

Dodge County Board of Commissioners
Monday, May 18, 2026 at 4:00 p.m.
Work Session Minutes



Commissioners Present: Chairman Dan McCranie, Sharon Cobb Flanagan – District 1, Leigh Ann Greene – District 2, Jeffrey Jones – District 4

Also Present: Attorney John Harrington, Attorney Ron Daniels, Manager Conner Bearden, Fire Chief Malcolm Tyson, Clerk Kimberly Smith-Parkerson

Absent: Vice-Chair Brian Watkins - District 3

Call to Order

The Dodge County Board of Commissioners held a work session at the Dodge County Pearl Bates Courthouse Annex Monday, May 18, 2026, with Chairman McCranie presiding. He called the meeting to order at 4:00 p.m.

A. Fire ESN Mapping

Fire Chief Tyson provided an update regarding fire ESN mapping. He stated he had attended a meeting with the City of Eastman, and the general consensus was to renegotiate the Service Delivery Strategy. The Chief identified goals to improve the Insurance Services Office (ISO) rating, to enhance future service levels, and to better understand the department’s reach.

B. Data Center Ordinance

The board reviewed a draft ordinance for data centers, emphasizing the need for proactive regulation, despite having received no applications. Key discussed adjustments included:

- Setting the base application fee at \$5,000
- Setting a 1000-foot setback from property lines
- Mandating pre- and post-construction noise studies
- Requiring that environmental analyses be available for public review
- Prohibiting tax abatements
- Considering height restrictions

C. 2025 Tax Assessments

Manager Bearden stated that the appraisal staff had presented information regarding the 2025 tax assessments, noting the ratios range from 12% to 32% on the study. He added that the Department of Audits and Accounting has a mandated assessment ratio of 36% to 42%. He also shared a report from timberland tracts valuations and noted failure on the last audit in this area.

D. Courthouse Project Funding

Financial advisors Doug Gebhardt and Ricardo Cornejo, from Davenport Public Finance, addressed the board with options for funding the upcoming courthouse project. They recommended issuing revenue bonds through the Public Facilities Authority. They also discussed the trade-offs between a direct bank loan and a public market issuance, noting that while the public market can offer better interest rates, it involves higher upfront issuance costs.

Adjourn

With no other business to come before the board, the work session ended at 5:53 p.m.

Attested:

Approved:

Kimberly Smith-Parkerson, County Clerk

Dan McCranie, Chairman