



Hart County Board of Commissioners
Tuesday December 10, 2024
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)
 - 11/26/2023 Regular Meeting
7. REMARKS BY INVITED GUESTS, COMMITTEES, AUTHORITIES
Bill Leard, Chairman IBA Board, Terri Partain, IBA Director
8. REPORTS BY CONSTITUTIONAL OFFICERS & DEPARTMENT HEADS
9. COUNTY ADMINISTRATOR'S REPORT
November Financial Report
10. CHAIRMAN'S REPORT
11. COMMISSIONERS' REPORTS
12. OLD BUSINESS
 - a) Cancellation of 2nd BOC December (12/24/2024) Meeting
 - b) Transfer Station Christmas Holiday Hours
 - c) Bid Opening Tennis / Pickleball Lighting
13. NEW BUSINESS
 - a) IBA Request for SPLOST Funds for Lavonia Sewer Project (Gateway Ind. Parks)
 - b) Board Appointments Tax Assessors Board (1)
 - c) Board Appointment Chestatee-Chattahoocee RC&D (1)
 - d) Board Appointments Joint Development Authority (2)
 - e) Board Appointment Board of Health
 - f) Beer and Wine License Class A: (Restaurants / Private Clubs on premises) Renewal for James R McCurley DBA, Hartwell Golf Club Inc, Charles A Findley DBA El Parian Mexican Parilla & Bar LLC, John Thomas Eagan DBA Hartwell VFW Post 8076 Inc., John Robinson/DBA TT Hartwell LC d/b/a, Tilly's Tiki Bar & Grill. New for Gem 5 Hospitality LLC DBA The Beacon Bed and Breakfast
 - g) Beer and Wine License Class B: (Convenience Stores off premises) Renewal for Subrin Mostofa /DBA 29 Royal Food, Talat Solaiman /DBA Royal Food Mart #8742, Khurram Balagam /DBA Vanna Country Store, Jarnail Singh /DBA 17 Liberty Hill Church Road Chevron, Raheel Nicholas Lakhani /DBA Mini Mart, Malik Babwani /DBA Diamond Jubilee Royal Food & Tobacco, Hirenkumar Patel /DBA Dewy Rose Mart Inc., Zanir Keshawani /DBA SNS National LLC Sip N Smoke.

- h) Distilled Spirits License: (Restaurants) renewal for Charles A Findley – El Parian Mexican Parilla & Bar LLC, John Robinson/DBA TT Hartwell LLC d/b/a Tilly's Tiki
- i) Credit for experience Tax Assessors Office
- j) Request to Lease / Purchase Excavator Road Department

14. PUBLIC COMMENT

15. EXECUTIVE SESSION – Litigation - Personnel

16. ADJOURNMENT

Hart County Board of Commissioners
November 26, 2024
6:00 p.m.

Hart County Board of Commissioners met November 26, 2024 at 6:00 p.m. at the Hart County Administrative & Emergency Services Center.

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

1. Prayer

Commissioner Michael Bennett 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 via in-person, HTC, or YouTube.

5. Approve Agenda

Commissioner Teasley moved to amend and approve the agenda to include item 13 d) Sheriff Request – Credit for experience/Detention Officer Michael Rowland. Commissioner Brown provided a second to the motion. The motion carried 5-0.

6. Approve Minutes of Previous Meeting(s)
11/12/2024 Regular Meeting

Commissioner Brown moved to approve the November 12, 2024 regular meeting as amended. 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 & Department Heads

None

9. County Administrator's Report

None

10. Chairman's Report

Chairman Sayer commended the Chamber of Commerce, Service League, and the Road Department personnel for all they did for the Christmas Tree Lighting Event; and wished everyone a Happy Thanksgiving.

11. Commissioners' Reports

Commissioner Bennett echoed Chairman Sayer's comments regarding the Christmas Tree Lighting Event.

Commissioner Teasley echoed Chairman Sayer's comments regarding the Christmas Tree Lighting Event, and commended Public Safety and Road Department personnel.

Commissioner Brown thanked the Chamber of Commerce and vendors at the Christmas Tree Lighting Event; and wished everyone a Happy Thanksgiving.

Commissioner Dorsey echoed Chairman Sayer's comments regarding the Christmas Tree Lighting Event and wished everyone a Happy Thanksgiving.

12. Old Business

a) Bid Award for Basketball Uniforms

Commissioner Bennett moved to award the basketball uniform bid to Go Sports as per recommendation of the Recreation Advisory Board. Commissioner Brown provided a second to the motion. The motion carried 5-0.

b) Recreation Department Facilities use Fee Schedule

Commissioner Dorsey moved to adopt the Rec Department Facilities use Fee Schedule as per recommendation of the Recreation Advisory Board, effective January 1, 2025. Commissioner Bennett provided a second to the motion. The motion carried 5-0.

c) Juvenile Court Prosecutor Agreement Modification

Attorney Kim Higginbotham reported that the Juvenile Court Prosecutor's office has exhausted the ARPA funds for the Assistant Prosecutor position and is willing to continue the services through a flat fee system of \$10,000.

County Administrator Terrell Partain explained funding is available in the FY'25 budget for the Prosecutor's office.

Chairman Sayer moved to and Intergovernmental Agreement for funding the position @\$10,000 flat fee or contract with the individual to provide the services. Commissioner Teasley provided a second to the motion. The motion carried 5-0.

13. New Business

a) Title V Policy Transit (GDOT)

Commissioner Teasley moved to adopt the amended Title V Policy Transit (GDOT). Commissioner Dorsey provided a second to the motion. The motion carried 5-0.

b) Recreation Advisory Board Appointments for expiring Terms (12/31/2024)

Commissioner Brown moved to re-appoint Steve Wehunt and Erin Gaines per the Recreation Advisory Board's recommendation to serve on the Rec Advisory Board; Casey Powell to serve the remainder of the year and the following term. Commissioner Bennett provided a second to the motion. The motion carried 5-0. (Terms expire 12/31/2026).

c) AT&T Letter of Support for Application to Broadband Equity, Access, and Deployment (BEAD) Program

Commissioner Dorsey moved to authorize Chairman Sayer to sign a letter of support for AT&T. Commissioner Brown provided a second to the motion. The motion carried 5-0.

d) Sheriff Request – Credit for experience/ Detention Officer

Commissioner Dorsey moved to grant two years credit for experience to new hire Detention Officer Michael Rowland. Commissioner Brown provided a second to the motion. The motion carried 5-0.

14. Public Comment

None

15. Executive Session – Litigation – Personnel BOA

Commissioner Brown moved to exit into Executive Session to discuss litigation and personnel matters with the Board of Assessors. Commissioner Dorsey provided a second to the motion. The motion carried 5-0.

Commissioner Brown moved to exit Executive Session and to reconvene the regular meeting. Commissioner Dorsey provided a second to the motion. The motion carried 5-0.

16. Adjournment

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

Marshall Sayer, Chairman

Lawana Kahn, County Clerk

FY 2025 Budget Financial Dashboard

FY 2024 Budget Financial Dashboard	October	November	YTD	TARGET	GAP to TARGET	% GAP to TARGET
Revenues	\$1,476,366	\$1,476,366				
Expenditures	\$1,476,366	\$1,476,366				
Actual Revenue	\$899,828	\$840,298	\$1,740,126	\$2,952,732	-\$1,212,606	-41%
Actual Expenses	\$1,690,600	\$1,199,310	\$2,889,910	\$2,952,732	-\$62,821	-2%
Monthly Variance	-\$790,772	-\$359,012	-\$1,149,784		-\$1,149,784	
YTD (Reserve Drawdown)	-\$790,772	-\$1,149,784				
Real Property (Target \$583K)	\$8,998	\$5,076	\$14,073	\$1,166,000	-\$1,151,927	
LOST (Target \$343K)	\$331,150	\$379,537	\$710,687	\$686,000	\$24,687	
EMS Fees (Target \$95.8)	\$158,958	\$105,245	\$264,203	\$191,600	\$72,603	
Vehicle Title Fee (Target \$141K)	\$147,790	\$151,124	\$298,914	\$282,000	\$16,914	

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
December 6, 2024

RE: Item 12 A Cancellation of 2nd BOC December (12/24/2024) Meeting

As normal we cancel the second meeting in December because of it landing on the Christmas holidays.



MEMORANDUM

Terrell Partain,
County Administrator
December 6, 2024

RE: Item 12 B Transfer Station Christmas Holiday Hours

The transfer Station will be closing at lunch on Monday December 23, 2024. It will be closed the 24th and 25th, and will reopen on regular hours on the 26th.



MEMORANDUM

Terrell Partain,
County Administrator
December 6, 2024

RE: Item 12 C Bid Opening Tennis / Pickleball Lighting

As of 4:30 PM on Thursday December the 5th we have received one bid for the lighting for the tennis courts.



MEMORANDUM

Terrell Partain,
County Administrator
December 6, 2024

RE: Item 13 A IBA Request for SPLOST Funds for Lavonia Sewer Project (Gateway Ind. Parks)

There have been ongoing discussions and negotiations between the IBA and the City of Lavonia concerning the final cost of the sewer system upgrades completed recently through a grant from several years ago. There were several reasons, construction delays, inflation of the material and labor cost, etc., that resulted in the project exceeding the initial cost projections that were beyond anyone's control. In the original agreement Hart IBA paid a portion of the cash match required to secure the grant from SPLOST IV. They are requesting an additional \$400,000.00 to be paid to the City of Lavonia to offset the cost overruns of the project. In return the current agreement for sewer service between the City of Lavonia and the Hart County Water and Sewer Authority will have the expiration date extended by a number of years.



MEMORANDUM

Terrell Partain,
County Administrator
December 6, 2024

RE: Item 13 B Board Appointments Tax Assessors Board

We have received an application from Mrs. Kayla Beck Segars for reappointment to the Tax Assessors Board.

We still have one open position on this board that we haven't received an application for.



MEMORANDUM

Terrell Partain,
County Administrator
December 6, 2024

RE: Item 13 C Board Appointment Chestatee-Chattahoocee RC&D (1)

We have received an application from Mr. William (Bill) Chafin to be reappointed to the Chestatee-Chattahoocee RC&D Board. Mr. Chafin has served on this and other boards for many years.



MEMORANDUM

Terrell Partain,
County Administrator
December 6, 2024

RE: Item 13 D Board Appointments Joint Development Authority

We have received applications from current board members Mr. Bill Leard and Mrs. Jessica Seawright for reappointment to the Joint Development Authority Board.



MEMORANDUM

Terrell Partain,
County Administrator
December 6, 2024

RE: Item 13 E Board Appointment Board of Health

We have received an application from current board Chairman, Dr. Anthony Lay MD. To be reappointed to the Board of Health.



MEMORANDUM

Terrell Partain,
County Administrator
December 6, 2024

RE: Item 13 F Beer and Wine License Class A: (Restaurants / Private Clubs on premises)

Renewal for James R McCurley DBA, Hartwell Golf Club Inc, Charles A Findley DBA El Parian Mexican Parilla & Bar LLC, John Thomas Eagan DBA Hartwell VFW Post 8076 Inc., John Robinson/DBA TT Hartwell LC d/b/a, Tilly's Tiki Bar & Grill. New for Gem 5 Hospitality LLC DBA The Beacon Bed and Breakfast

All are in order



MEMORANDUM

Terrell Partain,
County Administrator
December 6, 2024

RE: Item 13 G Beer and Wine License Class B: (Convenience Stores off premises)

Renewal for Subrin Mostofa /DBA 29 Royal Food, Talat Solaiman /DBA Royal Food Mart #8742, Khurram Balagam /DBA Vanna Country Store, Jarnail Singh /DBA 17 Liberty Hill Church Road Chevron, Raheel Nicholas Lakhani /DBA Mini Mart, Malik Babwani /DBA Diamond Jubilee Royal Food & Tobacco, Hirenkumar Patel /DBA Dewy Rose Mart Inc., Zanir Keshawani /DBA SNS National LLC Sip N Smoke.

All are in order



MEMORANDUM

Terrell Partain,
County Administrator
December 6, 2024

RE: Item 13 H Distilled Spirits License: (Restaurants) renewal for Charles A Findley –
El Parian Mexican Parilla & Bar LLC, John Robinson/DBA TT Hartwell LLC d/b/a
Tilly's Tiki

All are in order



MEMORANDUM

Terrell Partain,
County Administrator
December 6, 2024

RE: Item 13 I Credit for experience Tax Assessors Office

The Tax assessor's office has hired Mr. Brad Goss. (See attached request) Brad has 12 years' experience as a Level III appraiser. Shane's request is for Brad to be given credit for experience for 10 Years.

Hart County Board Property Appraisal Department
194 Cade St Suite A
Hartwell, Georgia 30643
706-376-3997



Hart County Board of Commissioners,

The Hart County Board of Tax Assessors formally request consideration for years of experience for Mr. Brad Goss. He had been a level III appraiser for 12 years.

Reginald W. Bryan, Director of Appraisal

Thanks for your consideration,

Shane Hix

SHIX



MEMORANDUM

Terrell Partain,
County Administrator
December 6, 2024

RE: Item 13 J Request to Lease / Purchase Excavator Road Department

Shannon is requesting that we continue the rental / lease of one of the mini excavators we rented to speed up the tree and debris removal from the storm. The machine is a little larger than the Bobcat with an open cab we purchased a couple of years ago. This one is a CAT 305 CS, I will attach the quote. It is a state contract priced, and Yancey has agreed to apply the rental / lease payment amount we have paid to the purchase price to buy now. This machine has an enclosed cab which is needed for emergency work in inclement weather and is recommended by our insurance carrier for all equipment. The purchase price is \$89,223.00 less the \$2,913.00 we have paid in rental for storm cleanup for a purchase price of \$83,310.00. would be paid with current budgeted SPLOST V for equipment.



Dec 05, 2024

HART CO. BOARD OF COMMISSIONERS

800 CHANDLER ST
HARTWELL
Georgia
30643-1117

Attention: Terrell Partain

RE: Quote 271901-01

Dear Sir,

Yancey Bros. is happy to provide the attached quotation for equipment based on our discussion and your requirements. Please review this carefully to ensure that all necessary items are accounted for. I am available should any questions arise.

Caterpillar, Inc. Model: 305 CS Hydraulic Excavators

STOCK NUMBER: EM2241331 **SERIAL NUMBER:** 05G506749 **YEAR:** 2024 **SMU:** 82

MACHINE SPECIFICATIONS

- 305
- MIRROR, CAB, RIGHT
- BELT, SEAT, 3" RETRACTABLE
- WATER JACKET HEATER, 120V
- CAT KEY, WITH PASSCODE OPTION
- BOOM, SWING
- LINES, BOOM
- TRACK, 16", RUBBER BELT
- CAB, WITH HEAT AND A/C
- COUNTERWEIGHT, STANDARD
- ALARM, TRAVEL
- LIGHTS, LED
- LIGHTS, LED, REAR
- MONITOR NEXT GEN, CAMERA READY
- CAMERA, REAR VIEW
- LINES, STICK
- LINKAGE BUCKET W/LIFTING EYE
- CONTROL, QC, 3 LINE
- LINES, QC, LNG STK, 3 LINE
- STICK, LONG, WITH 1ST AUX

BLADE, STD, BOCE
INTEGRATED RADIO V2
PRODUCT LINK, CELLULAR PL243
THUMB, HYD + COUPLER, PG, MAN, 5T
BUCKET-HD, 24", 4.6 FT3, 5T

STANDARD EQUIPMENT

POWERTRAIN -Cat C1.7T diesel engine --U.S. EPA tier 4 final --EU stage V --ISO 9249/EEC 80/1270 --Rated net power 34.1kW --2,400 rpm - ISO 9249/EEC 80/1269 --Electronic engine, turbo, DOC (diesel -oxidation catalyst) -Automatic engine idle -Automatic engine shut-off -Automatic swing brake -Automatic two speed travel

OPERATOR ENVIRONMENT -Integrated lower front window -Ergonomic joystick control levers -Adjustable wrist rests -Pattern changer -Color LCD monitor -Rear window emergency exit -Radio - bluetooth, USB, aux, mic -12V power socket

POWERTRAIN -Fuel and water separator with indicator -Radial seal, double element air filter -with restrictions indicator -

HYDRAULICS -Smart tech electronic pump -Variable displacement piston pump -Load sensing & flow sharing hydraulics -Power on demand -Hydraulic temperature monitoring -Accumulator - certified

ELECTRICAL -12 volt electrical system -85 ampere alternator -650 CCA maintenance free battery -Battery disconnect -Circuit breaker -Ignition key stop switch -Signalling/warning horn -Work lights --Cab, boom left --Courtesy safety light

OPERATOR ENVIRONMENT -Sealed and pressurized unitized cab -Operator sound pressure 72 dB(A) ISO6396 --Fuel level, coolant temperature and -

OTHER STANDARD EQUIPMENT -Beacon socket -Ecology drain - engine oil -Side by side engine & hydraulic -oil cooler -Stick steer mode -Cruise control mode -Power on demand -Rear reflectors -Roll-over protective structure (ROPS) -(ISO 12117-2) -Product Link PL243 (regulations apply) -Auxiliary hydraulic lines --1-way and 2-way (combined function) --Auxiliary line quick disconnects --Adjustable auxiliary flow --Continuous flow --Adjustable auxiliary relief -Thumb ready stick

OPERATOR ENVIRONMENT -warning indicator --Maintenance and machine monitoring --Performance & machine adjustments --Numeric security code --Multiple languages --Hour meter --Jog dial control interface -Coat hook -Cup holder -Hydraulic lockout controls -Literature holder -Molded footrests -Removable washable floormat -Retractable fluorescent "high -visibility" seat belt -Travel control pedals with hand levers -Utility space for mobile phone -skylight -mounting bosses for top & front guards -

FLUIDS -Extended life coolant - 37C -Hydro advanced hydraulic oil

OTHER STANDARD EQUIPMENT -Cat key with passcode option -Locks on external enclosure doors -Lockable fuel cap -

SELL PRICE	89,223
	Page 2 of 3

RENTAL CREDITS	(2,913)
NET BALANCE DUE	86,310
TOTAL QUOTE PRICE	86,310

WARRANTY COVERAGE

Type	Start Date	Expire Date	Description	Claim Class Group	Monthly	Serv	H/M Ind
CCES	Oct 15, 2024	Oct 14, 2026	24/2000 STANDARD	NEW	24	2000	H
EMIS	Oct 15, 2024	Oct 14, 2029	EMISSIONS 60M/3000H		60	3000	H

Accepted by _____ on _____

Signature

We wish to thank you for the opportunity of quoting on your equipment needs. This quotation is valid for 30 days, after which time we reserve the right to re-quote. If there are any questions, please do not hesitate to contact me.

Sincerely,

Cleve Gambrell
Machine Sales Representative