



**HALL COUNTY BOARD OF COMMISSIONERS
VOTING 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
Thursday, October 26, 2023 - 06:00 PM**

Call to Order

Chairman Higgins at 6:05 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, Deputy Commission Clerk Abril Olivas, County Attorney William Linkous III, and Assistant County Attorney Justin Lawhon

Approve Agenda

Commissioner Powell/Commissioner Stowe — approve — unanimous

Invocation

- 1 Chairman Richard Higgins

Pledge

- 2 Commissioner Jeff Stowe

Public Comments

There were no comments from the public.

Proclamation/s

- 3 Approve the proclamation recognizing October 2023 as Cybersecurity Awareness Month.

Commissioner Cooper presented MIS Director Daniel Sexton, Eric Carney, Jarrad Thomas, Allen Vosburgh, Adam Welker, Jeremy Prickett, Kevin York, Eric Britt, Benji Arevalo, Ricardo Bartolo and Toby Cato with the Proclamation.

Commissioner Powell/Commissioner Stowe — approve — unanimous

Consent Agenda

Commissioner Powell/Commissioner Stowe — approve — unanimous

- 4 Approve the October 23, 2023 Work Session Meeting Minutes.
- 5 Approve the October 12, 2023 Voting Meeting Minutes.
- 6 Approve the October 9, 2023 Meeting Minutes.
- 7 Approve the October 9, 2023 Executive Session Minutes.
- 8 Approve the appointment of Bobby Ogletree to the Northeast Georgia Region 2 Emergency Services Advisory Council to serve an unexpired term to June 30, 2026. Commission Districts 1, 2, 3 & 4.
- 9 Approve the purchase of one (1) 2023 Ford Transit Van for Animal Services to Billy Cain Ford of Commerce, GA, in the amount of \$54,074.00.
- 10 Approval and authorization for the Chairman to execute a Cooperative Management Agreement with the United States Department of the Army regarding Bolding Mill, Duckett Mill and Old Federal Campgrounds; and authorization for the Chairman to take any additional action necessary to effectuate the Agreement, subject to review and approval by the County Attorney.
- 11 Approve the ratification of the application and award of the FY 2024 Georgia Trauma Commission EMS Trauma Equipment Grant for Fire Rescue for emergency medical equipment in the amount of \$16,396.89, 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.
- 12 Approve the ratification of the application of the Criminal Justice Coordinating Council's (CJCC) Accountability Court Funding FY 2024 Enhancement and Innovation Grant for Treatment Services to provide additional substance use, mental health and ancillary services to program participants in the amount of \$114,455.22, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A cash match of \$15,607.53 is required.
- 13 Approve the purchase of two (2) tag-along trailers for Road Maintenance to Hooper Trailer Sales, Inc. of Monticello, GA, in the amount of \$53,990.00.
- 14 Approve the purchase of two (2) Mack tandem dump trucks for Road Maintenance to Gainesville Truck Center of Gainesville, GA, in the amount of \$351,196.00.

- 15 Approve the Task Order #2024-009 under RFP #39-001 Demand Services for On-Call Contractors for Construction of Right-Turn Lane on Rilla Road at Mt. Vernon for Public Works & Utilities to Chattahoochee Group, Inc. of Clermont, GA, in the amount of \$739,857.88.
- 16 Approve the ratification of the application and award for the 2023 State Homeland Security Program grant for the Sheriff's Office SWAT Team to purchase training and equipment in the amount of \$30,000.00, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related award documents. No match is required.
- 17 Approve the ratification of the application and award for the 2023 State Homeland Security Program grant for the Sheriff's Office to purchase K9 supplies in the amount of \$6,000.00 and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related award documents. No match is required.
- 18 Approve the ratification of the application and award for the 2024 Georgia Highway Enforcement of Aggressive Traffic (HEAT) Grant for the Sheriff's Office to provide 100% funding for enforcement hours, operating and travel expenses in the amount of \$186,800.80, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related award documents. No match is required.
- 19 Approve the ratification of the application and award of the FY 2024 Edward Byrne Memorial Justice Assistance Grant (JAG) of the U.S. Department of Justice for the Sheriff's Office to purchase license plate reader cameras in the amount of \$27,259.00, 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.
- 20 Approve the renewal of the Records Management System and Jail Management System's yearly maintenance and support for the Sheriff's Office to CentralSquare Technologies of Lake Mary, FL, in the amount of \$102,591.23.
- 21 Approve the purchase for Phase II HVAC Improvements for the Hall County Jail to Trane U.S. Inc. of Doraville, GA, in the amount of \$2,196,647.19.

Other Business - Administration

Sarah Crowe, Communications & Strategic Engagement Manager, addressed the Board.

- 22 Approve the award of RFP/Q #44-014 Demand Services On-Call Real Estate Brokerage Services for Administration to Perks by Perk Real Estate, LLC of Atlanta, GA, Avison Young Atlanta, LLC of Gainesville, GA, Candler Real Estate Group, LLC of Gainesville, GA and eXp Realty, LLC of Atlanta, GA.

Commissioner Powell/Commissioner Cooper — remove from agenda and re-bid — unanimous

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

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

23 **7042 Baker Lane | Use Subject to County Commission Approval |**
17.215.020. agri-entertainment | on a 31.02± acre tract located on the terminus
of Baker Lane | Zoned AR-IV; Tax Parcel 12037 000003 | **Proposed use: agri-
entertainment business | Commission District 3 | Laura Labovitz,
applicant.**

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

The following people addressed the Board:

Favor:

- Laura Labovitz, 7042 Baker Lane, Clermont*
- Sheri Labovitz, 5655 Glen Errol Road, Atlanta*
- Ariel Sabina, 4364 Mangum Mill Road, Gainesville*
- Rebecca Benfield, 129 Railroad Street, Clermont*
- Jeffrey Lerner, 6933 Baker Circle, Clermont*
- Ann Sagis, 19 Pierces Pond Road, Murrayville*

Opposition:

- Jeff Carruth, 7005 Baker Circle, Clermont*
- Angie Carruth, 7005 Baker Circle, Clermont*
- Randall Griffin, 6950 Baker Lane, Clermont*
- Carolyn Hutchinson, 6950 Baker Lane, Clermont*
- Jane Range, 200 E. E. Butler Parkway, Gainesville*

Commissioner Poole/Commissioner Powell — approve with the eight (8) conditions listed below — unanimous

Conditions:

- 1. The agri-entertainment business shall operate as described in the narrative and depicted on the site plan. No weddings shall be permitted.*
- 2. A maximum of 10 parking spaces must be provided on site and all vehicles including buses and vans must be parked in a designated parking space. Gravel and grass parking is permitted.*
- 3. Operation of the agricultural business shall be as follows:*
 - a. During daylight savings time, the operation of the agricultural business shall commence no earlier than 9:00 a.m. and shall terminate no later than 8:00 p.m. Monday through Saturday.*
 - b. During non-daylight savings time, the operation of the agricultural business shall commence no earlier than 9:00 a.m. and shall terminate no later than 6:00 p.m. Monday through Saturday.*
 - c. There shall be no business conducted on Sundays.*
 - d. This excludes uses customary to farm operations.*
- 4. Plans for any further improvements or development of the property shall be submitted for development review and appropriate permits obtained.*
- 5. All conditions of zoning shall be made part of any plats created for the property.*
- 6. No outdoor amplification of sound or noise shall be allowed.*
- 7. There shall be no shooting of guns, except for property owners.*
- 8. There shall be no tractor trailer traffic on the dirt road.*

24 **8545 Belton Bridge Road | Amend Conditions |** of a previous rezoning regarding a subdivision amenity area on a 8.23± acre parcel located at the terminus of Pintail Court | Zoned AR-IV; Tax Parcel 12127 000001 | **Proposed Use: Amenity area | Commission District 3 | Mallard View Homeowners Association, applicant.**

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

The following people addressed the Board:

Favor:

- *Don Williams, 8523 Mallard View Way, Lula*

Commissioner Poole/Commissioner Powell — approve with the two (2) conditions listed below — unanimous

Conditions:

- 1. The development is approved as generally shown on the site plan (dated May 16, 2023) and as described in the project narrative (dated August 9, 2023), modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval.*
- 2. The applicant shall provide off-street parking on the subject parcel in accordance with the requirements of 17.250, off-street parking, storage, and loading requirements.*

25 **4053 Cleveland Highway | Rezone |** from Agriculture-Residential-III (AR-III) to Suburban-Shopping (S-S) on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III (GCOD); Tax Parcel 12025 000036 | **Proposed use: grocery store, convenience store with gas & restaurant | Commission District 3 | Donnie Hunt, applicant.**

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

The following people addressed the Board:

Favor:

- *Donnie Hunt, 1001 Riverside Drive, Gainesville*
- *Raj Umani, 195 Antler Trail, Alpharetta*

Opposition:

- *Kerry Roberts, 310 Sunset Valley Circle, Cleveland*

Commissioner Poole/Commissioner Stowe — approve with the seven (7) conditions listed below — Vote: 4 to 0

Commissioner Cooper —aye

Commissioner Powell — nay

Chairman Higgins — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. Development is approved as generally shown on the preliminary site plan (dated March 3, 2023), landscape plan (dated March 3, 2023), and as described in the project narrative (dated June 13, 2023), modified as necessary for compliance with the conditions herein and development standards enforced at the time of site plan approval. Revisions to site plan can be approved by the Planning and Development Director during the Development Review/Land Disturbance Permit process provided that the revisions do not increase the number of buildings, gross area of the structures, decrease required greenspace, or buffers, change the design or materials of the structures, reduce the proposed parking count, reduce required landscaping, or changes related to driveways.*
- 2. The development shall be subject to the requirements of the Gateway Corridors Overlay District (GCOD, 17.420) and no variances are granted as part of this request.*
- 3. The recommendations of the left-turn lane queue analysis study shall be installed as part of the project development, subject to the approval of Hall County Traffic Engineering and the Georgia Department of Transportation. The developer shall be responsible for all costs associated with street and driveway improvements.*
- 4. The proposed development is subject to the off-street parking requirements of 17.250.020(A).*
- 5. All conditions of zoning shall be made part of any site plan or any plat recorded for the property.*
- 6. Developer shall work with Georgia Department of Transportation (GDOT) and Hall County staff to move the right in/right out entrance on Hwy 129S to the south side of the parking lot with a decel lane.*
- 7. Any changes to the proposed land uses will need to be approved by the Board of Commissioners.*

County Administrator

Mr. Propes did not have any items to report.

Commission Time

Commissioner Billy Powell, District 2, acknowledged current members of Leadership Hall. These members addressed the Board:

- Lane Waldberg, Georgia Mountain YMCA*
- Marco Arrellano, McDonalds*
- Ana Recendiz, Lanier Foot and Ankle*

Commissioner Jeff Stowe, District 4, announced he will be running for re-election as District 4 Commissioner in 2024. He stated the following, "First let me start off by thanking you for allowing me to serve the last eleven (11) years as your District 4 commissioner. We as a board have been able to accomplish many projects that benefit the residents of District 4. We worked with several communities to make their neighborhoods more walkable. This includes sidewalks in the Floyd Rd area, Highland's to Island's trail expansions along Atlanta Highway and connecting to UNG-Oakwood campus. We worked with GDOT for safety improvements on Athens Street Bridge over 985 and Atlanta Highway Bridge over Flat Creek. We opened our first new park in 10 years and Butler Park is the new standard of parks going forward. We as a board also worked with Gainesville, Flowery Branch and Oakwood to start an exit beautification program to enhance our existing entry points into the county. The Department of Transportation was responsible for cutting and maintaining the exits and they were being cut once a quarter. Our partnership hired a guard and uses inmate labor to now cut and pick up litter every other week. We also partnered with Gainesville on a project to help preserve Lake Lanier. We installed a Band along which removes trash from Flat Creek before it enters Lake Lanier. We also partner with the Lake Lanier Association on projects to better protect Lake Lanier. For our employees, the board opened its first clinic and pharmacy. This has allowed county employees access to care at no cost to them and prescription medications at a far reduced cost. Health Care insurance has been maintained at the same level for the last eight (8) years with no increase passed on to employees. We implemented a compensation study and have been able to get employees fairly compensated for the job compared to like jobs in the area. Most employees saw around a 20% increase in pay over the last 24 months. We have continued to invest in capital to make sure our employees have the best equipment to serve our citizens. In the fire department alone, we have purchased 16 new pumper trucks in last two years and we buy 3-4 ambulances every year. We have completed all these it ems and many more without having to raise taxes. This board has rolled back the millage rate every year, for the last six (6) years, and 10 of the 11 years that I have been on the board. When I entered the office, our general fund balance was \$14 million dollars. Our fund balance today is well over \$42 million while also paying down long-term debt by over \$20 million. We currently have the lowest millage rate since 1987 and the largest fund balance in the county's history. This financial strength has allowed the hospital to restructure their debt that is backed by the county for savings of more than 60 million dollars. This ensures them to continue to grow services and provide one of the strongest health care facilities in the county. It also allowed Chicopee Woods to recently refinance their bonds and save hundreds of thousands of dollars on their debt. Over the next 4 years I hope to see the connection of Butler Park to the Midtown Greenway from start and finish and the renovation of the health department campus and expanded services. I don't make promises that I don't have a plan to help make happen. You want and deserve a leader that has the experience and the ability to work with the other commissioners to ensure the gains we have made over the last eleven (11) years continue. I plan to seek re-election as District 4 Commissioner in 2024."

Adjourn

Commissioner Poole/Commissioner Powell — adjourn at 7:35 p.m. — unanimous