



**HALL COUNTY BOARD OF COMMISSIONERS  
WORK SESSION MINUTES**

**Hall County Government Center 2<sup>nd</sup> Floor  
2875 Browns Bridge Road  
Gainesville, GA 30504**

**Streamed Live on Hall County Government's Website - [www.hallcounty.org](http://www.hallcounty.org)  
Monday, January 09, 2023 - 03:00 PM**

**Call to Order**

*Chairman Higgins at 3:00 p.m.*

*Present:*

*Chairman Richard Higgins, Vice-Chairman Kathy Cooper and Commissioners Billy Powell, Gregg Poole, and Jeff Stowe*

*Also present were County Administrator Jock Connell, Assistant County Administrators Zach Propes, Katie Crumley and Casey Ramsey, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Abril Olivas, County Attorney Van Stephens, and Deputy County Attorney William Linkous III*

**Administration**

- 1 Approve the annual re-adoption of Robert's Rules of Order with an exception to allow for the Chairman to vote.

*Consent*

- 2 Approve the annual re-adoption of Hall County's Code of Ethics.

*Consent*

*Ms. Crumley addressed the Board.*

- 3 Approve the award of RFQ/P #43-017 Magazine Printing, Graphic Design and Related Services for Administration to Forum Communications, Inc. of Gainesville, GA. The estimated cost is not to exceed \$50,000.00.

*Consent*

- 4 Approve the purchase of furniture, fixtures, and equipment for the Pre-Trial Accountability Services Facility Renovation Project to Impact Office Interiors of Griffin, GA, in the amount of \$71,878.30.

*Consent*

**Appointments for Consideration**

- 5 Approve the appointment of Commissioner Billy Powell to serve as the 2023 Board of Commissioners Vice-Chairman.  
*Consent*
- 6 Appointment to the Hall-Gainesville Land Bank to serve a term from January 31, 2023 to January 30, 2027. Commission Districts 1, 2, 3, & 4.  
*Re-appointment of Tate O'Rouke- Consent*
- 7 Appointment to the Planning Commission to serve a term from February 1, 2023 to January 31, 2025. Chairman's Appointment.  
*Re-appointment of Gina Pilcher- Consent*
- 8 Appointment to the Planning Commission to serve an unexpired term to January 31, 2023 and a new term from February 1, 2023 to January 31, 2025. Commission District 1.  
*Commissioner Cooper - Motion to accept the verbal resignation of Trey Bell effective January 4, 2023 and appoint Frank Sosebee to fill the unexpired term ending January 31, 2023 and appoint Frank Sosebee for the two year term beginning February 1, 2023 to January 31, 2025 - Consent*
- 9 Appointment to the Planning Commission to serve a term from February 1, 2023 to January 31, 2025. Commission District 2.  
*Re-appointment of Chris Braswell- Consent*
- 10 Appointment to the Planning Commission to serve a term from February 1, 2023 to January 31, 2025. Commission District 3.  
*Re-appointment of Stan Hunt - Consent*
- 11 Appointment to the Planning Commission to serve a term from February 1, 2023 to January 31, 2025. Commission District 4.  
*Re-appointment of Johnny Varner- Consent*

## **Corrections and Maintenance**

*Walt Davis, Director of Corrections and Maintenance, addressed the Board.*

- 12 Approve the annual contract for RFQ/P #43-013 County Facilities Grounds Keeping and Lawn Maintenance Services for Building Maintenance to BrightView Landscape Services, Inc. of Lawrenceville, GA. The annual cost is \$146,196.00.  
*Consent*
- 13 Approve the purchase of five (5) Sno-Way 32 Contractor Series Snow Plows with Attachments to Interstate Truck Equipment, Inc. of College Park, GA, in the amount of \$54,208.05.  
*Consent*

## **County Attorney**

*Mr. Linkous addressed the Board.*

- 14 Approve the First Amendment to the Sublease Agreement with Sunrise Cove SMI Westrec, LLC so as to extend the Sunrise Cove Marina lease until July 31, 2036; and approve the Consent of Lessor so as to allow Sunrise Cove SMI Westrec, LLC to sublease a small portion of the Marina to its subsidiary for tax purposes, subject to the express approval of both items by the Army Corps of Engineers, and subject to the review and approval of the County Attorney; and allow the Chairman to execute all documents necessary to complete both transactions.

*Consent*

## **Financial Services**

*Wes Geddings, Director of Financial Services, addressed the Board.*

- 15 Approve the award of RFQ/P #43-018 Professional General Contracting Services for the Georgia Mountain Food Bank Capital Improvements Project to Scroggs & Grizzel Contracting, Inc. of Clermont, GA, in the amount of \$3,632,415.00.

*Consent*

## **Fire Rescue**

*Christie Grice, Division Fire Chief, addressed the Board.*

- 16 Approve the contract for RFQ/P #43-015 EMS Billing and Collection Services for Fire Rescue to Digitech Computer, LLC, of Chappaqua, NY.

*Consent*

*Chris Armstrong, Fire Chief, addressed the Board.*

- 17 Approve the sole source purchase of one (1) underwater remotely operated vehicle (ROV) for Fire Rescue to RJE Oceanbotics, LLC, of Irvine, CA, in the amount of \$101,870.00.

*Consent*

- 18 Approve the Task Order 2023-016 for asphalt repair paving services at Fire Stations 10, 11, 12, and 13 for Fire Rescue to Allied Paving Contractors, Inc. of Pendergrass, GA, in the amount of \$227,148.75.

*Consent*

## **Human Resources**

*Dr. LisaRae Jones, Director of Human Resources, addressed the Board.*

- 19 Approve the renewal of the Third Party Administrator and Excess Workers Compensation for plan year 2023 with Arthur J. Gallagher Risk Management Services Inc. of Atlanta, GA and Gallagher Bassett Services, Inc. of Rolling Meadows, IL. The estimated cost of this renewal is \$363,347.00; authorization for the Chairman to execute all related documents, subject to review and approval by the County Attorney.

*Consent*

- 20 Approve the Employment Agreement for the Assistant Chief Appraiser.

*Consent*

- 21 Approve the Employment Agreement for the County Administrator.

*Consent*

## **Planning and Development**

*Randi Doveton, Director of Planning and Development, addressed the Board.*

- 22 **Section 17.20.300 | Text Amendment, Official Code of Hall County, GA | Amend the Definition of Community Residence | 17.20.300, (“pregnant or parenting youth who are displaced and /or in State custody.”) by amending the definition of a Community Residence. The intent of the proposed change is to expand the type of care facility allowed as a Community Residence. | All Districts | **Crystal F. Toombs, applicant.****
- 23 **4336 Cornelia Highway | Variance | for a sign variance on sign design and dimensions with an Amendment to Planned Commercial Development conditions on a 14.09± acre tract located on the south side of Cornelia Highway approximately 1,497 feet from its intersection with Lula Road | Zoned PCD; Tax Parcel 09085 000008 | **Proposed use: new monument sign | Commission District 3 | **Sophie Le Tily (Big Mouth Signs), applicant.******
- 24 **0, 490, 496, 508 & 536 Crescent Drive | Amend Conditions/Revise site plan | of a Planned Residential Development (PRD) on a 32.67± acre tract located on the east side of Crescent Drive approximately 253 feet from its intersection with White Sulphur Road| Zoned PRD; Tax Parcels 15033D000010F, -000014, -000015, -000010C, -000010B, -000009, & -000008 | **Proposed Use: revise the site plan of the previously approved 143-unit townhome development | Commission District 3 | **Williams Brothers Development LLC, applicant.******
- 25 **4139 Cagle Road | Use subject to County Commission Approval | on a 7.43± acre tract located on the north side of Cagle Road approximately 1,637 feet from its intersection with Eli Jackson Road | Zoned AR-III & V-C; Tax Parcel 09099 000008 | **Proposed use: 2-lot subdivision | Commission District 3 | **Robert & Valerie DeLeon, applicant.******

- 26 **3519 White Sulphur Road | Use subject to County Commission Approval** | on a 5.45± acre tract located on the east side of White Sulphur Road at its intersection with Cornelia Highway | Zoned I-II; Tax Parcel 15020A000030 | **Proposed use: trailer storage** | Commission District 3 | **Reynolds-Hemmer Properties, LP, applicant.**
- 27 **4053 Cleveland Highway | Rezone** | from Agriculture-Residential-III (AR-III) to Suburban-Shopping (SS) on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III; Tax Parcel 12025 000036 | **Proposed use: grocery store, convenience store with gas & restaurant** | Commission District 3 | **Reginald Crayton, P.E., applicant.**
- 28 **5871 McEver Road | Rezone** | from Agricultural-Residential-III (AR-III) to Highway-Business (H-B) on a 9.06± acre tract located on the east side of McEver Road at its intersection with Silverthorn Drive | Zoned AR-III; Tax Parcel 08119 000233 | **Proposed use: RV & boat storage** | Commission District 2 | **Anchor Inn RV & Boat Storage, applicant.**
- 29 **5871 McEver Road | Use Subject to County Commission Approval** | on a 9.06± acre tract located on the east side of McEver Road at its intersection with Silverthorn Drive | Zoned AR-III; Tax Parcel 08119 000233 | **Proposed use: RV & boat storage** | Commission District 2 | **Anchor Inn RV & Boat Storage, applicant.**
- 30 **6541 Henry Smith Road | Appeal a Planning Commission Decision** | for a Use Subject to Planning Commission approval on a 5.65± acre tract located on the west side of Henry Smith Road at its intersection with Edwards Road | Zoned AR-IV; Tax Parcel 11023 000024 | **Proposed use: rural business** | Commission District 3 | **Gary Copeland, applicant.**

### **Public Works and Utilities**

*Srikanth Yamala, Director of Public Works and Utilities, addressed the Board.*

- 31 Public Hearing to abandon a section of public road between the cul-de-sac at the end of Kubota Way and the intersection of Kubota Way and Gateway Centre Parkway; and authorize the Chairman to execute any and all documents necessary to convey the property, subject to review and approval by the County Attorney. Commission District 3.
- 32 Public Hearing to abandon +/- 573' of public road on Old Cornelia Highway formerly known as Old Sulphur Spring Road and authorize the Chairman to execute any and all documents necessary to convey the property, subject to review and approval by the County Attorney. Commission District 3.
- 33 Approval and authorization for the Chairman to execute a Notice of Intent for Phase II Municipal Separate Storm Sewer Systems (MS4), subject to the review and approval by County Attorney.

*Consent*

- 34 Approval and authorization for the Chairman to execute a resolution to ratify closed negotiated settlements and affirm all actions taken relating to the Friendship Road Sewer Project, and authorize the execution of any and all additional documents necessary to effectuate the ratification and affirmation, subject to approval by the County Attorney. Commission District 1.

*Consent*

- 35 Approve the release of \$354,230.00 Irrevocable Letter of Credit for Streets and Stormwater Management Facilities in the Shores at Lynncliff Subdivision. Commission District 2.

*Consent*

### **Sheriff's Office**

*Captain Casey Ivey, Sheriff's Office, addressed the Board.*

- 36 Approve the application of the U.S. Bureau of Justice Assistance's State Criminal Alien Assistance Program (SCAAP) for the Sheriff's Office to reimburse housing of alien prisoners and personnel in the amount of \$126,711.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

*Consent*

### **County Administrator**

*Mr. Connell addressed the Board. He stated the following:*

- *Hall County Offices will be closed on Monday, January 16, 2023 in observance of the Martin Luther King, Jr. holiday.*

### **Public Comments**

*There were no comments from the public.*

### **Commission Time**

*The Commissioners did not have any items to report.*

### **Adjourn**

*Chairman Higgins adjourned the meeting at 3:30 p.m.*