



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

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

**Streamed Live on Hall County Government's Website - www.hallcounty.org
Monday, March 20, 2023 - 03:00 PM**

Call to Order

Chairman Higgins at 3:00 p.m.

Present:

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

Also present were County Administrators Zach Propes and Jock Connell, Assistant County Administrators Katie Crumley and Casey Ramsey, Commission Clerk Jennifer Rivera, and County Attorney William Linkous III

Administration

Ms. Crumley addressed the Board.

- 1 Approve the award of IFB #041-43 Board of Commissioners Meeting Room Technology Upgrade to Busker Communications, Inc. of Gainesville, GA, in the amount of \$164,516.33.

Consent

Community Services and Parks

Brent Holloway, Director of Community Services and Parks, addressed the Board.

- 2 Approve the Task Order #2023-017 Renovations at Chicopee Woods Agricultural Center under RFP #39-001 Demand Services for On-Call Contractors for Parks & Leisure Services to Chattahoochee Group, Inc. of Clermont, GA, in the amount of \$1,184,952.50.

Consent

County Attorney

Mr. Linkous addressed the Board.

- 3 Approve the transfer of the 1255 Vine Street property to the Hospital Authority of Hall County and the City of Gainesville via Quit Claim Deed; approve the assignment and assumption of the existing lease on the 1255 Vine Street property to the Hospital Authority; and authorize the Chairman to execute all documents necessary to effectuate both transactions, subject to the review and approval of the County Attorney.

Consent

- 4 Approval and authorization for the Chairman to execute a resolution to amend the Hall County Code of Ordinances relating to the International Fire Code, subject to review and approval by the County Attorney.

Consent

Fire Rescue

Chris Armstrong, Fire Chief, addressed the Board.

- 5 Approve the award of IFB #048-43 Fire Rescue Training Breathing Air Compressor for Fire Rescue to Ten-8 Fire & Safety, LLC of Bradenton, FL, in the amount of \$50,969.11.

Consent

Management Information Systems (MIS)

Daniel Sexton, Director of Management Information Systems, addressed the Board.

- 6 Approve the renewal of annual contract RFQ/P #41-010 Financial Information System Software for Financial Services to Tyler Technologies, Inc. of Yarmouth, ME, in the amount of \$604,987.00.

Consent

Planning and Development

Joseph Boyd, Transportation Planning Director for the Gainesville-Hall Metropolitan Planning Organization (GHMPO), addressed the Board.

- 7 Approve the award of RFP #043-020 Zero Emission Vehicle Transition-Hall Area Transit for Gainesville-Hall Metropolitan Planning Organization (GHMPO) and Hall Area Transit to Planning Communities, LLC of Raleigh, NC, in the amount of \$50,639.00.

Consent

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

- 8 Public Hearing on the Malt Beverage and Wine Package License for Quik Trip #1710 located at 3522 White Sulphur Road, Gainesville, GA 30501. Managing Agent and Registered Agent is Joshym Holt. Commission District 3.
- 9 **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.** NOTE: Tabled at the January 12, 2023 Voting Meeting until the February 23, 2023 Voting Meeting. NOTE: Tabled at the February 23, 2023 Voting Meeting until the March 23, 2023 Voting Meeting.
- 10 **4053 Cleveland Highway | Use Subject to County Commission Approval** | on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III, pending BOC Approval S-S; Tax Parcel 12025 000036 | **Proposed use: grocery store, convenience store with gas & restaurant** | Commission District 3 | **Reginald Crayton, P.E., applicant.** NOTE: Tabled at the February 23, 2023 Voting Meeting until the March 23, 2023 Voting Meeting.
- 11 **6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone** | from Agricultural- Residential-IV (AR-IV) & Suburban-Shopping (S-S) to Planned Industrial Development (PID) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 -000006, 000006A, 000017, 000020 | **Proposed use: commercial & industrial mixed uses** | Commission District 3 | **Solidum Holdings, LLC, applicant.** NOTE: Tabled at the February 9, 2023 Voting Meeting until the March 23, 2023 Voting Meeting.
- 12 **8730 Forrester Road | Variance** | to sections 17.240.010 and 16.50.040 of the Hall County regulations to allow subdivision from an existing common drive on a 9.5± acre tract located on the east side of Forrester Road at approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 | **Proposed use: subdivide property** | Commission District 3 | **Hall County Planning, applicant.**
- 13 **4425 & 4465 Peckerwood Road | Rezone** | from Residential-I-Low-Density (R-I-L) & Agricultural-Residential-IV (AR-IV) to Agricultural-Residential-IV (AR-IV) on a 127.81± acre tract located on the east side of Peckerwood Road at approximately 2,414 feet from its intersection with Gillsville Highway | Zoned R-I-L & AR-IV; Tax Parcel 15003 000009 & 000108 | **Proposed use: Single Family Dwelling with Caretaker Residences** | Commission District 3 | **Walter R. Hope/Total Construction, applicants.**
- 14 **Public Hearing: Sections 17.240.130, 17.240.170 | Text Amendment** | Proposed amendment to Section 17.240.130, and adding a new section 17.240.170. A copy of the proposed amendment is available from the Hall County Planning office | All Commission Districts | **Hall County Planning, applicant.**

- 15 **Public Hearing: Sections 17.20.1110, 17.20.1120, 17.20.1130, 17.240.040, and Appendix B | Text Amendment** | Proposed amendment to Sections 17.20.1110, 17.20.1120, 17.20.1130, 17.240.040, and deleting Appendix B. A copy of the proposed amendment is available from the Hall County Planning office | All Commission Districts | **Hall County Planning, applicant.**
- 16 Approval and authorization for the Chairman to execute a resolution to amend the Hall County Code of Ordinances, Sections 16.20.090 and 16.50.040, relating to road frontage on arterial or collector streets, subject to review and approval by County Attorney.
- Consent*
- 17 Approval and authorization for the Chairman to execute a resolution to amend the Hall County Code of Ordinances, Chapter 12.20 entitled "County Road System", subject to review and approval by County Attorney.
- Consent*

Public Works and Utilities

Bill Nash, Director of Public Works and Utilities, addressed the Board.

- 18 Approve the award of Task Order #2023-012 under RFP #39-001 Demand Services for On-Call Contractors for Construction of a Right-Turn Lane on Jim Hood Road at Mount Vernon Road for Public Works & Utilities to Chattahoochee Group, Inc. of Clermont, GA, in the amount of \$283,665.19.
- Consent*
- 19 Approve the ratification of the Congressionally Directed Spending application for Public Works & Utilities for the replacement of various roadway culverts throughout Hall County's transportation network in the amount of \$3,000,000.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents subject to approval by the County Attorney. A 20% cash match is required.
- Consent*
- 20 Approve the release of a \$61,350.00 Guaranty Performance/Maintenance Agreement and acceptance of streets in Reunion Phase 20 Subdivision. Commission District 1.
- Consent*

Sheriff's Office

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

- 21 Approve the annual contract renewal for nursing services for the Hall County Jail to Correctional Nursing Services, LLC of Oakwood, GA, subject to the review and approval by the County Attorney. The estimated annual cost is \$1,091,400.00.

Consent

Lieutenant Stephen Wilbanks, Sheriff's Office, addressed the Board.

- 22 Approve the award of IFB #047-43 Tree Clearing Services for the Fencing Project at New Range for the Sheriff's Office to Hughes Site Works, LLC of Jasper, GA, in the amount of \$86,450.00.

Consent

- 23 Approve the award of IFB #046-43 Security Fencing at New Range for the Sheriff's Office to Hasbun Construction, LLC of Alpharetta, GA, in the amount of \$212,790.83.

Consent

Captain Dale Long, Sheriff's Office, addressed the Board.

- 24 Approve the sole-source purchase of an additional forty (40) Flock Falcon Traffic Safety Cameras for the Sheriff's Office to Flock Group, Inc. of Atlanta, GA, in the amount of \$114,000.00.

Consent

County Administrator

Mr. Propes addressed the Board. Mr. Propes stated the following:

- For the 7th consecutive year, The Government Finance Officers Association of the United States and Canada (GFOA) has awarded the Hall County Government the Distinguished Budget Presentation Award for its Fiscal Year 2023 budget.*
- Recognized Paige Thompson of Elections and Zach Brackett of Emergency Management. Stated both worked together for a presentation on elections security which was presented at the Georgia Association of Voter Registration and Election Officials Conference. The State of Georgia has recognized their program and is working on implementing something similar throughout the State.*

Public Comments

The following people addressed the Board:

- Susan Wiesmayer, 3632 North River Road, Gainesville spoke regarding the Hall County Animal Shelter.*

Commission Time

The Commissioners did not have any items to report.

Adjourn

Chairman Higgins adjourned the meeting at 3:31 p.m.