



**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](http://www.hallcounty.org)  
Monday, October 21, 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 Administrator Katie Crumley, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez and County Attorney William Linkous III*

*Commissioner Stowe was present by phone.*

**Central Services**

*Kevin Ivey, Director of Central Services, addressed the Board.*

- 1 Approve the sole source purchase of Trane HVAC direct digital controls for the Emergency Services Center for Central Services to Trane U.S. Inc. of Atlanta, GA, in the amount of \$189,995.61.

*Consent*

**Community Services and Parks**

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

- 2 Approve the purchase of new all-inclusive playground equipment at Laurel Park for Parks & Leisure to Playground Creations of Atlanta, GA, in the amount of \$334,894.50.

*Consent*

- 3 Approve the award of Task Order #2025-021 Laurel Park Trail Improvements for Parks & Leisure Services to Chattahoochee Group, Inc. of Clermont, GA, in the amount of \$349,993.83.

*Consent*

## **Development Services**

*Randi Doveton, Director of Development Services, addressed the Board.*

- 4 Public Hearing on the Malt Beverage Package License for Fortuna Supermercado Corp. located at 5337 Thompson Bridge Road, Murrayville, GA 30564. Ownership is Fortuna Supermercado Corp. Managing Agent is Juan David Betancur and Registered Agent is Sharon Walters. Commission District 2.

## **Emergency Management**

*Jessica Benton, Assistant Director of Emergency Management Operations, addressed the Board.*

- 5 Approve the annual contract for Everbridge Mass Notification Alert System for Emergency Management to Everbridge, Inc. of Pasadena, CA, in the amount of \$64,914.71.

*Consent*

## **Management Information Systems**

*Daniel Sexton, Director of Management Information Systems, addressed the Board.*

- 6 Approve the award of RFQ/P #45-018 Design-Build Services for Fiber Cabling Installation for Management Information Systems (MIS) to Network Cabling Infrastructures, LLC of Duluth, GA, in the amount of \$377,277.35.

*Consent*

## **Planning & Zoning**

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

- 7 **5991 Swansey Road | Amend Conditions of Zoning |** on a 38.45 ± acre tract located on the south side of Swansey Road approximately 476 feet from its intersection with Circle Four Ranch | Zoned PRD, Tax Parcel 15048 000034 | **Proposed Use: 100-lot subdivision |** Commission District 1 | **Abernathy Engineering Group, applicant** NOTE: Tabled at the September 10, 2024 Voting Meeting until the October 24, 2024 Voting Meeting.
- 8 **0 & 3454 Gillsville Highway | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a combined 30.78± acre tract located on the south side of Gillsville Highway (GA-323), approximately 370 feet from its intersection with East Hall Road | Zoned AR-IV; Tax Parcels 15016 000158A & 000028C | **Proposed Use: 20-lot residential subdivision |** Commission District 3 | **Sabina Chowdhury, applicant** NOTE: Tabled at the September 10, 2024 Voting Meeting until the October 24, 2024 Voting Meeting.

- 9      **3613 White Sulphur Road | Rezone |** from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) & Gateway Corridors Overlay District (GCOD) | on a 10.00± acre tract located on the east side of White Sulfur Road at its intersection with Cornelia Highway | Zoned AR-IV; Tax Parcel 15019 000151 | **Proposed Use: Agricultural market |** Commission District 3 | **Reynolds-Hemmer Properties, LP, applicant**

### **Public Works and Utilities**

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

- 10      Approve the ratification of the application for the US Department of Transportation Federal Railroad Administration's Railroad Crossing Elimination Grant Program to provide funds for the project planning phase to relocate the Navajo Circle Railroad Crossing, in the amount of \$319,360.00. If awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related award documents. A match of \$79,840.00 will be required.

*Consent*

- 11      Approval and authorization for the Chairman to execute a Settlement Agreement with DANJI, LLC and Phoenix Financial Holdings, Inc. to acquire a portion of White Sulphur Road Realignment Project Parcels 1, 3, and 7 in the amount of \$1,350,000.00; and authorization to execute any and all additional documents necessary to effectuate the transaction, subject to review and approval by the County Attorney. Commission District 3.

*Consent*

- 12      Approve the ratification of the purchase of a 2025 Freightliner M2106 Asphalt Pro-Patcher Truck for Public Works & Utilities to Doggett Freightliner of South Texas, LLC, of Austin, TX, in the amount of \$209,252.70.

*Consent*

*Mr. Nash requested to add an additional item to the agenda regarding the Sardis Road Connector Project. The Board agreed to hear the item.*

- 18      Approve the request by Georgia Department of Transportation (GDOT) for Sardis Road Connector Project (PI# 0003626) Local Participation funds, in the amount of \$3,391,483.75. Commission District 2.

*Consent*

### **Sheriff's Office**

*1st Lieutenant Jeff Ashley, Sheriff's Office, addressed the Board.*

- 13      Approve the sole source purchase of Guard1 Inmate Tracking and Accountability Software and Equipment for the Hall County Jail to TimeKeeping Systems, Inc. of Solon, OH. The estimated cost is \$145,633.59.

*Consent*

- 14 Approve the purchase of twelve (12) new 2023 Dodge Chargers for the Sheriff's Office to Jacky Jones Chrysler Dodge Jeep Ram of Cleveland, GA, in the amount of \$421,992.00.

*Consent*

*Sergeant Jeremy Cooksey, Sheriff's Office, addressed the Board.*

- 15 Approve the ratification of the application and award for the 2025 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 \$151,680.00, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related award documents. No match is required.

*Consent*

### **Tax Assessors**

*Steve Watson, Chief Appraiser, addressed the Board.*

- 16 Approve the 2022 personal property refund in the amount of \$1,892.62 for overpayment of Hall County taxes regarding account #337470 in the name of Elizabeth B. Thompson.

*Consent*

- 17 Approve the 2023 personal property refund in the amount of \$2,000.32 for overpayment of Hall County taxes regarding account #341353 in the name of John T. Crane.

*Consent*

### **County Administrator**

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

- *Early Voting is currently underway and will continue through November 1, 2024. For questions about early voting or access to your ballot proof, visit the Elections page on the Hall County website. Early Voting locations are:*
  - *North Hall Community Center*
  - *East Hall Community Center*
  - *Mulberry Creek Community Center*
  - *Spout Springs Library*
  - *Murrayville Library*
  - *Chicopee Woods Ag Center*
  - *Gainesville Civic Center*
- *Announced there will be TSPLOST Public Information Session at the following location:*
  - *Presentation at the Oakwood City Hall - Today, October 21, 2024 at 6:00 pm*
- *Hall County Offices will be closed on Monday, November 11, 2024 in observance of the Veteran's Day holiday.*
- *Presented a 'WIN' video highlighting the grand opening of the NGPG Community Clinic. Thanked the Board, Hall County staff and all those involved in making this project a success.*

### **Public Comments**

*There were no comments from the public.*

### **Commission Time**

*The Commissioners did not have any items to report.*

### **Adjourn**

*Chairman Higgins adjourned the meeting at 3:34 p.m.*