



**HALL COUNTY BOARD OF COMMISSIONERS
MEETING 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
Wednesday, June 21, 2023 - 06:00 PM**

Call to Order

Chairman Higgins at 6:00 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 Administrators Katie Crumley and Casey Ramsey, Commission Clerk Jennifer Rivera, County Attorney William Linkous III, and Assistant County Attorney Justin Lawhon

Approve Agenda

Commissioner Stowe/Commissioner Powell — approve — unanimous

Invocation

1 Chairman Richard Higgins

Pledge

2 Commissioner Jeff Stowe

Public Comments

There were no comments from the public.

Consent Agenda

Commissioner Powell/Commissioner Poole — approve — Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — aye

Commissioner Stowe — recused

Motion passed.

- 3 Approve the June 19, 2023 Work Session minutes.
- 4 Approve the June 8, 2023 Voting Meeting minutes.
- 5 Approve the June 8, 2023 Executive Session minutes.
- 6 Approve the June 8, 2023 Meeting minutes.
- 7 Appointment to the Library Board to serve an unexpired term from July 1, 2023 to June 30, 2026. Commission District 2.
- 8 Approve the renewal of the annual contract for IFB #038-42 HVAC Repair Services for Building Maintenance to Ace Comfort Mechanical of Gainesville, GA. The estimated annual cost is \$170,000.00.
- 9 Approve the renewal of the annual agreement for an inmate work detail consisting of one (1) full-time correctional officer and four (4) inmates with the Georgia Department of Transportation (GDOT) of Atlanta, GA, in the amount of \$79,468.11.
- 10 Approve the renewal of the annual agreement for an inmate work detail consisting of one (1) full-time correctional officer and eight (8) to ten (10) inmates with the Georgia Department of Transportation (GDOT) of Atlanta, GA, in the amount of \$61,157.10.
- 11 Approve the extension of the Employment Agreement for Special Assistant County Attorney.
- 12 Approve the resolution regarding a land exchange with the City of Gainesville, pursuant to O.C.G.A. Section 36-9-3 (a)(3)(A), of two tracts of real property each totaling 0.278 acres in order to obtain land necessary for the Hall County Sheriff's Office Training Center facility on Allen Creek Road, and to authorize the Chairman to sign all documents, agreements, and deeds necessary to effectuate the land exchange, subject to review and approval of the County Attorney.
- 13 Approval and authorization for the Chairman to execute a master lease agreement between the Georgia Properties Commission and Hall County to lease rooms 105-114 of 1195 Jesse Jewell Parkway, Gainesville, GA for use as the Conflict Defenders' Office, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the lease, subject to review and approval by the County Attorney.

- 14 Approval and authorization for the Chairman to execute an Amendment to the Intergovernmental Agreement with the Chicopee Woods Area Park Commission dated September 11, 1989, so as to place responsibility for procurement of insurance coverage with the Chicopee Woods Area Park Commission, and authorization for the Chairman to execute any and all additional documents necessary to effectuate the Amendment, subject to review and approval by the County Attorney.
- 15 Approve the ratification of the amended application and award of the 2023 Judicial Council American Rescue Plan Act Grant funding for the Northeastern Judicial Circuit to address case backlogs in the amount of \$512,000.00 and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.
- 16 Approve the single source purchase of an Audio/Video Streaming System for Court Administration to S&L Integrated Systems, LLC of Thomasville, GA, in the amount of \$565,656.19.
- 17 Approve the award of IFB #012-44 Vehicle Fuels Delivery Annual Contract for various County departments to Mansfield Oil Company of Gainesville, Inc. of Gainesville, GA. The estimated annual cost is \$200,000.00.
- 18 Approve the FY 2024 annual contract renewal for property and casualty insurance brokers (Gallagher Bassett Services, Inc. and Arthur J. Gallagher Company), insurance program coverages, fees, and third party administrator (TPA) services in the amount of \$1,557,905.00; and authorize the Chairman to execute all related documents.
- 19 Approve the ratification of the application, award, a twelve (12) month Memorandum of Understanding with Evidence Based Associates, LLC and any further supplemental funding of the FY 2024 Juvenile Justice Incentive Grant for the Hall County Juvenile Court for \$697,945.00, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.
- 20 Approve Change Order #1 under RFQ/P #41-001 Demand Services for Civil Engineering Services for Planning & Development to CPL Architects, Engineers, Landscape Architect & Surveyor, D.P.C. (P.C.) of Suwanee, GA. The estimated cost is \$217,000.00.
- 21 Approve the award of IFB #004-44 Guardrail Installation and Maintenance Services for Public Works & Utilities to Bagwell Fence Company, Inc. of Spartanburg, SC. The estimated annual cost is \$110,750.00.
- 22 Approve the renewal of the annual contract for RFP #42-002 Demand Services for Resurfacing, Paving & Full Depth Reclamation for Public Works & Utilities to Allied Paving Contractors, Inc. of Pendergrass, GA and Pittman Construction Company of Conyers, GA. The estimated annual cost is \$13,953,289.00.
- 23 Approve the award of RFQ #44-004 Demand Services for On-Call Public Works Contractors for Public Works & Utilities to Allied Paving Contractors, Inc. of Pendergrass, GA, Strickland & Sons Pipeline, Inc. of Gainesville, GA, Multiplex, LLC of Duluth, GA, and Simpson Trucking & Grading, Inc. of Gainesville, GA. The estimated annual cost is \$2,400,000.00.

- 24 Approve the award of RFQ/P #44-007 Inmate Food Service Annual Contract for the Hall County Jail to Trinity Services Group, Inc. of Oldsmar, FL. The estimated annual cost is \$950,000.00.
- 25 Approve the annual contract with the State of Georgia Department of Human Services for Treatment Services to provide drug screening services and appoint the Treatment Services Director as the Program Designee and authorize the Chairman to execute all related award documents.

Other Business - Court Administration

Jason Stephenson, Court Administrator, addressed the Board.

- 26 Approve the award of RFQ/P #43-022 Owner’s Representative for Judicial Complex Space Study and Consultant Services for Court Administration to CGL Companies of Atlanta, GA, in the amount of \$414,696.00.

Commissioner Stowe/Commissioner Powell — approve the award to Comprehensive Program Services, Inc. (CPS) of Atlanta, GA in the amount of \$196,100.00 — unanimous

Other Business - Financial Services

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

- 27 Approve the Fiscal Year 2024 Budget Resolutions: (1) Fiscal Year 2024 Budget Resolution and (2) Victim Witness Program.

Mr. Geddings discussed the following information regarding the proposed Budget:

- *Operating and Capital Funds:*
 - *Operating Funds - \$313,289,591*
 - *Capital Funds - \$97,626,296*
 - *Total Countywide Budget - \$410,915,887*
- *FY 2023 Proposed Millage Rates:*
 - *General Fund - 3.440 mills*
 - *Fire Services Unincorporated - 2.650 mills*
 - *Fire Services Incorporated - 4.080 mills*
 - *Emergency Services - 0.571 mills*
 - *Development Services - 1.005 mills*
 - *Parks & Leisure Services - 0.364 mills*
 - *Total Unincorporated Millage Rate - 8.030 mills, which includes a full rollback*

Commissioner Powell/Commissioner Poole — approve — unanimous

- 28 Approve the Tax Levy Resolution setting the millage rates for 2023.

Commissioner Powell/Commissioner Stowe — approve — unanimous

- 29 Approve the Fiscal Year 2023 Budget Adjustment Resolution.

Commissioner Powell/Commissioner Stowe — approve — unanimous

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

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

- 30 **3724 Roy Parks Road | Use Subject to County Commission Approval |** on an 87.38± acre tract located on the north side of Roy Parks Road approximately 829 feet from its intersection with Talmo Road | Zoned AR-IV; Tax Parcel 15024 000019 | **Proposed use: equestrian center |** Commission District 3 | **Patricia M. Egan, applicant.**

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

The following people addressed the Board:

Favor:

- *Patricia Egan, 3724 Roy Parks Road, Talmo*

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

Conditions:

- 1. The equestrian center shall operate as described in the narrative and depicted on the site plan.*
- 2. A Hall County business license shall be obtained.*
- 3. A variance is granted for barn 2 for the setback requirement for structures used for the keeping of horses, per Section 17.240.060 from 200 feet to 140 feet from the property line.*
- 4. Per Section 2.60.060. — effective period of approved applications, all applications approved by the board, whether a request for variance from the terms of Title 17, a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of Title 17, shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy or establishment of business within six months from the date of approval by the board, said approval shall become null and void.*
- 5. The existing sign shall be allowed to remain as constructed.*

- 31 **5182 Odum Smallwood Road | Use Subject to County Commission Approval |** on a 27.40± acre tract located on the east side of Odum Smallwood Road approximately 480 feet from its intersection with Jess Helton Road | Zoned AR-IV; Tax Parcel 12004 000019 | **Proposed use: telecommunications facility |** Commission District 3 | **Verizon Wireless, applicant.**

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

The following people addressed the Board:

Opposition:

- *Juladie Ibanez, 5545 Odum Smallwood Road, Gainesville*

Commissioner Poole/Commissioner Stowe — approve tabling item 31 until the July 27, 2023 Voting Meeting — unanimous

- 32 **6084 Highway 52 | Use Subject to County Commission Approval |** on a 53.96± acre tract located on the south side of Highway 52 approximately 456 feet from its intersection with Hooper Road | Zoned AR-IV; Tax Parcel 15004 000034 | **Proposed use: telecommunications facility |** Commission District 3 | **Mattaniah S. Jahn P.A. obo VB BTS II, LLC, applicant.**

Mr. Lawhon introduced the item. Ms. Doveton discussed the item.

Commissioner Poole/Commissioner Powell — approve tabling item 32 until the July 27, 2023 Voting Meeting — unanimous

- 33 **6034 Lanier Islands Parkway | Rezone |** from Agricultural-Residential-III (AR-III) to Light Industrial (I-I) on a 7.67± acre tract located on the west side of Lanier Islands Parkway approximately 592 feet from its intersection with North Waterworks Road | Zoned AR-III; Tax Parcel 07330 001005 | **Proposed use: enclosed boat & RV storage |** Commission District 2 | **Over Under Storage, LLC, applicant.**

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

The following people addressed the Board:

Favor:

- Tom Daniel (appeared remotely), 401 West Park Court, Peachtree City

Commissioner Powell/Commissioner Poole — approve with the nine (9) conditions listed below — unanimous

Conditions:

1. The request to rezone the property to Light Industrial (I-I,17.160) is denied and shall be rezoned to Planned Industrial Development (PID, 17.180.090) instead.
2. The development shall generally occur as depicted on the site plans dated March, 27, 2023 and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations. No variances are granted as part of this request.
3. The non-residential development shall be subject to the standards of the Gateway Corridors Overlay District (GCOD,17.420). No variances are granted from these standards.
4. Any outdoor lighting on the premises shall be full cut-off downlight.
5. All parking and storage areas shall be paved with either asphalt or concrete.
6. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
7. All conditions of zoning shall be made part of any plats created for the property.
8. The development shall have a minimum 6 foot high decorative steel fencing with stone or brick columns spaced no less than every 50 feet along all right-of-ways. All other fencing shall be a 6 foot high black vinyl link fence and shall be installed along all other property lines.
9. Hours of operation shall be from 5 am to 10 pm.

34

6515 New Bethany Road | Rezone | from Highway-Business (H-B) to Light-Industrial (I-I) on a 1.86± acre tract located on the east side of New Bethany at its intersection with Old Lanier Islands Drive | Zoned H-B; Tax Parcel 07330 001006B | **Proposed use: Light Industrial |** Commission District 2 | **Genuine Mapping & Design, LLC, applicant.**

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

The following people addressed the Board:

Favor:

- Carla Baker, 5241 Hampton Mill Drive, Flowery Branch

Commissioner Powell/Commissioner Stowe — approve with the ten (10) conditions listed below — unanimous

Conditions:

1. The request to rezone the property to Light Industrial (I-I,17.160) is denied and shall be rezoned to Planned Industrial Development (PID, 17.180.090) instead.
2. The development shall generally occur as depicted on the site plans dated May 11, 2023 and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations. No variances are granted as part of this request.
3. The non-residential development shall be subject to the standards of the Gateway Corridors Overlay District (GCOD,17.420). No variances are granted from these standards.
4. Any outdoor lighting on the premises shall be full cut-off downlight.
5. All parking and storage areas shall be paved with either asphalt or concrete.
6. Plans for any further improvements or development of the property shall be submitted for review and appropriate permits obtained.
7. All conditions of zoning shall be made part of any plats created for the property.
8. The development shall have a minimum 6 foot high decorative steel fencing with stone or brick columns spaced no less than every 50 feet along all right-of-ways of New Bethany Road and Old Lanier Island Drive. All other fencing shall be a minimum 6 foot high black vinyl link fence and shall be installed along all other property lines.
9. Hours of operation shall be from 5 am to 10 pm for boat storage and repair.
10. The applicant shall install a 4 to 5 foot high landscaped berm along Old Lanier Islands Drive with decorative fencing.

35 **3675 & 3745 Friendship Road | Rezone** | from Agricultural-Residential-III (AR-III) & Highway-Business (H-B) to Light Industrial (I-I) on a 2.11± acre tract located on the east side of Friendship Road approximately 628 feet from its intersection with Swansey Road | Zoned H-B & AR-III; Tax Parcel 15048 000025D & 000025B | **Proposed use: landscape supply business** | Commission District 1 | **Yelitza Ossa-OSAS Concrete, applicant.**

Mr. Lawhon introduced items 35 and 36, which were heard together. Ms. Doveton discussed the items. Mr. Lawhon conducted the Public Hearing.

The following people addressed the Board regarding both items 35 and 36:

Favor:

- Hilda Abbott
- Bobb McCann, 1550 North Brown Road, Lawrenceville

Opposition:

- Stanley Harrison, 7475 Williams Road, Flowery Branch
- Phillip Harrison, 6061 Devonshire Drive, Flowery Branch

Commissioner Cooper/Commissioner Stowe — deny — Vote 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

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3675 & 3745 Friendship Road | Use Subject to County Commission Approval | on a 2.11± acre tract located on the east side of Friendship Road approximately 628 feet from its intersection with Swansey Road | Zoned H-B & AR-III; Tax Parcel 15048 000025D & 000025B | **Proposed use: outdoor storage within Gateway Corridors Overlay District |** Commission District 1 | **Yelitza Ossa-OSAS Concrete, applicant.**

Items 35 and 36 were heard together. See item 35 for public hearing details.

Commissioner Cooper/Commissioner Stowe — deny — Vote 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Poole — abstained

Commissioner Stowe — aye

Motion passed.

County Administrator

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

- *Hall County Offices will be closed on Tuesday, July 4, 2023 in observance of the Independence Day holiday.*
- *Thanked the Board of Commissioners for their leadership in our budget process. Thanked the Financial Services Department and Budget Committee for their work on the budget.*

Commission Time

Commissioner Billy Powell, District 2, thanked Hall County staff and Administration for their work on the budget.

Commissioner Gregg Poole, District 3, thanked Hall County staff for their work.

Chairman Richard Higgins stated the Commission works together and is only good as the information they are given. Appreciates the Hall County staff and for the information they provide.

Adjourn

Commissioner Stowe/Commissioner Poole — adjourn at 6:49 p.m. — unanimous