



**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, June 24, 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, and County Attorney William Linkous III

Community Services and Parks

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

- 1 Approve the Intergovernmental Agreement with the Hall County School District concerning cooperative use, maintenance and payment of utilities for joint public facilities.

Consent

- 2 Approve the Intergovernmental Agreement with the cities of Flowery Branch, Gainesville and Oakwood for maintenance and improvements to the Highlands to Islands Multi-Use Trail System.

Consent

Corrections and Maintenance

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

- 3 Approve the renewal of the annual agreement for an inmate work detail consisting of one (1) full-time correctional officer and four (4) to six (6) inmates with the Georgia Department of Transportation (GDOT) of Atlanta, GA, in the amount of \$61,157.10.

Consent

- 4 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.

Consent

- 5 Approve the award of IFB #023-45 Fire Sprinkler Maintenance Annual Contract for Building Maintenance to ProTech Fire, Inc. of Gainesville, GA. The estimated annual cost is \$122,000.00.

Consent

Financial Services

Taylor Samples, Interim Director of Financial Services, addressed the Board.

- 6 Approve the award of IFB #013-45 Propane Fuel Delivery Annual Contract for various County departments to Blossman Gas, Inc. of Oakwood, GA. The estimated annual cost is \$51,000.00.

Consent

- 7 Approve the award of RFP #44-031 Demand Services for Tool and Heavy Equipment Rentals for various County departments to M & R Rental of Gainesville, GA, United Rentals (North America), Inc. of Gainesville, GA, National Equipment Dealers, LLC of Dallas, GA and Sunbelt Rentals, Inc. of Fort Mill, SC. The estimated annual cost is \$55,000.00.

Consent

Mr. Samples gave a brief overview of the proposed FY 2025 budget.

- 8 Approve the Fiscal Year 2025 Budget Resolutions: (1) Fiscal Year 2025 Budget Resolution, (2) Victim Witness Program, and (3) Community Service Center Fund Balance Resolution.
- 9 Approve the Tax Levy Resolution setting the millage rates for 2024.
- 10 Approve the Fiscal Year 2024 Budget Adjustment Resolution.

Fire Rescue

Jerry Smith, Fire Chief, addressed the Board.

- 11 Approve the award of IFB #018-45 Replace Roof on Fire Station #6 for Fire Rescue to Colony Roofers, LLC of Atlanta, GA, in the amount of \$58,692.40.

Consent

Human Resources

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

- 12 Approve the renewal of the annual contract and addendum #001 for Hall County Pharmacy Management Services to On-Site Rx, Inc. of Gainesville, GA. The estimated annual cost is \$560,746.00.

Consent

Commissioner Stowe exited the meeting.

- 13 Approve the FY 2025 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 \$1,812,139.00; and authorize the Chairman to execute all related documents.

Consent

Commissioner Stowe re-entered the meeting.

- 14 Approve the renewal of the FY 2025 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

- 15 Approve the Employment Agreement for the Director of Financial Services.

Consent

- 16 Approve the Employment Agreement for the Director of Development Services.

Consent

- 17 Approve the Employment Agreement for the Director of Planning and Zoning.

Consent

- 18 Approve the Employment Agreement for the Director of Central Services.

Consent

Planning and Development

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

- 19 Public Hearing to adopt Hall County's updated short-term work program and capital improvement element to the Georgia Mountains Regional Commission.

- 20 **4549 Clarks Bridge Road | Use Subject to County Commission Approval** | on a 11.68± acre tract located on the west side of Clarks Bridge Road (GA-284), approximately 90 feet from North Browning Bridge Road | Zoned AR-IV; Tax Parcel 12071 000052 | **Proposed Use: Equestrian center with variances from the standards** | Commission District 3 | **Marie Allen, applicant**
- 21 **4151 Nopone Road | Rezone** | from Agricultural Residential IV (AR-IV) & Suburban Shopping (S-S) to Planned Industrial Development (PID) | on a 14.06± acre tract located on the north side of Nopone Road, approximately 623 feet from its intersection with Cleveland Highway (GA-11) | Zoned AR-IV & S-S; Tax Parcel 12026 000004 (pt.) | **Proposed Use: Self-storage facility** | Commission District 3 | **John Hemphill c/o Cloudwalker Investments, LLC, applicant**
- 22 **5079 Old Winder Highway | Rezone** | from Residential I (R-I) to Planned Residential Development (PRD) | on a 20.02± acre tract located on the east side of Old Winder Highway, approximately 1,496 feet from its intersection with Daylily Drive | Zoned R-I; Tax Parcel 15038 000059 | **Proposed Use: 105-unit townhome development** | Commission District 1 | **Steven P. Gilliam, applicant**
- Commissioner Poole exited the meeting.*
- 23 **5052 Cagle Road | Rezone** | from Agricultural Residential IV (AR-IV) to Planned Industrial Development (PID) within the Gateway Corridors Overlay District (GCOD) | on a 20.98± acre tract located on the south side of Cagle Road, at its intersection with Lula Road (GA-52) | Zoned AR-IV; Tax Parcel 09084 000003 | **Proposed Use: Industrial development** | Commission District 3 | **Gregg Poole, applicant**
- Commissioner Poole re-entered the meeting.*
- 24 **4610 & 4616 Winder Highway | Amend Conditions** | of a Planned Residential Development (PRD) on a combined 31.64± acre tract located on the south side of Winder Highway (GA-53); at its intersection with Plantation Drive | Zoned PRD; Tax Parcels 15037A000070 & 15037A000001 | **Proposed Use: 88-unit townhome development** | Commission District 1 | **Georgia South Development, LLC, applicant**

Public Works and Utilities

Jorge Gomez, Assistant Director of Public Works and Utilities, addressed the Board.

- 25 Approve the award of RFQ/P #45-004 Demand Services for On-Call Minor Resurfacing, Paving, and Sealcoating for Public Works & Utilities to Advanced Paving & Sealcoating Inc. of Gainesville, GA, Allied Paving Contractors, Inc. of Pendergrass, GA, Magnum Paving of Villa Rica, GA and Ryals Brothers, LLC of Lula, GA. The estimated annual cost is \$170,000.00.

Consent

26 Approve the renewal of the annual contract for RFQ/P #44-004 Demand Services for On-Call Public Works Contractors for Public Works & Utilities to Strickland & Sons Pipeline, Inc. of Gainesville, GA, Allied Paving Contractors, Inc. of Pendergrass, GA, Multiplex LLC of Duluth, GA and Simpson Trucking & Grading, Inc. of Gainesville, GA. The estimated annual cost is \$3,000,000.00.

Consent

27 Approve the renewal of annual contract for RFQ/P #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 \$14,800,000.00.

Consent

Tax Assessors

Steve Watson, Chief Appraiser, addressed the Board.

28 Approved the 2023 personal property refund in the amount of \$1,449.61 for overpayment of Hall County taxes regarding account #343062 in the name of Bradley Rennick.

Consent

29 Approve the 2021, 2022 and 2023 real property refund in the amount of \$1,767.00 for overpayment of taxes regarding property located at 1296 Sims Street, Gainesville, GA to 3U Ventures LLC.

Consent

30 Approve the 2022 personal property refund in the amount of \$1,777.57 for overpayment of Hall County taxes regarding account #311089 in the name of Elringklinger Engineered Plastics North America, Inc.

Consent

31 Approve the 2022 and 2023 personal property refund in the amount of \$21,117.41 for overpayment of Hall County taxes regarding account #339119 in the name of Supermercado Talpa #11.

Consent

32 Approve the 2023 personal property refund in the amount of \$128,552.92 for overpayment of Hall County taxes regarding property located at 2125 Candler Road, Gainesville, GA to Cottrell Properties LP.

Consent

33 Approve the renewal of the annual contract for RFP #42-007 Reappraisal & Equalization Assistance for Certain Real Property for the Tax Assessor's Office to GMASS, Inc. of Norwood, GA. The estimated annual cost is \$500,000.00.

Consent

Treatment Services

Heather Herrington, Director of Treatment Services, addressed the Board.

- 34 Approve the ratification of the application for the Criminal Justice Coordinating Council (CJCC) FY 2023 Accountability Court Housing Grant for Treatment Services to provide transitional and emergency housing assistance for participants in the amount of \$99,320.00, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related award documents. A 25% in-kind match is required.

Consent

County Administrator

Mr. Propes addressed the Board and stated the following:

- *Hall County Offices will be closed on Thursday, July 4, 2024 in observance of the Independence Day holiday.*
- *Presented a 'WIN' video highlighting the completion of the HVAC system updates at the Hall County Animal Shelter.*

Public Comments

There were no comments from the public.

Commission Time

Commissioner Gregg Poole, District 3, asked if there would be a meet and greet with the new Hall County Building Official. Mr. Propes advised that event is currently being scheduled for sometime in July.

Adjourn

Chairman Higgins adjourned the meeting at 3:42 p.m.