



**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, July 10, 2023 - 03:00 PM**

Call to Order

Chairman Higgins at 3:00 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 Katie Crumley, Commission Clerk Jennifer Rivera, and County Attorney William Linkous III

Vice-Chairman Billy Powell was present by phone.

Community Services and Parks

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

- 1 Approve the award of IFB #021-44 Furnish and Install New Playground Equipment at Cool Springs Park for Parks & Leisure to Bliss Products and Services, Inc. of Lithia Springs, GA, in the amount of \$199,872.31.

Consent

County Attorney

Mr. Linkous addressed the Board.

- 2 Approve the amendment to the November 17, 2022 Meeting Minutes regarding item 17 (Application of Atlas Development Services, Inc.) to correct a scrivener's error.

Consent

- 3 Approval and authorization for the Chairman to execute a resolution consenting to the de-annexation of 4042 Brock Drive, Oakwood, GA, pursuant to O.C.G.A. § 36-36-22, and authorize the Chairman to execute the resolution and any and all documents necessary to consent to the de-annexation, subject to the review and approval by the County Attorney.

Consent

- 4 Approve the Stipulation and Settlement Agreement in the worker's compensation case of Sheriff's Office employee Ernestine Smith, 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.

Consent

- 5 Approval and authorization for the Chairman to execute an Intergovernmental Agreement with the Town of Braselton, City of Buford, Town of Clermont, City of Flowery Branch, City of Gainesville, City of Gillsville, City of Lula, City of Oakwood, and City of Rest Haven regarding a Transportation Special Purpose Local Option Sales and Use Tax (TSPLOST) and authorization for the Chairman to take any additional action necessary to effectuate the Agreement, subject to review and approval by the County Attorney.

Consent

- 6 Approval and authorization for the Chairman to execute a resolution of the Board of Commissioners of Hall County calling for an election on the question whether or not to impose a Transportation Special Purpose Local Option Sales and Use Tax (TSPLOST), subject to Hall County voters' approval of a referendum on November 7, 2023, and authorization for the Chairman to take any and all additional action necessary to effectuate the Resolution, subject to review and approval by the County Attorney.

Financial Services

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

- 7 Approve the FY 2024 Gainesville-Hall County Economic Development Council Service Contract between Hall County and the Greater Hall Chamber of Commerce in the amount of \$185,000.00.

Consent

- 8 Approve the adoption of the Tax Levy Resolution for the Hall County School District for FY 2024.

Consent

- 9 Approve the award of IFB #056-43 General Contractor for Hire for the construction of a new gymnasium for Boys & Girls Club of Lanier to Pencor, LLC of Alpharetta, GA, in the amount of \$2,474,740.00. This award is funded by the Community Development Block Grant (CDBG) with no financial obligation to Hall County.

Consent

- 10 Approve the renewal of the annual contract for RFQ/P #41-002 Demand Services for On-Call Concrete Contractors for various County departments to Chattahoochee Group, Inc. of Clermont, GA, Multiplex, LLC of Duluth GA, and Sol Construction, LLC of Atlanta, GA. The estimated annual cost is \$102,410.00.

Consent

Human Resources

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

- 11 Approve the renewal of the FY 2024 Memorandum of Understanding with the University of Georgia (UGA) Extension for Cooperative Extension Services and Personnel; authorize the Chairman to execute all related documents, subject to the review and approval by the County Attorney.

Consent

- 12 Approve the Employment Agreement for the Assistant Director of Financial Services.

Consent

Planning and Development

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

- 13 Approve the agreement renewal for On-Call Planning Services for Planning & Development to CPL Architects, Engineers, Landscape Architect & Surveyor, D.P.C., P.C. The estimated cost is \$707,595.00.

Consent

- 14 Public Hearing to adopt Hall County's updated short-term work program and capital improvement element.

- 15 Public Hearing for a new Malt Beverage Package license for Supermercado Hidalgo, located at 210 Atlanta Highway, Gainesville, GA 30501. Ownership is FN and MN Investment, LLC. License holder is Firoz Himani and the Registered Agent is Maria Diaz. Commission District 4.

- 16 Public Hearing to amend Title 17 of the Official Code of Ordinances of Hall County, Georgia, to comply with O.C.G.A. § 36-66-1 through 36-66-6, commonly known as the Zoning Procedures Law, as amended by the adoption of HB 1405; to repeal conflicting ordinances and resolutions; and for other purposes.

- 17 Public Hearing to change the name of a segment of road on the official Hall County road map from Deaton Creek Parkway to Deaton Way; being a ±0.096 mile section between Friendship Road and Thompsons Mill Road. Commission District 1.

- 18 **3263 Tanners Mill Road | Use Subject to County Commission Approval |** on a 37.28± acre tract located on the east side of Tanners Mill Road approximately 756 feet from its intersection with Weaver Road | Zoned AR-IV; Tax 15025 000002 | **Proposed use: agri-entertainment venue |** Commission District 1 | **Paden M. Dunagan, applicant.**

- 19 **3263 Tanners Mill Road | Variance** | to allow for outside amplification of voice, music and/or instruments except during a wedding ceremony on a 37.28± acre tract located on the east side of Tanners Mill Road approximately 756 feet from its intersection with Weaver Road | Zoned AR-IV; Tax 15025 000002 | **Proposed use: agri-entertainment venue** | Commission District 1 | **Paden M. Dunagan, applicant.**
- 20 **5800 Lanier Islands Parkway | Rezone (Amend Conditions)** | from Planned Commercial Development (PCD) Conditional to Planned Commercial Development (PCD) to amend existing conditions on a 3.57± acre tract located on the south side of Lanier Islands Parkway at its intersection with Beards Road | Zoned PCD; Tax Parcel 07329 004012 | **Proposed use: vehicle sales and construction equipment rental & sales** | Commission District 2 | **Vacutek, LLC, applicant.**
- 21 **4033 Hidden Hollow Drive | Rezone** | from Planned Residential Development (PRD) to Agricultural-Residential-III (AR-III) on a 4.36± acre tract located on the west side of Hidden Hollow Drive approximately 718 feet from its intersection with Hidden Hollow Terrace | Zoned PRD; Tax Parcel 10098 000125 | **Proposed use: permitted uses in AR-III** | Commission District 2 | **Bourdua REI, LLC/Brian Bourdua, applicant.**
- 22 **4375 Peckerwood Road | Rezone** | from Residential-I-Low Density (R-I-L) to Agricultural Residential-III (AR-III) on a 5.21± acre tract located on the east side of Peckerwood Road approximately 1,720 feet from its intersection with Gillsville Highway | Zoned R-I-L; Tax Parcel 15003 000136 | **Proposed use: permitted uses in AR-III** | Commission District 3 | **Carlos & Tara Gregory, applicants.**

Public Works and Utilities

Srikanth Yamala, Director of Community Development and Infrastructure, addressed the Board.

- 23 Approve the award of RFQ/P #43-027 Gainesville-Hall Metropolitan Transportation Plan: 2025 Update/Bicycle and Pedestrian Plan Update for the Gainesville-Hall Metropolitan Planning Organization (GHMPO) to RS&H, Inc. of Atlanta, GA, in the amount of \$398,500.00.

Consent

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

- 24 Approve the award of Task Order 2024-001 under RFP/Q #42-002 Demand Services for Resurfacing, Paving, and Full Depth Reclamation of various County roads for the FY 2024 resurfacing program to Allied Paving Contractors, Inc. of Pendergrass, GA, in the estimated amount of \$13,079,799.25.

Consent

- 25 Approval and authorization for the Chairman to execute an Early Acquisition Request to the Georgia Department of Transportation (GDOT) regarding four (4) parcels on the Spout Springs Road Phase II Project; authorization for the Chairman to execute any and all additional documents necessary to effectuate the transaction, subject to review and approval by the County Attorney.

Consent

- 26 Approve the Release of a \$297,169.00 Irrevocable Letter of Credit for Streets and Stormwater Management Facilities in Magnolia Station Phase II Subdivision. Commission District 3.

Consent

- 27 Approve the Acceptance of a \$297,169.00 Guaranty Performance/Maintenance Agreement for Streets and Stormwater Management Facilities in Magnolia Station Phase II Subdivision. Commission District 3.

Consent

Sheriff's Office

Major Sean McCusker, Sheriff's Office, addressed the Board.

- 28 Approve the purchase of Replacement VxRail Hardware and Software for the Sheriff's Office to Ahead, Inc. of Chicago, IL, in the amount of \$440,016.26.

Consent

County Administrator

Mr. Propes addressed the Board and presented a video story highlighting the adoption of Ace, a dog recently adopted from the Animal Shelter. Mr. Propes acknowledged Trey Garcia, Director of Animal Services and Brent Holloway, Director of Community Services and Parks for their hardwork and dedication. Mr. Propes thanked The Gainesville Times for their recent story on the Animal Shelter.

Public Comments

The following people addressed the Board:

- *Robert Farrell, 2723 Northlake Road, Gainesville*

Commission Time

The Commissioners did not have any items to report.

Adjourn

Chairman Higgins adjourned the meeting at 3:32 p.m.