



**HALL COUNTY BOARD OF COMMISSIONERS  
VOTING MEETING 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)  
Thursday, May 25, 2023 - 06:00 PM**

**Call to Order**

*Chairman Higgins at 6:06 p.m.*

*Present:*

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

*Also present were County Administrator Zach Propes, Assistant County Administrator Casey Ramsey, Commission Clerk Jennifer Rivera, County Attorney William Linkous III, and Assistant County Attorney Justin Lawhon*

**Approve Agenda**

*Commissioner Stowe/Commissioner Poole — approve — unanimous*

**Invocation**

- 1 Chairman Richard Higgins

**Pledge**

- 2 Commissioner Billy Powell

**Public Comments**

*The following people addressed the Board:*

- *Jim Barco, 4201 Dunham Park, Flowery Branch*

**Proclamation/s**

- 3 Approve the Proclamation recognizing Ella Gibson as the winner of the 6 years old and younger category of the Hall County 2023 National County Government Month Coloring Contest.

*Commissioner Stowe presented Ella Gibson with the Proclamation.*

*Commissioner Stowe/Commissioner Powell — approve — unanimous*

- 4 Approve the Proclamation recognizing Emily Rainwater as the winner of the 7 to 9 years old category of the Hall County 2023 National County Government Month Coloring Contest.

*Commissioner Stowe presented Emily Rainwater with the Proclamation.*

*Commissioner Stowe/Commissioner Powell — approve — unanimous*

- 5 Approve the Proclamation recognizing Mackenna Forrester as the winner of the 10 to 12 years old category of the Hall County 2023 National County Government Month Coloring Contest.

*Commissioner Stowe presented Mackenna Forrester with the Proclamation.*

*Commissioner Stowe/Commissioner Powell — approve — unanimous*

- 6 Approve the Proclamation proclaiming May 21-27, 2023 as National Emergency Medical Services (EMS) Week.

*Commissioner Poole presented Fire Rescue staff members Jerry Smith, Robert Culbertson, Jeremiah Stansell, Jackson Cooper, Jason Deaton, Thomas Jennings, Trenton Hembree, Christie Grice, Tim Woodward and Diane Turner with the Proclamation.*

*Commissioner Poole/Commissioner Powell — approve — unanimous*

- 7 Approve the Proclamation recognizing May 2023 as Mental Health Awareness Month.

*Commissioner Powell presented Teigha Snowden and Adam Raulerson with the Proclamation.*

*Commissioner Stowe/Commissioner Poole — approve — unanimous*

- 8 Approve the Proclamation recognizing May 2023 as Older Americans Month.

*Commissioner Cooper presented Jill Bagley, Brenda Martin, Mary Beth Fogs, Caroline Brash, and Debbie Brown with the Proclamation.*

*Commissioner Cooper/Commissioner Powell — approve — unanimous*

- 9 Approve the Proclamation proclaiming May 20-26, 2023 as National Safe Boating Week.

*Commissioner Powell/Commissioner Stowe — approve — unanimous*

## **Consent Agenda**

*Commissioner Powell/Commissioner Poole — approve — unanimous*

- 10 Approve the May 22, 2023 Work Session Minutes.

- 11 Approve the May 10, 2023 Voting Meeting Minutes.
- 12 Approve the May 10, 2023 Executive Session Minutes.
- 13 Approve the May 10, 2023 Meeting Minutes.
- 14 Approve the re-appointment of Bobby Purdum to the Keep Hall Beautiful Board to serve a term from June 1, 2023 to May 31, 2026. Commission Districts 1, 2, 3 & 4.
- 15 Approve the re-appointment of Commissioner Gregg Poole to the Keep Hall Beautiful Board to serve a term from June 1, 2023 to May 31, 2026. Commission Districts 1, 2, 3 & 4.
- 16 Approve the re-appointment of Keith Morris to the Chicopee Woods Greens Committee to serve a term from July 1, 2023 to June 30, 2024. Commission Districts 1, 2, 3 & 4.
- 17 Approve the re-appointment of Commissioner Kathy Cooper as ex-officio to the Library Board to serve a term from July 1, 2023 to June 30, 2024. Commission Districts 1, 2, 3 & 4.
- 18 Approve the re-appointment of Christie Grice to the Northeast Georgia Region 2 Emergency Medical Services Advisory Council to serve a term from July 1, 2023 to June 30, 2026. Commission Districts 1, 2, 3 & 4.
- 19 Approve the re-appointment of Deborah Mack to the Georgia Mountains Regional Commission (GMRC) as a Private Sector Member to serve a term from July 1, 2023 to June 30, 2024. Chairman Higgins and City Mayors Appointment.
- 20 Approve the re-appointment of Commissioner Billy Powell to the Convention & Visitor's Bureau (CVB) to serve a term from June 12, 2023 to June 11, 2024. Chairman's Appointment.
- 21 Approve the re-appointment of Patrick O'Rourke to the Citizens Advisory Board of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2023 to June 30, 2026. Commission District 1.
- 22 Approve the appointment of Alexis Koch to the Library Board to serve a term from July 1, 2023 to June 30, 2026. Commission District 2.
- 23 Approve the appointment of Adrienne Rice to the Citizens Advisory Board of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2023 to June 30, 2026. Commission District 3.
- 24 Approve the appointment of Christine Cove to the Convention & Visitor's Bureau (CVB) to serve a term from June 12, 2023 to June 11, 2024. Administrator's Appointment.  
*(Correct spelling of appointment is Christine Cave.)*
- 25 Approve the renewal of the annual contract for IFB #001-43 Athletic Uniforms for Parks and Leisure Services to Hobbs Sporting Goods of Gainesville, GA. The estimated annual cost is \$60,000.00.

- 26 Approve the Stipulation and Settlement Agreement in the workers compensation case of former employee Lester Harris, and authorize the Chairman to execute any and all documents necessary to effectuate the settlement, subject to the review and approval by the County Attorney.
- 27 Approval and authorization for the Chairman and District Commissioners to execute a resolution objecting to the annexation by The City of Lula of tax parcel number 15006D000005 owned by Meden Montano located on 6538 County Line Road, and authorize the Board to execute any and all documents in relation to such objection, subject to review and approval by the County Attorney.
- 28 Approve the Facility Use Agreement between the American Red Cross and Hall County for the purpose of providing disaster relief sheltering services at the North Hall, East Hall, and Mulberry Creek Community Centers, subject to review and approval by County Attorney.
- 29 Approve the renewal of the annual contract for RFQ #43-007 Demand Services for On-Call Electrical Contractors for various County departments to Capital City Electrical Services, LLC of Norcross, GA, and DeHart & Hill Electric, Inc. of Cumming, GA. The estimated annual cost is \$78,774.00.
- 30 Approve the renewal of the annual contract for IFB #023-42 Waste-Refuse Collection Services for various County departments to Waste Pro of GA, Inc. of Athens, GA. The estimated annual cost is \$165,760.00.
- 31 Approve the renewal of the annual contract for IFB #023-43 for Fire & EMS Uniform Supply for Fire Rescue to S.T.A.R. Apparel & Plastics, Inc. of Oakwood, GA and North America Fire Equipment Co. of Decatur, AL. The estimated annual cost is \$536,900.00.
- 32 Approve the award of IFB #054-43 Concrete Repair Services at Fire Stations 5, 8, 12 and 13 for Fire Rescue to Chattahoochee Group, Inc. of Clermont, GA, in the amount of \$70,145.12.
- 33 Approve the Master Subscription and License Agreement for a new Record Management System (RMS) for Fire Rescue with EPR Systems USA, Inc. of Jacksonville, FL in the amount of \$74,195.00, subject to review and approval by the County Attorney.
- 34 Approve the sole source contract for Fleet Maintenance and Repair Services for Fire Rescue Vehicles and Apparatus Equipment for Fire Rescue to Ten-8 Fire & Safety LLC, of Bradenton, FL; and approval and authorization for the Chairman to execute a lease agreement with Ten-8 Fire & Safety LLC for the leasing of one (1) maintenance bay located at 2801 Allen Creek Road, subject to review and approval by County Attorney. The estimated annual cost is \$951,777.00.
- 35 Approve the award of IFB #057-43 Tree Cutting, Removal and Stump Grinding Services for forty-five (45) trees located in Chicopee Village for the Road Maintenance Division to AKA Tree Service of Oakwood, GA, in the amount of \$66,510.00.
- 36 Approve Change Order #2 to Task Order #2022-034 under RFP/Q #42-002 Demand Services for Resurfacing, Paving, and Full Depth Reclamation of various County roads for the FY 2023 resurfacing program for Public Works & Utilities to Allied Paving Contractors, Inc. of Pendergrass, GA. The estimated cost is \$99,000.00.

- 37 Approve the award of RFQ/P #43-021 Construction Manager at Risk for Hall County Health Department Campus Renovations for Public Works & Utilities to Hogan Construction Group, LLC of Peachtree Corners, GA. The estimated cost is \$1,048,337.67.
- 38 Approve the renewal of the annual contract for RFQ/P #43-001 Demand Services for Professional Architectural Services for Public Works & Utilities to Precision Planning, Inc. of Lawrenceville, GA, CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) of Suwanee, GA, and Hussey, Gay, Bell & DeYoung International, Inc. of Duluth, GA. The estimated annual cost is \$400,000.00.
- 39 Approve the renewal of the annual contract for RFQ/P #41-001 Demand Services for Civil Engineering for Public Works & Utilities to Atlas Technical Consultants, LLC of Duluth, GA, CPL Architects, Engineers, Landscape and Surveyor, D.P.C. (P.C.) of Suwanee, GA and Hussey, Gay, Bell, & DeYoung International of Duluth, GA. The estimated annual cost is \$150,000.00.
- 40 Approve the renewal of the annual contract for RFQ/P #43-004 Sewer System Operation Services for Public Works & Utilities to ClearWater Solutions, LLC of Auburn, AL. The estimated annual cost is \$1,149,652.00.
- 41 Approve the renewal of the annual contract for RFP/Q #41-006 Demand Services for Hall County Sewer System for Public Works & Utilities to AECOM Technical Services, Inc. of Atlanta, GA, Civil Engineering Consultants, Inc. of Marietta, GA and Tetra Tech, Inc. of Atlanta, GA. The estimated annual cost is \$1,800,000.00.

**Other Business - Appointments for Consideration**

- 42 Appointment to the Avita Community Partners Board to serve a term from July 1, 2023 to June 30, 2026. Commission Districts 1, 2, 3 & 4.

*Commissioner Higgins/Commissioner Stowe— approve tabling item 42 until the June 8, 2023 Voting Meeting — unanimous*

*Following item 48, Chairman Higgins requested to return to item 42.*

*Commissioner Powell/Commissioner Stowe — approve removing item 42 from the table — unanimous*

*Commissioner Higgins/Commissioner Powell — appoint Kim Stephens — unanimous*

- 43 Appointment to the GA Department of Behavioral Health and Development Disabilities (DBHDD) Region 1 Advisory Board to serve a term from July 1, 2023 to June 30, 2024. Commission Districts 1, 2, 3 & 4.

*Commissioner Powell/Commissioner Stowe — approve tabling item 43 until the June 8, 2023 Voting Meeting — unanimous*

- 44 Appointment to the Department of Family and Children's Services (DFACS) to serve a term from July 1, 2023 to June 30, 2028. Chairman's Appointment.

*Chairman Higgins/Commissioner Stowe — appoint Helen Scovill — unanimous*

- 45 Appointment to the Citizens Advisory Board of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2023 to June 30, 2026. Commission District 1.

*Commissioner Cooper/Commissioner Powell — appoint Kim Jackson — unanimous*

### **Other Business - Planning and Development**

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

- 46 Public Hearing to transmit Hall County's updated short-term work program and capital improvement element to the Georgia Mountains Regional Commission.

*Mr. Lawhon introduced the item. Ms. Doveton discussed the item. Mr. Lawhon conducted the Public Hearing.*

*There were no comments from the public.*

*Commissioner Powell/Commissioner Stowe — approve — unanimous*

- 47 **Public Hearing: Section 17.180 | Text Amendment |** Proposed amendment to Section 17.180. A copy of the proposed amendment is available from the Hall County Planning office | All Commission Districts | **Hall County Planning, applicant.** NOTE: Tabled at the April 13, 2023 Voting Meeting until the May 25, 2023 Voting Meeting.

*Commissioner Cooper/Commissioner Powell — approve removing item 47 from the table — unanimous*

*Ms. Doveton discussed the item. Public Hearing was previously closed at the April 13, 2023 Voting Meeting.*

*Commissioner Cooper/Commissioner Powell — approve — unanimous*

### **Public Hearing to amend Hall County's Zoning Map as follows:**

- 48 **4240 Winder Highway | Amend Conditions |** of a Planned Office Development (POD) on a 7.03± acre tract located on the west side of Winder Highway approximately 975 feet from its intersection with Martin Road | Zoned POD; Tax Parcel 15044B000009 | **Proposed use: mixed offices |** Commission District 1 | **Maroun Aoun, applicant.**

Mr. Lawhon introduced the item. Ms. Doveton discussed the item. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board:

Favor:

- Jonathan Gomolak, 1519 Willow Gate Trace, Auburn

Commissioner Cooper/Commissioner Powell — approve with the five (5) conditions listed below — unanimous

Conditions:

1. The development shall occur as depicted on conceptual site plan. Planning Director can approve changes related to topographic or geological conditions provided there is no increase in number of buildings, parking, or square footage proposed and provided no reduction in buffers or landscaping are proposed.
2. Prior to the issuance of an occupancy permit and business license for the office use, the applicant shall work with Hall County Building Inspections to ensure the proper building codes are met.
3. All off-street parking shall meet minimum standards as specified in section §17.250 of the Official Code of Hall County. Parking areas shall be paved with either asphalt or concrete.
4. All lighting on the premises shall be of a non-spill type.
5. The rear property line adjacent to tax parcel 15044G000029 shall have an undisturbed buffer of 50 feet and shall be shown on an updated site plan.
6. All zoning conditions shall be included in all construction plans. Standard Development Review process shall be followed.

Chairman Higgins requested to return to item #42.

### **County Administrator**

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

- Hall County Offices will be closed on Monday, May 29, 2023 in observance of the Memorial Day holiday.

### **Commission Time**

Commissioner Gregg Poole, District 3, wished everyone a Happy Memorial Day.

Commissioner Jeff Stowe, District 4, announced the Butler Park Splash Pad opening this Saturday, May 27, 2023 from 11:00 a.m. to 3:00 p.m. Thanked Sarah Crowe, Parks staff, the Sheriff's Office and the Butler Park Steering Committee for putting the event together. Acknowledged the recent grant approval for 2.2 million for Hall County and 2.2 million for the City of Gainesville to continue work in the area of Butler Park.

### **Adjourn**

*Commissioner Stowe/Commissioner Powell — adjourn at 6:41 p.m. — unanimous*