Hart County Board of Commissioners
Tuesday October 27, 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)
   - 10/13/2026 Regular Meeting
7. REMARKS BY INVITED GUESTS, COMMITTEES, AUTHORITIES
8. REPORTS BY CONSTITUTIONAL OFFICERS & DEPARTMENT HEADS
9. COUNTY ADMINISTRATOR'S REPORT
10. CHAIRMAN'S REPORT
11. COMMISSIONERS' REPORTS
12. OLD BUSINESS
    a) Bid Award Basketball Uniforms
    b) Juvenile Court Prosecutor Contract (REMOVED)
    c) State Law Changes in Building Permits
    d) State Fire Marshal Changes in Mobile Home Permits
13. NEW BUSINESS
    a) Class B Beer and Wine License for Hirut Dechassa D/B/A Lake Foods Prime, LLC 3620 Reed Creek Road, Hartwell, GA 30643
    b) North Georgia Athletic Foundation (NGAF) Appeal of Recreation Advisory Board's denial of Waive of Fees Request
    c) Little League Building at Recreation (Elberton Hwy) (ADDED)
    d) Amendment of Recreation Advisory Board Bylaws, Article II, Paragraph 2 (ADDED)
14. PUBLIC COMMENT
15. EXECUTIVE SESSION – Litigation – Personnel – Real Estate
16. ADJOURNMENT

HART COUNTY BOARD OF COMMISSIONERS
Oct 27, 2026
6:00 PM

Hart County Board of Commissioners met Oct 27, 2026, at the Hart County Administrative and Emergency Services Center.

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

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

5. APPROVE AGENDA

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

6. APPROVE MINUTES OF PREVIOUS MEETING(S)
   10/13/2026 Regular Meeting

Commissioner Teasley moved to approve the 10/13/2026 Regular Meeting Minutes. Commissioner Brown provided a second. The motion carried 5-0.

Commissioner Dorsey moved to amend the 10/1/2026 Called Meeting minutes to reflect Commissioner Brown's updates. Commissioner Brown provided a second. The motion carried 5-0

7. REMARKS BY INVITED GUESTS, COMMITTEES, AUTHORITIES

None

8. REPORTS BY CONSITUTIONAL OFFICERS & DEPARTMENT HEADS

None

9. COUNTY ADMINISTRATORS REPORT

Mega Ramp was shut down over the weekend, we have opened the original ramp. The area has been marked to direct people to use it. Public Works Director Jason Spencer is getting estimates on extending the newer ramp.
Considering closing off all of Long Point except the ramp.

10. CHAIRMAN'S REPORT

Chairman Sayer remined everyone about the Veterans Day parade Sunday November 8 at 3pm; Board of Commissioner sent a letter to state and federal elected officials concerning the lake, spoke with Senator Mike Collins office yesterday and his office as listed it as high priority and has formed a committee and they will keep us updated on their progress.

11. COMMISSIONERS' REPORTS

Commissioner Bennett thanked all county employees for all that they do and asked that everyone keep those who have lost loved ones this year in your prayers.

Commissioner Teasley thanked law enforcement and all county employees for what they do to keep the county going; asked County Marshal Jud Turpin to check Swan Sanders Road for illegal dumping.

Commissioner Brown encouraged citizens to vote while keeping in mind the important role that the Governor plays in the life of every citizen.

Commissioner Dorsey stated that he did attend the School Boards meeting earlier that morning and they did move forward with the adoption of the tax increase.

12. OLD BUSINESS

a) Bid Award Basketball Uniforms

Commissioner Dorsey moved to approve the Recreation Advisory Boards recommendation for Basketball Uniforms to award the bid to Hayah Inc. Commissioner Bennett provided a second. The motion carried 5-0.

b) Juvenile Court Prosecutor Contract (REMOVED)

c) State Law Changes in Building Permits

Commissioner Bennett moved to change the Property Owner Affidavit to reflect the changes in State law. Commissioner Teasley provided a second. The motion carried 5-0.

d) State Fire Marshal Changes in Mobile Home Permits

County Administrator Terrell Partain stated that the Georgia Office of Insurance and Safety Fire Commissioner has made changes in obtaining mobile home permits. The office requires that the movers obtain a state permit along with a local transportation permit. They also require an inspection of all mobile homes, new and used after home is set up on the final site. The inspection ensures that the home is set up, supported and tied down by code.

13. NEW BUSINESS

a) Class B Beer and Wine License for Hirut Dechassa D/B/A Lake Food Prime, LLC 3620 Reed Creek Road, Hartwell, GA 30643

Commissioner Dorsey moved to approve the Class B Beer and Wine license for Hirut Dechassa D/B/A Lake Food Prime, LLC 3620 Reed Creek Road, Hartwell, GA 30643. Commissioner Brown provided a second. The motion carried 5-0.

b) North Georgia Athletic Foundation (NGAF) Appeal of Recreation Advisory Board's Denial of Waiver of Fees Request

Maggie Jackson, Norman Martin Place, NGAF's director of coaching and player development, appealed to the Recreation Advisory Board's (RAB), denial of her request to waive fees for the recreation ball fields. She stated that there are 184 children signed up to participate in the soccer program that is made up of about 90% of Hart County residents and that NGAF is in the process of building their own facilities. She went on to say that they have been renting the fields and are paid up through this weekend and had hoped that they would receive nonprofit no pay approval for the remainder of the season. It was also stated that they would like to have a mediated conversation where a workable solution could be found, such as paying a smaller fee.

Brandi Alewine of NGAF stated that it had been very difficult to even rent the facilities. She had not got any assistance from the RAB and it had been very difficult working with the Recreation Director stating that there was a lack of communication and that the Director was not willing to work with certain people in their organization.

Commissioner Dorsey stated that NGAF should be treated the same as Barnes Academy. He also said that, if NGAF wished to run a soccer program, following Little League's baseball model he feels that would be a great opportunity.

Commissioner Brown was concerned about the fact that NGAF had not been given anymore assistance from the Recreation department or the RAB in their efforts to bring an opportunity to the kids of this community. He also suggested that they could sell concessions to help offset the county's expenses and their expenses.

Bob Frye, RAB chairman spoke for the RAB stating that he had not had a chance to speak to anyone from the NGAF. Both Maggie Jackson and Brandi Alewine were present at a meeting he had not been able to attend and that they were on the agenda for the RAB meeting Tuesday, but no one was present to represent NGAF. He stated that the RAB denied the waiver of fees based on County policy and the premises that if they bent the policy for this group then other groups would also expect this from the Board. He also stated that it was not denied based on any personal issues with anyone in the NGAF group.

Chairman Sayer suggested that NGAF meet with the RAB to develop an agreement for the Board of Commissioners to approve or reject.

c) Little League Building at Recreation (Elberton Hwy) (ADD)

Chairman Sayer moved to allow Little League to build a storage building at the Recreation Department on Elberton Hwy. Commissioner Bennett provided a second. The motion carried 5-0.

d) Amendment of Recreation Advisory Board Bylaws, Article II, Paragraph 2 (ADD)

Commissioner Bennett moved to approve the amendment of the Recreation Advisory Board Bylaws, Article II, Paragraph 2. Chairman Sayer provided a second. The motion carried 5-0.

14. PUBLIC COMMENT

Guy Hagan spoke on the Board of Education's lack of transparency and the high increase in their millage rate. Inquired if the citizens had any recourse to protest this increase.

Chairman Sayer stated that the Constitution of Georgia recognizes the Board of Education as their own governing body and the Board has no authority to alter, delete or change anything on their millage rate. We are obligated by the Constitution to pass this millage rate.

Commissioner Dorsey stated that he does not believe that the Board of Education have met their requirements for the public hearings based off 48-5-32.1. The law states that they must post an advertisement on the website of the recommending or levying authority. The ad was in the Hartwell Sun but not on their website. And the law goes on to say that no recommending authority shall recommend and no levying authority shall levy a millage rate in excess of the proposed millage rate as established pursuant to paragraph 2 of this subsection without beginning a new the procedures and hearings required by this code section and those required by code section 48-5-32. He went on to say I'm not a lawyer, but the way I read that, they're going to have to start this entire process over again.

Stan Lester, 290 Sourwood Ln questioned if the Board of Commissioners are obligated to approve the Board of Education's millage rate if they do something incorrectly such as the ad in the Hartwell Sun does not meet the requirements set forth in the law; also, it is hard for a school system to ask for his type of increase when the people in this county make a median income of $59,000. State code also says that the meetings must be held at the convenience of the taxpayers and he stated that he does not believe their meetings met that criteria.

Commissioner Dorsey stated that one of the problems he saw in the presentation is that they want to have a fund balance of at least 15% of the $50 million budget. That's $7.5 million, If you look at their fund balance that they show at the end of next year with this tax increase, they're only going to be a little over $4 million. So, you can read between the lines what's probably going to happen.

Gigi addressed the Board of Education's millage rate increase and asked the Board how county residents could address or prevent it, especially after seeing that there are fewer students now than there was 5 years ago. Commissioners advised her that the citizens address these issue by the election process.

15. EXECUTIVE SESSION – Litigation – Personnel – Real Estate

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

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

16. ADJOURNMENT

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

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Marshall Sayer, Chairman Lisa Evans, County Clerk