



Hart County Board of Commissioners
Tuesday July 13, 2021
6:00 p.m.

1. PRAYER
2. PLEDGE OF ALLEGIANCE
3. CALL TO ORDER
4. WELCOME
5. APPROVE AGENDA
6. APPROVE MINUTES OF PREVIOUS MEETING(S)
 - 6/22/2021 Reg Meeting
 - 6/29/2021 Called Meeting
7. REMARKS BY INVITED GUESTS, COMMITTEES, AUTHORITIES
8. REPORTS BY CONSTITUTIONAL OFFICERS & DEPARTMENT HEADS
9. COUNTY ADMINISTRATOR'S REPORT
June Financial Report
10. CHAIRMAN'S REPORT
11. COMMISSIONERS' REPORTS
12. OLD BUSINESS
 - a) Silver Oaks Homes North Lake Subdivision Revision (Tabled 6/22/21)
 - b) Legacy Link Contract Amendment
13. NEW BUSINESS
 - a) MOU Board of Regents for Cooperative Extension Services
 - b) Hart County Water and Sewer Authority Community Development Block Grant (CDBG) Application.
 - c) Selection of Construction Manager -at Risk for Jail Project
 - d) Acceptance of the American Rescue Plan Act (ARPC) Funds
 - e) Annexation Request Parcel I56J 028 into City of Hartwell
14. PUBLIC COMMENT
15. EXECUTIVE SESSION – Litigation
16. ADJOURNMENT

Hart County Board of Commissioners
June 22, 2021
6:00 p.m.

Hart County Board of Commissioners met June 22, 2021 at 6:00 p.m. at the Hart County Administrative & Emergency Services Center.

Chairman Marshall Sayer presided with Commissioners Michael Bennett, Frankie Teasley, Ricky Carter and Joey Dorsey in attendance.

1. Prayer

Prayer was offered by Chairman Sayer.

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.

5. Approve Agenda

Commissioner Teasley moved to amend and approve the agenda to remove item 12 d) Fire Department Building Package Purchase. Commissioner Dorsey provided a second to the motion. The motion carried 5-0.

6. Approve Minutes of Previous Meeting(s)

- 6/8/2021 Reg Meeting

Commissioner Dorsey moved to approve the meeting minutes of June 8, 2021. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

7. Remarks By Invited Guests, Committees, Authorities

None

8. Reports By Constitutional Officers & Departments Heads

Clerk of Superior Court Frankie Gray presented Deborah Scott with a plaque for twenty-three years of service to the county upon her retirement.

County Attorney Walter Gordon presented a draft of the moratorium to issue permits for rendering plants.

9. County Administrator's Report

County Administrator Terrell Partain reported Long Point Park will close at 10:00 p.m. June 25 in preparation for the Pre-Fourth Fireworks Event; and Open Records/Open Meetings training session is scheduled June 29, 2021 at 6:00 p.m. in the BOC meeting room.

10. Chairman's Report

Chairman Sayer reported an individual commended Road Superintendent Shannon Teasley and his crew for work performed on a dirt road.

11. Commissioners' Reports

Commissioners Bennett, Teasley and Carter commended Road Department personnel and other county employees for their service.

Commissioner Dorsey reported 9-10 Little League All Star games will be held June 27, 2021; encouraged everyone to be safe during July 4 holiday; and offered condolences to the family of Buddy Spears.

12. Old Business

- a) Amendment to Chapter 46 Land Development Standards Article V. – Requirements for Streets and Other Right-of-Way (3rd and final Reading)

Commissioner Bennett moved to adopt the 3rd and final reading Amendment to Chapter 46 Land Development Standards Article V. Requirements for Streets and Other Right-of-Way (3rd and final reading). Commissioner Dorsey provided a second to the motion. The motion carried 5-0.

- b) Bid Award Recreational Football Uniforms

Commissioner Dorsey moved to award the bid to Karew Sports as per the Recreation Advisory Board's recommendation. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

- c) Bid Award Recreational Cheerleading Uniforms

Commissioner Teasley moved to award the bid to Karew Sports as per the Recreation Advisory Board's recommendation. Commissioner Carter provided a second to the motion. The motion carried 5-0.

- d) Fire Department Building Package Purchase – Item was removed

13. New Business

- a) Board of Elections (Republican) Appointment (vacancy)

Commissioner Carter moved to approve the Republican Party nominee Rosemary Victory. Commissioner Bennett provided a second to the motion.

Commissioner Dorsey stated there is clearly a disconnect between the Board of Elections By-Laws and the political parties concerning section 5.3 that needs to be clarified.

Republican Party Chairman Ron Johnson reported rules are followed by the republican party, district and state GOP regarding appointments; the Executive committee is responsible for appointments to the Board of Elections as per their guidelines.

Chairman Sayer called for the vote. The motion carried 5-0.

- b) Aldaweta, Inc. Subdivision Parcel C54B 073 001 Reed Creek Highway/Swan Sanders Rd.

Commissioner Carter moved to approve Aldaweta Inc. Subdivision request contingent upon Surveyor Blomberg typo correction, and allow lot number 15 to be subdivided. Chairman Sayer provided a second to the motion. The motion carried 5-0.

- c) Silver Oaks Homes North Lake Subdivision Revision

Commissioner Dorsey moved to table the revision until further research. Commissioner Carter provided a second to the motion. The motion carried 5-0.

- d) Don Nabi, Setback Variance Request C38C 098 006 (Panorama Drive)

Chairman Sayer moved to grant a 10' setback variance. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

- e) Transit Title VI Plan Re-Adoption

Commissioner Dorsey moved to approve Transit Title VI Plan Re-Adoption. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

- f) Annexation Request Tax Parcels 156G 019 006, 006, 001 City of Hartwell

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

- g) DFACS Board Appointment

Commissioner Dorsey moved to re-appoint Bennie Harper to serve on the DFACS Board. Commissioner Carter provided a second to the motion. The motion carried 5-0 (Term expires June 30, 2026).

14. Public Comment
None

15. Executive Session – Litigation-Real Estate

Commissioner Dorsey moved to exit into Executive Session to discuss litigation and real estate matters. Commissioner Carter provided a second to the motion. The motion carried 5-0.

Commissioner Dorsey moved to reconvene the regular meeting session. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

16. Adjournment

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

Marshall Sayer, Chairman

Lawana Kahn, County Clerk

Hart County Board of Commissioners
Called Meeting
June 29, 2021
6:00 p.m.

Hart County Board of Commissioners held a called meeting June 29, 2021 at 6:00 p.m. at the Hart County Administrative & Emergency Services Center.

Chairman Marshall Sayer presided with Commissioners Michael Bennett, Frankie Teasley, Ricky Carter and Joey Dorsey in attendance.

Chairman Sayer called the meeting to order.

1. County Fire Station/Training Center Building Approval

Commissioner Dorsey moved to award Premier Steel Building quote of \$124,950 from SPLOST V funds. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

2. Acceptance of Wisteria Cove Estates from beginning at Old Mount Olivet Road for 0.175 mi. to the Intersection of Wisteria Cove Extension

Commissioner Dorsey moved to accept Wisteria Cove Estates into the county road system. Commissioner Carter provided a second to the motion. The motion carried 5-0.

3. Acceptance of Wisteria Cove Extension from Beginning at Wisteria Cove Estate to the terminus at 0.100 mi.

Commissioner Dorsey moved to accept Wisteria Cove Extension into the county road system from beginning at Wisteria Cove Estate to the terminus at 0.100 mi. Commissioner Carter provided a second to the motion. The motion carried 5-0.

4. Other Issues as Time Allows

None

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

Marshall Sayer, Chairman

Lawana Kahn, County Clerk

FY 2021 Budget Financial Dashboard

FY 2021 Budget Financial Dashboard	March	April	May	June	YTD	TARGET	GAP to TARGET	% GAP
Revenues	\$1,102,642	\$1,102,642	\$1,102,642	\$1,102,642				
Expenditures	\$1,102,642	\$1,102,642	\$1,102,642	\$1,102,642				
Actual Revenue	\$932,866	\$647,227	\$510,084	\$723,934	\$12,026,904	\$9,923,782	\$2,103,122	21%
Actual Expenses	\$923,715	\$1,028,183	\$1,179,345	\$1,266,351	\$9,827,416	\$9,923,782	-\$96,366	-1%
Monthly Variance	\$9,151	-\$380,956	-\$669,261	-\$542,416	\$2,199,488		\$2,199,488	
YTD (Reserve Drawdown)	\$3,792,122	\$3,411,166	\$2,741,905	\$2,199,488				
Real Property (Target \$485K)	\$128,628	\$33,064	\$27,597	\$29,644	\$5,699,328	\$4,365,000	\$1,334,328	
LOST (Target \$225K)	\$231,874	\$292,764	\$294,642	\$297,438	\$2,364,120	\$2,025,000	\$339,120	
EMS Fees (Target \$95.8)	\$104,764	\$144,023	\$159,681	\$157,831	\$729,563	\$862,200	-\$132,637	
Vehicle Title Fee (Target \$67.5K)	\$112,490	\$162,706	\$153,027	\$133,752	\$1,099,694	\$607,500	\$492,194	

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

FY 2021 Budget Paynes Creek Dashboard

FY 2021	March	April	May	June	Totals	YTD	TARGET	GAP to TARGET	% GAP to
Revenues	\$10,430	\$10,430	\$10,430	\$10,430	\$83,440				
Expenditures	\$10,430	\$10,430	\$10,430	\$10,430	\$83,440				
Gross Revenue	\$96,465	\$30,120	\$23,340	\$23,797	\$173,720	\$173,720	\$41,720	\$132,000	316%
Cancelations / Refunds	\$3,833	\$5,249	\$3,642	\$4,938	\$17,662	\$17,662			
Actual Expenses	\$9,540	\$6,940	\$3,767	\$12,503	\$32,751	\$32,751	\$41,720	\$8,692	-21%
Monthly Variance	\$83,092	\$17,931	\$15,931	\$6,355	\$123,308	\$123,308		\$123,308	
YTD (Reserve Drawdown)	\$83,092	\$101,022	\$116,953	\$123,308					
Camping Fees (Target \$10,430)	\$96,465	\$30,120	\$23,340	\$23,797	\$173,720	\$173,720	\$41,720	\$132,000	
Other (Initial Seed money)	\$25,000	-\$25,000			\$0	\$0		\$0	

Occupancy	17%	53%	51%	66%	Occupancy	49.00%
Meets or Exceeds Target					Meets or Exceeds Target	
Variance < 3% or Target					Variance < 3% or Target	
Variance > 3% of Target					Variance > 3% of Target	



MEMORANDUM

Terrell Partain,
County Administrator
July 8, 2021

RE: Item 12 A: Silver Oaks Homes North Lake Subdivision Revision

Attached is the plat for a subdivision Modification for the North Lake Subdivision located off Swan Sanders Road.

It has County Water, The Health Department has approved and it meets current subdivision ordinance requirements.

Since the last meeting I have pulled the Restrictive Covenants for North Point Subdivision. They are attached for your information.

EXHIBIT "A"

Restrictive Covenants for North Point

1. No dwelling of less than 1300 square feet of heated floor space total with minimum of 1000 on the first floor level shall be constructed on the property. All dwellings shall be underpinned with a continuous wall foundation.
2. No mobile home or modular home of any description shall be placed on the property.
3. No used lumber (except for interior decorative use) or old home, or any part thereof, shall be placed on the property.
4. No concrete block dwelling, or concrete block accessory building shall be constructed on the property, except that concrete block may be used in the construction of a basement or foundation.
5. No part of any dwelling, accessory building, appurtenance, or extra feature shall be constructed nearer than ten (10) feet from any side property line.
6. No temporary structure including but not limited to: garage, shacks, shanties, or outdoor toilets shall be constructed or placed on the property.
7. No tents or campers shall be placed on the property for longer than two (2) weeks in any one (1) year.
8. No chain-link fence shall be constructed in front of the property.
9. No above-ground propane gas tank with a capacity of more than hundred (100) pounds shall be placed on the property.
10. No animals, livestock, swine or poultry of any kind shall be raised, bred or kept on the property. Dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose or maintained in such a way as to be an annoyance or nuisance.
11. No noxious or offensive activity shall be carried on upon the property, nor shall anything be done on the property that may become an annoyance or nuisance to the neighborhood.
12. Only one (1) single family residence shall be constructed on said property and no lot shall be subdivided.
13. The property shall be used for residential purposes only. Enforcement by any property owner in the subdivision or the Grantor shall be by proceedings at law or in equity, either to restrain violation or to recover damages against any person or persons violating or attempting to violate any covenant, condition, reservation or restriction herein. Failure to enforce any covenant or restriction shall in no event be deemed a waiver of the right to do so or to claim damages therefore. Invalidation of any one of these covenants by judgment or court order shall in no way effect any other provisions which shall remain in full force and effect.
14. There will be no bored or drilled wells placed on the lot. Water is furnished by Hart County.
15. Once building has begun, completion must be within one (1) year.
16. Grantor reserves the right to pre-approve all building plans for aesthetic design and the builder.
17. All vehicles on the property must have a current tag and registration.
18. All outside dogs must be in backyard fence, kennel or on a leash.

NORTH POINT :
REFERENCE:
-P.B. 2J, PAGE :

LEGEND:

- = IPF
- = IPS W/ CAP
- ⊙ = POINT ONLY
- = UTILITY POLE
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET W/ CAP
- OTF = OPEN TOP PIPE FOUND
- RBF = REBAR FOUND
- R/W = RIGHT-OF-WAY
- = OVERHEAD POWERLINE
- = FENCE
- = PRIMARY BUILDING SETBACK

9) #4 RDR SET AT ALL CORNERS UNLESS NOTED OTHERWISE.

The jobs shown have been reviewed by the Hart County Health Department as noted on each lot and plat legend. This review was performed based on information submitted by other professionals and any supplementary information provided therein. Each lot must be reviewed and approved for on-site sewage management system placement prior to issuance of a construction permit.

a) No portion of the substitution site is a ground water recharge area, pursuant to the Rules of the Department of Natural Resources, Environmental Protection Division Chapter 391-3-16; (for define law, medium, or high susceptibility)

b) There are no other streams within or impacted by the substitution site that are subject to a water supply reservation/impacts, pursuant to the Rules of the Department of Natural Resources, Environmental Protection Division Chapter 391-3-10; (or show the required 150' buffer within 7 miles radius or 7/2 miles outside of the 7 mile radius)

COMMISSIONERS ON _____

As required by subsection (e) of O.C.G.A. Section 15-6-07, this plat has been prepared by a land surveyor and approved by all applicable local jurisdictions for recording as evidenced by approval certificates, signatures, stamps, or statements hereon. Such approvals or affirmations should be confirmed with the appropriate governmental bodies by any purchaser or user of this plat as to intended use of any

MARON P. BLOMBERG **DATE**

-There is a 50' septic buffer from all streams and a 100' buffer from any existing wells.

LOT LABELS:

- All existing lots must be filled properly before septic permits will be given to installing lots.
- This review was performed based on a typical 3 to 4 bedroom home with average requirements. Additional requirements are supplied for permitted larger homes.
- Must submit grading plans with septic tank application for any lots proposing slab construction or requiring existing grade modification. In such cases, written soil studies may be required prior to the issuance of a septic tank permit or approval of an on-site sewage management system.

- These lots may require an aerobic treatment unit or other approved class one effluent.

DRIP REPAIR
-Those lots may require a drip emitter system for repair. An engineer

site plan and level 4 soil report will be required at the time of permit application.

SITE PLAN
- These lots require an engineered site plan at the time of the permit application

SURVEY DATA:
E.O.C. PLAT: 1/AS SHOWN
E.O.C. FIELD: 1/28.226
ANGULAR ERROR: 4" per angle
ADJUSTED BY: Least Sq.
EQUIPMENT USED:
GEOMAX ZOOM 80
ROBOTIC TOTAL STATION
GEOMAX ZENITH 36
SMARTNET NETWORK

REVISIONS:
SHEET 1 OF 4

SHEET
1
OF 4

[illegible]



B.S. = PRIMARY BUILDING SETBACK

LOT #5
DAVID A. & SANDRAM PITTS
(P.B. 2J, PAGE 182)

1.126 ACRES

1.013 ACRES

ACRES

ACRES

ACRES

NOTE:
-P.O.B. IS @ CORNER OF
CO. RD. #023 AND NORTH
POINT CIR.
-STATE PLANE COORDINATES
FOR P.O.B. (GRID NORTH GA
EAST ZONE) = NORTH 1807811.22
EAST 427139.777

[illegible]

*** CALLS ALONG R/W OF CO. RD. #323 AND NORTH POINT CIR. ***

BOUNDARY SURVEY

PREPARED FOR:

SILVER OAKS HOMES

STATE:	GEORGIA
COUNTY:	DADE

G.M.D.:	1115
G.T.Y.:	N/A

ARON P. BLOMBERG, RLS
CA PLS #3100

GA PLS #3101

GRAPHIC SCALE: 1" = 40'



**SMITH
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1007 E. FRANKLIN ST., SUITE
HARTWELL, GA 30643
(706) 436-4585
(706) 769-0515
C.O.A. LSF #D01294
www.smithplanninggroup.com

www.smithplaningroup.com

SHEET
2
OF 4

THIS BLOCK RESERVED FOR THE
CLERK OF THE SUPERIOR COURT.

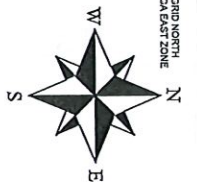
- LEGEND:
- = P.F. (POT HOLE)
 - = POINT ONLY
 - = UTILITY POLE
 - PF = NON P.F. FOUND
 - PP = NON P.F. FOUND
 - OT = OPEN TOP PIPE FOUND
 - RBF = REBAR FOUND
 - RM = REBAR FOUND
 - RM = OVERHEAD POWERLINE
 - = FENCE
 - B.S. = PRIMARY BUILDING SETBACK

*** CALLS ALONG DITCH ***

Course	Bearing	Distance
1	N 89°50'27" E	46.24'
2	N 89°50'40" E	40.38'
3	S 78°19'50" E	50.38'
4	N 52°19'20" E	42.68'
5	N 52°19'20" E	42.68'
6	N 31°10'40" E	34.28'
7	N 31°10'40" E	34.28'
8	N 74°53'50" E	22.93'
9	N 74°53'50" E	22.93'
10	N 74°53'50" E	22.93'
11	N 74°53'50" E	11.46'

*** CALLS ALONG R/W OF NORTH POINT CIR. & CO. RD. #323 *** GRID NORTH
CA EAST ZONE

Course	Bearing	Distance
L1	Back: 500.00'	A: 37.87'
L2	Chk: N 27°21'40" W	37.86'
L3	Back: 160.00'	Chk: 47°20'20"
L4	Chk: N 37°48'25" W	67.05'
L5	Back: 160.00'	A: 36.01'
L6	Chk: N 44°07'50" W	84.47'
L7	Back: 160.00'	A: 76.79'
L8	Chk: N 89°50'27" E	35.65'
L9	Back: 200.00'	A: 31.41'
L10	Chk: N 58°11'55" W	58.95'
L11	Chk: N 58°11'55" W	58.95'
L12	Chk: N 58°11'55" W	58.95'
L13	Chk: N 58°11'55" W	58.95'
L14	Chk: N 58°11'55" W	58.95'



"SWAN SANDERS RD."
CO. PAVED ROAD #323

- 40' R/W

"NORTH POINT CIR" - 60' R/W

0.566
ACRES
SITE PLAN
PLAY CLOSURE:
103.472'

0.605
ACRES
SITE PLAN
PLAY CLOSURE:
1106.898'

1.108
ACRES
SITE PLAN
PLAY CLOSURE:
3144.495'

1.539
ACRES
SITE PLAN
PLAY CLOSURE:
5175.495'

DONE J.A.
TERRY W. SLAGHTER

SILVER OAKS HOMES

BOUNDARY SURVEY

PREPARED FOR:

STATE: GEORGIA G.M.D.: AS SHOWN
COUNTY: HART CITY: N/A

AARON P. BLOMBERG, R.L.S.
CA. PLS. #9109

GRAPHIC SCALE: 1" = 40'

PROJECT NO.: 18-392
DRAWN BY: L.O.C.
SURVECTED BY: W.H./M.
SURVEY DATE: 09/20/20
CHECKED BY: A.P.B.
SCALE: 1" = 40'
DATE: 08/12/2021

REVISIONS:

SHEET
3
OF 4

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HARTWELL, GA 30643
706.709-6515
C.O.A. LSP #001294
www.smithplanninggroup.com



MEMORANDUM

Terrell Partain,
County Administrator
July 8, 2021

RE: Item 12 B: Legacy Link Contract Amendment

Attached is a letter received from Legacy Link.

It appears they have received more federal dollars than they were aware at the time of the original Contract was approved in May of 2021 (\$150,130.00). Due to Federal COVID relief funds being extended the amount of federal funding will increase by \$28,719.00 to \$178,849.00. This requires a increase in local matching funds from \$12,156.00 to \$12,450.00 (\$294.00) to make up the District wide need of \$1,000.00 to qualify for the additional funding.

Action needed is for the Board to Authorize the Chairman to sign the amendment.



June 30, 2021

Honorable Marshall Sayer, Chairman
Hart County Commission
800 Chandler Street
Hartwell, GA 30643

Dear Chairman Sayer,

Legacy Link will once again provide state and federal funds to Hart County for Services at your senior center including Meals on Wheels, congregate meals, transportation, center management, etc. in the fiscal year beginning July 1, 2021. We plan to provide \$178,849 to Hart County for these services. Due to federal COVID 19 legislation that has been extended to September 30, 2022, additional federal funds will be allocated for your county.

Legacy provides the following services in all 13 counties: Information, telephone screening and counseling for families seeking assistance for seniors and persons with disabilities. GeorgiaCares staff and volunteers provide counseling and assist with Medicare, other insurance, fraud, and scam issues. We subcontract with a personal care service agency for homemaker and personal care to help frail older persons remain in their homes and also subcontract for legal services for older individuals in the region.

Legacy Link's RN's and social workers will continue to provide care management in all 13 counties for non-Medicaid and Medicaid-funded health programs to help nursing home eligible persons of all ages with chronic health conditions remain in their homes and communities. The RN's and case managers work with over 1,000 persons and their families to arrange for in-home and community health services to avoid premature nursing home placement.

Legacy staff will also continue to work with families and nursing home staff and assist residents in moving out of nursing homes and back into the community when feasible.

Additionally, we provide funding for services to help caregivers of persons with Alzheimer's disease and other dementias. We will continue funding various services designed to help families caring for someone with Alzheimer's in part-time day programs in Forsyth, White, Dawson, and Union Counties. We have a Caregiver Specialist on staff to work with families in all counties who have caregiver issues.

The Legacy Kinship Care Program (Grandparents Raising Grandchildren) continues to help relatives and the children in their care. Our Wellness program for seniors has been highly successful in the region and the Retired Senior and Volunteer Program (RSVP) has about 350 volunteers aged 50+ who volunteer in their communities.

The Legacy Senior Community Service Employment Program assists low income persons aged 55+ needing employment and training. We pay minimum wage for part-time training on the job. The Trainees are helping their communities by training in your schools, court house libraries, day care, senior centers, parks and recreation, etc. while learning workplace skills to gain an unsubsidized job.

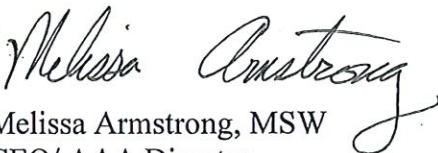
In order that we may continue to draw down federal and state funds for programs and services as described, we must have local match monies. Local match monies from each county government is necessary for us to continue sub-contracting and providing services including administration, information and referral, screening for services and volunteer programs in all counties. We utilize in-kind match as much as possible but need cash for match to continue our services in the region.

Our local share match request of each government for the fiscal year July 1, 2021 to June 30, 2022 is \$12,450.00 this year. This is an increase of \$1,000 to assist in our match for COVID 19 related funds. Each government's local share contribution is critical to draw down monies for continuation of services that help families in your county. This amount may be paid in one payment, monthly, quarterly, or semi-annually as in past years. We just need to know how much you wish to contribute.

The "Commitment" page for your signature signifying approval of the request is enclosed with this letter. Please sign and return to me in order that we may continue services offered in your county in the new fiscal year. If you have any questions about services operated of funded by Legacy Link in your county, please do not hesitate to call me.

We are most appreciative of your continuing support of Legacy Link over the years and your commitment to our partnership with you to benefit seniors and persons with disabilities in your county.

Sincerely,

A handwritten signature in cursive script that reads "Melissa Armstrong".

Melissa Armstrong, MSW
CEO/ AAA Director

Enclosure



MEMORANDUM

Terrell Partain,
County Administrator
July 8, 2021

RE: Item 13 A: MOU Board of Regents for Cooperative Extension Services

Attached is the existing MOY fir Extension Services originally signed in 2013 and reaffirmed at the July 9, 2019, regular BOC meeting. The new version is also attached for your consideration.

As note of information I have received the fy22 budget request from the Extension Office there is no increase request for the department from fy21.

COUNTY EXTENSION PERSONNEL CONTRACT/MEMORANDUM OF UNDERSTANDING

Between
THE BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA
On Behalf of
THE UNIVERSITY OF GEORGIA COOPERATIVE EXTENSION
And the
Hart COUNTY BOARD OF COMMISSIONERS

In accordance with the Smith-Lever Act of the U.S. Congress of 1914, an agreement between The Board of Regents of the University of Georgia system on behalf of the University of Georgia Extension and the U.S. Department of Agriculture to conduct Extension work in Georgia, and by virtue of the authority conferred upon the governing authority of the county under Article 9, Section 4, Paragraph 2, of the Constitution as amended in 1983, as implemented in the O.C.G.A. #20-2-62 and O.C.G.A. #48-5-220, 10, the Hart County Board of Commissioners hereinafter referred to as the COUNTY and the Board of Regents of the University of Georgia by and on behalf of the UGA Extension hereinafter referred to as the UGA EXTENSION do hereby agree to cooperate in the operation of an Extension education program in agriculture, natural resources and environmental management, family and consumer science, 4-H/youth work, and subjects related thereto in Hart County.

SECTION I

The UGA EXTENSION shall:

1. - employ and supervise County Extension personnel. It shall be the responsibility of the UGA EXTENSION to establish minimum qualifications for County Extension personnel, certify the qualifications of all applicants, and to determine the total salary applicants are to be paid.
2. - appoint County Extension personnel in compliance with Equal Employment Opportunity regulations and subject to the approval of the COUNTY.
3. - in the event the work of any County Extension staff member becomes unsatisfactory to the COUNTY, it shall be the responsibility of the COUNTY to communicate this dissatisfaction to the District Extension Director of the UGA EXTENSION. It shall then be the responsibility of the UGA EXTENSION to appropriately deal with the dissatisfaction and advise the COUNTY of action taken, if any. The UGA EXTENSION shall have the right to terminate or transfer personnel from the county. In either case, a replacement will be selected for the county, following the procedure described above.
4. - keep at all times an accurate record of all funds received and disbursed under this agreement including all support documents. The UGA EXTENSION shall retain such records for a period of three (3) years unless an audit has begun but not been completed or if the audit findings have not been resolved at the end of three (3) year period. In such cases, the records shall be retained until the audit is complete or until the resolution of the audit findings.
5. - carry out all work under this agreement in accordance with the administrative and other requirements, including personnel matters, established by the University of Georgia, federal and state laws, regulations, and standards.
6. - provide County Extension personnel with the necessary stationery, envelopes, publications and other educational materials needed for an effective program. The UGA EXTENSION also agrees to plan, implement and conduct training as necessary to keep County Extension personnel adequately prepared to conduct effective, relevant Extension programs.
7. - pay a portion of the salary and associated benefits of County Extension personnel at a rate in compliance with the Board of Regents and the UGA EXTENSION salary administration policies.
8. - reimburse all County Extension personnel directly for expenses incurred on behalf of the UGA EXTENSION for officially designated travel outside Hart County as authorized by the District Extension Director.
9. - support County Extension personnel and the Extension program in Hart County with necessary assistance of district and state subject matter and supervisory personnel and other resources as available from the University of Georgia, the University System of Georgia, and other agencies and organizations with whom the UGA EXTENSION cooperates.
10. - report to the Hart County Board of Commissioners at regular intervals on the nature of the County Extension program and progress being made.

SECTION II

The COUNTY shall:

1. - provide a suitable County Extension office; the suitability of the office to be agreed on by all parties. The COUNTY further agrees to provide sufficient funds to pay for necessary office supplies, office equipment, telephone, utilities, data communication/networking (including broadband internet connectivity), postage, demonstration materials, janitorial service and other items necessary for the operation of an effective Extension education program.
2. - provide a portion of the salaries and associated benefits of County Extension personnel as shall be agreed upon by UGA EXTENSION and the COUNTY. Salary and benefits, including leave, shall be calculated according to policies established by the Board of Regents. The UGA EXTENSION will provide monthly statements to the COUNTY reflecting the COUNTY

MEMORANDUM OF UNDERSTANDING
Between
THE BOARD OF REGENTS OF THE UNIVERSITY SYSTEM OF GEORGIA
by and on behalf of
THE UNIVERSITY OF GEORGIA
COOPERATIVE EXTENSION
and HART COUNTY

This Memorandum of Understanding ("MOU") is made between the Board of Regents of the University of System of Georgia by and on behalf of the University of Georgia Cooperative Extension (hereinafter "UGA Extension") and HART County, a political subdivision of the State of Georgia, by and through its Board of Commissioners, (hereinafter the "County"), for the provision of Cooperative Extension Services and Personnel in HART County, Georgia.

WHEREAS, through the Smith-Lever Act of the U.S. Congress of 1914, an Agreement was created between The Board of Regents of the University System of Georgia, the University of Georgia, the University of Georgia Cooperative Extension and the U.S. Department of Agriculture, to allow for Extension work to be conducted in the State of Georgia; and

WHEREAS, for over 100 years UGA Extension has offered services in all 159 counties in the State of Georgia; and

WHEREAS, through county offices throughout the state, UGA Extension continues to offer reliable information and programs in the areas of agriculture, food, families, the environment and 4-H youth development; and

WHEREAS, UGA Extension is able to maintain and operate these programs through the use of UGA Extension personnel; and

WHEREAS, UGA Extension and the County agree that the services provided by UGA Extension Personnel are invaluable to the County's citizens and community; and

WHEREAS, the County Board of Commissioners is authorized under Article 9, Section 3, Paragraph 1, and Article 9, Section 4, Paragraph 2, of the Constitution of the State of Georgia as amended in 1983, and by O.C.G.A. § 20-2-62 and O.C.G.A. § 48-5-220 to enter into agreements providing for these types of services; and

WHEREAS, all parties agree that it is necessary and appropriate to define the types of UGA Extension operations and personnel and establish parameters for compensation so that all parties are clear on their respective responsibilities and duties;

NOW, THEREFORE, the Parties agree as follows:

I. OPERATIONS

UGA Extension and the County will support all County Extension personnel operationally as set forth in this MOU regardless of employee compensation status.

A. UGA EXTENSION agrees to the following:

1. UGA Extension shall annually appoint a member of the County Extension personnel to serve as the County Extension Coordinator. The Coordinator shall be responsible for the total County Extension program, staff coordination and supervision, and all communications and transactions between the County and the County Extension staff.
2. UGA Extension shall provide County Extension personnel with the necessary educational materials needed for an effective program. UGA Extension also agrees to plan, implement and conduct training as necessary to keep County Extension personnel adequately prepared to conduct effective, relevant Extension programs.
3. UGA Extension shall reimburse all County Extension personnel directly for expenses incurred for officially designated travel authorized by the District Extension Director.
4. UGA Extension shall support County Extension personnel and the Extension program in the County with necessary assistance of District and State subject matter and supervisory personnel and other resources as available from the University of Georgia, the University System of Georgia, and other agencies and organizations with whom UGA Extension cooperates.
5. UGA Extension shall report to the County Board of Commissioners at regular intervals on the nature of the County Extension program and progress being made.

B. The COUNTY agrees to the following:

1. The County shall provide a suitable County Extension office with the suitability of the office to be agreed on by all parties. As a part of the County's budgeting process, the County further agrees to provide sufficient funds to pay for all necessary office supplies, office equipment, telephone, utilities, data communication/networking (including broadband internet connectivity), postage, demonstration materials, janitorial service and other items necessary for the operation of an effective Extension education program.
 - a. Should the County request removal or modification of office network infrastructure deployed and/or managed by UGA Extension, the County shall coordinate with UGA Extension IT personnel prior to the removal or modification of said equipment. The County shall also coordinate with UGA Extension IT personnel prior to the addition of new network infrastructure where the existing network infrastructure has been deployed or is managed by UGA Extension.

- b. The County shall coordinate with UGA Extension IT personnel in planning for the relocation of an existing or establishment of a new Extension office where the network infrastructure and/or computing resources will be managed by UGA Extension.
 - c. The County shall allow the installation and use of client software and unrestricted access to online resources deemed necessary by UGA Extension to conduct Extension business operations and program delivery; provided, however, that, all such software shall comply with any and all County information technology policies relating to security on, and compatibility with, the County's information technology infrastructure and systems. UGA Extension and the County will jointly determine such compliance prior to installation of any such software.
- 2. The County shall furnish a county government vehicle or reimburse the travel expenses of County Extension personnel for official travel in the county or on behalf of the HART County. The reimbursement shall be paid by the County directly to County Extension personnel unless some other method is agreed upon in writing by UGA Extension and the County.
 - 3. The County shall evaluate financial support to the operations of UGA Extension annually, including compensation of personnel, make adjustments as necessary for continued effective support, and shall notify the UGA Extension of these adjustments. The County Extension Coordinator will prepare and submit for approval an annual operating budget to the County according to standards set by Board of Commissioners for all county departments.

II. COMPENSATION

The UGA Cooperative Extension personnel shall be categorized based on the method of compensation they are associated with, as set forth in the attached addendums. UGA Extension and the County shall identify and agree upon the appropriate compensation method and personnel relationship for each employee. The following three options are available (CHECK ALL THAT APPLY):

☐ **A. COOPERATIVE DIRECT PAY**
In choosing Cooperative Direct Pay, the County desires for the County Extension Personnel to receive compensation from both the County and from UGA Extension. The amount of compensation to County Extension Personnel under this option, as well as the County's and UGA Extension's responsibility for the County Extension Personnel's withholding and payment of federal and state taxes and contributions toward retirement benefits, shall be divided proportionally between the County and UGA Extension as set forth in Addendum "A".

☐ **B. COOPERATIVE CONTRACT PAY**
In choosing Cooperative Contract Pay, the County desires for County Extension Personnel to receive their compensation from UGA Extension payroll. The amount of compensation to County Extension Personnel under this option, as well as the

County's and UGA Extension's responsibility for the County Extension Personnel's withholding and payment of federal and state taxes and contributions toward retirement benefits, shall be divided proportionally between the County and UGA Extension as set forth in Addendum "B". However, for administrative purposes the County Extension Personnel's compensation will come directly from UGA Extension, with the County reimbursing UGA Extension for the County's proportionate share.



C. COUNTY FUNDED EXTENSION PERSONNEL

In choosing County Funded Extension Personnel, the County desires for the County Extension Personnel to be an employee of the County receiving compensation from only the County, as set forth in Addendum "C". The County shall be solely responsible for the County Extension Personnel's salary, benefits (including but not limited to health insurance), withholding of federal and state taxes, and retirement benefits (if any).

III. AGREEMENT

1. This MOU shall take effect when it is executed by both HART County and UGA Extension.
2. In instances of conflict between University of Georgia/University System of Georgia and County policies, the University of Georgia/University System of Georgia policies shall govern.
3. The term of this MOU shall be from the date of execution until terminated by either party by written notice of such intent provided ninety (90) days in advance.
4. This MOU may be modified by written agreement of the parties hereto.
5. Neither party to this agreement will discriminate against any employee or applicant for employment because of race, color, sex (including sexual harassment and pregnancy), sexual orientation, gender identity, ethnicity or national origin, religion, age, genetic information, disability, or veteran status.
6. All notices provided for or permitted to be given pursuant to this MOU shall be in writing and shall be deemed to have been properly given or served by personal delivery or by depositing in the United States Mail, postpaid and registered or certified mail, return receipt requested, and addressed to the addresses set forth below. By giving written notice hereunder, either party hereto shall have the right from time to time and at any time during the term of this MOU to change their respective addresses. For the purposes of this Agreement:

The address of UGA Extension is: Northeast District Extension
Hoke Smith Building, UGA
Athens, GA 30602

The address of County is:

Hart County Board of Commissioners
800 Chandler Street
Hartwell, GA 30643

or such other address as shall be furnished by such notice to the other party.

Chairman, Board of Commissioners, **HART** County

Date: _____

County Extension Coordinator, **HART** County

Date: _____

Vice President for Public Service and Outreach, University of Georgia

Date: _____

Addendum A

COOPERATIVE DIRECT PAY

In choosing Cooperative Direct Pay, the County desires for the County Extension Personnel to receive compensation from both the County and from UGA Extension. The amount of compensation to County Extension Personnel under this option, as well as the County's and UGA Extension's responsibility for the County Extension Personnel's withholding and payment of federal and state taxes and contributions toward retirement benefits, shall be divided proportionally between the County and UGA Extension as set forth in an annual Financial Agreement. Such annual Financial Agreement shall be contingent upon funding as a part of the County's annual budget process.

1. UGA Extension shall employ and supervise County Extension personnel. It shall be the responsibility of the UGA Extension to establish minimum qualifications for County Extension personnel, certify the qualifications of all applicants, and to determine the total salary applicants are to be paid.
2. UGA Extension shall serve as the employer of record and therefore:
 - a. Provide legally required health insurance; and
 - b. Provide legally required worker's compensation insurance
3. UGA Extension shall appoint County Extension personnel in compliance with Equal Employment Opportunity regulations and subject to the approval of the County. The County will provide UGA Extension with written reasons for each disapproval of an appointment recommendation.
4. In the event the work of any County Extension staff member becomes unsatisfactory to the County, it shall be the responsibility of the County to communicate this dissatisfaction to the District Extension Director of the UGA Extension in writing within a reasonable time frame. It shall then be the responsibility of the UGA Extension to address the County's dissatisfaction and advise the County of action taken, if any. UGA Extension shall have the right to terminate or transfer personnel from the County. UGA Extension may select a replacement for the County, following the procedure described above.
5. UGA Extension shall keep at all times an accurate record of all funds received and disbursed under this agreement including all support documents. UGA Extension shall retain such records for a period of three (3) years unless an audit has begun but not been completed or if the audit findings have not been resolved at the end of the three (3) year period. In such cases, the records shall be retained until the audit is complete or until the resolution of the audit findings, whichever is later. UGA Extension will provide the County with a copy of any and all such audits relating to the County Extension office, personnel, and/or operations upon request by the County.
6. UGA Extension shall carry out all work under this agreement in accordance with the

administrative and other requirements, including those related to personnel matters, established by the University of Georgia, federal and state laws, regulations, and standards.

7. UGA Extension shall pay its portion of the salary and associated benefits of County Extension personnel at a rate in compliance with the Board of Regents and the UGA Extension salary administration policies.
8. The County shall provide the agreed upon portion of the salaries and associated benefits of County Extension personnel as set forth in the annual Financial Agreement. Benefits, including leave, shall be calculated according to policies established by the Board of Regents.

The County portion of salary shall be paid monthly by the County directly to County Extension personnel. The County will collect and remit FICA taxes on the County portion of the salary. UGA Extension shall provide monthly statements to the County reflecting the County portion of the employer contribution to the employee's retirement benefit with Teachers Retirement System of Georgia. The reimbursement to UGA Extension for the County's portion of this benefit will be made to the UGA Extension in the full amount within fifteen (15) days of receipt of the statement.

The County portion of employee salaries should be adjusted annually based on performance and/or cost of living increases typical of other County employees in accordance with the County's generally applicable rules or conditions for such adjustments. This adjustment should be reported to UGA Extension 30 days prior to effective date. UGA will not allocate any percentage salary increase on the County portion of the employee's salary.

9. The County agrees to pay its share of the annual leave payment in accordance with University of Georgia and UGA Extension leave policies when an employee terminates employment through resignation or retirement during the term of this MOU and chooses to take a lump-sum payment for accumulated annual leave. Such County share shall be based solely on the individual's time serving the County in his or her capacity as part of the County Extension office.

Addendum B

COOPERATIVE CONTRACT PAY:

In choosing Cooperative Contract Pay, the County desires for County Extension Personnel to receive their compensation from UGA Extension payroll. The amount of compensation to County Extension Personnel under this option, as well as the County's and UGA Extension's responsibility for the County Extension Personnel's withholding and payment of federal and state taxes and contributions toward retirement benefits, shall be divided proportionally between the County and UGA Extension as set forth in an annual Financial Agreement. Such annual Financial Agreement shall be contingent upon funding as a part of the County's annual budget process. However, for administrative purposes the County Extension Personnel's compensation will come directly from UGA Extension, with the County reimbursing UGA Extension for the County's proportionate share.

1. UGA Extension shall employ and supervise County Extension personnel. It shall be the responsibility of the UGA Extension to establish minimum qualifications for County Extension personnel, certify the qualifications of all applicants, and determine the total salary applicants are to be paid.
2. UGA Extension shall serve as the employer of record and therefore:
 - a. Provide legally required health insurance;
 - b. Provide legally required worker's compensation insurance; and
 - c. Pay applicable FICA taxes; and
 - d. Withhold federal and state income taxes in accordance with relevant federal and state law.
3. UGA Extension shall appoint County Extension personnel in compliance with Equal Employment Opportunity regulations and subject to the approval of the County. The County will provide UGA Extension with written reasons for each disapproval of an appointment recommendation.
4. In the event the work of any County Extension staff member becomes unsatisfactory to the County, it shall be the responsibility of the County to communicate this dissatisfaction to the District Extension Director of the UGA Extension in writing within a reasonable time frame. It shall then be the responsibility of the UGA Extension to address the County's dissatisfaction and advise the County of action taken, if any. UGA Extension shall have the right to terminate or transfer personnel from the County. UGA Extension may select a replacement for the County, following the procedure described above.
5. UGA Extension shall keep at all times an accurate record of all funds received and disbursed under this agreement including all support documents. UGA Extension shall retain such records for a period of three (3) years unless an audit has begun but not been completed or if the audit findings have not been resolved at the end of the three (3) year period. In such cases, the records shall be retained until the audit is complete or until the

resolution of the audit findings, whichever is later. UGA Extension will provide the County with a copy of any and all such audits relating to the County Extension office, personnel, and/or operations upon request by the County.

6. UGA Extension shall carry out all work under this agreement in accordance with the administrative and other requirements, including personnel matters, established by the University of Georgia, federal and state laws, regulations, and standards.
7. UGA Extension shall pay its portion of the salary and associated benefits of County Extension personnel at a rate in compliance with the Board of Regents and the UGA Extension salary administration policies.
8. The County shall provide the agreed upon portion of the salaries and associated benefits of County Extension personnel to UGA Extension within thirty (30) days of receipt of an invoice from UGA Extension. Benefits, including leave, shall be calculated according to policies established by the Board of Regents. UGA Extension will provide monthly statements to the County reflecting the County portion of the County Extension Personnel's salary and benefits. The County is aware and agrees that these benefits will include the County's proportionate share of the employer portion of FICA, worker's compensation and the employee's selected retirement benefits. The employee may select the Georgia Teachers Retirement System or the Board of Regents Optional Retirement Program.

The County portion of employee salaries shall be adjusted annually based on performance and/or cost of living increases typical of other county employees in accordance with the County's generally applicable rules or conditions for such adjustments. This adjustment should be reported to UGA Extension 30 days prior to effective date, and a new contract will be issued with the new salary. UGA Extension will not allocate any percentage salary increase on the County portion of the employee's salary. The County's portion is as set forth in the annual Financial Agreement.

9. The County agrees to pay its share of the annual leave payment in accordance with University of Georgia and UGA Extension leave policies when an employee terminates employment through resignation or retirement during the term of this MOU and chooses to take a lump-sum payment for accumulated annual leave. Such County share shall be based solely on the individual's time serving the County in his or her capacity as part of the County Extension office.

Addendum C

COUNTY FUNDED EXTENSION PERSONNEL

In choosing County Funded Extension Personnel, the County desires for the County Extension Personnel to be an employee of the County receiving compensation from only the County. The County shall be solely responsible for the County Extension Personnel's salary, benefits (including but not limited to health insurance), withholding of federal and state taxes, and retirement benefits (if any).

For County Funded Extension Personnel, UGA EXTENSION agrees to the following:

1. UGA Extension shall establish minimum qualifications for County Extension personnel and certify the qualifications of all applicants.
2. UGA Extension may approve or disapprove appointment recommendations by County of County Funded Extension personnel; provided, however, UGA Extension will provide the County with written reasons for each disapproval of an appointment recommendation.
3. UGA Extension shall supervise and evaluate County Funded Extension personnel according to applicable University of Georgia and the Board of Regents policies and procedures.
4. UGA Extension shall collect, approve and transfer employee work time records to the COUNTY on a weekly or monthly basis as agreed upon.
5. In the event the work of any County Funded Extension personnel becomes unsatisfactory to UGA Extension, it shall be the responsibility of UGA Extension to communicate this dissatisfaction to the County. It shall then be the responsibility of the County to appropriately deal with the dissatisfaction and advise the UGA Extension of action taken, if any. The County shall have the right to terminate or transfer personnel.

For County Funded Extension Personnel, the COUNTY agrees to the following:

1. The County shall employ and determine the total salary that personnel are to be paid.
2. The County shall provide all salary and associated benefits as per County policy.
3. The County shall serve as the employer of record and therefore:
 - a. Provide legally required health insurance;
 - b. Provide legally required worker's compensation insurance;
 - c. Withhold and pay appropriate FICA and income taxes to the relevant government agencies; and
 - d. Designate supervision of extension personnel to the District Extension Director.
4. Annual salary adjustments for County Extension personnel shall be based on County policy and consistent with such policies for other County employees.

5. No provision of this Addendum, the MOU, or the annual Financial Agreement between UGA Extension and the County shall create any employment rights for such personnel above and beyond any such rights enjoyed by County employees generally.



MEMORANDUM

Terrell Partain,
County Administrator
July 8, 2021

RE: Item 13 B: Hart County Water and Sewer Authority Community Development Block Grant (CDBG) Application.

The Water & Sewer Authority is requesting for the County to approve an application for another CBDG for water line expansion project.



MEMORANDUM

Terrell Partain,
County Administrator
July 8, 2021

RE: Item 13 C: Selection of Construction Manager -at Risk for Jail Project

The review process has finished on the Jail proposals to make a recommendation for the selection of a company and Construction Manager -at Risk.

The group that evaluated the proposals were:

Myself
Sheriff Cleveland
Chief Deputy Tommy Whitmire
Captain David Cleveland, Jail Administrator
Lt. Jonathan Durrett Jail Staff Supervisor
Marshall Sayer, BOC Chairman

We received five (5) proposals from:

Allstate Construction Group, Inc. / Studio8 Design

Design Fee	Management Fee	Building	Bed/Cells	No. Towers
7%	4.75%	Metal/Block	2/133	1
		Separate	Precast	

RW Allen Construction / TreanorHL

Design Fee	Management Fee	Building	Bed/Cells	No. Towers
6.5%	4.25%	Precast	4/152	2
		Separate	Precast	

Balfour Beatty / Nelson

Design Fee	Management Fee	Building	Bed/Cells	No. Towers
6%	2.99%	Precast	2/152	1
		Adjoining	Precast	

Barnsley Construction Group / Jericho Design

Design Fee	Management Fee	Building	Bed/Cells	No. Towers
5.63%	4.5%	Metal	2/144	1
		Adjoining	Steel	

Charles Black Construction Inc. / Precision Planning

Design Fee	Management Fee	Building	Bed/Cells	No. Towers
6.5%	3.5%	Metal	2/144	1
		Single	Steel	

The initial round of evaluation was to rate the adherence to the points that were made in the pre-proposal meeting. Minimum of 140 bed finished with internal (under roof) expansion to 200 beds expansion area rough plumbed and wired. Metal modular cell blocks, Single tower for keeping jail staff at minimum, plus 12 trustee beds, 2 medical beds, 4 holding cells with 1 or 2 padded. Full kitchen and laundry facilities for 200 inmates. Booking and jail administrative offices and facilities, bond hearing room, etc. Phone calls were made checking references on each Company / Companies.

During this round two were eliminated:

Allstate Construction / Studio 8 Separate Buildings

RW Allen Construction / TreanorHL Separate buildings/ precast / 4 man cells / 2 towers

Face to face meeting were scheduled with the remaining three. We met separately with each company's team. Each made presentations and answered question we had. During this time the Sheriff, Chief Deputy and Jail Administrator visited Jails that all three were associated with.

After meeting with all three and site visits were finished, we met again to make the final choice for our recommendation. While all three of the companies were qualified, had good recommendations from past clients. With all factors including Charles Black Construction / Precision's history of work performed in Hart County both County Government and School System were taken into consideration, our recommendation is to select Charles Black Construction / Precision as design build and Construction Manager for the project.

This will be the beginning of the actual planning, design, and budgeting portion of the project. Once this phase is complete there will be a realistic cost estimate and a maximum cost budget number brought back to the Board.

C. 5. Construction Management Fees

Clark McDonald – President
Haley Hampton – Secretary/Treasurer



1955 Highway 129 South
P.O. Box 960
Cleveland, GA 30528
(706) 865-3155 Phone
(706) 865-7032 Fax

Fee Explanation Letter: "Hart County Jail Construction"

Charles Black Construction Company, Inc. insists on a transparent compensation structure in order to avoid any misunderstandings. An outline of our compensation structure is listed below:

Preconstruction Fee	\$0
Construction Management Fee	3.5%
General Conditions	Actual Cost (TBD)
Reimbursables/Allowances	Actual Cost (TBD)
Architect/Engineer Design Fee	6.5%

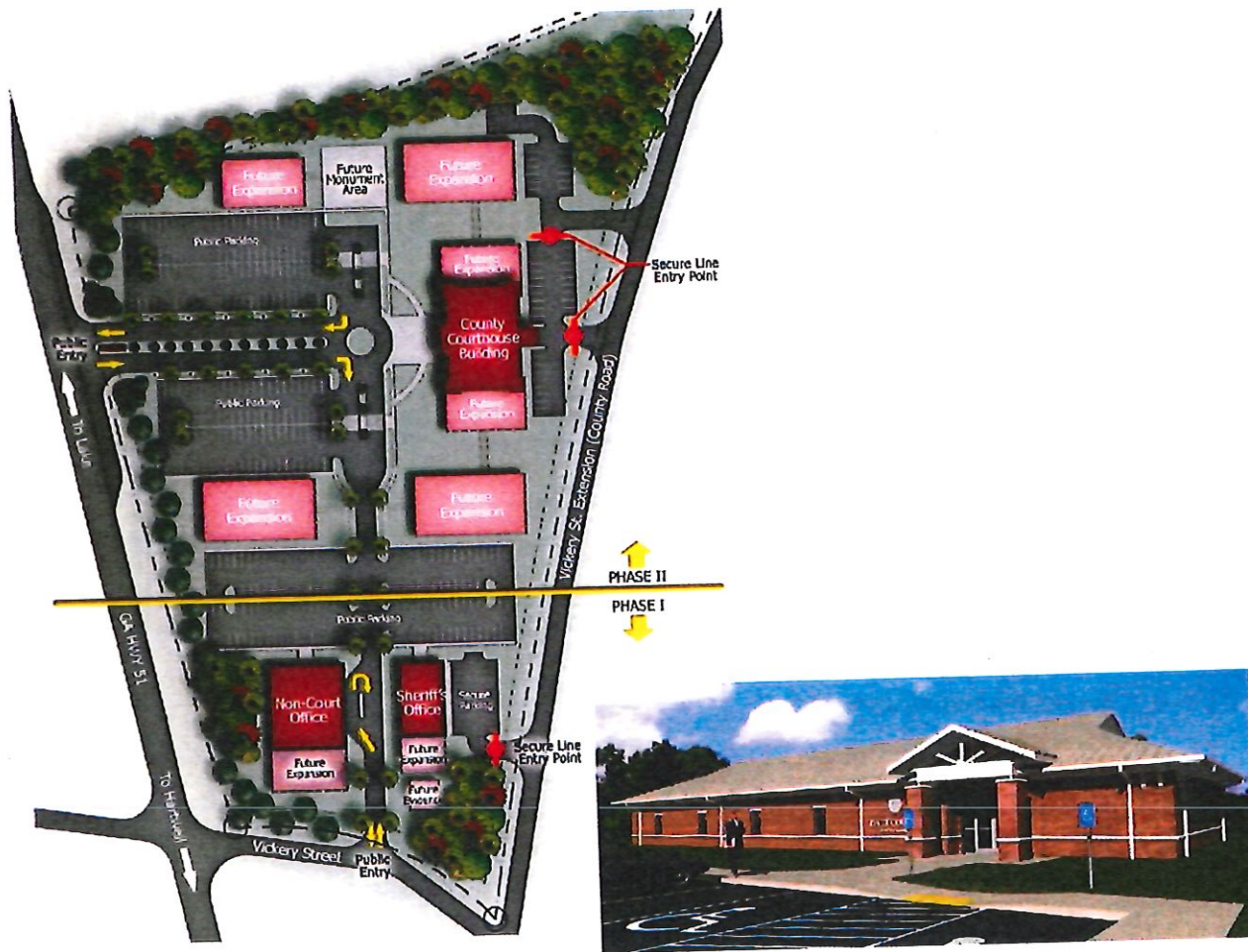
1. **Pre-construction Fees** - Charles Black Construction will offer pre-construction services at *no charge*, should we be selected as the Construction Manager for this project.
2. **Construction Management Fee** - This is Charles Black Construction Company's fee calculated based on the construction cost associated with this project.
3. **General Conditions** - This includes staff supervision, on site superintendent, and their vehicle expense. We estimate the General Conditions for this project will be no more than \$995,000.00 based on the expected project scope and schedule.
4. **Reimbursables/Allowances** - This line item will be assembled to benefit Jackson County School District and maximize savings. **All unused Reimbursables/ Allowances will be credited back to Hart County Board of Commissioners at the end of the project.** Reimbursables/ Allowances can include items such as payment and performance bonds, builder's risk insurance, owner's protective insurance, temporary electricity, temporary heat. Reimbursables will be calculated based on project scope and schedule. These items are billed **at actual cost** with copies of invoices provided. A detailed breakdown with unit costs will be provided to the Owner and Architect with each month's billing. We estimate the Reimbursables/Allowances for this project will be no more than \$190,000.00 based on the expected project scope and schedule.
5. **Architect/Engineer Design Fee** - This is Precision Planning, Inc's design fee calculated based on the construction cost associated with this project. This includes all design services and construction administration, from conceptual design through project closeout.
6. **Savings** - Any savings will be returned to the Hart County Board of Commissioners.

The compensation structure outline above is open to negotiation and discussion. If selected for this project, Charles Black Construction Company, Inc. will format their compensation structure to best benefit Hart County Board of Commissioners.

CBCC, Inc. acknowledges receipt of addendum number one (1) dated March 23, 2021.

C. 1. Design Firm Experience in Hart County

Precision Planning, Inc. (PPI) Hart County Project Experience



- Hart County Jail Concept and Master Plan, 2016
- Hart County Sheriff's Administration Building, 2007
- Hart County Tax Building, 2006
- Hart County Government Complex Master Planning, 2006
- Hart County Dillard Building Assessment, 2006
- Hart County Courthouse Needs Assessment, 2005

PPI has a number of employees with ties to Hart County, either as homeowners, land owners, or with family living and working in Hart County. The Civil Engineer selected for this Design Team is Eric Simpson, and his family has lived in Hart County for three generations. Eric graduated from Hart County High School in 1986.



Hart County Jail | Request for Proposal
May 20, 2021



CHARLES BLACK CONSTRUCTION COMPANY, INC.

C. 1. CBCC's Experience in Hart County

PROJECT	PROJECT AMOUNT
Hart Co High School Gym & CTAE	\$ 17,619,230.00
Hartwell ES Reno & Mod Phase 2	\$ 3,153,849.00
Hart County MS Renovation Phase II	\$ 2,664,472.00
Hart County High School Ag Facility	\$ 2,541,155.00
Hartwell Elementary Renovations & Modifications	\$ 2,143,109.00
Hart County Middle School Renovations	\$ 941,733.00
Hart County Middle School HVAC & Roofing Replacement	\$ 902,908.00
North/South Hart Elementary Site Improvements	\$ 244,918.00
Hart County Middle School Gym Roof	\$ 73,540.00
Hart County High School Gym	\$ 29,343.00
North & South Hart ES HVAC Replacement	\$ 4,993.00

Total Cost \$ 30,319,250.00



C. 1. Project Experience from Design Firm PPI

Upson County Sheriff's Office and Jail

Thomasville, Georgia



Services: The citizens of Upson County voted in November of 1999 to build a new jail complex. Precision Planning designed and administered a construction contract for a new 214-bed complex to house minimum, medium and maximum inmates and all support functions of the jail. The design philosophy was the centralization of control and information. This is accomplished by combining Security Control, Intake and Booking Functions, Dispatch and E911, Investigations, Patrol, Evidence Storage, first appearance Hearing Room, as well as Public Services into one facility. The jail plan helps to minimize requirements, while it increases the safety of the Law Enforcement Office that operate the facility.

Client: Upson County Board of Commissioners

Project Size:
53,141 SF
214 bed jail

Completion Date: June 2002

"Precision Planning, Inc. designed a facility that met our expectations, will be easy to staff and maintain for many years to come. The level of professionalism and the manner in which you worked with the county made the process run smoothly. We are pleased to have a new facility that was completed on time and under budget and was constructed without a change order."

Construction Cost: \$7,745,000

*Sheriff Dan Kilgore
Upson County Sheriff's Office*



Hart County Jail - Reclamation



CHARLES BLACK CONSTRUCTION COMPANY, INC.

C. 1. Project Experience from Design Firm PPI

Oconee County Sheriff's Office, Jail and E911/EOC

Watkinsville, Georgia



Services: Needs Assessment and Programming,
Architectural Design, Civil
Engineering, Bid Phase Services,
Construction Administration

Client: Oconee County Board of
Commissioners

Project Size: 40,000 SF | 140-bed jail
6,000 SF E911/EOC

Completion Date:
March 2007

Construction Cost:
\$10,363,719

In order to meet the growing needs of the County's EMA and Sheriff's Departments, the Oconee County Board of Commissioners planned a new state of the art complex to replace the current undersized and staff-intensive facility. The new 40,000 SF jail building features an inmate housing pod for minimum, medium and maximum security classifications, complete jail support services and Sheriff's administration. The 6,000 SF E911 and Emergency Operations Center incorporates up to 10 call stations, offices for directors and assistant directors of each division, an EOC which will accommodate up to 30 persons when activated, a full kitchen, locker rooms and secure computer center.

"I have found that Precision Planning has strived to meet my needs, as the end user of the facility, in each and every decision that has been made in planning the facility. Obviously working within the limits of my budget, Precision has allowed me to have free reign in the design phase, they have been open to all my ideas, suggestions, comments, etc. and they don't make a design decision without consulting me first. What more can a client such as myself reasonably expect from an architect?"

Scott R. Berry
Sheriff, Oconee County



Hart County Jail | Request for Proposal
May 20, 2021



C. 1. Project Experience from Design Firm PPI

Jackson County Jail and Sheriff's Office

Jefferson, Georgia



Services: In order to meet the growing needs of the Jackson County's jail population, the County began planning in 2006 for a new jail complex to include housing, jail support, sheriff's administration and dispatch. Precision Planning provided analysis of various potential sites, programming of space needs and master planning for the new expandable jail and sheriff's office.

Needs Assessment and Programming,
Site Analysis, Conceptual Design and
Master Planning, Architectural
Design, Civil Engineering, Bid Phase
Services, Construction Administration

Client:
 Jackson County Board of
 Commissioners

Project Size:
 129,000 SF | 450-bed jail

Completion Date:
 August 2009

Construction Cost:
 \$25,971,741

The final building design features a combination of direct and indirect supervision housing pods for up to 450 beds, support space to accommodate up to 650 beds, a versatile intake and release area, medical/screening wing, segregation housing, evidence garage, magistrate's hearing room, multi-purpose training room and a sheriff's dispatch center. All cells are prefabricated steel cells.



Hart County Jail | Request for Proposal
 May 20, 2009



C. 1. Project Experience

White County Sheriff's Office and Detention Center

Project Address:

1210 Hulsey Road
Cleveland, GA 30528

Owner Contact:

Travis Turner
White County Board of Commissioners
(706) 865-6370

Architect Contact:

Lawrence Goldberg
Goldberg Group Architects-PC
(816) 233-9300

Delivery Method: CM-at-Risk**Construction Dates:** 12/10-3/12**Contract Amount:** \$7,786,272**Scope:** New Construction**Square Footage:** 39,558 sf**Project Manager:** Clark B. McDonald**Project Superintendent:** Steve Adams

"Charles Black Construction was not only under budget, but also was able to meet all time lines set for the completion of the project."

- Neal Walden, Former Sheriff
White County Sheriff Office



Rabun County Jail Addition and Sheriff's Building

Project Address:

175 East Boen Road & 56 Boen Creek
Tiger, GA 30576

Owner Contact:

Darrin Giles
Rabun County Board of Commissioners
(470) 248-2524

Architect Contact:

Lance Davis
Precision Planning Inc.
(770) 338-8000

Delivery Method: CM-at-Risk

Construction Dates: Estimated Completion 2022

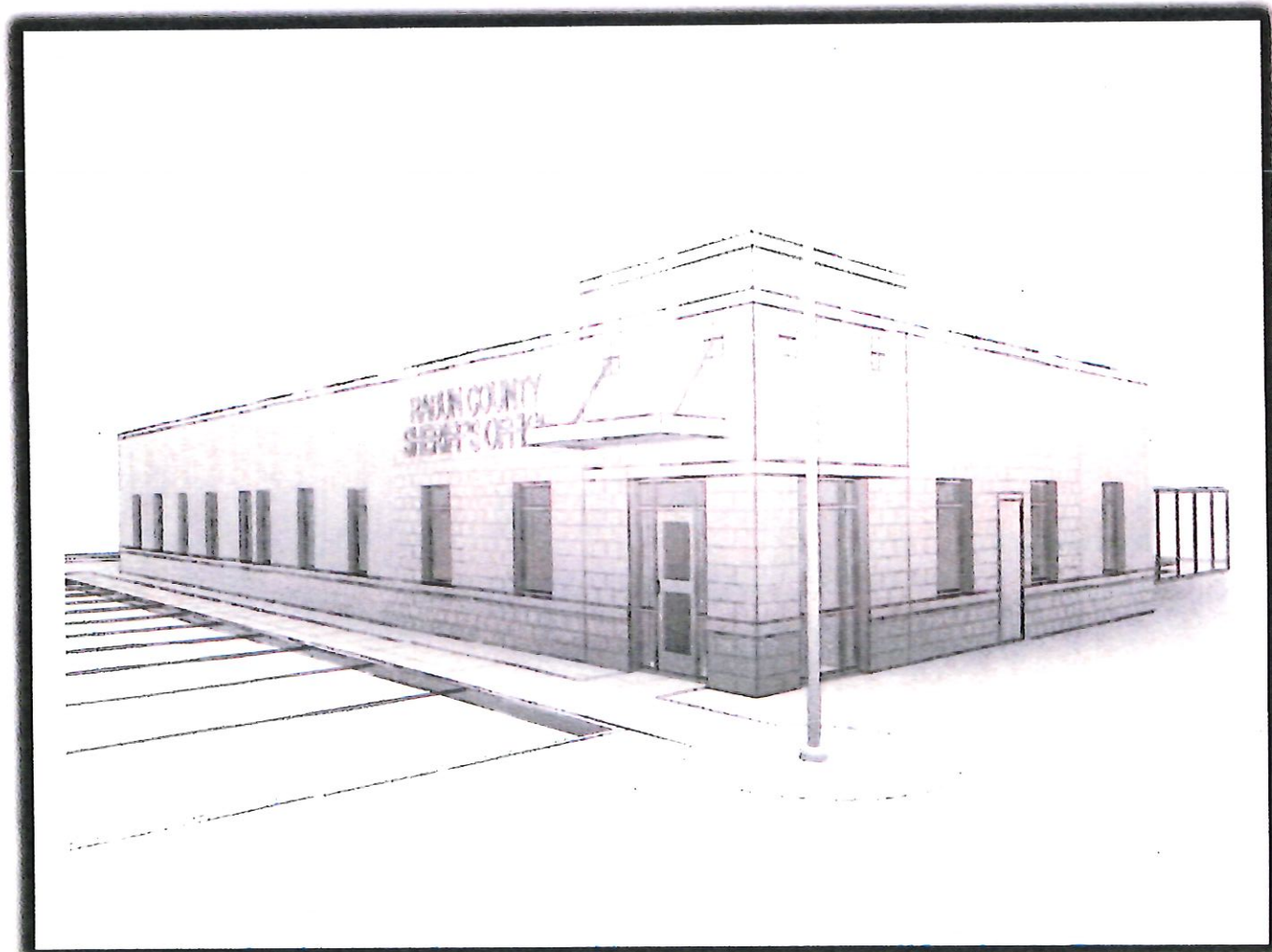
Contract Amount: \$6,363,000

Scope: Jail Addition and New Sheriff's Administration

Square Footage: Jail 19,753 sf / Admin 6,000 sf

Project Manager: Rod Nix / Jacob Boyle

Project Superintendent: Robby Robinson



C. 1. Project Experience

Buford City Hall

Project Address:

2290 Buford Highway
Buford, GA 30518

Owner Contact:

Bryan Kerlin
City of Buford
(770) 945-6761

Architect Contact:

Steve Hill
H. Lloyd Hill Architects & Associates, Inc.
(770) 534-8404

Delivery Method: CM-at-Risk**Construction Dates:** 7/04 – 11/05**Contract Amount:** \$6,841,932**Scope:** New Construction**Square Footage:** 36,408 sf**Project Manager:** Clark B. McDonald**Project Superintendent:** Steve Adams

"From the pre-bid conferences, architects and design teams, CBC staff is knowledgeable, offers valuable input during the design process, works closely with the City during construction and seeks to maximize savings without sacrificing quality."

- Bryan Kerlin, City Manager
City of Buford



C. 1. Project Experience

Hall County Sheriff's Headquarters

Project Address:

2859 Browns Bridge Road SW
Gainesville, GA 30504

Owner Contact:

Kevin McInturff
Hall County Board of Commissioners
(770) 531-6800

Architect Contact:

Chris Caudle
Hussey, Gay, Bell
(706) 476-7782

Delivery Method: General Contractor

Construction Dates: 12/14 – 08/16

Contract Amount: \$4,515,398

Scope: New Construction

Square Footage: 50,925 sf

Project Manager: CJ McDonald

Project Superintendent: Robby Robinson



"Thanks to the quality, timely and cost-effective work of Charles Black Construction, Hall County was able to provide its taxpaying citizens with two fire stations, ensuring our community stays safe."

- Marty Nix,
Assistant County Administrator
Hall County Government





MEMORANDUM

Terrell Partain,
County Administrator
July 8, 2021

RE: Item 13 D: Acceptance of the American Rescue Plan Act (ARPC) Funds

The American Rescue Plan Act was passed by Congress and signed into law in March. It provides federal dollars to local governments that can be spent in certain allowable areas that are prescribed by the law. While these categories and acceptable expenditures are still being debated by the Feds and States the first step for us to receive any or all of the funds is to formally accept the funds through the actions of this board.

All funds received and any expenditures will be through a "Special Revenue" account same as 911, Insurance Premium, and Solid waste funds. The Fund number for the is "230" as prescribed by the State.

Once the acceptance is approved I will have to submit a budget with allowable expenditures for this account back to the Board and Feds once it is approved.



MEMORANDUM

Terrell Partain,
County Administrator
July 8, 2021

RE: Item 13 E: Annexation Request Parcel I56J 028 into City of Hartwell

Attached is the notification packet received from the City of Hartwell concerning the annexation of Parcel I56J 028 into the City of Hartwell. This parcel is contiguous with city parcels I56N 001 004 and I56J 026. It appears to leave parcel I56J 027 as an "Island". The same as C55D 015 was on Sidney Point.





456 E. Howell Street
Hartwell, GA 30643

City of Hartwell
Email: cityofhartwell@hartcom.net

Tel: 706.376.4756
Fax: 706.376.6263

Mayor

Brandon Johnson

City Council

Stephen Ayers
Arthur Craft
Patrick Guarnella
Tony Haynie
Tray Hicks
Mike MacNabb

City Manager

Jon Herschell

City Clerk

Janet Fleming

Finance Officer

Joan Hughes

Police Chief

Anthony Davis

Fire Chief/

Building Official

Alan Daniel

Public Works

Director

Dennis White

Gas Superintendent

Audie Laviolette

**Economic and
Community**

Development Director

Jason Ford



GOVERNOR'S
ALL-STAR
COMMUNITY

NATIONAL HISTORIC
REGISTER LISTING

CERTIFIED LOCAL
GOVERNMENT

July 6th, 2021

BY CERTIFIED MAIL,
RETURN RECEIPT REQUESTED

To: Hart County Board of Commissioners
ATTN: Terrell Partain,
County Administrator
800 Chandler Street
Hartwell, GA 30643

From: Jason Ford, Hartwell Zoning Administrator

Subject: **Notice of Receipt of Petition for Annexation**

Date: **July 6, 2021**

In accordance with O.C.G.A. 36-36-21, 36-36-9 and 36-36-111, the City of Hartwell hereby notifies the Hart County Board of Commissioners that the City has received a petition to annex property into the City limits. On July 6th, 2021, the city received, from Brant and Wanda Cawthon via Julie Mochet, a petition to annex one parcel into the City of Hartwell known as Hart County Tax Parcel I56J 028. I56J 028 is contiguous to parcel I56N 001 004 and I56J 026 located in The City of Hartwell as defined by O.C.G.A 36-36-20. The owner is requesting that the parcels be zoned as follows: Planned Unit Development District (PUD). The request is consistent with the City of Hartwell Comprehensive Plan and Character Map.

Enclosed please find a letter of intent from the applicant; the annexation petition that includes a map and description of the site proposed to be annexed; and the proposed zoning and land use for such area. The petition does include rezoning of two parcels already in the City Limits. For your information, those parcels are I56N 001 003 and I56N 001 004. Those parcels are requested to be rezoned to PUD as well.

The parcels involved in the annexation is in Hart County, GM District 1112th and shown on the Hart County Parcel Map as I56J 028.



HARTWELL
A BICENTENNIAL
COMMUNITY



456 E. Howell Street
Hartwell, GA 30643

City of Hartwell
Email: cityofhartwell@hartcom.net

Tel: 706.376.4756
Fax: 706.376.6263

Mayor

Brandon Johnson

City Council

Stephen Ayers
Arthur Craft
Patrick Guarnella
Tony Haynie
Tray Hicks
Mike MacNabb

City Manager

Jon Herschell

City Clerk

Janet Fleming

Finance Officer

Joan Hughes

Police Chief

Anthony Davis

**Fire Chief/
Building Official**

Alan Daniel

**Public Works
Director**

Dennis White

Gas Superintendent

Audie Laviolette

Economic and
Community
Development Director
Jason Ford



GOVERNOR'S
ALL-STAR
COMMUNITY

NATIONAL HISTORIC
REGISTER LISTING

CERTIFIED LOCAL
GOVERNMENT

Please call or email me if you have any questions.

Thanks,

A handwritten signature in black ink, appearing to read "Jason Ford".

Jason Ford
Zoning Administrator

Enclosed: 16 Pages

To: City of Hartwell

Dear Planning and Zoning Board,

I am writing on behalf of Wanda Cawthon. We would like to annex parcel I56J 028 and have it zoned as a PUD. Additionally, we would like to rezone I56N 001 003 and I56N 001 004 to PUD as well. Our intent is to create a mixed use of single family, multifamily, and commercial use. The PUD assignment gives us the most flexibility.

Thank you,

A handwritten signature in black ink, appearing to read "Julie Mochet", written over the printed name.

Julie Mochet

Hartwell

CITY OF HARTWELL
PLANNING AND ZONING DEPARTMENT
456 E. HOWELL STREET
HARTWELL, GA 30643

PETITION FOR ANNEXATION/ORDINANCE AMENDMENT/MAP AMENDMENT/REZONE/VARIANCE REQUEST/SPECIAL EXCEPTION

- ☒ Annexation (Zoning Assignment)
☐ Ordinance Amendment
☒ Map Amendment (Rezoning)
☐ Variance Request
☐ Special Exception

Date: 7/11/2021

I hereby request the action noted above as follows:

Annex into city under PUD zoning

Annex 9 Zone

Rezone from 21 - PUD

Tax Parcel(s): I 56J028, I 56N001 003, I 56N001 004

Address (if designated):

Current Zoning: N/A (If annexation is selected fill in NA)

Proposed Zoning: PUD

Owner of Property: Cawthon, Brant ; Cawthon, Wanda

Address:

Telephone Number: 323-422-7500

- A. If the owner and applicant are not the same, please complete attachment 1.
- B. Application Fee: \$300
- C. Legal description and recent plat of the property or Tax Assessor Map
- D. Letter of intent describing proposed property development.
- E. Disclosure statement which is required by O.C.G.A 36-67A must be submitted
- F. Site plan, if applicable, containing the following information shall be submitted:
 - a) Title of proposed development and name, address and telephone number of property owner.
 - b) Name, address, and telephone number of the architect, engineer, or other designer of proposed development.
 - c) Scale, date, and general location map showing relationship of the site to streets or natural landmarks
 - d) Boundaries and street pavement widths; buildings; water courses; parking and loading areas, and other physical characteristics of the property and proposed development.

California Girls
Jett
Printed Name

Kevin Mowatt
Signature

7/11/21
Date

(Complete only if applicant is different from the property owner)

AUTHORIZATION BY PROPERTY OWNER

PETITION FOR ANNEXATION/ORDINANCE AMENDMENT/MAP
AMENDMENT/VARIANCE REQUEST/SPECIAL EXCEPTION

I, Wanda Cauthen, swear that I am the Owner of the Property which is the subject
matter of the attached petition, as is shown in the Records of Hart County, Georgia.
I authorize the person named below to act as Applicant in the pursuit of the subject of this
petition for this property:

Name of Applicant California Girls
Address 268 E. Howell St Hartwell GA 30643
Telephone Number 323-422-4500

Wanda Cauthen

Signature(s) of Owner




100 Percent Method - Annexation Petition

7/6/21
Date of Submission

To the Mayor and City Council of Hartwell, Georgia:

1. We, the undersigned, all of the owners of all real property of the territory described herein respectfully request that the Hartwell City Council annex this territory to the City of Hartwell, Georgia, and extend the city boundaries to include the same.
2. The territory to be annexed is unincorporated and contiguous (as described in O.C.G.A. 36-36-20) to the existing corporate limits of Hartwell, Georgia, and the description of such territory is as follows:

[Attach complete description of land to be annexed through deed, survey, tax assessor documents, etc.]]

	Name (print)	Address	Signature	Date
1.	California Girls	268 E. Howell St		7/6/21
2.				
3.				
4.				
5.				

City of Hartwell

Application for subdivision and Land Development Approval

Name of Development _____

Check one: Sketch Plan ☒ Preliminary Plan _____ Final Plan _____

General Information:

Owner _____

Address 1160 Sundawn Circle Telephone Number _____

Applicant(s) California Girls

Address 268 E. Howell St Telephone Number 323-422-4520

Engineer or Surveyor A Smith Planning Group

Address _____ Telephone Number _____

Development Data:

Location 1160 Sundawn Circle

Existing Zoning (if annexation is requested leave blank) _____

Proposed Use (if annexation indicate requested zoning classification) PUD

Number of Lots _____

Total Acreage _____

Minimum Lot Size _____

Lineal Feet of New Streets _____

Water Supply: Public System City On Lot System _____

Sewerage System: Public System City On Lot System _____

Signature of Owner _____

Date _____

CHAPTER 67-A

CONFLICT OF INTEREST IN ZONING ACTIONS

36-67A-3. Disclosure of campaign contributions

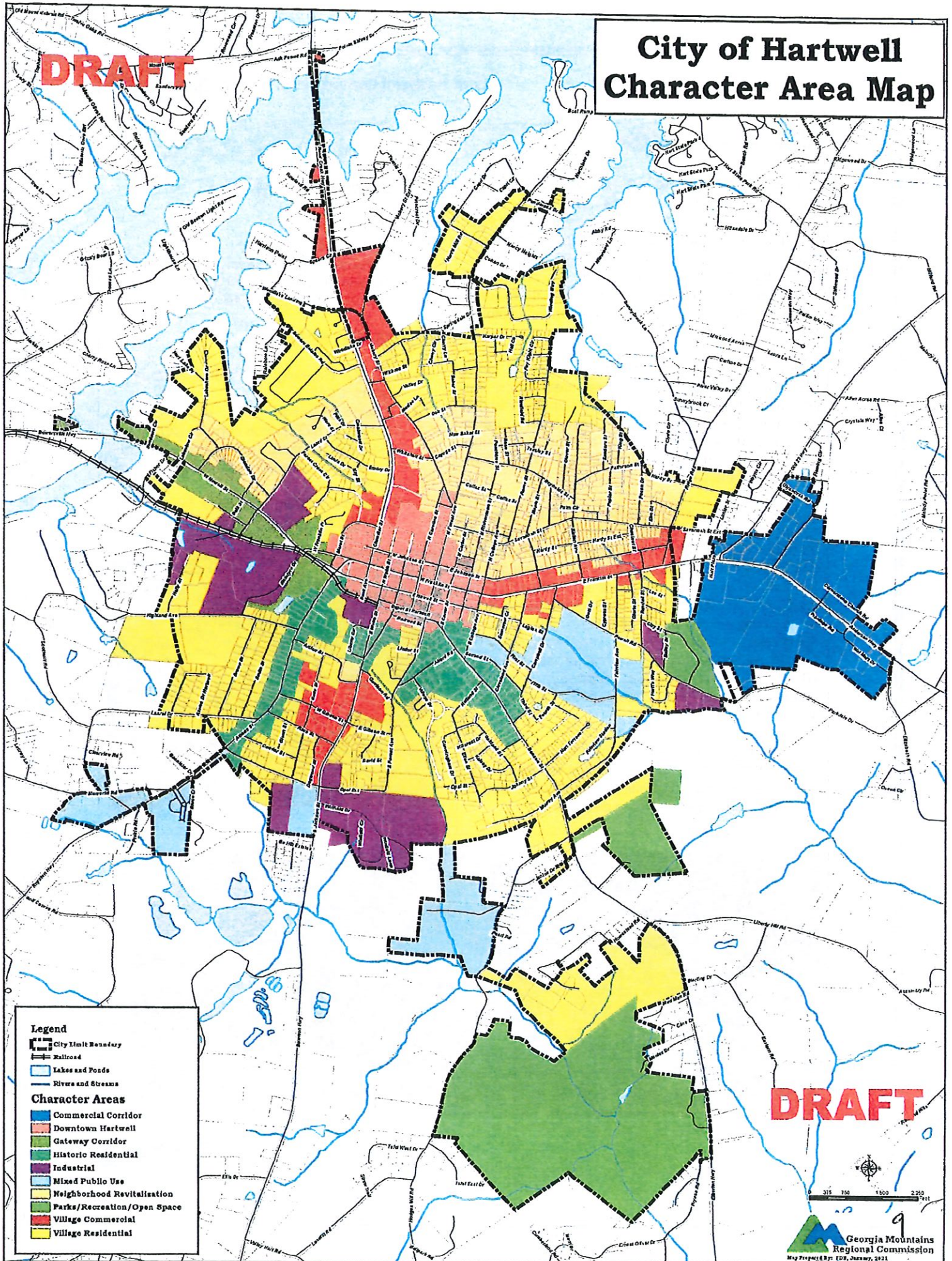
- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of the applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
 - (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
 - (1) The name and official position of the local government official to whom the campaign contribution was made; and
 - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government for the rezoning action and the date of each such contribution.
- (d) The disclosures required by subsection (c) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.

36-67A-4. Penalties

Any person knowingly failing to comply with the requirements of this chapter or violating the provisions of this chapter shall be guilty of a misdemeanor.

DRAFT

City of Hartwell Character Area Map



Gateway Corridor

Gateway Corridors refers to the main arterial roadways leading into/ out from downtown. These are mixed-use corridors, home to churches, businesses, schools, and shopping with several established neighborhoods adjacent to the area. Their distinction comes from both the primacy of their function but also their role as transitional spaces from the historic town center to adjoining districts.

Gateway corridors are designed to serve area residents by providing a rural destination for commercial and civic activity, while blending into the mountainous context and small-town charm preferred by residents. They also help through travelers recognize the more unique, small-town elements of the city.

These areas will feature modest design considerations to minimize surface parking and promote architectural design that reinforces the community's rural culture. Units may be detached or attached but must exhibit variations in structure for every 2-3 units and should avoid the appearance of a long, continuous structure, such as a conventional shopping center. They will typically be 1-2 stories and remain within close proximity (under 70 feet) to the prevailing roadway, visible to travelers along the street and framing the streetscape.

Additional characteristics recommended for the district, which are intended to sustain the area's rural character, include limited sizes and distribution of signage and limited lighting displays.

Development Encouraged

- Mixed-use
- Multi-Family
- Small-scale commercial or institutional
- Minimal parking on front and sides; Attached units permitted

Implementation Measures

- Create Gateway Corridor Development plans (2022)
- Create signage and establish true gateways along each corridor (2023)
- Develop pockets of landscaping and possible art and/or promotional boards (2024)
- Consider design guidelines for Gateway Corridors (2025)



Summary

Parcel Number I56J028
 Location Address LAVONIA RD 0
 Legal Description MOODYBELL PL PB 2I-221 3.89@ 1112
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District COUNTY (District 01)
 Millage Rate 19.27
 Acres 3.8
 Homestead Exemption Yes (S1)
 Landlot/District B /

[View Map](#)



Owner

CAWTHON WANDA A
 160 SUNDOWN CIRCLE
 HARTWELL, GA 30643

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	CLASS A RURAL LAKE B LOT	Lot	0	1	0	3.8	1

Residential Improvement Information

Style Single Family
 Heated Square Feet 2774
 Interior Walls Drywall/Panel
 Exterior Walls Brick
 Foundation Masonry
 Attic Square Feet 0
 Basement Square Feet 0
 Year Built 1958
 Roof Type Asphalt Shingle
 Flooring Type Car/Hdwd/Linoleum
 Heating Type Central Heat/ AC
 Number Of Rooms 0
 Number Of Bedrooms 0
 Number Of Full Bathrooms 2
 Number Of Half Bathrooms 0
 Number Of Plumbing Extras 3
 Value \$71,120
 Condition Average
 Fireplaces/Appliances Const 1 sty 2 Box 1
 House Address 0 LAVONIA

Accessory Information

Description	Year Built	Dimensions/Units	Identical Units	Value
Garage-Detached-Frame	1999	30x32/ 960	1	\$10,560
Dock-Covered Gable	1978	36x24/ 0	1	\$9,936

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/1/2004	0047800238		\$150,000	RELEASE OF INTEREST/ENTITLEMENT		
6/1/1998	0031400503		\$175,000	FI		
4/1/1993	0024700321		\$0	EI		
7/1/1958	0007000396		\$0	XI		

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$278,559	\$273,758	\$273,761	\$272,945	\$274,341
Land Value	\$190,000	\$190,000	\$185,000	\$180,000	\$180,000
+ Improvement Value	\$71,120	\$68,063	\$68,262	\$72,420	\$71,604
+ Accessory Value	\$20,496	\$20,496	\$20,496	\$21,341	\$21,341
= Current Value	\$281,616	\$278,559	\$273,758	\$273,761	\$272,945

Photos



Sketches

Summary

Parcel Number 156N001003
 Location Address 0
 Legal Description GMD 1112 PB 32-132 LT 3 1.01@
 (Note: Not to be used on legal documents)
 Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 Tax District HARTWELL (District 02)
 Millage Rate 30.57
 Acres 1.21
 Homestead Exemption No (S0)
 Landlot/District C /

[View Map](#)

Owner

[CAWTHON BRANT](#)
 160 SUNDOWN CIR
 HARTWELL, GA 30643

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	CLASS A RURAL LAKE D LOT	Lot	52,708	220	0	1.21	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/9/2016	789 350		\$0	Estate Sale	LANE SHELIA	CAWTHON BRANT
6/1/1998	0031400503		\$175,000	FV		

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$40,000	\$40,000	\$60,500	\$60,500	\$60,500
Land Value	\$40,000	\$40,000	\$40,000	\$60,500	\$60,500
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$40,000	\$40,000	\$40,000	\$60,500	\$60,500

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Photos, Sketches.

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Last Data Upload: 7/6/2021, 6:31:05 AM

Summary

Parcel Number I56N 001 004
Location Address 0
Legal Description GMD 1112 PB 32-132 LT 4 1.10@
 (Note: Not to be used on legal documents)
Class R3-Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
Tax District HARTWELL (District 02)
Millage Rate 30.57
Acres 1.27
Homestead Exemption No (S0)
Landlot/District C- /

[View Map](#)

Owner

CAWTHON BRANT
 160 SUNDOWN CIR
 HARTWELL, GA 30643

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Residential	CLASS A RURAL LAKE D LOT	Lot	55,321	161	0	1.27	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
2/9/2016	789 350		\$0	Estate Sale	LANE SHELIA	CAWTHON BRANT
2/9/2016	789 350		\$0	Estate Sale	CAWTHON BRANT	CAWTHON BRANT
6/1/1998	0031400503		\$175,000	FV		

Valuation

	2021	2020	2019	2018	2017
Previous Value	\$40,000	\$40,000	\$54,000	\$54,000	\$54,000
Land Value	\$40,000	\$40,000	\$40,000	\$54,000	\$54,000
+ Improvement Value	\$0	\$0	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0	\$0	\$0
= Current Value	\$40,000	\$40,000	\$40,000	\$54,000	\$54,000

No data available for the following modules: Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebuilt Mobile Homes, Permits, Photos, Sketches.

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Last Data Upload: 7/6/2021, 6:31:05 AM



PUBLIC NOTICE

Application has been filed with the City of Hartwell Planning and Zoning Commission as follows:

CASE NUMBER: 2021-13

Julie Mochet has filed a petition of annexation and zoning assignment, and rezoning of parcels with the City of Hartwell.

The requested annexation is for approximately 3.8 acres at tax parcel I56J 028. Additionally, the request asked for the rezoning of two parcels I56N 001 003 and I56N 001 004 (approximately 2.48 acres in total). The request is to have the parcel(s) zoned as a Planned Unit Development District (PUD).

The parcel(s) involved are in Hart County, GM District 1112th and shown on the Hart County Parcel Map as I56J 028, I56N 001 003, and I56N 001 004.

A Public Hearing will be held on Thursday July 22nd, 2021 at 6:00 p.m. in the Council Chambers of City Hall, 456 E. Howell Street, Hartwell, Ga. All persons interested in this case are invited to attend.

The Planning and Zoning Commission's recommendation for this case may be considered by the Hartwell City Council at their regularly scheduled meeting on Monday, August 2nd, 2021 at 7:00 p.m. in the Council Chambers of City Hall.

Jason Ford
Zoning Administrator