



**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](http://www.hallcounty.org)  
**Thursday, May 23, 2024 - 06:00 PM**

**Call to Order**

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

**Approve Agenda**

*Commissioner Powell/Commissioner Poole — 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 proclaiming May 19-25, 2024 as National Emergency Medical Services (EMS) Week.

*Commissioner Cooper presented Fire Chief Jerry Smith and members of Fire Rescue with the Proclamation.*

*Commissioner Stowe/Commissioner Powell — approve — unanimous*

## **Consent Agenda**

*Commissioner Powell/Commissioner Stowe — approve — unanimous*

- 4 Approve the May 20, 2024 Work Session minutes.
- 5 Approve the May 10, 2024 TSPLOST Referendum Meeting minutes.
- 6 Approve the May 8, 2023 Voting Meeting minutes.
- 7 Approve the May 8, 2024 Executive Session minutes.
- 8 Approve the May 8, 2024 Meeting minutes.
- 9 Approve the nominations of Alan Wayne, Brian Daniel and Alex Wayne to the Airport Advisory Committee to serve a term from June 6, 2024 to ending June 5, 2027. Commission Districts 1, 2, 3, and 4.
- 10 Approve the re-appointment of Keith Morris to the Chicopee Woods Greens Committee to serve a term from July 1, 2024 to June 30, 2025. Commission Districts 1, 2, 3, and 4.
- 11 Approve the appointment of Jesse Patton to the Citizens Advisory Committee of the Gainesville Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2024 to June 30, 2027. Commission District 2.
- 12 Approve the re-appointment of Brent Hoffman to the Citizens Advisory Committee of the Gainesville Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2024 to June 30, 2027. Commission District 2.
- 13 Approve the re-appointment of Renee Gerrell to the Citizens Advisory Committee of the Gainesville Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2024 to June 30, 2027. Commission District 4.
- 14 Approve the appointment of Bob Norton to the Citizens Advisory Committee of the Gainesville Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2024 to June 30, 2027. Commission District 4.
- 15 Approve the re-appointment of Commissioner Billy Powell to the Convention and Visitor's Bureau (CVB) to serve a term from June 12, 2024 to June 11, 2025. Chairman's Appointment.
- 16 Approve the re-appointment of Christine Cave to the Convention and Visitor's Bureau (CVB) to serve a term from June 12, 2024 to June 11, 2025. Administrator's Appointment.
- 17 Approve the re-appointment of Karla Swafford to the Department of Behavioral Health & Developmental Disabilities (DBHDD) Region 1 Advisory Council to serve a term from July 1, 2024 to June 30, 2027. Commission Districts 1, 2, 3, and 4.
- 18 Approve the re-appointment of Avery Niles to the Department of Behavioral Health & Developmental Disabilities (DBHDD) Region 1 Advisory Council to serve a term from July 1, 2024 to June 30, 2026. Commission Districts 1, 2, 3, and 4.

- 19 Approve the appointment of Ginger Folger to the Department of Family & Children Services to serve a term from July 1, 2024 to June 30, 2029. Commission District 4.
- 20 Approve the re-appointment of Deborah Mack to the Georgia Mountains Regional Commission (GMRC) to serve a term from July 1, 2024 to June 30, 2025. Commission Districts 1, 2, 3, and 4.
- 21 Approve the re-appointment of Commissioner Kathy Cooper to the Library Board to serve a term from July 1, 2024 to June 30, 2025. Commission Districts 1, 2, 3, and 4.
- 22 Approve the re-appointment of John Delzell to the Library Board to serve a term from July 1, 2024 to June 30, 2027. Commission District 2.
- 23 Approve the appointment of Connie Higgins to the Library Board to serve a term from July 1, 2024 to June 30, 2027. Chairman's Appointment.
- 24 Approve the re-appointment of Mark Arnold to the Region II Emergency Medical Services (EMS) Advisory Council to serve a term from July 1, 2024 to June 30, 2027. Commission Districts 1, 2, 3, and 4.
- 25 Approve the renewal of the annual contract for IFB #001-43 Athletic Uniforms Supply for Parks & Leisure to Hobbs Sporting Goods, Inc. of Gainesville, GA. The estimated annual cost is \$62,440.00.
- 26 Approve the renewal of the annual contract for RFQ/P #44-012 Athletic Officiating Services for Parks & Leisure to Hall County Officials of Flowery Branch, GA. The estimated annual cost is \$148,000.00.
- 27 Approve the renewal of annual contract for IFB #012-43 Elevator Repair Services for Facilities Management to Premier Elevator Company (dba Elevated) of Stockbridge, GA. The estimated annual cost is \$65,050.00.
- 28 Approve the award of Task Order #2024-032 Courtroom Lighting Conversion for 4th Floor of Hall County Courthouse under RFQ #43-007 Demand Services for On-Call Electrical Contractors for Facilities Management to DeHart and Hill Electric, Inc. of Cumming, GA, in the amount of \$167,696.00.
- 29 Approve the award of IFB #014-45 New Tires, Related Parts and Services for various County departments to Kesler Tire Service, Inc. of Gainesville, GA and Harrison Tire Service of Gainesville, GA. The estimated annual cost is \$473,935.00.
- 30 Approve the renewal for the annual contract for 911 Computer Aided Dispatch Services for Central Communications/911 to TriTech Software Systems of Lake Mary, FL, in the amount of \$162,894.31.
- 31 Approve the renewal of the annual contract for IFB #001-44 Bottle Water Services for various County departments to Fontis Water, Inc. of Marietta, GA. The estimated annual cost is \$56,576.00.
- 32 Approve the renewal of the annual contract for IFB #011-44 Uniform Purchase for various County departments to Strongpoint, LLC of Gainesville, GA and Uniforms Unlimited of Athens, GA. The estimated annual cost is \$112,850.00.

- 33 Approve the renewal of the annual contract for RFQ #42-006 Demand Services for On-Call Plumbing Contractors for various County departments to B&W Mechanical Contractors, Inc. of Lawrenceville, GA and Stripes Plumbing Contractors, LLC of Gainesville, GA. The estimated annual cost is \$138,357.00.
- 34 Approve the renewal of the annual contract for IFB #017-44 Drug Screen Kits & Services for various County departments to Redwood Toxicology Laboratory, Inc. of Santa Rosa, CA. The estimated annual cost is \$140,025.00.
- 35 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 \$153,900.00.
- 36 Approve the renewal of the annual contract for IFB #006-44 Office Supplies for various County departments to Perimeter Office Products of Lawrenceville, GA and Advanced Office Solutions of Gainesville, GA. The estimated annual cost is \$161,818.00.
- 37 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 \$183,206.00.
- 38 Approve the renewal of the annual contract for IFB #012-44 Vehicle Fuels Delivery for various County departments to Mansfield Oil Company of Gainesville, Inc. of Gainesville, GA. The estimated annual cost is \$187,710.00.
- 39 Approve the renewal of the annual contract for IFB #009-43 Prescription and Over-the-Counter (OTC) Sundry Drugs for the Jail and Correctional Institution to Riverside Pharmacy, Inc. of Gainesville, GA. The estimated annual cost is \$200,865.00.
- 40 Approve the award of IFB #002-45 Disposable EMS Supply for Fire Rescue to Bound Tree Medical, LLC of Dublin, OH. The estimated annual cost is \$385,000.00.
- 41 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. (NAFECO) of Decatur, AL. The estimated annual cost is \$410,750.00.
- 42 Approve the renewal of the annual contract for IFB #016-44 Traffic Control Supplies for Traffic Engineering to Vulcan Signs of Foley, AL. The estimated annual cost is \$60,853.00.
- 43 Approve the renewal of the annual contract for RFQ/P #44-005 Demand Services for On-Call Right of Way Services to Atlas Technical Consultants, LLC of Duluth, GA, BM&K, PC of Braselton, GA, Croy Engineering, LLC of Marietta, GA, Johnson, Mirmiran & Thompson, Inc. of Hunt Valley, MD, and THC, Inc. of Duluth, GA. The estimated annual cost is \$600,000.00.
- 44 Approve the renewal of the annual contract for RFQ/P #41-006 Engineering Demand Services for Hall County Sewer System for Public Works & Utilities to Civil Engineering Consultants, Inc. of Marietta, GA, AECOM of Atlanta, GA and Tetra Tech, Inc. of Atlanta, GA. The estimated annual cost is \$600,000.00.

- 45 Approve the renewal of the annual contract for RFQ/P #43-004 Sewer System Operations Service for Public Works & Utilities to ClearWater Solutions, LLC of Auburn, AL. The estimated annual cost is \$974,841.00.
- 46 Approve the sole source purchase of In-Lieu Fee Credits related to Sardis Road Connector Project for Public Works & Utilities to Georgia-Alabama Land Trust, Inc. of Piedmont, AL, in the amount of \$2,379,500.00.
- 47 Approval and authorization for the Chairman to execute a Underground Easement between Hall County and Georgia Power Company to construct, operate, maintain, repair, renew and rebuild under the easement area its lines for transmitting electric current at 1292 SE Athens Street. Commission District 4.
- 48 Approve the acceptance of a \$142,375.00 Irrevocable Letter of Credit for Streets and Stormwater Management Facilities in Westchester Subdivision. Commission District 4.
- 49 Approve the acceptance of a \$980,202.00 Guaranty Performance/Maintenance Agreement for Sewer in Union Heights Subdivision. Commission District 1.
- 50 Approve the acceptance of a \$1,271,588.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Union Heights Subdivision. Commission District 1.
- 51 Approve the purchase of one (1) fully equipped 2018 and one (1) fully equipped 2020 Ford Explorer Police Pursuit Vehicles for the Sheriff's Office to Thomas J. Madden and Associates, Inc. of Braselton, GA, in the amount of \$60,000.00.
- 52 Approve the award of IFB #004-45 Emergency Lighting & Sirens Supply to West Chatham Warning Devices, Inc. of Savannah, GA. The estimated annual cost is \$385,000.00.

**Other Business - Appointments for Consideration**

- 53 Department of Behavioral Health & Developmental Disabilities (DBHDD) Region 1 Advisory Council appointment to serve a term from July 1, 2024 to June 30, 2027. Commission Districts 1, 2, 3, and 4.  
  
*Commissioner Stowe/Commissioner Powell — appoint Elizabeth Umberson — unanimous*
- 54 Department of Behavioral Health & Developmental Disabilities (DBHDD) Region 1 Advisory Council appointment to serve a term from July 1, 2024 to June 30, 2027. Commission Districts 1, 2, 3, and 4.  
  
*Commissioner Stowe/Commissioner Poole — appoint Jodie Cannon Kidd — unanimous*
- 55 Library Board appointment to serve a term from July 1, 2024 to June 30, 2027. Commission District 3.  
  
*Commissioner Poole/Commissioner Stowe — appoint Amy Brigham — unanimous*

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

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

- 56 **6305 Garden Lane | Use Subject to County Commission Approval |**  
17.110.040.O. Community Residences that fail to meet all requirements for an administrative occupancy permit | on a 0.97± acre tract located on the north side of Garden Lane, at its intersection with Spout Springs Road | Zoned AR-III; Tax Parcel 15046C000003 | **Proposed Use: Community residence**  
**| Commission District 1 | Priority Personal Care Home, LLC, applicant**

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

*The following people addressed the Board:*

*Favor:*

- Daniel Stancea, 6305 Garden Lane, Flowery Branch*

*Commissioner Cooper/Commissioner Poole — approve — unanimous*

- 57 **4410 Holly Springs Road | Use Subject to County Commission Approval |**  
17.120.040.O. Telecommunications facilities | on a 100.37± acre tract located on the south side of Holly Springs Road, approximately 2,300 feet from its intersection with Bryant Quarter Road | Zoned AR-IV; Tax Parcel 15002 000061  
**| Proposed Use: Telecommunications facility | Commission District 3 |**  
**Verizon Wireless c/o Wayne Bruce, Pyramid Network Services,**  
**applicant**

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

*The following people addressed the Board:*

*Favor:*

- Wayne Bruce, 1901 Munford Place, McDonough*

*Commissioner Poole/Commissioner Stowe — approve with the six (6) conditions listed below — unanimous*

*Conditions:*

- 1. The proposed tower shall be located as shown on the site plan and as described in the narrative both dated on February 16, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. The total height of the tower and all appurtenances, including lightning rods, shall be limited to 265 feet as shown on the proposed construction drawings.*
- 3. The applicant shall provide an updated Federal Aviation Administration (FAA) Determination of No Hazard to Air Navigation letter prior to applying for any permits for the project.*
- 4. All federally required signage shall be permitted at the tower site.*
- 5. No variances or development exceptions are granted as part of this request unless explicitly listed herein.*
- 6. All conditions of zoning shall be made part of any plats or development plans created for the property.*

### **County Administrator**

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

- Hall County Offices will be closed on Monday, May 27, 2024 in observance of the Memorial Day holiday.*

### **Commission Time**

*Commissioner Jeff Stowe, District 4, stated splash pads at Laurel and Butler Parks are opening this weekend with a special event being held at Butler Park.*

### **Adjourn**

*Commissioner Powell/Commissioner Stowe — adjourn at 6:14p.m. — unanimous*