



Hart County Board of Commissioners  
Tuesday March 11, 2025  
6:00 p.m.

Emergency Services and Administration Building

1. PRAYER
2. PLEDGE OF ALLEGIANCE
3. CALL TO ORDER
4. WELCOME
5. APPROVE AGENDA
6. APPROVE MINUTES OF PREVIOUS MEETING(S)  
02/25/2025 Regular Minutes  
02/26/2025 Mega Ramp Committee Minutes
7. REMARKS BY INVITED GUESTS, COMMITTEES, AUTHORITIES
8. REPORTS BY CONSTITUTIONAL OFFICERS & DEPARTMENT HEADS
9. COUNTY ADMINISTRATOR'S REPORT  
February Financial Report
10. CHAIRMAN'S REPORT
11. COMMISSIONERS' REPORTS
12. OLD BUSINESS
  - a) Bid Award Replacement Mega Ramp dock
  - b) Amendment to Chapter 50 MANUFACTURED HOMES AND TRAILERS Sec 50-3 Requirements (1<sup>st</sup> Reading)
  - c) Add Clay Brown Road to Striping List
  - d) Possible RFP for Road Engineering Evaluation Discussion
  - e) Transfer Station Fee Schedule
13. NEW BUSINESS
  - a) Chapter 46 Land Development Amendment (1<sup>st</sup> Reading) and possible Moratorium
14. PUBLIC COMMENT
15. EXECUTIVE SESSION – Litigation – Personnel - Real Estate
16. ADJOURNMENT

Hart County Board of Commissioners  
February 25, 2025  
6:00 p.m.

The Hart County Board of Commissioners met February 25, 2025 at the Hart County Administrative & Emergency Services Center.

Chairman Marshall Sayer presided with Commissioners Michael Bennett, Frankie Teasley, Jeff Brown and Joey Dorsey present.

1. Prayer

Commissioner Dorsey offered prayer.

2. Pledge of Allegiance

Everyone stood in observance of the Pledge of Allegiance.

3. Call to Order

Chairman Sayer called the meeting to order.

4. Welcome

Chairman Sayer welcomed those in attendance either in person, viewing on HTC, or YouTube.

5. Approve Agenda

Commissioner Dorsey moved to approve the agenda. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

. Public Hearing on Opting Out of HB 581

Commissioner Bennett moved to close the meeting and go into the Public Hearing on opting out of HB 581. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

David Setchel, 1505 Old Beacon Light Rd, addressed the Board concerning HB 581.

Commissioner Bennett moved to close the Public Hearing and open the Regular Meeting. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

6. Approve the Minutes of Previous Meeting(s)

2/11/2025 Regular Meeting

Commissioner Teasley moved to approve the 2/11/2025 Regular Meeting minutes. Commissioner Brown provided a second to the motion. The motion carried 5-0.

## 7. Remarks by invited Guests, Committees, Authorities

None

## 8. Reports by Constitutional Officers & Department Heads

EMS Director Mike Adams gave an update on calls for 2024 and staffing.

## 9. County Administrator's Report

County Administrator, Terrell Partain, advised the Board that he received a letter from GDOT about the bridge on Hwy 51 in response to building a parallel bridge. GDOT is seriously considering this option.

## 10. Chairman's Report

Chairman Sayer thanked Matt Denton for making contributions to the Sheriff's Department for a new drug dog.

## 11. Commissioner's Report

Commissioner Bennett echoed Chairman Sayer's comments regarding Mr. Denton's contribution. He also recognized and thanked Officer Adams from Whitworth for the good job that is being done with keeping the litter picked up on County roads.

Commissioner Teasley also echoed Chairman Sayer's comments and Commissioner Bennett's comments concerning Officer Adams. He also thanked our Public Safety personnel.

Commissioner Brown gave a report on his attendance at the ACCG Legislative Conference in Atlanta.

Commissioner Dorsey thanked Mr. Denton and asked the County Administrator to check on the letters that had been sent to GDOT about the 3 way stop on Boleman Hill and the 4 way stop at Liberty Hill Rd and Liberty Hill Church Rd.

## 12. OLD BUSINESS

### a) Resolution Opting out of HB 581

Chairman Sayer read the Resolution, Commissioner Dorsey spoke on how flawed this bill is, stating that neither the State Representatives nor State Senators could answer questions concerning this bill. Commissioner Dorsey moved to adopt the Resolution to opt out of HB 581. Commissioner Bennett provided a second. The motion carried 5-0.

b) Purchase of Vehicle for Health Department (Budged)

Commissioner Dorsey moved to purchase a vehicle for the Health Department. Commissioner Brown provided a second. The motion carried 5-0.

c) Purchase of vehicle for Road Department (Budgeted)

Commissioner Dorsey moved to purchase a vehicle for the Road Department. Commissioner Brown provided a second. The motion carried 5-0.

d) Permission to Bid Recreation Fall Sports Uniforms and Photography

Commissioner Brown moved to grant permission to bid recreation fall sports uniforms and photography. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

e) Bid opening Replacement Mega Ramp Dock

Commissioner Dorsey moved to give the opened bids to County Administrator Terrell Partain for his recommendation. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

f) Bid opening Tennis/Pickleball Lighting Installation

Commissioner Dorsey moved to extend the bid deadline for two weeks for Tennis/Pickleball lighting installation. Commissioner Brown provided a second to the motion. The motion carried 5-0.

g) Bid Award for 2023-2024 Paving

The County Administrator recommended going with the low bid of \$2,478,165.00 from Stratton and Son's Construction Inc. Commissioner Dorsey moved to award the 2023-2024 Paving to Stratton and Sons Construction Inc. Commissioner Bennett provided a second to the motion. Commissioner Brown abstained from the voting due to a conflict of interest. The motion carried 4-0.

### 13. NEW BUSINESS

- a) Permission to send out RFP for Meals on Wheels food supplier (Senior Center)

Kelly Seymour, Director of the Senior Center, explained the need for the RFP for Meals on Wheels food supplier. Commissioner Dorsey moved to grant permission to advertise for bids for Meals on Wheels food supplier (Senior Center) upon amending the RFP to include All Late Bids Will Be Rejected. Chairman Sayer provided a second to the motion. The motion carried 5-0.

- b) Amendment to Chapter 50 MANUFACTURED HOMES AND TRAILERS  
sec 50-3 Requirements

Commissioner Bennett moved to amend Chapter 50 MANUFACTURED HOMES AND TRAILERS sec 50-3 Requirements to change the initial inspectors from requiring a Building Inspector to a Certified Home Inspector. Commissioner Brown provided a second to the motion. The motion carried 5-0.

- c) Credit for Experience EMS

Chairman Sayer moved to grant Paramedic Amber Duggan 2 years of experience retroactive. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

### 14. Public Comment

None.

### 15. EXECUTIVE SESSION – Litigation, Personnel, Real Estate Acquisition

Commissioner Dorsey provided a motion to exit the Regular Meeting and go into Executive Session for Litigation, Personnel, Real Estate Acquisition. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

Commissioner Bennett moved to close the Executive Session and open the Regular Meeting. Commissioner Brown provided a second to the motion. The motion carried 5-0.

- h) ADJOURNMENT

Commissioner Dorsey moved to adjourn the meeting. Commissioner Brown provided a second to the motion. The motion carried 5-0.

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Marshall Sayer, Chairman

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Lisa Evans, Administrative Assistant



Hart County Board of Commissioners  
MEGA Ramp Committee Meeting Wednesday  
February 26, 2025, at 2:00 PM  
At Hartwell City Hall

1. MEGA Ramp Committees meeting with City of Hartwell

Members present were Chairman Sayer, Vice-chairman Dorsey, Mayor Johnson, City Manager Hershell, County Administrator Partain, Recreation Director Owens, Chamber Director Brown, Chamber Chairman Vanskike, Chamber Member Segars, and the Sun Editor, Scoggins

2. Discussion on MEGA Ramp Operations

There were general discussions pertaining to the needs of the park concerning uses, joint funding between the County and City, current and future needs for fishing tournaments and other events.

There were no official actions taken.

Terrell Partain, County Administrator

# FY 2025 Budget Financial Dashboard

FY 2024 Budget Financial Dashboard	October	November	December	January	February	YTD	TARGET	GAP to TARGET	% GAP to TARGET
Revenues	\$1,476,366	\$1,476,366	\$1,476,366	\$1,476,366	\$1,476,366				
Expenditures	\$1,476,366	\$1,476,366	\$1,476,366	\$1,476,366	\$1,476,366				
Actual Revenue	\$899,828	\$840,298	\$2,864,328	\$5,470,380	\$2,534,945	\$12,609,779	\$7,381,829	\$5,227,949	71%
Actual Expenses	\$1,690,600	\$1,199,310	\$1,342,146	\$1,502,650	\$1,576,094	\$7,310,800	\$7,381,829	-\$71,030	-1%
Monthly Variance	-\$790,772	-\$359,012	\$1,522,182	\$3,967,730	\$958,851	\$5,298,979		\$5,298,979	
YTD (Reserve Drawdown)	-\$790,772	-\$1,149,784	\$372,398	\$4,340,128	\$5,298,979				
Real Property (Target \$583K)	\$8,998	\$5,076	\$1,399,322	\$3,962,038	\$1,332,802	\$6,708,235	\$2,915,000	\$3,793,235	
LOST (Target \$343K)	\$331,150	\$379,537	\$479,276	\$387,318	\$365,309	\$1,942,590	\$1,715,000	\$227,590	
EMS Fees (Target \$95.8)	\$158,958	\$105,245	\$115,170	\$103,623	\$107,387	\$590,383	\$479,000	\$111,383	
Vehicle Title Fee (Target \$141K)	\$147,790	\$151,124	\$136,325	\$145,345	\$176,165	\$756,749	\$705,000	\$51,749	

LEGEND
Meets or Exceeds Target
Variance < 3% or Target
Variance > 3% of Target

LEGEND
Meets or Exceeds Target
Variance < 3% or Target
Variance > 3% of Target



## **MEMORANDUM**

Terrell Partain,  
County Administrator  
March 7, 2025

RE: Item 12 A Bid Award Replacement Mega Ramp dock

Attached is the bid tab on the bids received for the replacement dock for the Mega Ramp.

I have spoken with the low bidder the estimated installation date would be 6-8 weeks (first of May)

Based on price and delivery my recommendation is to award to the low bidder Custom Dock Systems Inc. out of Anderson SC. for \$ 79,320.00



BID TAB MEGA RAMP BOATDOCK FEB 2025

Custom Dock Systems Inc	Anderson	\$ 79,320.00
T & M Custom Docks	Anderson	\$ 79,574.76
Marine Specialities	Gainesville	\$ 97,800.00
Boat Dock Works LLC	Gainesville	\$ 125,675.00



HART COUNTY PUBLIC WORKS DEPARTMENT  
BIDS FOR Boat Dock

DATE BIDS DUE: Thursday, February 20, 2025  
3:30 p.m.

BID FORM  
HART COUNTY BOARD OF COMMISSIONERS  
800 CHANDLER ST., HARTWELL, GA 30643

The (Company) Custom Dock Systems Inc.

submits herewith Bid in response to bid request in this package, and in compliance with the description(s) and/or specification(s) attached hereto:

**NOTE: You must sign and complete the Bid Supplemental Form and Contractor Affidavit.**

**PRICE:**

\$ 79,320  
Price in Numbers

SEVENTY NINE THOUSAND THREE HUNDRED TWENTY  
Price in Words

The following Addenda to the Bidding and Contract Documents are acknowledged:

Addendum No: \_\_\_\_\_

Dated: \_\_\_\_\_

OFFICIAL COMPANY ADDRESS 5032 HWY 24 ANDERSON SC 29626

EMAIL ADDRESS: BRANDON@CUSTOMDOCKSYSTEMS.COM

SIGNATURE [Signature]

PRINT NAME BRANDON HAYNIE

TITLE PRESIDENT PHONE 864-225-2393

DATE 2/3/2025 FAX 864-224-2931

Corporate Seal (if applicable)

806 Highway 187 S.  
Anderson, South Carolina 29626  
864-226-8169  
sales@tmcustomdocks.com | TMDocks.com



<b>Subtotal</b>	\$74,368.93
<b>Georgia, Hart County (3.0%)</b>	\$2,231.07
<b>Georgia State (4.0%)</b>	\$2,974.76
<b>Total</b>	<b>\$79,574.76</b>

- approximately 10 weeks delivery from deposit or lake management approval whichever is later
- this quote is not for disposal of any current dock or walkway

#### A. Order Approval

1. Order approval indicates full acceptance of documented work scope and purchase terms, and forms an agreement upon the product, prices, terms, and conditions
2. Customer shall indicate that they accept and approve of this purchase agreement by completing the following actions:
  - Communicating approval in writing via email, text, or by using the Approval Link in the quote
  - Paying the deposit, if applicable

#### B. Payment Terms

1. For products or services over \$1000, a 50% deposit is required. T&M Custom Boat Dock, Inc. management reserves the right to waive or adjust deposit amounts
2. Full payment is due immediately upon principal work completion (i.e., delivery or installation of the product). T&M Custom Boat Docks, Inc. will issue an invoice at the time of principal completion.
3. T&M Custom Boat Docks, Inc. reserves the right to issue separate invoices for significant order line items that are principally completed at different times.
4. Up to 5% of the total outstanding balance may be withheld pending completion of a punch list submitted per terms in Section F.
5. Overdue balances are subject to late payment fees of up to 5% of the total outstanding balance for every 30 days payment is late.
6. The customer is responsible for maintaining, fire, flood, tornado, and other applicable insurance coverage from the date of principal completion (i.e., delivery or installation of the product).
7. T&M Custom Boat Docks, Inc. reserves the right to access and reclaim assets without notice once past-due balances exceed 90 days under applicable laws.
8. Customers may forfeit up to the full deposit for non-payment leading to asset recovery by T&M Custom Boat Docks, Inc. Late fees, asset recovery & liquidation costs, 3rd party collection service costs, and other costs associated with reclaiming and liquidating assets due to non-payment will be applied in any consideration of deposit refunds.
9. T&M Custom Boat Docks, Inc. may submit over-due balances, late payment fees, and costs for asset recovery to 3rd party collection service providers, under applicable laws.

#### C. Change Orders

1. Scope changes requests must be submitted in writing
  2. Scope change requests are not binding until
    - The customer receives a written quote that they, in turn, approve, OR
    - The customer provides a verbal or written change-order approval that T&M Custom Boat Docks, Inc., in turn, documents by updating the work order for the job.
- \* Note: Work orders for jobs are available for review in the T&M Custom Boat Docks, Inc. online customer portal accessible via emailed or texted quotes or job notices.

#### D. Schedule

1. The projected lead time for your service work or the delivery/installation of your dock project is an estimate based on the service and build schedules at the time quotes are issued, and a quote is issued, and
2. Project lead times are counted from the date we receive all of the following:
  - Initial deposit
  - Approved permit from customer's lake management authority



HART COUNTY PUBLIC WORKS DEPARTMENT  
BIDS FOR Boat Dock

DATE BIDS DUE: Thursday, February 20, 2025  
3:30 p.m.

BID FORM  
HART COUNTY BOARD OF COMMISSIONERS  
800 CHANDLER ST., HARTWELL, GA 30643

The (Company) Marine Specialties

submits herewith Bid in response to bid request in this package, and in compliance with the description(s) and/or specification(s) attached hereto:

**NOTE: You must sign and complete the Bid Supplemental Form and Contractor Affidavit.**

**PRICE:** \$ 97,800  
Price in Numbers

Ninety-Seven Thousand, eight hundred  
Price in Words

The following Addenda to the Bidding and Contract Documents are acknowledged:

Addendum No: \_\_\_\_\_ Dated: \_\_\_\_\_

OFFICIAL COMPANY ADDRESS 4105 Browns Bridge Road Gainesville, GA  
30504

EMAIL ADDRESS: holly@marinespecialties.net

SIGNATURE Holly Hunter

PRINT NAME Holly Hunter

TITLE Controller PHONE 770-531-7735

DATE 2/19/2025 FAX 770-531-0711

Corporate Seal (if applicable)



**HART COUNTY PUBLIC WORKS DEPARTMENT  
BIDS FOR Boat Dock**

**DATE BIDS DUE: Thursday, February 20, 2025  
3:30 p.m.**

**BID FORM  
HART COUNTY BOARD OF COMMISSIONERS  
800 CHANDLER ST., HARTWELL, GA 30643**

The (Company) Boat Dock Works, LLC

submits herewith Bid in response to bid request in this package, and in compliance with the description(s) and/or specification(s) attached hereto:

**NOTE: You must sign and complete the Bid Supplemental Form and Contractor Affidavit.**

**PRICE:**

\$125,675.00

Price in Numbers

One hundred twenty five thousand, six hundred seventy five

Price in Words

The following Addenda to the Bidding and Contract Documents are acknowledged:

Addendum No: \_\_\_\_\_

Dated: \_\_\_\_\_

OFFICIAL COMPANY ADDRESS 822 Maple Street, Gainesville, GA 30501

EMAIL ADDRESS: sales@boatdockworks.com

SIGNATURE

PRINT NAME Brad Wiegand

TITLE President

PHONE (770)532-3421

DATE 02/10/2025

FAX N/A

Corporate Seal (if applicable)



## MEMORANDUM

Terrell Partain,  
County Administrator  
March 7, 2025

RE: Item 12 B Amendment to Chapter 50 MANUFACTURED HOMES AND TRAILERS Sec 50-3 Requirements (1<sup>st</sup> reading)

We have found that the wording in this section needs to be modified to make the ordinance be more in line with our goal of assuring any mobile home brought into or moved around the county is livable. The requirement for a “building inspector” for a mobile home the building inspector can only check for coverings on the breaker panel and if the home has smoke detectors. They do not access if home is livable. This does not access the livability of the home and the inspector fee, even though it is paid by the buyer or seller is fairly expensive. I think requiring a “Home Inspector” to inspect the home, just as most realtors use for home sales would be a better choice both in accessing the livability and the cost to the customer less.

What I am suggesting is to change the initial inspectors from requiring a “Building Inspector” to a “Certified Home Inspector”



## MEMORANDUM

Terrell Partain,  
County Administrator  
March 7, 2025

RE: Item 12 C Add Clay Brown Road to Striping List

Commissioner Dorsey asked that I check Clay Brown Road at night to evaluate the need for re-striping due to lack of visibility. I have ridden this road and the night-time visibility is pretty poor. Due to the current and expected increase of traffic when Hartwell Speedway reopens with many drivers traveling that will not be familiar with this road. It is my recommendation to add this road to the list. Estimated cost for double yellow would be \$11,385.00 for double yellow and fog lines the cost estimate would be \$22,770.00.



## MEMORANDUM

Terrell Partain,  
County Administrator  
March 7, 2025

RE: Item 12 D Possible RFP for Road Engineering Evaluation Discussion

Commissioner Brown requested this be discussed. We have had conversation about having an engineering study performed on county roads. The last time this was done was while Jon Camie was here, Jon was a P.E and had the expertise to perform this inhouse. That study was performed around 2014-2015. What I believe we are talking about at this time is to issue a RFQ – RFP to get proposals for what the extent and cost of such an evaluation would cost. So, we can do a cost verse usefulness/return on investment evaluation.





## **MEMORANDUM**

Terrell Partain,  
County Administrator  
March 7, 2025

RE: Item 12 E Transfer Station Fee Schedule

I received the data for a complete month of traffic and tonnage coming through the Transfer Station. I just received this yesterday. I will have a report ready for the meeting Tuesday.



## **MEMORANDUM**

Terrell Partain,  
County Administrator  
March 7, 2025

RE: Item 13 Chapter 46 Land Development Amendment (1st Reading) and possible Moratorium

Several Commissioners have requested that there be some amendments made to this ordinance. The County Attorney will have a draft of the amendments to present to the Board at the meeting for comments and requested changes.