Hart County Board of Commissioners
Tuesday October 13, 2026
6:00 p.m.
Hart County Administrative and Emergency Services Center

1. PRAYER

2. PLEDGE OF ALLEGIANCE

3. CALL TO ORDER

4. WELCOME

5. APPROVE AGENDA

6. APPROVE MINUTES OF PREVIOUS MEETING(S)
   - 09/22/2026 Regular Meeting
   - 10/01/2026 Called Meeting

7. REMARKS BY INVITED GUESTS, COMMITTEES, AUTHORITIES

8. REPORTS BY CONSTITUTIONAL OFFICERS & DEPARTMENT HEADS
   Jason Spencer, Director Public Works Monthly Report
   Mike Adams, EMS Director

9. COUNTY ADMINISTRATOR'S REPORT
   September Financial Report
   Fire Station Repair Report
   Paynes Creek Campground Report

10. CHAIRMAN'S REPORT

11. COMMISSIONERS' REPORTS

12. OLD BUSINESS
    a) Appointment to Tax Assessors Board

13. NEW BUSINESS
    a) Resolution for Countywide Commission Voting
    b) Accepting Credit Cards for Services Payments

14. PUBLIC COMMENT

15. EXECUTIVE SESSION – Litigation – Personnel – Real Estate

16. ADJOURNMENT

HART COUNTY BOARD OF COMMISSIONERS
Oct 13, 2026
6:00 PM

Hart County Board of Commissioners met Oct 13, 2026, at the Hart County Administrative and Emergency Services Center.

Chairman Marshall Sayer presided with Commissioners Michael Bennett, Frankie Teasley and Joey Dorsey present at the meeting, Jeff Brown was late.

1. PRAYER

Commissioner Joey Dorsey offered prayer.

2. PLEDGE OF ALLEGIANCE

Everyone stood in observance of the Pledge of Allegiance.

3. CALL TO ORDER

Chairman Sayer called the meeting to order.

4. WELCOME

Chairman Sayer welcomed all those in attendance via in person, HTC Channel 3, and Board of Commissioners YouTube site.

5. APPROVE AGENDA

Commissioner Teasley moved to approve the agenda. Commissioner Bennett provided a second. The motion carried 4-0.

6. APPROVE MINUTES OF PREVIOUS MEETING(S)
   09/22/2026 Regular Meeting
   10/01/2026 Called Meeting

Commissioner Teasley moved to amend and approve the 09/22/2026 Regular Meeting Minutes. Commissioner Bennett provided a second. The motion carried 4-0.

Commissioner Bennett moved to amend and approve the 10/01/2026 Called Meeting Minutes to have discussion of item 3 Tax Year 26 LOST Millage Rollback Rate Approval added to the minutes verbatim. Commissioner Dorsey provided a second. The motion carried 3-0 (Commissioner Teasley abstained).

7. REMARKS BY INVITED GUESTS, COMMITTEES, AUTHORITIES

None

8. REPORTS BY CONSITUTIONAL OFFICERS & DEPARTMENT HEADS
   Jason Spencer, Director Public Works Monthly Report
   Mike Adams, EMS Director

Jason Spencer, Director Public Works Monthly Report

Director Spencer provided two updates. First, he reported that the work order software was complete and 90–95% operational across all staff levels. The software had generated more than 1,000 work orders and simplified Fleet Department audits by allowing auditors to use a printout instead of requiring several days of shutdown for a physical inventory. Second, he reported that he had visited the transfer station, where the new facility's final plates had been installed that day, bringing the project near completion. Pending final inspection and approval, the facility was expected to open by the end of that week or during the following week.

Commissioner Dorsey asked why several work orders in the report omitted the names of the commissioners who submitted them. Director Spencer will be looking into that to see what is happening with these work orders.

Commissioner Bennett asked about how the work orders from the Road Superintendent will be listed. Director Spencer explained that they are identified as road department.

Mike Adams, EMS Director

Mike Adams, EMS Director announced that at the recent EMS Region 2 Banquet, Paramedic John Moore was awarded paramedic of the year for the region. Director Adams expressed his appreciation of Paramedic Moore and his dedication to the Hart County EMS and Hart County citizens.

Commissioner Dorsey inquired as to how many open slots remain and requested that the Board be notified by the Director when the substations will not be in operation so they will know before they are notified by the public. He also asked what was needed by the Board to help with the staffing issues and if morale had improved. Director Adams replied that a part-time paramedic is returning to full-time status, leaving 5 openings. He also reported that a paramedic, an EMT-A, and a basic EMT were each at a different stage of the hiring process for part-time positions. He also reported that for the next several weeks the ambulance will not be fully staffed and stated that filling the open slots and continued support from the Board is helping morale with the employees.

Chairman Sayer asked County Administrator Partain where in the timeline they were with the new EMS station. County Administrator responded that the project is awaiting final drawings, including electrical and plumbing plans, from Precision. Once complete plans are received, Precision will proceed with the bidding process.

9. COUNTY ADMINISTRATORS REPORT
   September Financial Report
   Fire Station Repair Report
   Paynes Creek Campground Report

County Administrator Terrell Partain gave the financial report for September; reported on completed projects at the fire stations and provided updates on projects that are still ongoing. He also noted that unused FY 26 budget funds had been transferred to the FY 27 budget; gave a financial report for Paynes Creek Campground; announced that early voting had begun and encouraged everyone to vote.

Commissioner Jeff Brown entered the meeting.

10. CHAIRMAN'S REPORT

Chairman Sayer asked for continued prayers for preacher Chris Pritchett as it was confirmed he has ALS. His family's faith and support from the community and churches were noted. He also has served the community as a volunteer firefighter, sheriff's department chaplain, leading church efforts to build homes and provide temporary shelter for those who lost their homes, and involvement in the high school's 12th Man program; announced that the Veterans Day parade will be held on Sunday, November 8, at 3:00, asked for participation from commissioners and was accepted by all; encouraged the public to attend and support veterans.

11. COMMISSIONERS' REPORTS

Commissioner Bennett thanked all county employees for all that they do.

Commissioner Teasley thanked all county employees and all military past, present, and future; echoed same sentiments for Chris Pritchett.

Commissioner Brown apologized for being late, he was at a funeral; asked everyone to keep Chris Pritchett in their thoughts and prayers stating that he is a great man who had a significant impact on him.

Commissioner Dorsey presented a powerpoint presentation of how the audit process works and data from the current audit which the Board did not have when they started the FY 27 budget process and to show people where the County sits financially.
County government and city governments are required to complete an audit with a third-party auditor within six months of the close of the fiscal year, which is October 1 through September 30th. Hart County's audit this past year was delayed due to accounting issues at the water and sewer authority, which has been resolved. On September the 30th the audit was completed. The assets, cash and cash equivalents are $17 million in the bank, the cash fund balance which includes IOUS accounts receivables, and inventory is 20 million 757 thousand.

Commissioner Dorsey reported that SPLOST 5 funds for roads, Bowersville and Royston exceeded $10 million as of September 30, noting that subsequent expenditures had reduced the balance. He stated that he and Commissioner Brown had discussed returning funds to taxpayers. With annual property tax revenue exceeding $8 million, he described the county's bank balance as equivalent to two years of property tax revenue. He questioned the need for T-SPLOST given the county's financial position and cited a 14.29% increase. He also stated that the county held nearly a year of operating revenue in reserves, compared with ACCG's recommended three to six months.

Commissioner Teasley asked how he would give funds back to the citizens.

Commissioner Dorsey requested County Attorney Kim Higginbotham to research how funds can be refunded.

Commissioner Brown described T-SPLOST as a difficult decision given upcoming capital expenses and excess cash. He cited what he believed was a 25% state reserve level, compared with the county's previously adopted 50% level.
He estimated that roughly $8 million could be released while maintaining the county's reserve level but expressed concern that projected T-SPLOST revenue of $22.8 million over six years would not adequately address the road project.
He credited conservative financial management with enabling major projects without property tax increases and believed the Board could continue that approach responsibly. He leaned toward T-SPLOST because everyone contributes rather than only property owners and expressed full support for refunding taxpayers if a method could be found.

He suggested that funds might be returned while completing needed capital projects, but acknowledged uncertainty.

Commissioner Bennett stated that he is all for giving money back to taxpayers but stated that the County does have a $5 million EMS building project coming up and that one of the next capital projects that needs to be discussed by the Board and has not been, is the courthouse.

12. OLD BUSINESS

a) Appointment to Tax Assessors Board

Commissioner Dorsey moved to appoint Caitlin Dye to serve the unexpired term on the Tax Assessor Board. Commissioner Teasley provided a second. The motion carried 5-0. (term expires 12/31/28)

13. NEW BUSINESS

a) Resolution for Countywide Commissioner Voting

Commissioner Teasley noted that running for commissioner in a countywide election would cost more. Commissioner Dorsey responded that campaign costs could reach at least $20,000.

Commissioner Brown stated that if the Board would like to move forward there needs to be more discussion as a Board and with the constituents. He also asked that County Attorney Kim Higginbotham research to make sure the Board is not getting into any gray area.

Commissioner Bennett stated that public hearings would need to be held to see if citizens were on board before putting it on the ballot.

Commissioner Dorsey stated that uneven county growth could allow a more populous district to control a smaller one. He said only people with sufficient money and time could run for these offices, and increasing commissioners' salaries would likely cost taxpayers $80,000 to $100,000. The school board would need to agree to the same election arrangement. He said he would hold Alan Powell to his redistricting position that he would not proceed without a unanimous vote. Dorsey urged to include the new commissioner and two new school board members in the discussion. He stated that 82% of people favor term limits and that, about 15 years ago, neither party supported his attempt to place the issue on the Democratic and Republican primary ballots.

Chairman Sayer encouraged citizens interested in the issue to attend the meetings and stated that the issue would not be pursued without public interest.

b) Accepting Credit Cards for Services Payments

Commissioner Dorsey moved to authorize County Administrator Terrell Partain to proceed with accepting credit card payments for services at the Transfer Station, Convenience Centers, BOC office and other county offices that accept payments. Chairman Sayer seconded the motion. The motion carried 5-0.

14. PUBLIC COMMENT

None.

15. EXECUTIVE SESSION – Litigation – Personnel – Real Estate

Commissioner Dorsey moved to exit the Regular Meeting and enter Executive Session Litigation – Personnel – Real Estate. Commissioner Brown provided a second. The motion carried 5-0.

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

Commissioner Dorsey moved to authorize increasing the Assistant Fire Chief pay and the employees discussed that received certification by 5%. Commissioner Brown provided a second. The motion carried 5-0.

16. ADJOURNMENT

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

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Marshall Sayer, Chairman Lisa Evans, County Clerk