised Ordinance

Department Head Authorization: _____

Date: _____

Finance Dept. Authorization: Vickie Neikirk

Date: 3.16.18

County Manager Authorization: DH

Date: 3/16/2018

County Attorney Authorization: MLF

Date: 3.16.18

Comments/Attachments:

The current version of the Revised Code will be made available prior to the meeting and any additional revisions will be made available prior to further meetings for discussion or adoption.

MEMORANDUM

**TO: Chairman Billy Thurmond
Commissioner Sharon Fausett
Commissioner Chris Gaines
Commissioner Jimmy Hamby
Commissioner Julie Hughes Nix**

FROM: County Attorney Lynn Frey

**CC: County Manager
County Clerk**

DATE: March 22, 2018

RE: Executive Summary of Proposed Revisions to Dawson County Alcohol Code

I have drafted revisions to consider making to our local alcoholic beverage licensing ordinance, which is Chapter 6 of the Dawson County Code of Ordinances. This memo is intended to serve as an Executive Summary of the ordinance and the changes, which is probably a good way to save you some time in your review of the revised ordinance. The revisions are more extensive than I originally planned, and particularly when the marked-up version with changes is in front of you it is so voluminous as to be the late-night equivalent of a large dose of morphine. Once you have reviewed the summary you may wish to discuss the possibilities and give direction to me as to where you wish to go with this. Then I can fine tune it and present you with a cleaned up final version to read and consider before voting.

The summary is organized the same way the Alcohol Chapter is, by Articles. There are presently sixteen articles.

Article I. General

The general provisions consist primarily of many definitions. I have cleaned up a number of those and added more that deal with new terms or terms that were not defined and thus perhaps were open to dispute. New terms include administrative/application fee (as distinguished from the license fee itself), alcohol caterer, brewpub/microbrewery, Director, growler (container for package sale from a brewer), package, private club, mead wine/honey mead, and others.

Article II. Types of licenses and Fees

§6-23. A license is a privilege (not a right, though the courts have made this less than clear at times) to sell alcoholic beverages in unincorporated Dawson County per specified terms and for a stated period of time. A state license is also required (it is issued after the local one but is required prior to commencing sale).

§6-24. Licenses are for a single location and expire at midnight on December 31 each year. A license or permit issued in error may be recalled as invalid (giving the holder notice and an opportunity to be heard before final action).

§6-25. Types include wholesalers and retailers, for wine, beer and liquor, and both for on premise/by the drink consumption, and for off premise consumption/ by the package. Generally, each type requires a separate fee, application and license, though there are some combinations. In general the same location is not authorized for both on premise and package sales. There are also licenses for caterers, farm winery tasting rooms, hotel/motel in room service (which is currently only by way of “mini-bar” stocked with beer/wine – I have not added anything to permit delivery to a room though you could do that), and special event alcohol permits.

§6-26. Fees are set in a schedule to be determined by the BOC in a public meeting, with no waivers or reductions except according to written regulation or

the Fee Schedule. The Director determines the fee amounts per the published Schedule. The license is only valid for up to a year, ending on 12/31. It used to say it was for a calendar year which conflicted with the 12/31 expiration. Separate applications and fees are required for each license and for renewals.

Article III. Excise Tax

This is the tax paid by wholesalers on the containers of liquor, beer and wine they sell to retailers, and is in addition to license fees. It is based on the capacity/volume of the container (basically \$0.22 per liter). It is also paid by all on-premise consumption licensees for liquor drinks they sell to customers and is based on the gross revenue derived from sales of such drinks (but not of beer for some reason).

Article IV. General Rules – All Licenses

§6-90. Applications are made to the Director on a form he/she prescribes and must include a diagram illustrating distances to certain other uses, such as churches, schools, and the like (new to this section), and a diagram showing the layout of the premises so as to make clear what part of the premises are the area where sales and consumption are permitted (which is new to the ordinance). Applicants must cooperate and, currently, a failure to provide information results in “dismissal with prejudice.” This arguably means it cannot be renewed but is effectively a denial (and the ordinance precludes a denied applicant from re-applying for two years). Short of that it might be changed to say that the application will be held without further action until the applicant provides the requested info or records. We could provide that after 30 days the application would lapse and the applicant must start over, including paying new application fees. This would give teeth without being too severe.

The section (6-90) also provides that liquor license applications require notice to be published in the paper, and I've added that if proper publication does not happen then consideration must be delayed to correct the failure. If an applicant is told to appear before the Director or the Board and fails to appear, an unexcused absence may result in denial or, in the case of proposed disciplinary action, a presumption that there is no opposition to the suspension, revocation or action. Here I would insert a reference to "probation" if we add a provision for another category of adverse action, probation in lieu of or in addition to a period of suspension. That would be best included in §6-106 dealing with suspensions.

Revised §6-90 includes the provision clarifying the issue that lead me to look at the alcohol ordinance in the first place. The ordinance needs to plainly say who is to decide each type of action on alcohol licenses, either staff (the Director), or the Board, or staff with appeal to the Board. My initial understanding was that you wanted to have all initial applications, renewal applications, transfers of location or ownership, and disciplinary matters come before the Board for decision. It would seem that renewals, where there has been no problem during the year, and simple changes of ownership (where the new owners are approved by the Director in processing, and the location remains the same) could be handled at the staff level, with a right of appeal to the Board. I can tell you that the Planning staff are prepared to and would, I believe, welcome the task of determining any of these matters (with the possible exception of suspensions and revocations) for you, subject to the right to appeal. Thus far I have simply written it up as I was originally told you preferred, but I will be pleased to make such changes as you feel appropriate to put decisions at the desired level.

The revision, in this same section, also adds a provision for the potential of an emergency decision by the Sheriff, Fire Chief, or County Manager to protect the public until the Board can meet to consider s suspension or revocation. I'd like to clarify this to include the Building Official/Director as well. This is also addressed in the suspension section (6-106) below.

Finally, §6-90 allows the Director or Board to table or postpone action to get more information before acting.

§6-91. This section provides for the unusual situation in which a decision must be made between two applicants when only one can be approved. It may be there because of some old provision that has been deleted. I'm not actually sure just what would bring this into play. Even a conflict regarding the one mile separation rule for package liquor stores applies to issuing a license for a location which is "within one mile of any other business *licensed* to sell packaged liquor" might well be resolved, in the case of two new applicants within a mile of each other but over a mile from any existing package store, by looking at either whose application was submitted (complete) first, or whose is acted upon first (in the sense that whoever is acted on first has an *existing* license. I read that word "licensed" as referring to a place for which there is an existing license, so it's not ordinarily going to be a matter of choosing between new applicants. In any event, it may be best to leave it as it is now worded. I will discuss an ambiguity in the language of §6-131, which contains the one mile rule, when I get to it below.

The next part of §6-91 lists some matters to be considered (some "shall" and some "may" consider) and I have added a new subsection, §6-91(c), which says the BOC may set restrictions on the operation as a condition to granting a license, or to permitting a licensee to continue operating at the time they consider renewal or consider discipline.

§6-92 deals with denials and the key point is that a denial requires a writing to the applicant with reasons given.

§6-93 establishes qualifications of applicants and registered agents. It sets forth how partnerships and corporations are handled as well as a number of offenses that would disqualify an individual, primarily recent (within two years) felonies and crimes of "moral turpitude." The registered agent rule as revised will require an applicant which is a corporate entity or partnership, or an individual

residing outside the county, to name a qualified registered agent residing in this county to serve as agent for administrative purposes relating to the license.

§6-94 provides for requests for transfer of ownership or location of licenses, which requires an application, fee, and approval. While ownership changes may be minor (a change in division of profits, partnership or corporate officers or shares and the like) location changes are significant to the point they are committed to the BOC for approval/disapproval as you have indicated was the preference. The procedure for ownership changes is not determined as yet and may be handled at staff or commission level as you may direct.

§6-95 confronts the problem of non-use of a license. The rule (which I haven't modified) is that just thirty days of non-use is deemed an abandonment. You may wish to give more time on that before a license is forfeited. A license which is granted with the expectation that the licensee will have to build or renovate before opening for business needs to have some cut-off at which point an abandonment occurs, though it needn't be as short a time frame as the one mentioned above. Currently it gives two full years, and my idea was to say one year, but instead I framed it as a time for moving the work forward coupled with a time for completing the work and opening for business. I believe Jason is considering making a recommendation as to shortening the time frame for abandonment of conditional uses in the zoning context for similar reasons.

Under §6-96 licensees must maintain a copy of the Ordinance on-site and assure employees are familiar with it. The licensee is responsible and the license is at risk if failure leads to violations of the rules. The license, according to §6-97, must be displayed, and may be confiscated as part of enforcement action. I have clarified that it is property of the County and must be surrendered on demand. §6-98 regulates signage and other advertising; I've suggested converting the maximum sign size allowed from six by four feet to its square footage equivalent, 24 square feet.

Selling beyond the boundaries of the premises, or without a license, or bars allowing customers to take drinks off premises are all significant problems addressed in §6-99, and the requirements for checking identification to prevent sales to minors are set forth in §§6-101 and 102. §6-102 also tracks State law in forbidding sale to noticeably intoxicated persons. Employees may be charged with offenses and licensees may be charged and are also subject to losing the license. Also, it is an offense for a person under 21 to purchase or possess, or attempt to do so, alcohol. I have added that it is likewise an offense to do so through a surrogate/ “straw man.” I think including a specific provision that selling to an adult when there is good reason to believe the sale is being made as a surrogate for a minor is to be treated as a sale to the minor.

Disciplinary matters are serious and the grounds and procedures are laid out in §§6-105, 106 and 107. Offenses may be reason for adverse action such as revocation or non-renewal, or perhaps less serious such that suspension or conditions of probation are sufficient. I have added provisions to allow for authority and flexibility in determining the appropriate course of action, a determination to be made by the Commission, and only done so after the licensee is given notice and an opportunity to be heard. I have also added “operation as a nuisance” as grounds for discipline/non-renewal and provisions that allow for the Sheriff, Fire Chief, County Manager or Building Official to do an emergency form of temporary closure under certain circumstances until the Commission can meet.

Article V. Package liquor sales.

Some rules are peculiar to particular categories of licenses, such as liquor licenses. Liquor stores are only allowed in C-HB (Highway Business Commercial) and CPCD (Commercial Planned Comprehensive Development) zones under §6-130. I have combined old §6-131 regarding distances and put it under another section for the combination of all distance rules in the same place in the code.

This should make it simpler for the staff and the public. I have attempted to simplify the confusing mix of measurement methods to the extent possible.

Similarly, I combined §6-132 and §6-195, dealing with employee qualifications (such as permitting and minimum age) in one new section, to eliminate unnecessary duplication. Basically the age minimums (unchanged) are 18 for sale by-the-drink employees, 21 for package stores, and 18 for convenience store beer/wine sales. The age rules do not apply to janitors, bus boys, dishwashers and cooks. Employee permits and discipline fall under the authority of the Director.

Under package sales there are unchanged provisions as to hours of operation, prohibition of on-premises consumption, prohibition of drive-through window sales, posting of license number, listing of prices, and types of outlets where sales by the package may take place. I am looking at the impact of a potential rule concerning the delivery of purchased goods such as groceries to vehicles at curbside. The trend towards this mode of delivery makes it appropriate to consider a specific rule prohibiting curbside delivery outside the package store, grocery store, convenience store or drug store, so as to avoid any confusion or dispute. See §§6-132 through 6-138.

ARTICLE VI. Package Sales of Malt Beverages and Wine.

These rules are brief and unchanged except for putting the distance and employee age rules in a more convenient, consolidated section.

ARTICLE VII. Alcohol By-The-Drink; General Provisions.

The rules here are a bit more extensive, though less so after I have eliminated some redundancy.

The changes are relatively minor and aimed at clarification of just what constitutes the “licensed premises” and that drinks cannot be taken off-premises to, for example, the parking lot. Employees cannot allow that to happen, and rules for outdoor service (patio, etc.) take this into account. See §§6-193 through 6-198. I added a provision, §6-199, that “brown-bagging” or BYOB practices are prohibited at any establishment under suspension (to keep them from circumventing the suspension), as they already are in general, and that no sale or service of alcohol of any kind is permitted during suspension. §6-200 deals with the specification of the premises and §6-201 forbids employees from soliciting drinks from customers. §6-202 prohibits certain bothersome noise, and § 6-203 mandates record-keeping and authorizes county audits; §6-206 authorizes inspections. Storage of inventory still cannot be off-site, and only permit-holding employees may serve by-the-drink. §6-207.

§6-207 prohibits certain types of entertainment from occurring at licensed premises. Among these are live or film entertainment which features sexual intercourse or simulations of sex, or entertainment consisting of nude dancing. The existing rules generally prohibit nudity though there is an exception for naturist clubs and resorts. Also excepted are museums and theatres which are not primarily operated for drinking (similar to provisions for private clubs and sports bars, which cannot be simple “drinking clubs”).

§6-208 regulates and limits what can be done in terms of “happy hour” and similar drink specials. For example no free drinks, not more than one drink at a time, no “all you can drink” deals, and no container/mug, etc. (other than pitchers) over 32 oz. capacity. These rules are already in place though many people, including some licensees (since they are responsible) may need to be reminded of this.

ARTICLE VIII. Distilled Spirits By the Drink.

ARTICLE IX. Malt Beverages and Wine By the Drink.

These Articles contain general provisions as to location, hours of operation and the like that are left intact. The basic rule is that to serve by-the-drink a licensee must have a kitchen, offer food during all hours they are open for business, and derive at least half their annual gross revenue from food and non-alcoholic beverage sales. I understand there may be some interest in providing for micro-breweries to be excepted from the eating establishment requirement, as farm wineries, non-profits, and golf courses are at present. I have not done so at this point but will be happy to follow the Board's direction on this.

ARTICLE X. Catering.

Other than some minor clean-up I have not changed the provisions for catering events with alcohol service. Essentially, caterers must have an on-premise consumption license, have their employee permits in order, and cater off-premise events only at places with permits for special event alcohol service under Article XII.

ARTICLE XI. Private Clubs.

Two forms of private clubs are recognized (under §6-314); "private clubs" and "sports clubs." The former parallels the State definition for "bona fide private clubs" which can serve alcohol during defined hours so long as they have a kitchen, serve food, aren't organized just for the purpose of drinking alcohol, have at least 75 dues-paying members and have been in existence for at least a year. Sports clubs don't have a membership requirement but must be oriented toward

participation in sporting activities (so a “football club” that plays soccer would qualify, but one that simply involved drinking and watching games on television would not). There is no kitchen/food sales requirement in the sports club definition as there is for “private clubs” (and I have made this existing absence of a requirement an express exception to clarify this, though if you prefer it can be changed the other way, that is, by adding a requirement for eating establishment Status). On the other hand the current rule is that sports clubs must have been in existence at least two years prior to application. Golf clubs are an existing exception to the two year rule, and I have not altered that. Certain groups, such as non-profit veterans or fraternal groups which are qualified under Federal tax law do not require a food service, though the same section says that to sell alcohol they must comply with all provisions for licensing generally and for by-the-drink service. I have not yet attempted to clarify that situation but will appreciate your guidance.

ARTICLE XII. Special Event Permits.

This set of rules deals with permits to serve alcohol at special events such as festivals and the like. The rules are separate from the Special Event Business Licenses under the business license Chapter of the Code, which do not deal with or authorize sale of alcoholic beverages. I have made no significant changes in the Article, but would point out that State law requires a State issued permit with separate rules and application forms available through the State revenue department.

ARTICLE XIII. Hotel In-room service.

There is not much to this Article, which I have not altered. Just keep in mind that it deals only with in-room service and only authorizes such service to be

done by way of a locked mini-bar type cabinet – it does not presently allow for “room service” type delivery of package or by-the-drink alcohol to a guest room.

ARTICLE XIV. Farm Wineries.

Farm wineries are permitted by the State to sell wine wholesale and retail, for on-premise and off-premise consumption. They are not required to have an eating establishment and must be on a site devoted to a significant extent on agriculture such as producing or processing grapes or the like for use in wine. Our §§6-401 through 6-408 include definitions, licensing, hours of operation and fees, and track state law; I have not changed those sections.

ARTICLE XV. Incorporation of State Statutes.

This is an odd part of the code that incorporates State rules that have to some extent already been declared invalid by the Courts. I think the rules, which deal with the same subjects as we already treat in the “prohibited conduct” section I discussed relating to adult entertainment, either apply or not independent of whether our code purports to incorporate them, so they could be eliminated. I have not done that but can if you want me to do so.

ARTICLE XVI. Social Hosting and Consumption of Alcoholic Beverages by Minors.

This Article, as its heading suggest, prohibits individuals from allowing gatherings of minors to drink, or allowing them to be served alcohol at a party, or to serve themselves at a gathering even if alcohol is not offered to them. The social host must take reasonable steps to keep minors from drinking, including monitoring the supply, checking identification, and supervising the minors. Fines

and community service are available as penalties for violations, and there are exceptions for family gatherings.

I will be pleased to discuss any aspects of the revision with you now or at your convenience.

M. L. Frey

MLF

Backup material for agenda item:

11. Presentation of Board Appointments:

a. Tax Assessors Board

i. Jo Ann Overstreet Hause- *replacing Kendy Bennett* (Term: April 2018 through December 2022)

b. Tree Preservation Committee

i. George Lyons- *reappointment* (Term: April 2018-December 2021)

ii. Bob Speight- *reappointment* (Term: April 2018-December 2021)

iii. Judy Baer- *appointment to chair* (Currently Serving: January 2011-December 2018)

DAWSON COUNTY BOARD OF COMMISSIONERS
APPLICATION FOR APPOINTMENT TO COUNTY
BOARDS AND AUTHORITIES



The Dawson County Board of Commissioners accepts applications for appointments. Interested parties should submit this form and supporting documentation to the County Clerk.

Board or Authority Applied for: Board of Assessors

Name: Jo Ann Overstreet Hause

Home Address: 301 Thompson Road

City, State, Zip: Dawsonville, Georgia 30534

Mailing Address (if different) _____

City, State, Zip _____

Telephone Number: 706-265-8393 (Home) **Alternate Number:** ,

Fax Telephone Number _____

E-Mail Address: .

Additional information you would like to provide:

I grew up in Dawson County and married a career Air Force officer. Upon his retirement, we moved back to Gainesville, Georgia in 1994 and then to Dawson County in 2003. I am very interested in the growth of the county and appropriate use of our natural resources.

Signature Jo Ann O. Hause **Date** 10 January 2018

Please note: Submission of this application does not guarantee an appointment.

Return to: Dawson County Board of Commissioners
Attn: County Clerk
25 Justice Way, Suite 2313
Dawsonville, GA 30534
(706) 344-3501 FAX: (706) 344-3889

JO ANN OVERSTREET HAUSE
301 Thompson Road
Dawsonville, Georgia 30534
706-265-3170 (Home)

OBJECTIVE: To become an effective and productive member of the Dawson County Tax Assessor Board.

JOB History:

1995-2015: Brenau University, beginning as Administrative Assistant to the Vice President for Academic Affairs and retiring as the Executive Assistant to the Provost.

1992-1994: Air Force Enlisted Widows Foundation, Shalimar, Florida:
Secretary

Education:

Masters of Science in Education, University of Southern California, 1976
Bachelors of Science, College of Charleston, 1972
High School Diploma, Dawson County High School, 1968

Dawson County Activities:

Member of Bethel United Methodist Church; serving as Children's Sunday School Teacher, Secretary of the United Methodist Women, and member of the SPR Committee.

Member and former officer, Heart in Hand Quilt Guild of Dawsonville.

Former Dawson County CASA (Court Appointed Special Advocate)



DAWSON COUNTY BOARD OF COMMISSIONERS

Billy Thurmond
Chairman

Sharon Fausett
Commissioner
District One

Chris Gaines
Commissioner
District Two

Jimmy Hamby
Commissioner
District Three

Julie Hughes Nix
Commissioner
District Four

David Headley
County Manager

Kristen Cloud
County Clerk

April 5, 2018

State of Georgia
Department of Revenue
Local Government Services Division

To Whom It May Concern:

This is to certify that Jo Ann Overstreet Hause resides in Dawson County, is at least 21 years of age and holds a high school diploma or equivalent.

Thank you,

Billy Thurmond, Chairman
Dawson County Board of Commissioners

Dawson County
Government Center
25 Justice Way
Suite 2313
Dawsonville, GA 30534
Phone 706-344-3501
Fax 706-344-3504

RESOLUTION FOR THE APPOINTMENT TO THE
DAWSON COUNTY BOARD OF TAX ASSESSORS

WHEREAS, there is a vacancy on the Board of Assessors; and

WHEREAS, the law requires the County Commission must appoint a successor when a vacancy occurs; and

WHEREAS, the person appointed will serve a term of 5 years;

NOW THEREFORE BE IT RESOLVED, the DAWSON County Board of Commissioners appoints Jo Ann Overstreet Klause to the DAWSON County Board of Tax Assessors with this term of office to begin on April 5, 2018 and expire on December 31, 2022.

ADOPTED this 5th day of April 2018.

DAWSON COUNTY BOARD OF COMMISSIONERS

Chairman

ATTEST:

County Clerk

DAWSON COUNTY BOARD OF COMMISSIONERS
APPLICATION FOR APPOINTMENT TO COUNTY
BOARDS AND AUTHORITIES



The Dawson County Board of Commissioners accepts applications for appointments. Interested parties should submit this form and supporting documentation to the County Clerk.

Board or Authority Applied for Tree Conservation Committee

Name George Lyons

Home Address 2732 Highway 9 S.

City, State, Zip DAWSONVILLE, GA. 30534

Mailing Address (if different) _____

City, State, Zip _____

Telephone Number 706-265-3328 Alternate Number _____

Fax Telephone Number 706-265-3328

E-Mail Address: _____

Additional information you would like to provide:

Signature George H. Lyons Date 3/6/18

Please note: Submission of this application does not guarantee an appointment.

Return to: Dawson County Board of Commissioners
Attn: County Clerk
25 Justice Way, Suite 2335
Dawsonville, GA 30534
(706) 344-3501 FAX: (706) 344-3504

George Lyons

2732 Highway 9 S Dawsonville, GA 30535 |706-265-3328

Objective

To be a member of the Tree Conservation Committee

Education

BS BUSINESS ADMINISTRATION JUNE 1965 NORWICH UNIVERSITY

- Major: Economics

Skills & Abilities

MANAGEMENT

- I supervised sales people, office workers, dock workers and drivers for Roadway Express Inc.

SALES

- While I was the terminal manager in Marietta, I also handled our sales calls. We were able to grow our business, to the point, where we were able to hire a full time sales person.

COMMUNICATION

- I taught the forty- five pistol course for the military police and advanced infantry training at Fort Gordon.

LEADERSHIP

I was past president of the Amicalola Cattlemen's Association. I am presently the secretary of the Chestatee- Chattahoochee R C& D Council and treasure of the Upper Chattahoochee River SWCD and a member of the Dawson County Tree Preservation Committee.

Experience

LIEUTENANT U.S. ARMY FORT GORDON, GA 1965- 1967

- Training officer for a basic training company, instructor and range officer for the 45 pistol and close combat course.

MANAGEMENT ROADWAY EXPRESS INC. OCTOBER 1967 TO MAY 1999

- After completing a one year training program, managed dock workers, drivers, office employees and sales people at ten different locations throughout my career.

DAWSON COUNTY BOARD OF COMMISSIONERS
APPLICATION FOR APPOINTMENT TO COUNTY
BOARDS AND AUTHORITIES



The Dawson County Board of Commissioners accepts applications for appointments. Interested parties should submit this form and supporting documentation to the County Clerk.

Board or Authority Applied for Dawson County Tree Preservation Committee

Name Robert ("Bob") E. Speight

Home Address 135 Sullivan Drive

City, State, Zip Dahlonega, GA 30533

Mailing Address (if different) Same

City, State, Zip Same

Telephone Number 706-867-1293 **Alternate Numbers** (Dawson County) 770-503-1144 (Gainesville)

Fax Telephone Number NA

E-Mail Address _____

Additional information you would like to provide:

While my "Home" mailing address is through the Dahlonega, GA. US Post Office, my home at 135 Sullivan Drive, Dahlonega, GA 30533 is located in Dawson County, GA !

Signature Robert E. Speight **Date** Feb. 23, 2018

Please note: Submission of this application does not guarantee an appointment.

March 2, 2018

RESUME : ROBERT E. SPEIGHT

Born: 12 / 05 /1942, Suffolk, VA.

Education: Suffolk Va. *Public Schools*: **Mason Elementary**, and **Suffolk High School**, Suffolk, VA ,

North Carolina State College, Raleigh, N.C: Freshman Year only;

University of North Carolina, Chapel Hill, N.C: 3 years, graduating with B.A. Degree, with Honors.

Career Overview:

Hired immediately from College by **Foote & Davies Printing Company**, Atlanta, GA, where I worked from 1964 to 2002, seeing the company purchased several times, and growing into **World Color Press**, the 2nd largest printer in the United States. I ended as Vice President of Sales with pre-press, manufacturing, and distribution responsibilities for major United States print customers. I resigned in 2002 after 38 years with the company and its successors.

I then formed a specialty manufacturing company, **WEB INSERTS, INC.**, which produced specialty “printed inserts” and production components for national catalogs and magazines, basing the company in Gainesville, GA. The company succeeded, and World Color Press purchased it from me, and other stock holders, after 5 years. I then truly retired!

While always living in or near Atlanta, my wife and I, and 2 children, enjoyed the outdoors, so we purchased mountain acreage over the years in north Dawson Co., GA. where we initially built our own "log cabin." Around 2000, we had a proper home built, with a lake, where we now spend much of our time! We also maintain a "retirement apartment" in Gainesville, looking forward to the time when we will no longer be able to maintain our independence!

Dawson Co. Address: 135 Sullivan Drive , Dahlonega, GA 30533-3644

Home Phone: 706-867-1293

Cell Phone:

Gainesville Address: 4211 Misty Morning Way, Apt. 2412

Gainesville, GA 30506-4354

Home Phone: 770-503-1144

Cell Phone:

A handwritten signature in blue ink, appearing to read "Robert Springer".