



**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, June 13, 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 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 with an amendment to move item 25 from the Consent Agenda and place to follow item 36 under Other Business - Public Works & Utilities — unanimous*

**Invocation**

- 1 Chairman Richard Higgins

**Pledge**

- 2 Commissioner Kathy Cooper

**Public Comments**

*There were no comments from the public.*

**Consent Agenda**

*Commissioner Powell/Commissioner Poole — approve — unanimous*

- 3 Approve the June 10, 2024 Work Session minutes.

- 4 Approve the June 10, 2024 Executive Session minutes.
- 5 Approve the June 10, 2024 Meeting minutes.
- 6 Approve the May 23, 2024 Voting Meeting minutes.
- 7 Approve the award of IFB #003-45 Electrical Repair Services for Facilities Management to DeHart and Hill Electric, Inc. of Cumming, GA and Capital City Electrical Services, LLC of Norcross, GA. The estimated annual cost is \$70,956.00.
- 8 Approve the award of RFQ/P #44-030 Demand Services for On-Call Roofing Installation and Repair Services for Facilities Management to Bone Dry Roofing Company of Bogart, GA, Core Roofing Systems, LLC of Alpharetta, GA and Roof Technology Partners, LLC of Woodstock, GA. The estimated annual cost is \$1,012,661.00.
- 9 Approve the award of IFB #009-45 Inmate Grocery & Meat Products Supply Services for the Correctional Institution to Performance Food Group, Inc. of Oakwood, GA, Sysco Atlanta of College Park, GA and Aasdel Corporation of Norcross, GA. The estimated annual cost is \$150,000.00.
- 10 Approve the award of IFB #008-45 Inmate Clothing & Related Items Supply for the Correctional Institution and Jail to Bob Barker Company, Inc. of Fuquay-Varina, NC, Hard Time Products, LLC of Rome, GA and Victory Supply, Inc. of Mount Pleasant, TN. The estimated annual cost is \$93,500.00.
- 11 Approve the award of RFQ/P #44-034 Demand Services for On-Call HVAC Unit Installation, Repair, & Maintenance for Building Maintenance to J.R. Hobbs Co - Atlanta of Lawrenceville, GA, Conditioned Air Systems, Inc. of Gainesville, GA and Freedom Mechanical, LLC of Lula, GA. The estimated annual cost is \$1,556,201.56.
- 12 Approve the renewal of the annual contract for RFQ/P #44-001 Demand Services for On-Call Flooring Contractors for various County departments to Covered + Clad Commercial Finishes of Buford, GA. The estimated annual cost is \$85,700.00.
- 13 Approve the renewal of the annual contract for RFQ/P #41-002 Demand Services for On-Call Concrete Contractors for various County departments to Chattahoochee Group, Inc. of Clermont, GA, Multiplex, LLC of Duluth, GA and Sol Construction, LLC of Atlanta, GA. The estimated annual cost is \$225,978.00.
- 14 Approve the award of IFB #021-45 Firefighting Boots, Gloves and Hoods for Fire Rescue to Profire and Tactical, LLC of Woodstock, GA, FireLine, Inc. of Winder, GA and Ten-8 Fire and Safety, LLC of Forsyth, GA. The estimated annual cost is \$51,895.00.
- 15 Approve the award of IFB #005-45 Firefighting Equipment for Fire Rescue to North America Fire Equipment Co., Inc. (NAFECO) of Decatur, AL. The estimated annual cost is \$130,000.00.

- 16 Approve the ratification of Change Order #1 under RFQ/P #41-001 Demand Services for Civil Engineering Services for permitting, inspection, and plan review services for Planning & Development to CPL Architects, Engineers, Landscape Architect & Surveyor, D.P.C. (P.C.) of Suwanee, GA, in the amount of \$372,545.00.
- 17 Approve the renewal of annual contract for IFB #018-44 Pavement Marking Installation and Removal Services for Public Works & Utilities to Peek Pavement Marking, LLC, of Columbus, GA. The estimated annual cost is \$140,228.00.
- 18 Approve the renewal of annual contract for IFB #010-44 QA/QC Engineering Construction Testing Services for Public Works & Utilities to ECS Southeast, LLP of Marietta, GA, Geo-Hydro Engineers, Inc. of Kennesaw, GA, Goodwyn Mills Cawood, LLC of Buford, GA, UES (previously Contour Engineering, LLC) of Kennesaw, GA and United Consulting of Norcross, GA. The estimated annual cost is \$200,000.00.
- 19 Approve the renewal of the annual contract for RFQ #42-026 Public Works & Utilities Program Management for Public Works & Utilities to Rochester & Associates, Inc. of Gainesville, GA. The estimated annual cost is \$545,000.00.
- 20 Approve the renewal of the annual contract for RFQ/P #41-001 Demand Services for Civil Engineering Services for Public Works & Utilities to CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) of Suwanee, GA, Atlas Technical Consultants, LLC of Duluth, GA and Hussey Gay Bell & De Young International, Inc. of Duluth, GA. The estimated annual cost is \$1,184,970.00.
- 21 Approve the renewal of the annual contract for RFQ/P# 43-001 Demand Services for Professional Architectural Services for Public Works & Utilities to Precision Planning, Inc. of Lawrenceville, GA, CPL Architects, Engineers, Landscape Architect and Surveyor, D.P.C. (P.C.) of Suwanee, GA and Hussey, Gay, Bell & DeYoung International, Inc. of Duluth, GA. The estimated annual cost is \$2,075,100.00.
- 22 Approve the award of Task Order #2024-038 Replace Storm Sewer on Lake Seminole Place in Morgan's Crossing Subdivision under RFQ #44-004 Demand Services for On-Call Public Works Contractors for Public Works & Utilities to Simpson's Trucking & Grading, Inc. of Gainesville, GA, in the amount of \$376,376.00.
- 23 Approval and authorization for the Chairman to execute a donation site agreement between Hall County and ATS Operating, LLC to collect donations from Hall County Recycling Center donation sites.
- 24 Approve the ratification of the application for the US Department of Transportation's Rural Surface Transportation Grant Program to provide funds for road improvements for the Spout Springs Road Widening, Phase 2, in the amount of \$62,011,681.00, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related award documents. A match of \$15,502,921.00 will be required.

- 25 ~~Approval and authorization for the Chairman to execute a Settlement Agreement for the purchase of real property located at 7210 Sherwood Mill Drive, Hall County, Georgia, tax parcel number 15041 000130, for the sum of \$623,000.00; authorization for the payment of qualifying moving expenses in the amount of \$11,908.14, required for the construction of the Spout Springs Road Phase 2 Project, and authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval by the County Attorney.~~
- 26 Approval and authorization for the Chairman to execute a resolution to ratify and affirm all actions taken in furtherance of the purchase of Parcel 073, Hall County tax parcel number 15042 000080, also known as 7030 Spout Springs Road, for the sum of \$390,000.00, required for the construction of the Spout Springs Road Phase 2 Project, and authorize the execution of any and all documents necessary to effectuate the ratification and affirmation, subject to review and approval by the County Attorney.
- 27 Approve Change Order #1 for design and construction services for Fire Station #17 to Hussey, Gay, Bell & DeYoung International, Inc. of Duluth, GA, in the amount of \$158,000.00.
- 28 Approve the award of IFB #001-45 Point Blank AXII-4 Ballistic Vests for the Sheriff's Office to Federal Eastern International, LLC (FEI) of Jacksonville, FL. The estimated annual cost is \$86,106.00.
- 29 Approve the annual contract renewal for medical services for the Hall County Jail to Dr. Linwood Zoller, M.D. of Gainesville, GA. The estimated annual cost is \$171,611.53.
- 30 Approve the ratification of Change Order #1 for inmate food service for the Hall County Jail to Trinity Services Group, Inc. of Oldsmar, FL, in the amount of \$260,000.00.
- 31 Approve the award of RFQ/P #45-006 Inmate Food Service for the Hall County Jail to Kellwell Food Management of Beattyville, KY. The estimated annual cost is \$1,000,000.00.
- 32 Approve the ratification of Change Order #1 for nursing services for the Hall County Jail to Correctional Nursing Services, LLC of Oakwood, GA, in the amount of \$234,000.00.
- 33 Approve the annual contract renewal for nursing services for the Hall County Jail to Correctional Nursing Services, LLC of Oakwood, GA. The estimated cost is \$1,500,000.00.
- 34 Approve the 2023 personal property refund in the amount of \$1,145.61 for overpayment of Hall County taxes regarding account #337224 to Rachel Machamer.
- 35 Approve Change Order #2 for additional professional service hours for Reappraisal & Equalization Assistance of Certain Real Property for the Tax Assessor's Office to Georgia Mass Appraisal Solutions and Services, Inc. (GMASS) of Norwood, GA, in the amount of \$149,658.00.

### **Other Business - Financial Services**

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

- 36 Present the proposed Fiscal Year 2025 Budget and Public Hearing.

*Mr. Lawhon introduced the item. Mr. Samples discussed the item. Mr. Lawhon conducted the Public Hearing.*

*There were no comments from the public.*

### **Other Business - Public Works & Utilities**

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

- 25 Approval and authorization for the Chairman to execute a Settlement Agreement for the purchase of real property located at 7210 Sherwood Mill Drive, Hall County, Georgia, tax parcel number 15041 000130, for the sum of \$623,000.00, authorization for the payment of qualifying moving expenses in the amount of \$11,908.14, required for the construction of the Spout Springs Road Phase 2 Project, and authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval by the County Attorney.

*Mr. Nash discussed the item and advised the amount of moving expenses is \$12,488.12.*

*Commissioner Stowe/Commissioner Poole — approve — unanimous*

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

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

- 37 **402 McConnell Drive | Reestablishment of a nonconforming use |** on a 0.22± acre tract located on the west side of McConnell Drive, approximately 186 feet from its intersection with Mimosa Street | Zoned R-II, Tax Parcel 00133 010011 | **Proposed Use: Automobile repair and maintenance |** Commission District 4 | **Randy Matheny, applicant**

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

The following people addressed the Board:

Favor:

- Randy Matheny, 128 Forrester Road, Maysville

Commissioner Stowe/Commissioner Poole — approve with the fourteen (14) conditions listed below — unanimous

Conditions:

1. No new development is approved in this applicant's request; however, in the future all new development shall be compliant with development standards as applicable at the time of plan approval.
2. All maintenance and repair of vehicles shall be conducted indoors.
3. No unregistered or junk vehicles shall be permitted to be stored onsite.
4. Any business sign shall be in conformance with the current Hall County sign standards.
5. Prior to the issuance of a business license for automotive detailing, documentation shall be provided detailing how wastewater is to be disposed of because sewer service is not available.
6. Prior to the issuance of a business license, an existing septic system evaluation is required.
7. Prior to the issuance of an occupancy permit, there shall be a six (6) foot height solid wood fence or masonry wall installed to provide adequate visual screening next to residential zoning.
8. Prior to the issuance of any building permits, a recorded plat shall be required.
9. All conditions of zoning shall be made part of any plat created for this property.
10. Hours of operation shall be Monday through Friday from 8:00am-6:00pm and Saturday from 8:00am - 3:00pm.
11. No more than twelve (12) vehicles awaiting repair shall be stored onsite and vehicles shall be stored in designated (striped) parking spaces. Vehicles awaiting repair shall not be stored for longer than thirty (30) days.
12. Parking in the right-of-way is prohibited.
13. Prior to the issuance of a business license, a site visit shall be conducted by Hall County Planning staff to verify the number and location of vehicles awaiting repair.
14. All vehicles shall be parked inside the fencing referencing site plan dated February 24, 1987 and submitted on March 13, 2024.

38

**5953, 5957, 5961, 5963 & 5967 Pocahontas Drive | Amend conditions of zoning |** on a 5.28± acre tract located on the east side of Pocahontas Drive, at its intersection with Nachoochee Trail | Zoned R-I; Tax Parcel 08131 002046 | **Proposed Use: 5-lot subdivision | Commission District 2 | Kimberly Zax, applicant**

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

The following people addressed the Board:

Favor:

- Lee Chambers, 4622 Pine Manor Bluff, Suwanee

Commissioner Powell/Commissioner Cooper — approve with the six (6) conditions listed below — unanimous

Conditions:

1. The property shall be subdivided into a maximum of five (5) building lots in accordance with the requirements of the Residential-I (R-1, 17.60) zoning district as detailed in 17.240 (area and setback requirements).
2. A subdivision plat shall be reviewed for compliance with all applicable standards found in the Official Code of Hall County as part of the Hall County Plat Review process.
3. All conditions of zoning shall be made part of any plats created for the property.
4. Permitting shall require normal review process.
5. A sign shall be posted on the lot thirty (30) days in advance of construction. The sign shall serve as notification of construction for the neighborhood.
6. Developer shall maintain a 20-foot undisturbed buffer on Lot 5 along the power line easement as shown in the site plan received March 11, 2024.

39

**4199 Perry Drive | Appeal a Planning Commission Decision for a Variance | 17.240.010. to reduce the left side yard setback | on a 0.26± acre tract located on the south side of Perry Drive, approximately 1,915 feet from its intersection with Mount Vernon Road (GA-283) | Zoned V-C; Tax Parcel 10117 000024 | Proposed Use: Detached garage | Commission District 3 | Nicholas DiQuollo, applicant; George E. Lee, appellant**

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

The following people addressed the Board:

Favor:

- George Lee, 4183 Perry Drive, Gainesville

Opposition:

- Nick DiQuollo, 4199 Perry Drive, Gainesville

Commissioner Poole/Commissioner Powell — deny appeal — unanimous

**County Administrator**

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

- *Thanked the Board of Commissioners for their leadership in the budget process.*
- *Thanked Interim Finance Director Taylor Samples, Assistant County Administrators Katie Crumley and Casey Ramsey, Dr. LisaRae Jones, Daniel Sexton, Elizabeth White and the rest of the Budget Committee and Department Directors for their work on the proposed budget.*

### **Commission Time**

*Commissioner Gregg Poole, District 3, discussed property assessments, appeals, sales ratio studies and state legislation that effects taxes.*

*Commissioner Jeff Stowe, District 4, stated that there will be a Juneteenth celebration this Saturday, June 15, 2024 at Butler Park between 3:00 and 8:00 pm.*

*Chairman Richard Higgins discussed property assessments, appeals and state legislation that effects taxes.*

### **Adjourn**

*Commissioner Stowe/Commissioner Powell — adjourn at 7:01 p.m. — unanimous*