

City of Dawson's \$6.18 million budget draft balances to the penny, however the money does not add up

By KATHRYN CROCKETT
Staff Reporter

A draft of Dawson's proposed Fiscal Year 2027 budget included in a Finance Department report presented to the Dawson City Council on Aug. 13 shows revenues and spending in perfect balance — \$6,180,350 on each side, to the penny.

An Albany Herald review of the numbers, though, found the draft does not actually balance.

The balance is produced in part by counting the same money twice, while the spending plan for the fiscal year that begins Sept. 1 sets aside nothing to repay \$350,000 the city has already borrowed from its Tax Anticipation Note to cover payments owed to vendors, nothing for payments coming due on \$4.4 million in state wastewater loans and nothing for more than \$141,000 in purchases the council was asked to approve at the same meeting.

The proposal counts a \$300,000 transfer from the city's water, sewer and gas utilities as general fund revenue. But no fund in the draft budget records that money going out, and the utilities' combined budgeted surplus is \$291,494.33 — less than the amount being transferred to the general fund. Strip out the double-counting, and the city plans to spend roughly \$300,000 more than it expects to take in. Georgia

law requires cities to adopt balanced budgets for each fund.

As outlined in prior reporting, presentations to the City Council make clear Dawson expects to begin the fiscal year Sept. 1 without an adopted budget. No proposed budget has yet been presented to the public for review, and city officials have proposed holding the required public hearing Sept. 17 — more than two weeks after the fiscal year begins. A companion

ordinance included in the council materials acknowledges the city “will be unable to adopt a budget prior to the beginning of the fiscal year” and provides temporary spending authority until a budget is adopted.

The adoption ordinance included with the draft left the required public hearing and advertisement dates blank. The draft spending

BUDGET
Continued on page 7

What residents should know on proposed fire tax

By KATHRYN CROCKETT
Staff Reporter

Dawson residents could soon see a new \$8 charge on their monthly city utility bills to help pay for fire protection.

That is the simplest way to describe what the Dawson City Council is considering. But the proposed ordinance would do considerably more than add another line item to a water bill.

Ordinance 2026-10 would designate the entire incorporated city as the City of Dawson Fire Tax District, establish a recurring assessment on active residential and commercial units receiving city water, and place the money in a dedicated account that can be used only for fire protection. The ordinance also gives

FIRE TAX DISTRICT
Continued on page 7



Firetrucks sit outside the fire station. The city council is considering a fire tax district that could add an \$8 monthly assessment to covered city accounts to help fund fire protection /FILE PHOTO



Site work is underway at 32 Crossing in Leesburg, where developers plan to begin construction with an initial 10 homes. The development could eventually include about 300 homes by the end of all development phases/KATHRYN CROCKETT

Residential developers bet on demand for smaller homes, apartments in Lee County

By KATHRYN CROCKETT
Staff Reporter

LEESBURG — Two residential developments moving forward in Leesburg will add hundreds of new housing options in Lee County over the next few years, with developers saying they are targeting a market they believe has been underserved: young professionals and small families looking for newer housing they can afford.

Developers presented updates Wednesday night at the Downtown Development Authority of the city of Leesburg board meeting on Wooten Station, a 125-unit apartment and retail development planned just off

Walnut Street, and 32 Crossing, a residential community expected to eventually include about 300 homes.

Both projects are being designed in part around attracting younger professionals to Lee County, though they approach that market from different directions: Wooten Station through higher-end apartment-style living and 32 Crossing through smaller, relatively lower-priced modern homes designed around community connection.

Wooten Station developer Matthew Davis said the apartment complex will include 108 two-bedroom, two-bath units and 17 one-bedroom, one-bath units. Plans also in-

clude a separate retail building, gated access, a pool, grilling area, fire pit and dog-washing station.

"There's a need in our community for good living for young professionals," Davis said.

The intended market became clearer — and drew some humor — when a board member asked whether developers envisioned couples with children or young professionals occupying the units.

"Young professional," Davis responded, adding that he did not anticipate the com-

HOUSING
Continued on page 8

William G. Anderson
A life of testing the waters

By KATHRYN CROCKETT
Staff Reporter

ALBANY — Dr. William G. Anderson, the pioneering surgeon and civil rights leader who helped found the Albany Movement, died Aug. 16 at age 98, closing a remarkable chapter for the communities, movements and institutions he spent nearly a century helping shape.

In Albany, where efforts were already underway to preserve the deteriorating home from which Anderson helped make history, his death brings renewed significance to the question of what his generation leaves behind. But Anderson's legacy extends far beyond the places that can be preserved and the historic firsts that can be counted.

Perhaps the most enduring part of



“Sometimes you have to test the waters, and you'll find the waters are not as cold as perhaps you thought they would be.”
— Dr. William G. Anderson

his legacy is also the simplest: what his life can teach us about moving forward when the way ahead is uncertain.

William G. Anderson spent much of his life becoming the first black man to do things no black man had done before. Curiously, he rarely described his life as though that had

ANDERSON
Continued on page 8

Judge denies residency challenge
Edward Brown to claim Senate District 12 seat

By ALAN MAULDIN
Staff Reporter

ALBANY — A Superior Court judge has issued a ruling in an election challenge in favor of Georgia District 12 Senate candidate Edward Brown, whose opponent accused him of not meeting the state's residency requirements.

Senior Judge Richard Cowart sent an email notifying the parties of his decision on Friday, Brown's attorney Chris Cohilas said. The attorney expects a written ruling to follow shortly.

In that ruling, Cowart denied



Edward Brown

former Camilla Council member Corey Morgan's challenge of Brown's residency.

Morgan and his attorney, Maurice King of Albany, alleged that Brown was ineligible due to his casting a vote in a Nov. 5, 2024, election in Virginia.

In his response, Cohilas said that Brown had obtained a Georgia driver's license in September 2024 as well as a residence in the city of Albany.

In the ruling, Cowart said that

SENATE SEAT
Continued on page 8



OBITUARIES



Mildred Joanne Hammond Askew

DAWSON – Mildred Joanne Hammond Askew, 94, of Dawson, Ga. passed away on Wednesday, August 19, 2026, in Phoebe Sumter Medical Center in Americus. Funeral services were conducted at 11 a.m. in the chapel of Lunsford Funeral Home on Monday, Aug. 24, with Rev. Charlie G. Bridges officiating. A private interment will be held later. The family received friends from 10 a.m. until funeral time at the funeral home.

Mrs. Askew was born on July 10, 1932, in Columbus, Ga. the daughter of the late Glenn Riordan Hammond and the late Juanita Clara Kennedy Hammond. She was a graduate of Terrell High School, former retail clerk for 20 years at the Dawson Belk's Store, employed at the Pro Shop at the Dawson Country Club and retired as the manager after 12 years of the Dawson Senior Citizen Center. She was a member of the Dawson First Baptist Church, Parrott Bridge Club and the Dawson Bridge Club. She was preceded in death by her parents, husband, Richard Talley Askew Sr., a special grandmother, Mildred Hammond, sister, Glenn Ellyn Powell, two brothers, Robert K. Hammond and Johnny Hammond and son-in-law, Ricky Smith.

Survivors include three daughters, Dianne Askew (Doug) Hilton of Albany, Glenda Askew Smith and Ricki Askew (Mark) Milliron both of Dawson, son, Richard T. Askew Jr. of Dawson, sister, Juanita Hammond (Don) Bridges of Dawson, brother, Gerald (Linda) Hammond of Dawson, five grandchildren, seven great-grandchildren, a great-great-grandchild and a special friend and caregiver, Ethel Williams.

Memorials may be made to the Dawson First Baptist Church 309 Church St. NE Dawson, GA 39842.

Lunsford Funeral Home, Cuthbert, Ga. (229) 732-2148.



Jimmy Wade Rice

It is with heavy hearts that we share the passing of Jimmy Wade Rice, 79, of Cuthbert, Georgia, who passed away peacefully at his home on Aug. 22, 2026.

Born in Morgan, Georgia, Jimmy was educated in the Randolph County School System and later attended Andrew College and Abraham Baldwin College.

A proud veteran, Jimmy honorably served his country in the United States Army, including service as a military police officer during the Vietnam War. Following his military service, he built a long and dedicated working career with Bill Fulford Ford, Kellwood, Best Manu-

facturing, and Georgia Feed American Protein before retiring.

Deeply committed to his community, he served on the Cuthbert City Council for approximately 20 years. He was also an active member of the Rotary Club, participating in numerous community projects and serving as president. Through these many years of service, he demonstrated a genuine love for Cuthbert and its people.

His faith was also an important part of his life. As a faithful member of First Baptist Church, Jimmy served as a deacon, giving of his time and talents in service to his church family. His faith was reflected in the way he lived and in his devotion to his family, friends and community.

Above all, he treasured his family and the simple pleasures of life. He enjoyed fishing, watching Westerns, working on his farm, and spending time with those he loved most.

He was preceded in death by his father, James Alva Rice; his mother, Lucile Beard Rice; his brother, William Wayne Rice; and his brother-in-law, Bobby Joe Engram Jr.

Left to cherish his memory are his wife of 56 years, Brenda Weaver Rice; his sons, Ryan Rice (Julie) of Cuthbert and Todd Rice (Jenni) of Albany; his daughter, Jalee Rice Wilson (Nate) of Fitzgerald, Georgia; and his grandchildren, Mallory Rice, Alyson Rice, Lawrence Carpenter, Anslee Wilson, Rylee Rice, Abigail Rice, Mattie Jane Carpenter, Sara Beth Wilson, Avery Rice, Emmaline Carpenter, and Morgan Wilson. He also leaves behind nieces, nephews, extended family members and many dear friends.

Jimmy will be remembered as a devoted husband, father and grandfather; a man of faith; a proud veteran; and a dedicated servant of his community. His kindness, commitment to others, and love for his family will leave a lasting legacy in the hearts of all who knew and loved him.

Graveside funeral services will be conducted at 11 a.m. on Saturday, Aug. 29, in the Cuthbert Eastview Cemetery with Rev. Nathan Ziglar officiating. The family will receive friends from 5 p.m. to 7 p.m. on Friday at the funeral home.

Memorials may be made to the Cuthbert First Baptist Church P.O. Box 274 Cuthbert, GA 39840.

Lunsford Funeral Home, Cuthbert, Ga. (229) 732-2148.

Lawmakers call for closure of ICE detention center in Lumpkin

By MAYA HOMAN
Georgia Recorder

LUMPKIN — Democratic members of Congress are calling for an immigration detention center in southwest Georgia to be shut down after conducting an oversight visit this week, describing conditions that included overcrowded cells and lack of adequate medical care.

Stewart Detention Center, a facility run by the private prison company CoreCivic, is one of the largest detention centers in the country. At least two people have died after being detained at the facility this year, including a man with leukemia whose family said he waited eight days for medical treatment after he began coughing up blood. He was later transferred to a hospital, where he went into a coma and died.

Georgia Reps. Hank Johnson and Nikema Williams toured the facility for roughly four hours recently alongside Rep. Pramila Jayapal of Washington and North Carolina Reps. Valerie Foushee and Deborah Ross, and spoke with three people detained in the center. U.S. Sen. Raphael Warnock also toured the facility in a separate visit.

Jayapal, who serves as ranking member of an immigration enforcement subcommittee, called the facility “one of the worst in the country,” citing a 2023 government report detailing substandard conditions within the detention center after an unannounced inspection. She added that lawmakers were initially obstructed from conducting oversight by the prison staff during the recent visit.

“We had to fight for access and for answers to be here,” she said while standing outside the facility talking to reporters. “We are horrified by the situation here at Stewart, and we believe this detention center should be shut down.”

Staff also was unwilling or unable to provide responses to many of the lawmakers’ questions, Jayapal said, such as the facility’s capacity or how many people were being detained without any criminal convictions on their record.

Johnson, who represents a metro Atlanta House district, also criticized the practice of having private, for-profit corporations running immigration detention centers.

“This whole racket is taking money directly from the taxpayers, the



Democratic members of Congress, including, from left, Rep. Nikema Williams of Georgia, Rep. Pramila Jayapal of Washington, Rep. Hank Johnson of Georgia and Rep. Deborah Ross of North Carolina, speak with reporters outside Stewart Detention Center in Lumpkin/MAYA HOMAN, Special Photo

people, the wage earners of this country — those who don’t have the tax breaks that the wealthy have — and putting it directly into the hands and pockets and pocketbooks of these ultra wealthy people,” Johnson said. “They are profiting off of human misery.”

In a separate statement following his visit, Warnock echoed many of the lawmaker’s concerns about the conditions in Stewart Detention Center, citing a recent investigation into increases in 911 calls made from the facility to treat detainees suffering from medical emergencies such as head injuries, suicide attempts and pregnancy complications.

“Regardless of your politics, we should all be able to agree on this, that everyone deserves to be treated with basic human dignity and respect,” Warnock said in a statement. “As a member of Congress, I thought it was important for me, as a voice for Georgia, to spend time speaking directly to those in the facility.”

Ryan Gustin, CoreCivic’s senior director of public affairs, disputed lawmakers’ description of the facility, arguing the facility is maintained to the standards set forth by the federal government. He added that medical providers onsite provide the “highest standards of care,” which he said is available to detainees 24/7.

“The safety, health and well-being of the individuals entrusted to our care and our dedicated staff at all our

facilities, including Stewart Detention Center, is our top priority,” Gustin said in a statement.

The U.S. Department of Homeland Security did not immediately respond to a request for comment.

Alexandra Smolyar, an immigration attorney with Asian Americans Advancing Justice-Atlanta, said the lawmakers’ concerns mirror what she’s heard from clients who were detained at Stewart. Recent changes to immigration enforcement under the Trump administration, including the practice of detaining people during routine immigration check-ins, may also contribute to a rise in immigration-related arrests and detentions.

“People who had periodic check-in requirements, who may well have been living peacefully in the community without incident for many, many years, for decades even, are just being indiscriminately detained at their ICE check-ins,” she said. “That is, to my understanding, unprecedented.”

She added that the detention center’s location in Lumpkin — a town of about 900 people that sits about 45 minutes south of Columbus — might play a role in limiting public awareness about what conditions are like for detainees.

“These are places that are out of public scrutiny, where many, many people are detained,” she said. “And I think that that allows conditions, in some ways, to fester.”

BIBLE TRIVIA

- 1. Is the book of Hebrews (KJV) in the Old or New Testament or neither?
- 2. To whom did God say, "Before I formed you in the womb I knew you; I ordained you a prophet to the nations"? Daniel, Jeremiah, Noah, Thomas
- 3. From 1 Chronicles 29, how many years did David reign over Israel? 7, 33, 40, 57
- 4. What do the seven lampstands represent in Revelation 1:20? Continents, Angels, Seas, Churches
- 5. What was Aquila's profession in Corinth? Tentmaker, Harp player, Mapmaker, Servant
- 6. Manasseh was the elder of whose two sons? Matthew, Joash, Joseph, Timothy

ANSWERS: 1) New, 2) Jeremiah, 3) Forty, 4) Churches, 5) Tentmaker, 6) Joseph

NOTICE

Notice is hereby given that Terrell County Board of Commissioners is seeking sealed bids for the following surplus vehicles:

Year	Make	VIN #
1999	Ford Ambulance	1FDWF36F7XED05980

The vehicle is parked at the Terrell County Public Works lot at 3110 Albany Hwy.

The sale shall be conducted through sealed bid process. Terrell County Board of Commissioners has the right to reject all bids, cancel the sale, or waive or disregard any informalities or irregularities in the bids received.

Please deliver sealed bids to Mechelle Baker, Terrell County Clerk, 235 E. Lee St., Dawson, GA or mail to Terrell County Commissioners, P. O. Box 525, Dawson, GA 39842.

Submit sealed bid no later than 12:00 noon, on Tuesday, September 1, 2026. Bids must be signed and dated by the bidder. Bids received will be opened in public during the September 1, 2026 Commissioners’ meeting. After opening the bids, the proposed bids shall be submitted to the Board of Commissioners for review, approval, or rejection.

This public notice effective the 11th of August, 2026.

Mechelle Baker
Clerk Terrell County

PUBLIC HEARING

Pursuant to O.C.G.A. § 36664, the City of Parrott will hold a public hearing at City Hall, 142 East Main Street, Parrott, Georgia, on September 8, 2026 at 6:30 p.m., at which time the City Council will hear from the public on the proposed variance.

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DID YOU KNOW...?

Did the first mission to land on the moon carry a piece of aviation history?

By JACK BAGLEY
Georgia Trust For Local News

Here we are again, enjoying the “dog days” of summer. I know I’ve mentioned this many times, but for those who came in late: We call this time the “dog days” because Sirius, the brightest star in the sky beside the sun, is visible in the Northern Hemisphere. “So what?” you may be asking. Well, ancient people believed that in addition to light from Sirius, we also received heat, and that added to the sweltering temperatures August normally contains. We don’t, of course; it’s too far away. It’s “dog days” because Sirius is the main star in the constellation Canis Majoris, or the Big Dog. Sirius is also called the “dog star.” Yes, I’m Sirius about that. Just as I am about trivia... so let’s enjoy some, right now!

Did you know...
... dreams are very important? Research into sleep has shown that when people are deprived of dreams, they experience marked changes in their personalities. Some of the changes include becoming irritable and disoriented, experiencing hallucinations, and even showing signs of psychosis. Also, the first chance they get to actually dream, they do so excessively. This is called the “REM Rebound” for the rapid eye movement which denotes when a person is dreaming. (Life is, indeed, but a dream.)
... you may know someone with hyperthymesia? If you do, the two words you’ll never hear them say are, “I forgot.” A person with hyperthymesia, or Highly Superior Autobiographical Memory, can remember every detail about every day of their lives. Perhaps the best-known person with this condition is actress Marilu Henner (born 1952), one of the stars of the 1980s series Taxi. Henner remembers everything about every day of her life, including things she’d probably prefer to forget such as embarrassments, conflicts, and losses. (With what I would have to remember it would be something of a curse.)

... the first mission to land on the Moon carried a piece of aviation history? Apollo 11, launched on July 16, 1969, carried three astronauts – Neil Armstrong (1930-2012), Edwin “Buzz” Aldrin (born 1930), and Michael Collins (1930-2021) – and also had with it small bits of the wood and fabric that made up the Wright Flyer, the first heavier-than-air powered aircraft. Those small bits went down to the surface of the Moon with Armstrong and Aldrin, then were brought back to Earth. The Wright Flyer was first flown at Kitty Hawk, North Carolina, on December 14, 1903, by Orville (1871-1948) and Wilbur Wright (1867-1912). Additional trivia note: Small pieces of the Wright Flyer were also aboard the Space Shuttle Challenger when it was destroyed in a 1986 explosion; the pieces were recovered from the wreckage. Another small piece of Wright Flyer fabric is on Mars, attached to the unmanned helicopter Ingenuity. (That old plane sure gets around!)

... no one knew what the far side of the moon looked like until 1959? Due to the fact that the moon is tidally locked in its orbit around the Earth, it always presents the same side to us. Because of a “wobble” in its rotation, we actually see about 59% of the moon’s surface, depending on the time of month we look at it. But the far side was hidden from our view until 1959, when the Soviet space probe Lunik 3 took a photograph of it and sent it back to Earth. Additional trivia note: You will sometimes hear the far side called the “dark side” of the moon, but this is a misnomer. The far side gets as much sunlight as the near side gets, just two weeks later than the near side.

... corn is produced on every continent but one? The only place on Earth where corn is not grown is, not surprisingly, Antarctica. Additional trivia note: some corny numbers for you – one ear of corn averages 16 rows with 800 kernels. One pound of dried corn has about 1,300 kernels. And 100 bushels of corn? That’s about 7,280,000 kernels. (With that many kernels, there’s a whole lot of saluting.)

... bone china really does involve bones? Some china is called bone china because powdered animal bone is mixed with the clay used in firing the pieces. The bone gives the china more strength, whiteness and translucency. (That ought to keep you up at night.)

... the siege of Leningrad by the Nazis during World War II was very costly to the Russians? Lasting from September 8, 1941 to January 27, 1944 – 872 days – more Russians (civilian and military) were killed than the combined numbers of British and American soldiers during the entire war. A total of 1,565,415 Russians died during the siege alone. The combined total of British and American military deaths during the entire war was 791,000.

... one of the hardest products to find in a store in Korea is deodorant? That’s because the Korean people lack a particular gene, the ABCC11 gene, which is the natural cause of armpit odor. Only about 0.006% of the Korean population has the gene, and nobody is sure of why.

... tablecloths were originally supposed to used as towels? The original intent of a cloth covering for a table was for the diners to wipe their hands and mouths after eating. Napkins, which now serve that purpose, were developed later, and the tablecloth became something to protect the surface of the table rather than clean the diners. (Oh, to have had the laundry concession back then!)

Now... you know!

Unplugged: An old-fashioned solution for a modern problem

Mornings are hectic once again in my home.

I am a morning person. I love to ease into my day in the quiet darkness of the pre-dawn hours, with a cup of coffee and some light reading. People who sleep to the last possible moment before they have to jump out of bed to the noise of a blaring alarm clock and rush off to work are, quite frankly, insane.

The summertime months provide the best opportunity for such beginnings. With only my own schedule to account for, I am master of my time and my daily commute.

With the start of school, those days are over for now. I, along with countless other parents, am at mercy of carpool lines and dismissal bells once again, cramming my own responsibilities to fit the desires of the schoolhouse.

But alas, such is life, and I know I’d better enjoy these fleeting years while I can. But I’m still going to complain a little bit.

As precious as every passing minute is, especially under a tight schedule, there are many distractions that seek our attention. None are as difficult to avoid like the allure of a smartphone.

Like the song of siren calling out to the Greek sailors of old (I haven’t seen the newest blockbuster rendition of “The Odyssey,” but I know how the story goes), a smartphone draws in the strongest of warriors and robs them of their most valuable asset.

Perhaps that is a touch too dra-



THE NEW SOUTHERN DAD

By KYLE DOMINY

matic, but the best complainers have to have a flair for exaggeration.

On a recent moment when it was time to be heading out of the door, I went searching for my children. Lo and behold what do I find? My one-and-only precious girl child glued to a screen.

Now, most of you reading this are doing so in a newspaper and that I greatly appreciate. Technology should have stopped with the Gutenberg press, maybe Linotype.

“It’s time to go,” I bellowed, that’s what fathers do when they’re aggravated with their offspring, at her.

“I still have to brush my teeth,” she answered, frantically shoving the phone into her pocket as if I didn’t have eyes and could see her.

“You are addicted to that phone,” I said.

“I am not,” was her retort. Just what a screen junkie would say.

I’ve heard of a new trend of people “going analog,” not just stepping away from things like social media, but disconnecting from the internet as much as possible. There have been spikes in the sale of books, magazines and even newspapers (I may make a decent living out of this yet). MP3 players that have to be loaded with a curated list of songs are popular again.

And it’s not people my age and older doing this, people who remember when devices did not hog our attention, but young people tasting digital-less freedom for the first time.

There’ll be some mandatory analog time in my house for a few days.

COUCH THEATER



Aiysha Hart, left, and Anthony Mackie star in "Desert Warrior"/Photo courtesy of MovieStillsDB

By DEMI TAVERAS
King Features

The Whisper Man (R)

Based on the novel by Alex North, this crime thriller film, premiering Aug. 28, was produced by the Russo Brothers ("Avengers: Endgame") and stars Robert De Niro ("The Alto Knights"), Michelle Monaghan ("The White Lotus"), and Adam Scott ("Severance"). Although it's deemed a crime thriller, it's got the tone of a full-on horror flick, and with the dark subject matter at hand, it's sure to keep the hairs on your arms standing. Scott portrays Tom, a widowed father to an 8-year-old son, who decides to move his family to a quiet town named Featherbank to start anew. Featherbank, however, used to be tormented by a serial killer named the Whisper Man, and somehow, the killer has escaped. Tom's son is subsequently taken, leaving him with no choice but to reach out to his estranged father, a detective named Pete (De Niro), to help find the missing boy. (Netflix)

The Last Sunrise (R)

Maia Reficco from the rebooted "Pretty Little Liars" series leads this steamy romantic drama premiering Aug. 26! Based on the 2025 novel of the same name, "The Last Sunrise" follows Ry, a young American woman who accompanies her mother, Isolde (Eva Longoria), on a business trip to Majorca, Spain. With health issues weighing her down mentally, Ry isn't expecting much out of this trip ... until she meets a local boy named Julian (Fernando Lindez). A passionate affair between the two is inevitable, but their romance gets threatened when Isolde reveals to Ry that she needs to buy out Julian's family's docks to bring her business deal to fruition. (Amazon Prime Video)

Girls Like Girls (R)

Actress and singer Hayley Kiyoko got her start in the 2011 film "Lemonade Mouth," a Disney Channel original film. Since then, she's had a steady career in music, film and TV. In 2015, she released the song "Girls Like Girls" with a music video that's somewhat of a sneak peek of the new "Girls Like Girls" film, which just released on Peacock. This coming-of-age drama film is directed by Kiyoko and stars Maya da Costa ("Descendants: Wicked Wonderland") and Myra Molloy ("He's All That"). Da Costa plays 17-year-old Coley, who begins a new chapter of her life in rural Oregon with her estranged father, Curtis (Zach Braff). Soon after she moves, Coley meets another girl named Sonya (Molloy), and they form a deep emotional connection that's bound to leave one girl heartbroken. (Peacock)

Desert Warrior (R)

AGC Studios made an interesting choice in producing a \$150-million historical-action film led by Anthony Mackie ("Captain America: Brave New World"). While Mackie is incredibly talented, his latest "Captain America" installment didn't fill theater seats like Chris Evans' previous three films, and "Desert Warrior" didn't even make \$1 million at the box office. Still, this film could be a great choice for those who enjoy period-piece action films. Mackie takes on the role of Hanzala, a legendary bandit in 7th-century Asia who agrees to assist an exiled princess in her revolution against a tyrannical empire. Not only must he unite tribes against Emperor Kisra (Ben Kingsley), but he must also face the emperor's ruthless soldier Jalabzeen (Sharlto Copley) in direct combat. Premieres Aug. 28. (Hulu)

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Labor Day goings on

For the first two weeks of September in Athens, Georgia, we can expect a transition to early fall weather, with an average daytime high of 84 degrees and nighttime lows dropping to a comfortable 60 to 65 degrees—all of which will be accompanied by sunshine, high humidity, and a chance of passing afternoon thunderstorms.

Athens is a place many Georgians will be on Labor Day—that pre-fall holiday that will be the focal point for tens of thousands (if not hundreds of thousands) of fans watching on television when Georgia hosts Tennessee State in its opening game. And, of course, a sold-out Sanford Stadium of 93,033.

I grew up in the dreadful heat of summer without a ceiling fan. I have never liked hot weather. I have driven a tractor all day long during summer's peak heat, wearing nothing but a pair of shorts. I practiced and played football in stifling heat, but I could do without September games. So, I never took the position that growing up in the South that I got “used to the heat.”

Georgia's victory over Yale on Oct. 12, 1929, the dedication of Sanford Stadium, was a hot and humid day, which heavily favored the Southern Bulldogs as they upset the Bulldogs of New Haven, Connecticut.

Yale unwittingly enhanced the UGA cause when the team dressed out in its



LORAN SMITH

traditional blue stockings that reached their knees. The team looked terrific in warmups, but when those heavy woolen stockings became sodden with perspiration, that heightened Georgia's advantage.

It can be hot during early October, but better weather—cooler temperatures—is what we all look forward to. In addition to football, there

is the magnificent change of the leaves, fall fly fishing, and the harvest scenes.

On occasion in falls past, owing to football travel, there have been opportunities to visit other states in the Southeast and the Midwest. Across America, there are harvest scenes like what we experience in our own backyard.

Wisconsin, Michigan, Iowa, South Dakota, Colorado, Illinois, Nebraska, Oklahoma, and Texas are among the states that underscore the harvest scenes as we do. It is the same with New England. Agriculture and related industries contribute significantly to the U. S. gross domestic product, right at \$1.5 trillion dollars. I will always hold a soft spot in my life for farmers and agriculture.

A few facts about September:

The hottest recorded temperature on earth for our ninth month was 127 degrees Fahrenheit on Sept. 1, 2022, set at Furnace Creek in Death Valley National Park, California.

The summer is a great time to enjoy a hot dog. Between Memorial Day and Labor Day, Americans usually eat roughly 7 billion hotdogs, which would stretch from New York to London and back 25 times. If you haven't had a hot dog lately, there is time to help keep that statistic intact.

The first Labor Day parade took place in New York City on September 5, 1882, when 10,000 workers marched for better hours.

Most of us down South probably don't know about the “No White Rule.” There once was a rule against wearing white after Labor Day for the wealthy elite to signal they were back in town from summer resorts

and a renewal of city life.

This day became a national law when President Grover Cleveland's stroke of the pen made it a federal law in 1894 following a major railway strike in Chicago.

For October for fly fishing advocates, it is a welcome month, as the trout return to the Chattahoochee. Standing in Georgia's most romantic river and seeing a three-pound trout take in a tiny fly, dart away with fluid alacrity, and leap out of the water, intent on making a fool out of you, and eventually succumbing to a dipnet is one of the richest experiences there is.

The good news is that there are many Georgians who can enjoy that opportunity with just a little effort. And not only is that a cool experience, but you are also cool and comfortable as you do it.

Beware of politicians bearing economic statistics

I try not to think about the fact that college was almost four decades ago. Like many, so much of what I learned in Athens occurred outside the classroom yet occasional lessons from coursework appear as flashbacks in reaction to the modern world's events all these years later.

My degrees, a B.B.A. from UGA and later a Master's from Georgia State are in Economics. There's currently an online debate about who gets to call themselves (and demand others refer to them as) an Economist.

I don't, and I never have. I've been a banker, a builder, held a finance role for a large auto dealership group, helped manage a phone system for the U.S. Army Reserve, sold a similar system/program to NASA, and more recently have been a consultant, writer, publisher, and lobbyist.

For a brief while in all those years I was also an adjunct professor of Economics and Small Business. It

was one of the endeavors I probably enjoyed the most. As someone trained in economics, I also understood the concept of opportunity cost.

Life decisions aren't all about what makes you the happiest, unfortunately. Fulfillment and enjoyment are certainly important.

Money isn't everything, either. I've turned down job opportunities and clients that would have paid very well. Each of those had high costs on my time, personal life, and/or morals and ethics.

Big life decisions have major opportunity costs. It's somewhat similar to the 1970's game show “Let's Make A Deal”. When you pick one door, you give up what is behind others. This is opportunity cost.

The problem with economics is few wish to study it or make an effort to understand it. The reaction to the subject, to quote one of my sisters, is “Ewwwwww”.

Yet many still wish to use the economic signals we get

every day not just for their own choices, but for others. Many a political argument ends after making an often errant point with “it's just Econ 101”.

The problem with this line of reasoning is that foundational classes in Economics are meat to teach the most basic of concepts. There are many assumptions one must make to have the elemental “Marshallian Cross” lines of supply and demand actually work that some can miss why signals sometimes fail in the real world.

It's hard to blame the general public for this when they have so much help in misunderstanding the complexities of economic action and reaction. Few journalists have even a foundational course in Econ. Many of their stories begin with good intentions to inform, but their own industry's failures to understand markets and market reaction lead to poor reporting and thus greater public misunderstanding.

No better example of this is the coverage of the Federal Reserve setting a benchmark for short term interest rates. The Fed controls short term rates by buying and selling bonds to achieve a relatively stable price and thus interest rate on these instruments.

Too often the reporting of these decisions goes something like “The Fed raised interest rates today, so expect the cost of your mortgage to go up.” The problem is, mortgage rates are long term rates, which the market sets generally based on long term inflation fears. Most of the time, a fed decision to raise or lower rates is to fight inflation, and thus the reaction between long and short term rates is like a see-saw.

Because raising short term rates shows the Fed is fighting inflation, mortgage rates will often actually come down when “interest rates are raised”. Yet it's often reported as the opposite cause and effect.



CHARLIE HARPER
GEORGIA POLITICS

Then there are politicians and their consultants. They want you to believe the slogans they put on bumper stickers which come from partisan dogma are long standing economic treatises.

Too many conservatives believe every time you cut taxes you get an increase in revenue. If this were true, we would have infinite revenues just by eliminating taxes. That's what happens if you just keep cutting according to this bumper sticker theory.

Too many progressives believe the government can

spend its way into prosperity, even if it means confiscating the wealth of the prosperous. The people who want to take profits out of our system don't seem to understand that our entire tax system is based on taking a percentage of profits – while leaving an incentive for private citizens to take risks and make profits so that they can keep at least some of it.

Each side comes loaded with their own out of context economic headlines to “prove their points”, not unlike an atheist quoting out of context scripture to assert moral high ground. We are at this point of the campaign cycle and on the precipice of a Presidential race where these examples abound.

They have me harkening back not to one of my Economics courses, but to my intro to Statistics taught by Dr. Whitten at UGA in the 1980's. Beware, she cautioned at the beginning of the course, of what you're about to learn. In this world, there are lies, damned lies, and then there are statistics.

I am happy to be living in such a happy state of mind

Editor's Note: This column was originally published in the Sept. 18, 2024 edition of the Tri-County Connector.

Are you happy? If so, I am happy. But you and I might be exceptions. I just read a report by WalletHub, a personal finance company, that ranks the 50 states on a number of metrics to determine which states are the happiest. Georgia is listed as the 20th happy state.

The criteria for determining how happy we are

include things like our emotional wellbeing, how much sleep we get, how many hours we work, whether or not we're depressed, how safe are we, rate of suicides, whether or not we volunteer, engage in sporting activities and number of divorces.

As usual, we beat Mississippi (42nd), Alabama (44th), West Virginia (48th), Arkansas (49th) and poor old Louisiana (50th out of 50) in being happy like we beat them in everything else. That makes me happy. Bless their hearts.

A number of the states in the Northeast were deemed happier than Georgia. WalletHub doesn't say why, but I think it is because many of their citizens got tired of living in a place where it snows ten months a year and all the buildings are rusted and decided to move South, which made those who stayed behind happy because they got tired of all the whining. It may also explain why we dropped to 20th because they settled here and we have to listen to them make fun of how we talk.

Before you ask, Hawaii rates No. 1 on the happiness scale. WalletHub says it is because Hawaiians enjoy great physical health, low unemployment, the longest life expectancy in the U.S. and the second-highest share of households with an annual income above \$75,000. That, in spite of the fact that U.S. Geolog-

ical Survey says Hawaii experiences thousands of earthquakes every year. It was interesting to note also that Hawaiians ranked dead last in getting an adequate night's sleep. I guess worrying about thousands of earthquakes annually can do that to a person.

Maryland was the second happiest state. WalletHub says one big reason is Marylanders like what they do. A bunch of them are federal bureaucrats in Washington, D.C., which means they have lifetime employment. Federal bureaucrats never get fired. What's not to like about that?

I must also note that New Jersey was rated the third happiest. The Beloved Woman Who Shared My Name was born in New Jersey, even though she moved to Georgia when she was 4 years old and developed a classic Southern accent. When asked where she was born, she would say “Noowuk,” roughly approximating



DICK YARBROUGH

“Newark.”

According to WalletHub's analysis, New Jersey natives have “supportive relationships and love in their lives” and “happiness in their marriages.” I can personally vouch for that, even those who moved from Noowuk when they were 4 years old.

The bigger question is why does the Great State of Georgia, home to the oldest-state chartered university in the nation and the possessor of the greatest state song in the history of the world, “Georgia on

my Mind” as sung by Ray Charles Robinson, of Albany, Georgia, rate only 20th in happiness?

I may be a part of the reason if my mail is any indication. I have opined on several occasions about the desire of an Alabama-based company, Twin Pines Minerals, to mine titanium dioxide in our Okefenokee National Wildlife Refuge so the world will never run short of toothpaste whitener. No one seems to have mentioned that there is titanium dioxide available to be mined in – are you ready? – Alabama.

Knowing this has made a lot of you very unhappy. Having chemical giant Chemours rumored to be buying out Twin Pines seems to have made you even angrier, particularly when the company said in 2022 that it had no intention to buy the project from Twin Pines Minerals.

Proponents of drag mining Trail Ridge aren't happy with me, either. Gummy-Moving Ox (I can't make this stuff up) wrote and said he hopes my teeth rot out. A local timber baron is not real pleased with me, I understand, but not because of my dental hygiene.

I suspect Gov. Kemp, State Senate Majority Leader Steve Gooch and Rep. Lynn Smith aren't real happy with all the controversy but no one knows because they aren't talking.

But let us end on a happy note. At least we don't have thousands of earthquakes a year to keep us awake at night and there is a good chance we will never run out of toothpaste whitener. I don't know about you, but I am happier already.

The Dawson News

GEORGIA TRUST

— for Local News —

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Member

Georgia Press Association

1985-2025

Wm. Thomas Rountree

Carl Rountree

Editor and Publisher

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Georgia Chamber to counter 'misinformation' about data centers

By TY TAGAMI
Capitol Beat News Service

ATLANTA — Data centers are a financial boon to communities, according to the Georgia Chamber of Commerce, which is pushing back on concerns about their impact on the environment, on utility bills and on their neighbors.

The pro-business organization is launching a messaging campaign that extols the jobs and property tax revenue that data centers provide while asserting that their impacts through water and energy use are not as significant as many believe. The Chamber's new Georgia Digital Infrastructure Alliance includes industry leaders, utility representatives, policymakers and community members.

Chris Clark, the Chamber president and CEO, said the group will begin briefing policymakers statewide in September. The goal, he said, is "to be transparent, to make sure that we have responsible development and that we show the benefits to communities because obviously there's a lot of backlash and a lot of negative PR right now."

Polling suggests the public is souring on data centers.

The Annenberg Public Policy Center at the University of Pennsylvania found 61% of Americans opposed the construction of new data centers in their area this summer, up 12 percentage points from the spring. The summer survey found opposition across party lines, with 69% of Democrats and 54% of Republicans opposing new local data centers.

The rising negative sentiment comes less than three months ahead of an election that will determine control over the state and Congress.

Former Atlanta Mayor Keisha Lance Bottoms, the Democratic nominee for Georgia governor, said at a Georgia Chamber event in early August that "we need a pause" on new data centers.

Rick Jackson, her Republican opponent, said at that same event that data centers produce so much property tax revenue that they can eliminate property tax bills for everyone else in at least 70 counties. Communities should get to choose whether to let one be built, he said.

In early April, Macon news station 13WMAZ reported that Jackson said he understands data centers because he invested in one in Texas.

Elsewhere, Republicans who once championed data centers are beginning to see them as a political liability.

Late last year, Texas Gov. Greg Abbott, a Republican, was touting data center investments. Then, in early August, he halted approvals for new data centers pending audits of their power and water use and their impact on neighbors.

His Democratic opponent had been rising in the polls while attacking him on the issue, The Wall Street Journal reported last week.

President Donald Trump has argued that more data centers are necessary to win an artificial intelligence race against China. But he also suggested recently that data centers need "a little public relations help," according to multiple news reports.

Clark said the Georgia Chamber is pushing back with facts. Data centers use less water than a decade ago, he said, adding that in Georgia they are paying to build the energy infrastructure that will deliver power to them.

He challenged a central premise about the data center boom: that it is driven by AI.

"A lot of what we're building out right now is to handle your Facebook posts, your medical records, your bank transactions," he said.

Yet "AI" is in the name of the company behind the largest data center announced for Georgia so far. Project Camellia near Savannah, which is expected

to need 3.2 gigawatts from Georgia Power, is for OpenAI.

The tech industry has been responding to concerns about water use.

OpenAI says its new data center will use a closed-loop cooling system, which reduces water consumption by reducing or eliminating discharge and evaporation. Other companies have announced similar systems.

However, closed-loop systems require more energy, and energy generation involves water.

Chris Manganiello, the water policy director for the Chattahoochee Riverkeeper, said state records show significant water lost to evaporation at power plants.

In 2023, for instance, Plant McDonough, a 2.5 gigawatt facility in Cobb County fueled primarily by natural gas, withdrew an average of 10 million gallons of water a day from the Chattahoochee River, he said. It returned a quarter of that water.

Research indicates data centers are consuming a lot of water.

"The exponential growth of artificial intelligence (AI) has driven the rapid global expansion of data centers, raising serious concerns about their environmental impact — particularly water use," said an academic article published earlier this year.

Trade-secret protections and security concerns restrict what the public can know about data center water consumption, said the paper in AGU Advances, a peer-reviewed journal of the American Geophysical Union. But the paper added that available information suggests data centers rank among the top 10 water-consuming industrial or commercial sectors in the country.

Many Georgians are concerned about more than water.

Amy Sharma has been traveling around the state to attend town halls about proposed data centers.

The executive director of Science for Georgia said she and others are concerned the AI boom will turn into a bust, leaving communities on the hook for half-built or abandoned data centers.

Local leaders should require developers to post a surety bond to pay for redevelopment should a project go bankrupt, she said.

She disagreed with Clark's sanguine outlook on protections for residential electricity ratepayers, pointing to a lack of legislation.

Last year, the state Public Service Commission, which regulates Georgia Power, did agree to the utility's plan for a rate freeze, but the plan excludes "reasonable and prudent" costs related to storm damage and will be in effect for only three years. Then, during Georgia's legislative session earlier this year, Georgia Power opposed a bill that would have made it illegal for the company to pass on costs for expanding the power grid to serve data centers for the long term. The bill was then weakened by amendments and did not pass.

And Sharma noted that a lawyer with the Southern Environmental Law Center told the Columbus Ledger-Enquirer in May that data centers are paying nothing toward the cost of new natural gas pipelines. Much of the additional generating capacity that Georgia Power is building to meet data center demand will be fueled by natural gas.

Public opinion will likely influence how big a welcome mat Georgia lays out for data centers, especially this November when voters head to the polls.

Sharma said she has witnessed growing opposition across ideological lines.

At one town hall, she listened as a man complained that the government first wanted to force everyone to take a COVID-19 vaccine and now was pushing data centers. She said she also heard

someone wearing Bernie Sanders apparel complain about data centers.

Clark said many people are simply misinformed. When communities have questions, they should get transparent and responsible responses, he said. "I think a lot of what we're seeing right now is both misinformation, disinformation, old information, and just the fear of the unknown."

Manganiello said the industry and local leaders have brought this on themselves.

"Some data center developers and local leaders have not been entirely transparent about proposed projects," he said. "When residents can't get their basic questions answered, they go out looking to fill the holes."

Legals

Legals

D-108

Town of Sasser
**General Election
MAYOR AND FOUR AT-LARGE
POSITIONS ON THE TOWN COUNCIL
November 3, 2026**
Qualifying will begin on **Monday, August 31, 2026, at 9:00 a.m.** and will remain open until **3:30 p.m.** Qualifying will continue on **Tuesday, September 1, 2026, from 8:00 a.m. until 3:30 p.m.** On **Wednesday, September 2, 2026, qualifying will begin at 8:00 a.m. and close at 12:00 noon.**
The qualifying fee for Mayor shall be \$10.00.
The qualifying fee for a position on the Town Council shall be \$5.00 and must be paid at the time a candidate qualifies. Candidates may qualify at the Office of the Town Clerk at Sasser Town Hall, 118 E Main Street, Sasser, Georgia.
This notice is given pursuant to O.C.G.A. 21-2-132
August 27, 2026

D-103

**IN THE PROBATE COURT
COUNTY OF TERRELL
STATE OF GEORGIA
IN RE: LEON CLYDE JOHNS
DECEASED
ESTATE NO: 4142
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE**
To: ALL UNKNOWN HEIRS, INTERESTED PARTIES, CREDITORS
BESSIE ARDELLA SHATTLES has petitioned to be appointed Administrator of the estate of LEON CLYDE JOHNS deceased, of said County. The Petitioner has also applied for waiver of bond and/or grant of certain powers contained in O.C.G.A. §53-12-261. All interested parties are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the court on or before SEPTEMBER 7TH, 2026.
BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel at the following address/telephone number for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Carol M. Speir
Judge of the Probate Court
By: CINDY THOMAS
Clerk of the Probate Court
Address: P.O. Box 67
Dawson, Georgia 39842
229-995-5515
August 13, 20, 27, September 3, 2026

D-102

NOTICE TO DEBTORS AND CREDITORS
GEORGIA, TERRELL COUNTY
All creditors of the estate of VERLINDA FAYE JACKSON deceased, late of Terrell County, Georgia are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment.
This 6TH day of AUGUST, 2026
RUTHELL JACKSON, ADMINISTRATOR
VERLINDA FAYE JACKSON, DECEASED
COLLIER & GAMBLE, LLP
EDWARD R. COLLIER
P.O BOX 577
DAWSON, GA. 39842
August 6, 13, 20, 27, 2026

D-104

NOTICE TO DEBTORS AND CREDITORS
GEORGIA, TERRELL COUNTY
All creditors of the estate of MELVIN SHERMAN deceased, late of Terrell County, Georgia are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment.
This 6TH day of AUGUST, 2026
BARBARA ALSTON SHERMAN, EXECUTRIX
MELVIN SHERMAN, DECEASED
1174 HEROD HWY
DAWSON, GA. 39842
August 13, 20, 27, September 3, 2026

D-101

NOTICE TO DEBTORS AND CREDITORS
GEORGIA, TERRELL COUNTY
All creditors of the estate of HENRY LEE DENNARD, JR. deceased, late of Terrell County, Georgia are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment.
This 4th day of AUGUST, 2026
TAMMY GEORGETTE DENNARD, ADMINISTRATOR
HENRY LEE DENNARD, JR., DECEASED
766 FLORIDA SHORT ROUTE
SASSER, GA. 39885
August 6, 13, 20, 27, 2026

D-105

NOTICE OF SALE UNDER POWER
GEORGIA, TERRELL COUNTY
By virtue of a Power of Sale contained in that certain Security Deed from JUDY A HARDISON to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC. AS GRANTEE, AS NOMINEE FOR RAPID HOME LENDING INC., dated April 11, 2025, recorded April 17, 2025, in Book 0014B, Page 0726-0743, Terrell County, Georgia Records, said Security Deed having been given to secure a Note of even date in the original principal amount of One Hundred Fifty-Six Thousand Four Hundred Ninety-One and 00/100 dollars (\$156,491.00), with interest thereon as provided for therein, said Security Deed having been last sold, assigned and transferred to UNITED WHOLESAL MORTGAGE, LLC, there will be sold at public outcry to the highest bidder for cash at the Terrell County Courthouse, within the legal hours of sale on the **first Tuesday in October, 2026**, all property described in said Security Deed including but not limited to the following described property:

ALL THAT TRACT OR PARCEL OF LAND BEING A PART OF LOT 3 OF BLOCK 216 IN THE CITY OF DAWSON, TERRELL COUNTY, GEORGIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT WHERE THE WEST RIGHT OF WAY OF PECAN STREET INTERSECTS THE SOUTH RIGHT OF WAY OF EAST LEE STREET AND FROM SAID POINT THENCE NORTH 90 DEGREES 00 MINUTES WEST A DISTANCE OF 200 FEET AND THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING, THENCE SOUTH 01 DEGREE 02 MINUTES WEST, A DISTANCE OF 226 FEET; THENCE NORTH 90 DEGREES 00 MINUTES WEST A DISTANCE OF 17 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES EAST A DISTANCE OF 7.25 FEET; THENCE NORTH 90 DEGREES 00 MINUTES WEST A DISTANCE OF 75 FEET; THENCE NORTH 00 DEGREES 00 MINUTES WEST A DISTANCE OF 7.25 FEET; THENCE NORTH 90 DEGREES 00 MINUTES WEST A DISTANCE OF 8 FEET; THENCE NORTH 00 DEGREES 00 MINUTES WEST A DISTANCE OF 226 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES EAST A DISTANCE OF 104 FEET AND THE POINT OF BEGINNING. PARCEL ID: D19-052 BEING THE SAME PROPERTY CONVEYED TO JUDY A. HARDISON FROM ROCKY DWIGHT SPURLOCK BY DEED DATED AUGUST 30, 2022 RECORDED ON SEPTEMBER 07, 2022 IN BOOK 0013G PAGE 0248.

Said legal description being controlling, however the property is more commonly known as **1045 E LEE STREET, DAWSON, GA 39842.**
The indebtedness secured by said Security Deed has been and is hereby declared due because of default under the terms of said Security Deed. The indebtedness remaining in default, this sale will be made for the purpose of paying the same, all expenses of the sale, including attorneys' fees (notice to collect same having been given) and all other payments provided for under the terms of the Security Deed.
Said property will be sold on an "as-is" basis without any representation, warranty or recourse against the above-named or the undersigned. The sale will also be subject to the following items which may affect the title: any outstanding ad valorem taxes (including taxes which are a lien, whether or not now due and payable); the right of redemption of any taxing authority; matters which would be disclosed by an accurate survey or by an inspection of the property; all zoning ordinances; assessments; liens; encumbrances; restrictions; covenants, and any other matters of record superior to said Security Deed.
To the best of the knowledge and belief of the undersigned, the owner and party in possession of the property is JUDY A HARDISON, or tenants(s).
The sale will be conducted subject (1) to confirmation that the sale is not prohibited under the U.S. Bankruptcy Code (2) to final confirmation and audit of the status of the loan with the holder of the Security Deed, and (3) purchaser's tendering to Rubin Lublin, LLC, anti-money laundering information as required pursuant to the FinCEN Real Estate Report Rule. Failure to provide information, could result in rescission of the sale.

The entity having full authority to negotiate, amend and modify all terms of the loan (although not required by law to do so) is: Cenlar FSB, Loss Mitigation Dept., 425 Phillips Blvd., Ewing, NJ 08618, Telephone Number: 877-909-9416. Nothing in O.C.G.A. Section 44-14-162.2 shall be construed to require a secured creditor to negotiate, amend, or modify the terms of the mortgage instrument.
UNITED WHOLESAL MORTGAGE, LLC
as Attorney in Fact for
JUDY A HARDISON
THE BELOW LAW FIRM MAY BE HELD TO BE ACTING AS A DEBT COLLECTOR, UNDER FEDERAL LAW. IF SO, ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE.
Attorney Contact: Rubin Lublin, LLC
3145 Avalon Ridge Place, Suite 100, Peachtree Corners, GA 30071
Telephone Number: (877) 801-0992
Case No. CENL-26-03096-1
rslsaw.com/property-listing
August 27, September 10, 17, 24, October 1, 2026

D-100
NOTICE TO DEBTORS AND CREDITORS
GEORGIA, TERRELL COUNTY
All creditors of the estate of OBIE NEWTON GOLDEN, JR. deceased, late of Terrell County, Georgia are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment.
This 28TH day of JULY, 2026
HARDY FRANKLN GOLDEN, ADMINISTRATOR
OBIE NEWTON GOLDEN, JR., DECEASED

Manganiello welcomed an initiative by the Chamber to share more information before a project is approved.

"The question will be whether or not that is actually what happens," he said.

Sharma predicted that Clark's initiative would ignite more opposition.

"We're advocating for a community's right to choose the best path forward for themselves," she said, sounding like Clark.

"But the best path forward must provide transparency, an open and democratic decision-making process, sufficient power and water, and a surety bond," she said. "So I guess we're also advocating against data center misinformation."

C/O W.T. GAMBLE, III
COLLIER & GAMBLE, LLC
P.O. BOX 577
DAWSON, GA. 39842
August 6, 13, 20, 27, 2026

D-107

NOTICE TO DEBTORS AND CREDITORS
GEORGIA, TERRELL COUNTY
All creditors of the estate of TIMOTHY DEWAYNE BARTHLOW deceased, late of Terrell County, Georgia are hereby notified to render in their demands to the undersigned according to law, and all persons indebted to law, and all persons indebted to said estate are required to make immediate payment.
This 12TH day of AUGUST, 2026
RUN: AUG. 20TH, 27TH, Sept. 3rd, 10TH
WENDY GLEATON, ADMINISTRATOR
TIMOTHY DEWAYNE BARTHLOW, DECEASED
COLLIER & GAMBLE, L.L.P
EDWARD R. COLLIER
P.O. BOX 577
DAWSON, GA. 39842
August 20, 27, September 3, 10, 2026

D-099

NOTICE OF SALE UNDER POWER,
TERRELL COUNTY Pursuant to the Power of Sale contained in a Security Deed given by Michael Jenkins and Gwendolyn Yarbrough to Mortgage Electronic Registration Systems, Inc., as grantee, as nominee for SunTust Mortgage, Inc, its successors and assigns dated 4/25/2016 and recorded in Deed Book 11H Page 478 and modified at Deed Book 13J Page 33, Terrell County, Georgia records; as last transferred to or acquired by Trustist Bank, conveying the after-described property to secure a Note in the original principal amount of \$71,000.00, with interest at the rate specified therein, there will be sold by the undersigned at public outcry to the highest bidder for cash before the Courthouse door of Terrell County, Georgia (or such other area as designated by Order of the Superior Court of said county), within the legal hours of sale on September 1, 2026 (being the first Tuesday of said month unless said date falls on a Federal Holiday, in which case being the first Wednesday of said month), the following described property: ALL THAT TRACT OR PARCEL OF LAND, LYING AND BEING IN THE CITY OF DAWSON, TERRELL COUNTY, GEORGIA, AND BEING DESCRIBED AS LOTS 1, 2 AND 3 OF BLOCK C OF THE CARVER ADDITION OF SAID CITY, AND SAID THREE (3) LOTS FRONTING 150 FEET ON THE NORTH SIDE OF 6TH AVENUE, AND RUNNING A DISTANCE IN UNIFORM WIDTH OF 168 FEET NORTH. NOTE: THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES, WITHOUT WARRANTY AS TO ACCURACY OR COMPLETENESS AND ARE NOT HEREBY INSURED. TAX ID# D14 015 BEING THAT PARCEL OF LAND CONVEYED TO GWENDOLYN YARBROUGH AND MICHAEL JENKINS FROM ALVAH L. JOINER BY THAT DEED DATED 6/15/2007 AND RECORDED 6/18/2007 IN DEED BOOK 80, AT PAGE 571 OF THE TERRELL COUNTY, GAPUBLIC REGISTRY. PARCEL NUMBER(S): D14 015 The debt secured by said Security Deed has been and is hereby declared due because of, among other possible events of default, failure to pay the indebtedness as and when due and in the manner provided in the Note and Security Deed. The debt remaining in default, this sale will be made for the purpose of paying the same and all expenses of this sale, as provided in the Security Deed and by law, including attorney's fees (notice of intent to collect attorney's fees having been given). Said property is commonly known as **622 6th Ave NE, Dawson, GA 39842** together with all fixtures and personal property attached to and constituting a part of said property, if any. To the best knowledge and belief of the undersigned, the party (or parties) in possession of the subject property is (are): Estate and/or Heirs of Gwendolyn Yarbrough and Charmain L. Weston or tenant or tenants. Trustist Bank is the entity or individual designated, who shall have full authority to negotiate, amend and modify all terms of the mortgage. Trustist Bank Mortgage Loan Servicing P.O. Box 2467 Greenville, SC 29602-2467 1-800-827-3722 Note, however, that such entity or individual is not required by law to negotiate, amend or modify the terms of the loan. Said property will be sold subject to: (a) any outstanding ad valorem taxes (including taxes which are a lien, but not yet due and payable), (b) unpaid water or sewage bills that constitute a lien against the property whether due and payable or not yet due and payable and which may not be of record, (c) the right of redemption of any taxing authority, (d) any matters which might be disclosed by an accurate survey and inspection of the property, and (e) any assessments, liens, encumbrances, zoning ordinances, restrictions, covenants, and matters of record superior to the Security Deed first set out above. The sale will be conducted subject to (1) confirmation that the sale is not prohibited under the U.S. Bankruptcy Code; and (2) final confirmation and audit of the status of the loan with the holder of the Security Deed. Pursuant to O.C.G.A. Section 9-13-172.1, which allows for certain procedures regarding the rescission of judicial and non-judicial sales in the State of Georgia, the Deed Under Power and other foreclosure documents may not be provided until final confirmation and audit of the status of the loan as provided immediately above. Trustist Bank as agent and Attorney in Fact for Michael Jenkins and Gwendolyn Yarbrough Aldridge Pite, LLP, Six Piedmont Center, 3525 Piedmont Road, N.E., Suite 700, Atlanta, Georgia 30305, (404) 994-7400. 1207-158A THIS LAW FIRM MAY BE ACTING AS A DEBT COLLECTOR ATTEMPTING TO COLLECT A DEBT. ANY INFORMATION OBTAINED WILL BE USED FOR THAT PURPOSE. 1207-158A
August 6, 13, 20, 27, 2026

Cotton/Peanut Research Field Day is set for Sept. 2

SPECIAL TO THE DAWSON NEWS

PERRY – The Georgia Cotton Commission, Georgia Peanut Commission and the University of Georgia Extension Cotton and Peanut Teams, will co-sponsor a joint research field day on Wednesday, Sept. 2, in Tifton, Georgia.

The field day will start at 8 a.m. at the University of Georgia Lang Farm located at 230 Rigdon Aultman Road, Tifton, Ga. After a brief welcome, field day attendees will visit the UGA Lang Farm to tour several trials and hear from speakers. Attendees will return to the UGA Tifton Campus Conference Center for lunch and a short program. The field day is a free event, but attendees are encouraged to RSVP to Mallory Marchant at mallory.marchant@uga.edu or calling 229-386-3366 to provide an accurate count for lunch.

The purpose of the tour is to showcase

current research, which is funded by the respective commissions, in plot-side presentations by the researchers. The sponsors' goal is to provide an educational environment for cotton and peanut farmers and give them the opportunity to pose questions directly to the researchers and to express opinions and concerns pertinent to the production of their crops.

Chairmen of the cotton and peanut commissions, Bart Davis and Donald Chase, respectively, agree this event gives farmers the distinct opportunity to interact with the researchers, leadership of each commission, other farmers and industry representatives. It is an excellent place for farmers to observe, firsthand, the research programs funded by their checkoff investments.

To view an agenda, visit www.georgiacottoncommission.org or www.gapeanuts.com.



Lady Eagles 'getting close'

By **JOE WHITFIELD**
Sports Editor

Ashley Walker likes the direction his Terrell Academy softball team is headed. He just doesn't believe the Lady Eagles have arrived yet.

"I like where we are, but I still believe we haven't hit our stride yet collectively as a group," Walker said. "Being more consistent in all phases is going to be the key as we move closer to the midpoint of the season and region play."

Monday afternoon offered evidence of both the progress Walker sees and the work he knows remains to be done.

Terrell Academy battled defending state champion Southwest Georgia Academy throughout a hot August afternoon in Dawson, but an early four-run deficit and missed opportunities at the plate proved costly in a 7-3 loss.

The Lady Warriors put Terrell in trouble almost immediately.

Addison Mock opened the game with a walk, Charlee Davis singled to center and Amelia Giles brought home a run with a groundout. Kate Sheffield added an RBI single down the right-field line as SGA pushed four runs across in the first inning.

"We had a slow start and got down early, and you just can't do that against good teams with a good arm in the circle," Walker said.

Terrell had an opportunity to answer when Kacy Sheffield singled to begin the bottom of the inning, but SGA turned a double play to quickly end the threat.

The Lady Eagles continued putting runners on base as the afternoon progressed. What they couldn't find was the timely hit needed to turn those opportunities into a big inning.

"I felt like we had baserunners on all game, but we could never get that one big hit to get us rolling offensively," Walker said. "I thought both teams did a good job of working out of jams. They were just able to push a few more runs across than us."

Terrell finished with seven hits, with Lily Addison and Jacey Lane each driving in a run.

SGA collected 12 hits, including three from winning pitcher Ava Rathel. Libby Glass went 2-for-5 and drove in two runs, while Davis, Sheffield and Ryleigh Moseley also had multiple hits.

Rathel went the distance in the circle, allowing three unearned runs on seven hits without issuing a walk.

Michaela Zingarelli pitched 5 2/3 innings for Terrell, allowing six runs — five earned — on nine hits and four walks.

The difference, Walker said, was SGA's ability to capitalize on Terrell's mistakes while the Lady Eagles couldn't do the same when opportunities came their way.



Southwest Georgia Academy shortstop Addison Mock throws to complete a first-inning double play as Terrell Academy's Kacy Sheffield races toward second base Monday in Dawson/**JOE WHITFIELD**

"They did a good job capitalizing on a few mistakes of ours, and we didn't take advantage of the opportunities they gave us throughout the game," Walker said.

Despite the loss, Walker came away encouraged by how his team competed against the defending state champions. His concern now is eliminating the mistakes that become magnified against quality opponents.

"It was a very competitive game for the most part," Walker said. "We just need to

hit our rhythm right out of the gate defensively and keep our mistakes at a minimum. The good thing is that all of our issues are correctable in practice.

"All in all, I'm proud of our improvements. We just need to start fine-tuning some things so we can be better across the board."

Terrell Academy returns to action Thursday when the Lady Eagles host Westwood in Dawson.

BUDGET

Continued from page 1

plan was also presented without the prior-year comparisons, budget message and debt summary called for by the finance code included in the same council materials.

As previously reported, the Finance Department report outlines that the city obtained a \$400,000 tax anticipation note this year and has drawn \$350,000 of it "to address immediate accounts payable obligations" — that is, to pay bills already owed. The report says \$50,000 remains available.

Under Georgia law, tax anticipation borrowing must be repaid from the same year's tax collections by the end of the calendar year. Dawson's property tax bills go out around Oct. 1 and are not due until Dec. 20 — and the roughly \$991,000 the draft budget expects from property taxes is already fully committed to next year's operations. The draft contains no line for repaying the note or its interest, meaning December's tax collections are effectively promised twice.

The same Finance Department report defends the \$300,000 utility transfer as reimbursement for shared costs and acknowledges the amount is "higher than previous years due to the need to adjust for prior revenue projections that overstated available resources."

Council members were asked Aug. 13 to approve a \$109,886 change order for two new aerators at the city's wastewater treatment plant, which the packet says "will be funded through GEFA" — the Georgia Environmental Finance Authority, which holds two loans totaling \$4.38 million for the plant's reconstruction.

But GEFA has stopped paying.

In written responses to The Albany Herald this month, the authority said disbursements to Dawson are on hold because the city is on the state Department of Audits



The historic Dawson Municipal Building stands at the corner of Main and Lee streets in downtown Dawson/**MICHAEL RIVERA, Special Photo**

and Accounts' noncompliance list.

Dawson has not filed an annual audit for Fiscal Years 2023, 2024 or 2025, despite a written commitment to state grant monitors in 2024 to catch up by last November. Two pending loan requisitions totaling \$369,338.11, submitted in mid-June, remain unpaid, and a modification needed to revive one loan — whose draw period expired in June 2023 — is blocked by the same audit delinquency.

None of that appears in the Finance Department report.

Mauldin & Jenkins, the accounting firm working with the city, did not respond to an email seeking comment on the status of the three outstanding audits or asking the firm

to verify the city's projected timeline for completing them.

The council materials also assign two treatment plant pump purchases — a \$16,416.60 sludge pump and a \$15,000 bypass pump at Tyson Foods — to the city's 2023 SPLOST fund. The draft budget's own SPLOST page shows that fund fully allocated: \$2,298,000 in expected revenue matched dollar for dollar to named projects, with no line for either pump. Sales tax proceeds are legally restricted to the purposes voters approved in the referendum.

The largest source of money for the \$7.5 million plant reconstruction — a \$5.82 million federal American Rescue Plan grant administered by the Governor's Office of Plan-

ning and Budget — requires all expenses to be incurred by Oct. 31 and documented by Nov. 30, under the grant amendment then-City Clerk Roxie Powell -- the city's current city manager -- signed in December 2024.

Through late June, the city had requested about \$3.24 million of the grant, leaving roughly \$2.58 million unspent. The contractor's June pay application puts the project at 53.8% complete, with \$3.68 million of work left to finish; the city's own filings project the plant will not be operational until December 2027.

The draft budget included in the Finance Department report contains no plan for how the remaining construction will be paid for if the grant window closes on a half-finished plant.

The draft's arithmetic shows other signs of engineering. Expenses match revenues to the cent only by way of a \$46,002.33 "unappropriated contingency" and odd-cent salary lines. An identical \$18,226 workers' compensation charge appears in nearly every department. And the general fund counts on \$250,000 from fines and forfeitures — about 7% of its revenue — in a city of roughly 4,000 people whose service area, by the city's own federal filings, has a median household income of \$32,294.

Auditors have flagged Dawson's bookkeeping every year from 2019 through 2022, most recently for failed bank reconciliations and for spending in excess of appropriations.

The Aug. 13 council materials also included a proposal to create a new fire service district funded by a fee with lien enforcement. The fee amount was left blank in the ordinance, and the draft FY 2027 budget contains no fire-fee revenue.

FIRE TAX DISTRICT

Continued from page 1

the city tax-style collection powers if the assessment goes unpaid.

Council members have not yet adopted the ordinance or formally set the rate. City officials initially suggested between \$10 and \$15 per month during their Aug. 13 council meeting before members settled on \$8 as the amount they wanted to move forward for consideration.

For a household, that would mean \$96 more per year. For the city, it could mean about \$172,800 in dedicated fire revenue annually, based on the roughly 1,800 accounts officials said are eligible to be charged. For Dawson, it would represent a change in how residents see and pay a portion of the cost of a service they already receive.

Fire protection already costs Dawson considerably more than the proposed assessment would generate. City officials told the council the Fire Department's annual budget is projected at slightly more than \$1 million, including salaries, expenses and insurance.

"Considering the fire department's budget, we're just looking anywhere between \$10 to \$15 per month off the utility bill," a city official told the council when the ordinance was introduced, explaining that the revenue would be placed in its own account and "strictly used for the fire department."

At \$10 per month, 1,800 paying accounts would produce about \$216,000 annually. At \$15, that would rise to about \$324,000. But council members also weighed the department's needs against what another recurring charge would mean for residents.

"I would go down just a little bit more," one council member said.

By the business portion of the meeting,

the discussion had moved toward \$8.

"We brought it back down to eight with that, so we can move forward," a city official said.

At that rate, the assessment would generate roughly 17% of a \$1 million fire budget if all 1,800 accounts paid for a full year, leaving the remainder to come from other city revenue.

What has not yet been publicly explained is whether that approximately \$172,800 would add to what Dawson currently spends on fire protection, allowing the department to increase staffing, equipment or services, or whether it would replace a portion of the general revenue the city already puts toward the department. For residents trying to determine what they would receive in exchange for the additional \$96 a year, that is an important distinction.

There is also an important distinction between how residents would encounter the charge and how the ordinance legally treats it.

The proposed ordinance uses several terms — "fee," "special assessment" and "tax." The city is relying on a provision of the Georgia Constitution that allows local governments to establish special districts to provide government services and collect fees, assessments or taxes within those districts to pay all or part of their costs.

Dawson's ordinance explicitly calls the new jurisdiction the City of Dawson Fire Tax District, with boundaries encompassing all property inside the incorporated city. The minimum assessment, however, is written to apply to each active residential and commercial unit within the district that receives city water.

For residents, that would create something that looks much like a utility fee, appearing monthly alongside other city

services, but carries some of the legal characteristics of a tax if it goes unpaid.

The ordinance reaches beyond single-family homeowners, however. It defines active residential units to include occupied single-family and multifamily dwellings, mobile homes and modular homes receiving billable water service. For multifamily properties, duplexes and apartment buildings would be billed for each individual unit.

Commercial units include hotels, motels, restaurants, businesses and public or semi-public establishments receiving water service. The ordinance also allows the council to establish a schedule imposing charges above the minimum, although no such schedule was included in the draft presented Aug. 13.

That leaves an important unanswered question for businesses: Whether a small shop, restaurant, large industrial property and other commercial users would ultimately pay the same \$8 minimum or whether some would be assigned higher charges.

Unlike Dawson's regular property tax, however, the minimum fire assessment would not rise or fall with a property's assessed value. Under the draft presented to the council, the minimum is tied to an active unit rather than property value. That means the owner or occupant of a relatively inexpensive home could pay the same \$96 minimum annually as someone living in a substantially more valuable home.

That is one of the significant differences between funding fire protection this way and funding it entirely through property taxes. It also makes the cost more visible. Rather than being incorporated into the city's broader tax structure, residents would see a specific amount each month repre-

senting part of the cost of fire protection.

For renters, who actually receives that bill, payment responsibility may depend on whose name is on the account. The ordinance says the city can bill either the owner of an active residential or commercial unit, as determined through tax records, or the recipient of water service. That means renters with city utilities in their names could potentially see the charge on their bills.

The draft also establishes procedures for transferring the assessment when property changes ownership, although portions of that provision remain blank in the version provided to the council.

Those details become particularly important if an assessment goes unpaid.

The ordinance provides for penalties and interest on late payments. It then says the assessment, late charges and interest are "deemed and constituted a tax" and can become a continuing lien against real or personal property until paid. The city also could issue a writ of fieri facias, commonly called a fi. fa., to pursue delinquent amounts using tax-collection procedures.

The \$8 figure itself is another part of the proposal that could change. In fact, \$8 does not yet appear in the ordinance at all; the space establishing the minimum monthly assessment remains blank in the draft presented to the council.

Once an initial amount is established, the ordinance says the city council may set the fee for subsequent years at the first regular meeting of each fiscal year.

"I think you can revisit every fiscal year," a city official told the council during the discussion.

Residents should therefore think of \$8 as the proposed starting point rather than a

FIRE TAX DISTRICT

Continued from page 7

permanent rate.

Dawson would not be the first Georgia city to separate at least part of the cost of fire protection from its other revenue and put that cost directly in front of residents.

Perry has operated a fire protection utility since 2014, with fire protection appearing on regular city services bills much as Dawson is proposing. But Perry uses a more detailed system for deciding who pays what. That city's ordinance says rates should bear a reasonable relationship to the cost of providing fire protection and the demand different properties place on the fire department.

Perry's current fee schedule lists the basic fire

protection charge at \$24.75 per residential equivalent unit, compared with the \$8 Dawson is considering.

Garden City has taken another approach. Its fire protection fee methodology considers the amount of water firefighters would need to fight a fire at a particular property. The system used a "residential equivalent unit" tied to needed fire flow, with credits available when on-site fire suppression or other measures reduced the burden a property placed on the fire department.

The experience of Savannah shows that the question also can become politically contentious.

Savannah adopted a fire service fee as part of its 2018 budget, with a single-family residence set to

pay \$256 for the year before discounts. The city argued that the system spread the cost of fire protection more broadly because properties benefiting from fire service — including tax-exempt properties — would contribute. The amount was based on the cost burden a property placed on fire services rather than its property value, and Savannah also developed discounts and planned hardship assistance for qualifying homeowners.

But Savannah reversed course before the system became permanent. In July 2018, the City Council unanimously repealed both the fire services special revenue fund and the fire service fee.

For Dawson residents, that brings the issue back to

perhaps the most important unanswered question: What would they get for the additional \$96 a year?

The ordinance says Dawson needs "a greater fire presence than presently exists" and describes the special district as the most economical, efficient and feasible method of financing enhanced fire service. But the council discussion reviewed by The Dawson News did not establish specifically what an additional \$172,800 at the proposed \$8 rate would purchase.

It could mean additional firefighters, higher salaries to recruit or retain personnel, new equipment, greater staffing per shift or improvements that could affect the city's fire insurance classification. Or the assessment could primarily relieve pressure on Daw-

son's existing general fund.

Those answers would tell residents whether the \$96 represents payment for an identifiable enhancement in fire protection or a different way of paying for services the city already provides.

For now, none of those changes has taken effect. The council did not approve the assessment Aug. 13. City Manager Roxie Powell told members to use the meeting to discuss the proposal before bringing it back.

"You all discuss it this month. We'll vote on it next month, and then if you approve it, we'll advertise it," she said.

Officials also discussed allowing the charge to take effect 30, 60 or 90 days after approval.

The ordinance presented to the council remains unfinished in several plac-

es. In addition to the blank assessment amount, it contains blank dates governing payments and ownership transfers and refers at one point to fees for "police and fire services," although the ordinance otherwise establishes only a fire district and requires the proceeds to be spent on fire protection.

For residents, however, the proposal can be reduced to a few essential facts: Dawson is considering adding a minimum of \$8 a month, or \$96 a year, to covered city accounts to create a dedicated source of fire funding. The rate could change in future years, and if the ordinance is adopted substantially as drafted, that seemingly small monthly line item would carry the collection power of a tax if it goes unpaid.

ANDERSON

Continued from page 1

ever been the plan.

He became Detroit's first black surgical resident. He became the first African American president of the American Osteopathic Association. He led the Albany Movement and helped bring Martin Luther King Jr. and Ralph Abernathy to southwest Georgia.

Told that way, Anderson's story can sound like a succession of barriers deliberately sought and triumphantly broken — a man who set out to make history and, in fact, did. But that isn't quite what the record shows.

Again and again, Anderson seems to have found himself in moments where someone had to go first. Sometimes he volunteered. Sometimes he was asked. Once, remarkably, he drew the short straw.

Still, he went.

"Sometimes you have to test the waters," Anderson once said, "and you'll find the waters are not as cold as perhaps you thought they would be."

And that just may be the simplest way to understand his profound life. When Albany's blacked organizations coalesced into the Albany Movement in November 1961, Anderson was elected president ... not because he had spent years positioning himself to lead a civil rights campaign, but primarily because he was new in town.

His outsider status was in fact the strength other men may have lacked; Anderson had no long-standing business relationships white Albany could use as

leverage against other black leaders. His private medical practice also gave him some insulation from the economic retaliation that could devastate others. In a very literal sense, Anderson had less to lose. He accepted the presidency knowing that was part of the reason he had been asked.

Anderson never seemed particularly interested in turning that circumstance into a legend about himself. And in that same pattern later described portions of his path into medicine and movement leadership as work he "hadn't exactly chosen," but that circumstances thrust upon him anyway.

He did not need history to remember him a certain way in order to know who he was or what he was there to do. There was work to do. He was in a position to do it. So he did.

Perhaps no moment captures that pattern better than one of the strangest episodes of the Albany campaign. In the summer of 1962, Anderson was jailed alongside King and Abernathy as demonstrations continued. King was determined to remain behind bars until the demonstrators were released. But the movement had been offered something it badly needed: a national television audience on NBC's "Meet the Press." Someone had to leave jail and defend the Albany campaign before the country, facing a panel that included defenders of segregation.

So the three men drew straws. King held them in his closed fist. Anderson lost. He left jail, prepared for the appearance in a single night and went on national television. It is an almost absurd

way for a defining public moment in a national civil rights campaign to have been assigned. Anderson did not campaign for the opportunity. He did not declare himself the obvious spokesman. History pointed at him with a short straw. He accepted.

What makes that moment more than a colorful civil rights anecdote is that the same pattern followed Anderson long after the cameras left Albany. Two years later, there were no mass demonstrations, jail cells or television studios. There was an operating room.

In 1964, Anderson became Detroit's first black surgical resident, breaking another barrier with a scalpel instead of a picket sign. He spent the next 20 years in surgical practice, and more than two decades doing the largely unseen institutional work that preceded another historic first: becoming the American Osteopathic Association's first African American president in 1994.

Even Anderson's account of how he entered osteopathic medicine in the first place carried the same undertone. He did not describe it as a carefully plotted career strategy. A close friend of his father's — one of the only black osteopathic physicians in the South — suggested that he apply. Anderson went, took the test and was accepted the same day.

Decades later, speaking to fellow physicians, Anderson described the challenge before him without grandeur.

"There was no such thing as a black physician in my town, certainly not a black osteopathic phy-

sician," he said. "So I had some work to do."

Not a destiny to fulfill. Work to do. Anderson did it.

None of this means Anderson mistook danger for discomfort. Sometimes the water was every bit as cold as it looked.

In 1963, the federal government indicted Anderson on conspiracy charges carrying the possibility of a lengthy prison sentence. He later described the prospect of spending decades in prison as something that felt like death — and the eventual lifting of that threat as something approaching resurrection.

He also encountered discrimination inside the institutions supposedly preparing him for a career in medicine, including a hospital that would not assign him white patients until Anderson directly challenged the practice. The dangers he confronted were not imaginary. Neither were the consequences, and that distinction is significant.

Anderson's lesson was never that fear was foolish, or that every intimidating barrier disappears once someone finds the courage to approach it. His own life supplied too much evidence to the contrary. His lesson was that fear could not tell you, by itself, what was possible. The only way to know was to move forward.

That may be the more useful inheritance Anderson leaves behind now that the final chapter has closed.

His legacy can easily be measured in titles and firsts: civil rights leader, surgeon, educator, national medical leader, Albany

Movement president, first black surgical resident, American Osteopathic Association's first black president. But reducing Anderson to those achievements risks missing the quieter pattern underneath them that is as relevant and needed today as it ever was.

He was not the son of a physician preparing to inherit a profession. He was not a preacher preparing to lead a movement. He did not appear to spend his life preoccupied with becoming the best, the fastest or even the first. Again and again, he simply found himself standing at a threshold where something needed to be done.

A medical school. A segregated hospital. A civil rights movement. A jail cell. A television studio. An operating room. The presidency of a national medical organization.

Sometimes Anderson volunteered and sometimes somebody else pushed him toward the threshold. Once, King held the choice in his fist and chance decided for them both. But the pattern remained consistent. Anderson kept stepping through.

Fifty-eight years after the federal government indicted him, the U.S. Attorney's Office formally apologized to Anderson, calling him simply "this great man." By then, he had spent most of a lifetime without waiting for history to justify the choices he had made. Perhaps that is why his old advice about testing the waters feels less like a motivational phrase than a description of the way he lived.

Anderson never said the water was warm. He simply refused to let its temperature decide whether he stepped in.

HOUSING

Continued from page 1

plex attracting many families with children.

When someone jokingly asked whether children were banned, Davis quickly clarified.

"I don't think we can ban [them]. Fair housing laws. I'm not an attorney," he said, before returning to the more serious point behind the design. "You build, though, to fit — to attract certain residents, which is what we attempted to do here."

The amenities reflect that strategy. Rather than water slides or other features typically associated with family-oriented apartment complexes, developers described an outdoor area built around a pool with tanning shelves, grilling stations, a fire pit and gathering spaces.

Rental rates have not yet been finalized. Davis told the group the project has been expensive to develop and said final pricing will depend in part on the market as the complex approaches leasing.

The development also incorporates Leesburg's recently adopted architectural standards. City Manager Bob Alexander recalled telling Davis that the project would have to meet the city's new requirements after seeing an earlier version of the plans.

"He said, 'Well, if that's the case, I'm going to do more than what I anticipated to do,'" Alexander said.

Davis said developers studied other apartment communities and the local market before settling on the final design.

The project still has permitting work ahead. Davis said developers have received state fire approval but had not yet received building permits at the time of Wednesday's presentation.

Just a few miles away, another development is targeting young professionals and families who want to buy rather than rent.

Andy Wood, a real estate agent with the Virtual Realty Team representing the

new 32 Crossing subdivision, presented the update. Wood told the board the development's first homes are expected to start at about \$255,000 for a three-bedroom, two-bath house with a garage. Homes will range from approximately 1,336 to 1,570 square feet, with the larger floor plan expected to start around \$279,000.

"Our anticipation is that a lot of young professionals and couples will be interested," Wood said. "Honestly, that was one of the attractions — trying to find homes that these young families or young professionals coming back to the county can afford."

Wood said developers also expect the community could attract professionals from elsewhere in the region, including nurses from Americus, as well as older residents interested in downsizing to homes requiring less maintenance.

He said the development is entering a price range that has become increasingly difficult to find in local new construction.

"We're actually in a unique market here, starting at the 250s," Wood said. "We haven't seen that a long time, really ... for new construction."

Wood contrasted the planned homes with another area development where he said new homes begin at about 1,800 square feet and range from roughly \$369,000 to \$399,000.

The design of 32 Crossing also takes an approach uncommon among newer subdivisions in the area. Homes will face shared green spaces and sidewalks rather than streets, with vehicle access and parking located behind or alongside the homes.

The concept prompted some skepticism during the presentation.

"I believe the whole idea is just odd to me," Board Chairman Jim Quinn said of having the fronts of homes oriented toward pedestrian areas instead of a traditional residential street.

Common green space will be maintained through a homeowners associa-

tion, and plans include pickleball courts and a playground.

The homes themselves will be built from five basic floor plans, but developers said different elevations and reversed designs will be used to create more exterior variety.

Wood said each of the five floor plans will have two exterior elevations, with plans also reversed to further vary their appearance.

The first phase is expected to include about 55 or 56 single-family homes and 10 townhomes. Developers plan to begin with 10 houses and add another two or three as homes sell. The townhomes, planned as quad-style buildings with three-bedroom, two-bath units, are expected to be priced below the single-family homes. The initial 10 homes are estimated to be completed by mid-November.

Developers also are considering a separate 55-and-older community.

Another point Wood stressed during the presentation was that the community is intended primarily for homeowners rather than investors. Initial purchases will be required to be owner-occupied under the development's covenants, although he acknowledged that restricting rentals after the initial sale could be more difficult.

"Our goal certainly is to keep it as an owner-occupied community," Wood said.

Taken together, the projects represent a potentially significant addition to Leesburg's residential inventory: 125 apartments at Wooten Station and, if fully built out, approximately 300 homes at 32 Crossing. More significantly, both are being developed around the same bet — that there is demand from people who want to live in Lee County but need more options between renting older housing and purchasing the larger, more expensive new homes that have characterized much of the county's recent residential growth.

SENATE SEAT

Continued from page 1

Brown "met all state requirements to be senator (in) District 12."

Brown won in the three-way April 19 Democratic primary election with 7,881 votes. Morgan finished second with 4,129 votes and Albany firefighter Tracy Taylor was third with 2,636 votes.

Morgan had sought to be named the winner in the contest or, barring that, called for a new election for the Democratic spot.

Prior to the May 19 primary, Terrence Fowler Sr., who filed paperwork as a Republican in the District 12 race, was ruled ineligible based on his address and his having voted in a December 2025 election in Fulton County.

In December 2023 the Georgia Court of Appeals upheld a judge's ruling that Morgan was ineligible to seek re-election to the Camilla City Council due to his residency.

"It's a shame and travesty that Corey Morgan wasted the taxpayers' time and money," Cohilas said. "Everybody knows that Edward was born in Georgia. This was just theater."

"The irony is Corey Morgan stating someone doesn't live in the state of Georgia when he was removed from office for living where he said he doesn't live."

