



**HALL COUNTY BOARD OF COMMISSIONERS  
WORK SESSION 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)  
Monday, March 11, 2024 - 03:00 PM**

**Call to Order**

*Chairman Higgins at 3:00 p.m.*

*Present:*

*Chairman Richard Higgins, Vice-Chairman Gregg Poole and Commissioners Kathy Cooper, Billy Powell 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, and County Attorney William Linkous III*

**Administration**

*Ms. Crumley addressed the Board.*

- 1 Approve the Addendum to the Intergovernmental Agreement with the City of Gainesville concerning trails, associated greenspace and Community Service Center campus improvements.

*Consent*

- 2 Approval and authorization for the Chairman to execute a lease agreement between Northeast Georgia Physicians Group, Inc. and Hall County for lease of the Medical Office Building located at 1292 Athens Street, 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.

*Consent*

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

- 3 Approve the award of RFQ/P #44-024 Demand Services On-Call Commercial Real Estate Brokerage Services for Administration to Norton Commercial & Acreage Group, LLC of Gainesville, GA, Candler Read Estate Group, LLC of Gainesville, GA and Avison Young-Atlanta, LLC of Gainesville, GA. The estimated annual cost to exceed \$50,000.00.

*Addition of Powell Property Group, Inc. of Cumming, GA as an approved vendor  
- Consent*

### **Appointments for Consideration**

- 4 Gainesville-Hall Development Authority appointment to serve a term from April 1, 2024 to March 31, 2028. Commission Districts 1, 2, 3, and 4.

*Appointment of Casey Ryals — Consent*

- 5 Chestatee Chattahoochee RC&D Council appointment to serve an unexpired term to December 31, 2024. Commission Districts 1, 2, 3 and 4.

*Appointment of Bill Nash — Consent*

### **Community Services and Parks**

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

- 6 Approve the ratification of the application and award for the Georgia County Internship Program (GCIP) Grant for Parks & Leisure Services to hire a County intern in the amount of \$2,259.50, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A cash match of \$1,000.00 will be required.

*Consent*

### **Corrections and Maintenance**

*Walt Davis, Director of Corrections and Maintenance, addressed the Board.*

- 7 Approve the renewal of annual contract for RFQ/P #43-013 Facilities Grounds Keeping and Lawn Maintenance Services for Facilities Management to BrightView Landscape Services, Inc. of Lawrenceville, GA, in the amount of \$200,775.80.

*Consent*

- 8 Approve the award of IFB #033-44 Courthouse Parking Garage Repairs – Phase II for Facilities Management to Southern Wall Systems II, LLC of Suwanee, GA, in the amount of \$274,703.00.

*Consent*

- 9 Approve the installation and purchase of roof repair and restoration at the Children With Special Needs Building (440 Prior Street, Gainesville) and Courthouse Annex (116 Spring Street, Gainesville) for Facilities Management to National Building Contractors, Inc. (dba NBC Weather Proofing Specialists) of Conyers, GA, in the amount of \$935,500.00.

*Consent*

## **County Attorney**

*Mr. Linkous addressed the Board.*

- 10 Approval and authorization for the Chairman to execute a resolution consenting to the de-annexation from the City of Lula of approximately 1.11 acres of real property located at 0 Old Cornelia Highway, Lula, GA, subject to review and approval by County Attorney.

*Consent*

- 11 Approval and authorization for the Chairman to execute a resolution consenting to the de-annexation from the City of Oakwood of approximately 2.29 acres of improved real property located at 4526 Railroad Street, Oakwood, GA, subject to review and approval by County Attorney.

*Consent*

- 12 Approval and authorization for the Chairman to execute a resolution accepting the donation of 4.3 acres of real property located at 1370 Athens Street, Gainesville, GA by Fieldale Farms Corporation for recreational and community purposes, and authorize the Chairman to sign any documents necessary to effectuate the transaction, subject to the review and approval of the County Attorney.

*Consent*

## **Emergency Management**

*Zach Brackett, Director of Emergency Management (EMA), addressed the Board.*

- 13 Approve the purchase of one (1) new 2024 Ford F-450 Crew Cab Truck with a Flatbed for Emergency Management to Wade Ford of Smyrna, GA, in the amount of \$80,535.00.

*Consent*

## **Financial Services**

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

- 14 Approve the award of RFQ/P #44-028 Demand Services for On-Call Fencing Installation for various County departments to Batten Enterprises, Inc. (dba Security Fence Company) of Braselton, GA and Blue Ridge Fence, Inc. of Lula, GA. The estimated annual cost to exceed \$50,000.00.

*Consent*

- 15 Approve the award of RFQ #44-021 Demand Services for General Contractor Services for Hall County Projects for various County departments to Chattahoochee Group, Inc. of Clermont, GA, BM&K Construction, Inc. of Braselton, GA, Scroggs & Grizzel Contracting, Inc. of Clermont, GA, and Hogan Construction Group, LLC of Norcross, GA. The estimated annual cost is \$5,700,000.00.
- 16 Approve the award of RFQ/P #44-027 Demand Services for On-Call Tree Cutting, Removal, and Stump Grinding for various County departments to One Two Tree, LLC of Marietta, GA, AKA Tree Service, LLC of Oakwood, GA, and Atlanta Premier Tree Solutions, LLC of Chattahoochee Hills, GA. The estimated annual cost to exceed \$50,000.00.

*Consent*

- 17 Approve the amendment to the existing Payment Processing Service Agreement with Catalis Payments, LLC (formerly Value Payment Systems, LLC) to add American Express as a payment option for credit card processing within Hall County.

*Consent*

## **Fire Rescue**

*Jerry Smith, Interim Fire Chief, addressed the Board.*

- 18 Approve the sole source purchase of a HAL Emergency Medical Trauma Simulator Manikin for Fire Rescue to Gaumard Scientific Company of Miami, FL, in the amount of \$83,739.00.

*Consent*

## **Planning and Development**

*Beth Garmon, Assistant Director of Planning & Development, addressed the Board.*

- 19 Approve Change Order #2 for the addition of professional service hours to complete the implementation of the Phase 2 upgrade of Accela Civic Applications software for Planning & Development to Accela, Inc. of San Ramon, CA, in the amount of \$38,570.00.

*Consent*

- 20 **6545 Misty Harbor Court | Use Subject to County Commission Approval | 17.60.040.H Minor subdivisions | on a 7.41± acre tract on the east side of Misty Harbor Court, approximately 1,000 feet from its intersection with Misty Harbor Lane | Zoned R-I; Tax Parcel 08149 000171 | Proposed Use: 5-lot subdivision | Commission District 2 | Yunsoon Kim, applicant.**

- 21 **0 Cornelia Highway | Rezone** | from Agricultural Residential IV (AR-IV) and Planned Commercial Development (PCD) to Light Industrial (I-I) | on a 9.39± acre tract located at the east side of Tribble Gap Road, 350± feet north of Cornelia Highway | Zoned AR-IV and PCD (GCOD), Tax Parcel 09030 000030 | **Proposed Use: Self-storage facility** | Commission District 3 | **Double E Properties, LLC, applicant.**
- 22 **0 Cornelia Highway | Variance** | 17.420.050.C.2.c. to reduce the required transitional buffer from 50 feet to 25 feet | on a 9.39± acre tract located at the east side of Tribble Gap Road, 350± feet north of Cornelia Hwy | Zoned AR-IV and PCD (GCOD), Tax Parcel 09030 000030 | **Proposed Use: Self-storage facility** | Commission District 3 | **Double E Properties, LLC, applicant.**
- 23 **3655 Friendship Road | Rezone** | from Agricultural Residential (AR-III) to Planned Residential Development (PRD) | on a 10.76± acre tract located on the northeast side of Friendship Road, approximately 230 feet from its intersection with Maple Valley Drive | Zoned AR-III, Tax Parcel 15048 000025 | **Proposed Use: 22-lot single-family development** | Commission District 1 | **3655 Friendship Rd., LLC, applicant.**
- 24 **0, 4611,4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road | Rezone** | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) on 117.31± acres located on the east side of J M Turk Road at its intersection with Guth Road | Zoned AR-III; Tax Parcels 15043 000027, 000109, 000128, 000201 & 15044 000035, 000035B, 000043, 000100, 000127 | **Proposed Use: 324-unit residential development** | Commission District 1 | **Thompson O'Brien Kappler & Nasuti PC, applicant.**

### **Public Works and Utilities**

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

- 25 Public hearing to request approval and authorization for the Chairman to execute a resolution for the expansion of a Special Tax District for street lights on Spring Road and Skelton Road in Hall County. Commission District 4.
- 26 Approval and authorization for the Chairman to execute an Intergovernmental Agreement with the City of Gainesville for collaboration on the design and construction of pedestrian facilities, infrastructure, and streetscape improvements to the Athens Street Corridor from the Martin Luther King, Jr. Boulevard intersection to the Athens Highway / U.S. Highway 129 – South intersection, subject to review and approval by the County Attorney.

*Consent*

- 27 Approve the ratification of the application for the US Department of Transportation's Rebuilding American Infrastructure with Sustainability and Equity (RAISE) Grant Program to provide funds for road improvements for the Spout Springs Road Widening, Phase 2, in the amount of \$25,000,000.00. A match of \$52,514,602.00 will be required.

*Consent*

- 28 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain, for public road purposes, with regard to the White Sulphur Road Realignment Project, Parcels 1, 3, and 7, Hall County tax parcel numbers 15020A000010, 15020A000012, and 15020A000012A, also known as 2862 White Sulphur Road, 2894 White Sulphur Road, and 3323 Seymour Road, presently owned by DANJI, LLC, and further authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcels, subject to review and approval by the County Attorney.
- 29 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain, for public road purposes, with regard to the White Sulphur Road Realignment Project, Parcels 4, 5, and 6, Hall County tax parcel numbers 15020A000011, 15020A000031, and 15020A000020, also known as 3331 Seymour Road, 3340 Seymour Road, and 3328 Seymour Road, presently owned by Benji B. Miller, and further authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcels, subject to review and approval by the County Attorney.
- 30 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain, for public road purposes, with regard to the White Sulphur Road Realignment Project, Parcel 8, Hall County tax parcel number 15020A000009, also known as 3330 White Sulphur Road, presently owned by Carol Ann Brown and Scott Puckett, Co-Trustees of the William and Patricia Puckett Irrevocable Trust, and further authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcel, subject to review and approval by the County Attorney.
- 31 Approval and authorization for the Chairman to execute a resolution authorizing the exercise of the power of eminent domain, for public road purposes, with regard to the White Sulphur Road Realignment Project, Parcel 10, Hall County tax parcel number 09108 000066, also known as 3255 White Sulphur Road, presently owned by Shirley Collins, and further authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcels, subject to review and approval by the County Attorney.

### **County Administrator**

*Mr. Propes did not have any items to report.*

### **Public Comments**

*There were no comments from the public.*

### **Commission Time**

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

- *Colonel Jonathan Pooley, Riverside Military Academy*
- *Frankie Capparelli, Rushton and Company*

*Commissioner Gregg Poole, District 3, stated that the presidential election is coming up and urged voters to be informed.*

*Commissioner Stowe/Commissioner Powell — to go into Executive Session at 3:48 p.m. — unanimous*

*Present:*

*Chairman Richard Higgins, Vice-Chairman Gregg Poole and Commissioners Kathy Cooper, Billy Powell 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 Special Assistant County Attorney Van Stephens*

*Mr. Stephens was present by phone.*

*Commissioner Powell/Commissioner Poole — to adjourn the Executive Session at 5:15 p.m. — unanimous*

## **Adjourn**

*Chairman Higgins adjourned the meeting at 5:15 p.m.*