



## **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, December 09, 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 Ana Dominguez and County Attorney William Linkous III*

### **Administration**

*Ms. Crumley addressed the Board.*

- 1 Approval and authorization for the Chairman to execute a master lease agreement between Hall County and Keep Hall Beautiful for lease of a portion of the Hall County Central Services Facility, located at 1694 Barber Road, and authorization for the Chairman to execute any and all documents necessary to effectuate the lease, subject to review and approval by the County Attorney.

*Consent*

### **Central Services**

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

- 2 Approve the award of Task Order #2025-025 Architectural Design Services for Hall County Government Center 3rd Floor Renovation under RFQ/P# 43-001 Demand Services for Professional Architectural Services for Central Services to Hussey, Gay, Bell, & DeYoung International, Inc. of Duluth, GA, in the amount of \$169,500.00.

*Consent*

### **Community Services and Parks**

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

- 3 Approval and authorization for the Chairman to execute a Lease Agreement with the United States Department of the Army regarding Sardis Creek Park; and authorization for the Chairman to take any additional action necessary to effectuate the Agreement, subject to review and approval by the County Attorney.

*Consent*

## **Development Services**

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

- 4 Approval and authorization for the Chairman to execute a resolution to amend the Code of Ordinances of Hall County, Georgia relating to Section 5.30 Malt Beverages and Wine, subject to review and approval by the County Attorney.

*Consent*

- 5 Public Hearing on the Farm Winery Alcohol License for Flowery Branch Winery and Vineyard located at 5773 Conner Road, Flowery Branch, GA 30542. The managing and registered agent is Dwayne Bradley Walton. Commission District 2.

- 6 Public Hearing on the Malt Beverage and Wine Package Alcohol License for Tienda El Calentano, LLC located at 3262 Cleveland Highway, Gainesville, GA 30506. The managing and registered agent is Pedro Arrojo, Jr. Commission District 3.

- 7 Approve the 2025 business license renewal for The Venue at Country Place Farm, LLC located at 3266 Chestatee Road, Gainesville, GA 30506. The owner is The Venue at Country Place Farm, LLC. Commission District 2.

*Consent*

- 8 Approve the 2025 business license renewal for LL Farm, located at 5586 Ransom Free Road, Clermont, GA 30527. The business owner is L L Farm 2011, LLC. Commission District 3.

*Consent*

- 9 Approve the 2025 business license renewal for Calvary Station, LLC located at 1563 Calvary Church Road, Gainesville, GA 30507. The business owner is Calvary Station, LLC. Commission District 4.

*Consent*

## **Financial Services**

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

- 10 Approve the declaration of surplus vehicles and authorize the Chairman to execute any and all documents necessary to declare as surplus and unserviceable, and authorize the Purchasing Division to upload for auction on GovDeals.com auction website, subject to review and approval by the County Attorney.

*Consent*

*Mr. Samples introduced Amanda Wilkson of Bates, Carter & Company.*

- 11 Presentation of the Hall County FY 2024 Annual Audit Report.

*Ms. Wilkson presented the FY 2024 Annual Audit Report.*

### **Fire Rescue**

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

- 12 Approve the award of Task Order #2025-022 Fire Station 11 Remodel under RFQ# 44-021 Demand Services for On- Call General Contractor Services for Fire Rescue to Scroggs & Grizzel Contracting, Inc. of Clermont, GA. The estimated cost is \$242,548.00.

*Consent*

- 13 Approve the annual contract renewal for RFQ/P #43-015 EMS Billing and Collection Services for Fire Rescue to Digitech Computer, LLC, of Chappaqua, NY. The estimated annual cost is \$268,353.00.

*Consent*

### **Gainesville-Hall Metropolitan Planning Organization (GHMPO)**

*Joseph Boyd, Director of Transportation Planning for Gainesville-Hall Metropolitan Planning Organization (GHMPO), addressed the Board.*

- 14 Approve the award of RFP #45-021 Hoschton Master Transportation Plan for Gainesville-Hall Metropolitan Planning Organization (GHMPO) to Keck & Wood, Inc. of Duluth, GA, in the amount of \$148,305.00.

*Consent*

### **Human Resources**

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

- 15 Approve the Employment Agreement for the Warden of the Correctional Institution.

*Consent*

- 16 Approve the Employment Agreement for the Assistant Director of Public Works & Utilities.

*Consent*

- 17 Approve the Georgia First Responder PTSD Program coverage for critical illness and long-term disability to ACCG Insurance-IRMA of Atlanta, GA; authorization for the Chairman to execute all related documents, subject to the review and approval by the County Attorney. The estimated annual cost is \$136,900.00.

*Consent*

- 18 Approve the annual renewal of the retiree medicare advantage plan with Aetna Medicare of Atlanta, GA. The estimated cost of this renewal is \$381,401.28; authorization for the Chairman to execute all related documents, subject to the review and approval by the County Attorney.

*Consent*

- 19 Approve the renewal of the Third Party Administrator (TPA) and Excess Worker's Compensation for plan year 2025 with Arthur J. Gallagher Risk Management Services, Inc. of Atlanta, GA, and Gallagher Bassett Services, Inc. of Rolling Meadows, IL. The estimated cost of this renewal is \$404,923.00; authorization for the Chairman to execute all related documents, subject to review and approval by the County Attorney.

*Consent (Commissioner Stowe - recused)*

## **Planning & Zoning**

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

- 20 **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. NOTE: Tabled at the October 24, 2024 Voting Meeting until the December 12, 2024 Voting Meeting.
- 21 **4336, 4370, & 4420 Benefield Road | Rezone |** from Agricultural Residential IV (AR-IV) and Planned Commercial Development (PCD) to Planned Residential Development (PRD) | on a combined 68.83± acre tract located on the south side of Benefield Road, approximately 900 feet from its intersection with Village South Drive | Zoned AR-IV and PCD; Tax Parcels 15028 000014, 000070, & 000090 (pt.) | **Proposed Use: 302-unit residential development | Commission District 1 | Edge City Properties, Inc., applicant** NOTE: Tabled at the September 24, 2024 Voting Meeting until the December 12, 2024 Voting Meeting.

- 22     **5859 & 5871 Brookton Lula Road | Rezone** | from Agricultural Residential (AR-IV) to Planned Industrial Development (PID) & Gateway Corridors Overlay District (GCOD) | on a combined 2.01± acre tract located on the south side of Brookton Lula Road, approximately 311 feet from its intersection with Cleveland Highway | Zoned AR-IV; Tax Parcels 12030 000009E & 000009C | **Proposed Use: Welding business** | Commission District 3 | **Jason Helton, applicant**
- 23     **6539 Ransom Free Road | Use Subject to County Commission Approval** | on a 19.78± acre tract located on the southwest side of Ransom Free Road at its intersection with Thompson Road | Zoned AR-IV; Tax Parcel 12014 000023 | **Proposed Use: Agri-entertainment venue** | Commission District 3 | **Patrick & Lorraine Cash, applicant**
- 24     **0 Dorsey Drive | Use Subject to County Commission Approval** | on a 6.42± acre tract located on the west side of Dorsey Drive approximately 1,025 feet from its intersection with Dorsey Circle | Zoned AR-III & V-C, Tax Parcel 08034 004037 | **Proposed Use: 2-lot subdivision** | Commission District 2 | **Larry Phillips, applicant**
- 25     **1780 Hancock Avenue Extension | Use Subject to County Commission Approval** | on a 1.15± acre tract located on the west side of Hancock Avenue at its intersection with Griffin Circle | Zoned I-II (GCOD), Tax Parcel 00137 000005 | **Proposed Use: Outdoor storage** | Commission District 4 | **Jones Tree Service, Inc, applicant**
- 26     **0 & 3902 Belmont Highway | Amend Conditions of Zoning** | on a 15.75 ± acre tract located on the east side of Belmont Highway approximately 1,770 feet from its intersection with Mountain Creek Road | Zoned PID; Tax Parcels 15013 00074 (pt.) & 000017B | **Proposed Use: Truck parking and office** | Commission District 3 | **Gus E. Simpson, applicant**
- 27     **6619 Lanier Island Parkway | Amend Conditions of Zoning** | on a 3.85± acre tract located on the east side of Lanier Island Parkway at its intersection with Pass Drive | Zoned PCD (GCOD); Tax Parcel 07355 002002 | **Proposed Use: Expansion of services** | Commission District 2 | **UHC of Atlanta North c/o Doug Weston III, applicant**
- 28     **2522 Lee Land Road | Amend Conditions of Zoning** | on a 42.458± acre tract located on the north side of Lee Land Road at its intersection with Webb Girth Road | Zoned PRD; Tax Parcel 15030 000027A | **Proposed Use: Model homes within a townhome development** | Commission District 4 | **Trey Bell, applicant**
- 29     **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**
- 30     **5342 Robin Trail | Appeal of Administrative Official** | on a 2.15± acre tract located on the east side of Robin Trail approximately 740 feet from its intersection with Forest Way | Zoned AR-IV; Tax Parcel 15039D000018 | **Proposed Use: Single-family residence** | Commission District 1 | **Yuemian Zhen, applicant**

## **Public Defender**

*Sarah Willis, Chief Assistant Public Defender, addressed the Board.*

- 31 Approve the 2025 Intergovernmental Agreement (IGA) between Hall and Dawson Counties which facilitates sharing the cost of two positions 50/50.

*Consent*

## **Public Works and Utilities**

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

- 32 Approve the purchase of one (1) new 2025 Ford F-250 Truck for Road Maintenance to John Megel Ford of Cleveland, GA, in the amount of \$61,167.00.

*Consent*

- 33 Approve the sole source purchase for the repair and rebuild of two (2) engines for two (2) 1999 Caterpillar Motor Graders for Road Maintenance to Yancey Brothers Company of Dacula, GA, in the estimated amount of \$178,010.48.

*Consent*

- 34 Public Hearing to abandon a four-hundred and seventy-five (475) foot portion of A. Thomas Drive located entirely within property owned by LBH Family Farm and authorize the Chairman to execute any and all documents necessary to convey the property, subject to review and approval by the County Attorney. Commission District 2.

- 35 Approval and authorization for the Chairman to execute a resolution regarding the acceptance of the dedication of 0.07 acres of property located along A. Thomas Drive for the purpose of a turn-around; authorization for the Chairman to execute any and all documents necessary to accept the dedication and facilitate the turn-around construction by the property owner. Commission District 2.

- 36 Approve the request from Chattahoochee River Keeper for a waiver of Hall County Landfill tipping fees (the estimated tipping fees are \$1,500.00) for approximately 25 tons of trash to be collected during the year of 2025, including the Sweep the Hooch event scheduled on March 22, 2025.

*Consent*

- 37 Approval and authorization for the Chairman to execute the Off System Safety Projects Local Government Acknowledgement Page relating to the Georgia Department of Transportation (GDOT) Off System Safety Project FY 2025 on a seven-mile section of Old Cornelia Highway from East Main Street (near Jesse Jewell Parkway) to SR 52. Commission District 3.

*Consent*

- 38 Approve the award of RFQ/P #45-017 Resource Recovery Wall Repair for the Recycling Center to Suncoast Restoration and Waterproofing, LLC of Norcross, GA, in the amount of \$151,425.00.

*Consent*

- 39 Approve the acceptance of a \$503,767.00 Guaranty Performance/Maintenance Agreement for the Streets, Stormwater Management Facilities, Sewer, and Sidewalks in Magnolia Bluff Subdivision. Commission District 1.

*Consent*

- 40 Approve the acceptance of a \$1,103,593.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sewer, and Sidewalks in Hunters Creek Phase I Subdivision. Commission District 1.

*Consent*

### **Sheriff's Office**

*Lieutenant Todd Casper, Sheriff's Office, addressed the Board.*

- 41 Approval and authorization for the Chairman to execute a resolution to amend Chapter 10.30 of Title 10 entitled "Speed Zones" of the Code of Ordinances of Hall County, Georgia relating to modifying speed zones for six (6) specified areas in Hall County; approval of the updated 2025 Speed Detection Device Permit for Hall County, subject to review and approval by the County Attorney.

*Consent - Modify Agenda Item by Acclamation by removing the following "Approval and authorization for the Chairman to execute a resolution to amend Chapter 10.30 of Title 10 entitled "Speed Zones" of the Code of Ordinances of Hall County, Georgia relating to modifying speed zones for six (6) specified areas in Hall County".*

*Lieutenant John Morgan, Sheriff's Office, addressed the Board.*

- 42 Approve the lease agreement extension and warranty for one (1) year for one hundred twenty (120) Getac B360 fully rugged laptops with vehicle docking stations for the Sheriff's Office to PCN Strategies, Inc., of Washington, DC, in the amount of \$144,791.40.

*Consent*

*Major Jason Smith, Sheriff's Office, addressed the Board.*

- 43 Approve the contract amendment for nursing/mental health services for the Hall County Jail to Correctional Nursing Services, LLC of Oakwood, GA. The estimated cost is \$400,000.00.

*Consent*

### **Treatment Services**

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

- 44 Approve the ratification of the application of the Criminal Justice Coordinating Council's (CJCC) Accountability Court Funding FY 2025 Law Enforcement Competitive Grant for Treatment Services to expand the security presence at the Judicial Accountability Services building and provide Work Release administrative fee assistance to Accountability Court participants in the amount of \$20,800.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match is required.

*Consent*

### **County Administrator**

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

- *Presented a 'WIN' video highlighting the REACT program and Warden Walt Davis' retirement.*
- *Hall County Offices will be closed on Tuesday, December 24, 2024 and Wednesday, December 25, 2024 in observance of the Christmas holiday.*
- *Hall County Offices will also be closed on Wednesday, January 1, 2025 in observance of the New Years Day holiday.*

### **Public Comments**

*The following people addressed the Board:*

- *Andrew Cain, 3240 Duckett Mill Road, Gainesville*

*Commissioner Powell exited the meeting.*

### **Commission Time**

*Commissioner Gregg Poole, District 3, congratulated Walt Davis and praised the REACT program for their work.*

*Commissioner Jeff Stowe, District 4, congratulated Walt Davis and praised the REACT program for their work. Acknowledged current members of Leadership Hall. The following members addressed the Board:*

- *Chris Craddock (Craddock Insurance)*

*Chairman Richard Higgins congratulated Walt Davis and praised the REACT program for their work.*

### **Adjourn**

*Chairman Higgins adjourned the meeting at 4:03 p.m.*