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 09, 2025 - 03:00 PM

Call to Order

Chairman Gibbs at 3:07 p.m.

Present:

Chairman David Gibbs, Vice-Chairman Jeff Stowe and Commissioners Kathy Cooper, Billy Powell and Gregg Poole

Also present were County Administrator Zach Propes, Assistant County Administrator Casey Ramsey, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez and County Attorney William Linkous III

Central Services

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

1 Approve the award of IFB #004-46 Elevator Repair Services Annual Contract for Central Services to Summit Elevator, LLC of Senoia, GA. The estimated annual cost is $67,349.00.

Consent

2 Approve the renewal of the annual contract for RFQ/P# 44-008 GPS/AVL Vehicle Tracking System for Fleet Maintenance to LB Technology, Inc. of Memphis, TN. The estimated annual cost is $100,149.00.

Consent

3 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 $643,432.00.

Consent

Correctional Institution

Deputy Warden Mark Pilgrim, Correctional Institution, addressed the Board.

4 Approve the Intergovernmental Agreement with the Georgia Department of Corrections with regard to the state inmate subsidy at the Correctional Institution.

Consent

5 Approve the renewal of the annual agreement for an inmate work detail consisting of one (1) full-time correctional officer and eight (8) to ten (10) inmates with the Georgia Department of Transportation (GDOT) of Atlanta, GA, in the amount of $61,157.10.

Consent

6 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

Court Administration

Jason Stephenson, Court Administrator, addressed the Board.

7 Approve the ratification of the amended application and award of the 2025 Judicial Council American Rescue Plan Act Grant funding for the Northeastern Judicial Circuit to address case backlogs in the amount of $129,569.00 and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No cash or in-kind match is required.

Consent

Financial Services

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

8 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 $65,118.00.

Consent

9 Approve the renewal of the annual contract for IFB #011-44 Uniform Purchases for various County departments to Strongpoint, LLC of Gainesville, GA and Uniforms Unlimited of Athens, GA. The estimated annual cost is $140,939.00.

Consent

10 Approve the renewal of annual contract for RFQ #44-021 Demand Services for General Contractor Services for Hall County Projects for various County departments to Chattahoochee Group, Inc. of Clermont, GA, BM&K Construction, Inc. of Braselton, GA, Scroggs & Grizzel Contracting, Inc. of Clermont, GA, and Hogan Construction Group, LLC of Norcross, GA. The estimated annual cost is $2,000,000.00.

Consent

11 Approve the declaration of surplus vehicles and equipment 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

12 Present the proposed Fiscal Year 2026 Budget and Public Hearing.

Mr. Samples advised that he would present the FY 2026 Proposed Budget at the Voting Meeting on Thursday, June 12, 2025.

Fire Rescue

Jerry Smith, Fire Chief, addressed the Board.

13 Approve the All Hazard-All Emergency Mutual Aid Assistance Memorandum of Agreement with the U.S. Army Garrison of Fort Benning, GA and State of Georgia Counties (Dawson, Fannin, Gilmer, Hall, Lumpkin, Union, White).

Consent

14 Approve the purchase of tuition, books and fees for Paramedic and EMT Training Programs for Fire Rescue to Lanier Technical College of Gainesville, GA. The estimated cost is $185,000.00.

Consent

15 Approve the award of IFB #006-46 Fire and EMS Uniform Supply Annual Contract for Fire Rescue to MES Service Company, LLC of Sandy Hook, CT, Strongpoint, LLC of Gainesville, GA, and North America Fire Equipment Co., Inc. (NAFECO) of Clarkston, GA. The estimated annual cost is $326,139.00.

Consent

16 Approve the renewal of annual contract for IFB #005-45 Firefighting Equipment for Fire Rescue to North America Fire Equipment Co., Inc. (NAFECO) of Decatur, AL. The estimated annual cost is $275,000.00.

Consent

17 Approve the renewal of annual contract for IFB #002-45 Disposable EMS Supply for Fire Rescue to Bound Tree Medical, LLC of Dublin, OH. The estimated annual cost is $391,107.00.

Consent

Human Resources

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

18 Approve the Employment Agreement for Deputy Fire Chief of Administration.

Consent

19 Approve the Employment Agreement for Deputy Fire Chief of Operations.

Consent

20 Approve the FY 2026 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 $2,116,314.00; and authorize the Chairman to execute all related documents.

Commissioner Stowe recused himself from item 20.

Consent

Planning & Zoning

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

21 **4212 Roy Parks Road | Rezone |** from Agricultural Residential (AR-IV) and Highway Business (H-B) to Planned Industrial Development (PID) | on a 22.45± acre tract on the north side of Roy Parks Road approximately 408 feet from its intersection with Candler Road | Zoned AR-IV & H-B, Tax Parcel: 15024 000008 | **Proposed use: Natural gas facility** | Commission District 3 | **Clean Eagle RNG, LLC, applicant** Note: Tabled at the February 27, 2025 Voting Meeting until the March 27, 2025 Voting Meeting. Note: Tabled at the March 27, 2025 Voting Meeting until the April 8, 2025 Voting Meeting. Note: Tabled at the April 8, 2025 Meeting until the May 8, 2025 Voting Meeting. Note: Tabled at the May 8, 2025 Meeting until the June 12, 2025 Voting Meeting.

22 **5962 Jim Crow Road | Amend Conditions of Zoning** | on a 1.42± acre tract located on the north side of Jim Crow Road approximately 252 feet from its intersection with Old Federal Road | Zoned PCD; Tax Parcel 08101 002002 | **Proposed Use: Expansion of services** | Commission District 2 | **Burton Outdoor Adventures c/o Jason Burton, applicant**

23 **2905 McEver Road | Amend Conditions of Zoning |** in GCOD on a 1.00± acre tract located on the south side of McEver Road approximately 826 feet from its intersection with Green Road | Zoned H-B; Tax Parcel 07300 000003A | **Proposed Use: Expansion of vehicle sales and vehicle repair, major** | Commission District 2 | **Fady Hanna, applicant**

24 **4396 & 4382 Friendship Road & 4436 Ridge Road | Amend Conditions of Zoning |** on a combined 3.07± acre tract located on the south side of Friendship Road at its intersection with Ridge Road | Zoned PCD (GCOD); Tax Parcels 08154 000005A, 000005, & 000003 | **Proposed Use: Convenience store with retail and self-storage** | Commission District 1 | **Sinndar Enterprises, Inc., applicant**

25 **5707 Holiday Road | Amend Conditions of Zoning |** on a 3.04± acre tract located on the northeast side of Holiday Road approximately 194 feet from its intersection with Bethlehem Church Road | Zoned I-1; Tax Parcel 07329 001003 | **Proposed use: Vehicle sales, vehicle repair, and truck yard** | Commission District 2 | **Ayoub Botrus, applicant**

26 **2505 Dana Circle | Rezone |** from Agricultural Residential (AR-1) to Highway Business (H-B) | on a 0.33± acre tract located on the north side of Dana Circle at its intersection with Dana Drive | Zoned AR-1; Tax Parcel 15021A000036B | **Proposed Use: Vehicle sales** | Commission District 3 | **Tim Karas, applicant**

27 **5323 Thompson Bridge Road | Rezone |** from Agricultural Residential (AR-1) to Highway Business (H-B, GCOD) | on a 0.61± acre tract located on the southwest side of Thompson Bridge Road approximately 407 feet from its intersection with Marlow Road | Zoned AR-1; Tax Parcel 11082 000028A | **Proposed Use: Vehicle repair, major** | Commission District 2 | **John Cane, applicant**

28 **5323 Thompson Bridge Road | Special Use |** Vehicle repair, major in GCOD |on a 0.61± acre tract located on the southwest side of Thompson Bridge Road approximately 407 feet from its intersection with Marlow Road | Zoned AR-1; Tax Parcel 11082 000028A | **Proposed Use: Vehicle repair, major** | Commission District 2 | **John Cane, applicant**

29 **5323 Thompson Bridge Road | Appeal a Planning Commission Decision for a Variance to Section 6.2 |** Gateway Corridor Overlay District (GCOD) | on a 0.61± acre tract located on the southwest side of Thompson Bridge Road approximately 407 feet from its intersection with Marlow Road | Zoned AR-1; Tax Parcel 11082 000028A | **Proposed Use: Vehicle repair, major** | Commission District 2 | **John Cane, applicant**

Public Works and Utilities

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

30 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 $600,000.00.

Consent

31 Approve the renewal of the annual contract for 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 $136,000.00.

Consent

32 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 Allied Paving Contractors, Inc. of Pendergrass, GA, Multiplex LLC of Duluth, GA, Simpson Trucking & Grading, Inc. of Gainesville, GA, and Strickland & Sons Pipeline, Inc. of Gainesville, GA. The estimated annual cost is $3,000,000.00.

Consent

33 Approve the renewal of the annual contract for RFQ/P #45-015 Roll-Off Solid Waste Hauling Services for Public Works & Utilities to North GA Excavation Group, LLC of Lula, GA. The estimated annual cost is $787,500.00.

Consent

34 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 $1,229,559.00.

Consent

35 Approve the award of IFB #013-46 Front-End-Loader Hauling Services for the Resource Recovery Recycling Center to Peachtree Waste, LLC of Atlanta, GA. The estimated annual cost is $225,000.00.

Consent

36 Approval and authorization for the Chairman to execute an Intergovernmental Agreement between Hall County and the City of Buford to provide sanitary sewage collection and treatment service for Hall County Tax Parcel 08154 000003 which consists of approximately 3.07 acres; authorization for Hall County to collect any and all sewer fees, subject to review and approval by the County Attorney. Commission District 1.

Consent

37 Approve the acceptance of $1,553,009.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sewer and Sidewalks in Ponderosa Farm Phase II Subdivision. Commission District 1.

Consent

38 Approve the release of $297,169.00 Guaranty Performance/Maintenance Agreement and Acceptance of Streets into Hall County Maintenance in Magnolia Station Phase II Subdivision. Commission District 3.

Consent

39 Approval and authorization for the Chairman to execute a resolution to approve and adopt both the Hall County Safe Streets for All Safety Action Plan and a goal of working towards zero traffic related deaths and serious injuries by 2050, and authorize the Chairman to execute any necessary documents, subject to review and approval by the County Attorney.

Consent

<u>Sheriff's Office</u>

Sergeant Mike Free, Sheriff's Office, addressed the Board.

40 Approve the purchase one (1) Fully Equipped 2022 Chevrolet Tahoe Pursuit Vehicle for the Sheriff Office to Thomas J Madden and Assoc Inc. of Buford, GA, in the amount of $72,000.00.

Consent

41 Approve the renewal of annual contract for 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 $78,383.00.

Consent

42 Approve the award of IFB #010-46 Uniform Supply Annual Contract for Sheriff's Office to Uniforms Unlimited of Athens, GA, Strongpoint, LLC of Gainesville GA, Federal Eastern International, LLC of Jacksonville, FL, Smyrna Police Distributors of Smyrna, GA, and T & T Uniforms, Inc. of Austell, GA. The estimated annual cost is $121,254.00.

Consent

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

43 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 $171,612.00.

Consent

44 Approve the annual contract renewal for nursing and mental health services for the Hall County Jail to Correctional Nursing Services, LLC of Oakwood, GA. The estimated annual cost is $2,250,000.00.

Consent

45 Approve the renewal of the annual contract for RFQ/P# 45-006 Inmate Food Services for the Hall County Jail to Kellwell Food Management of Beattyville, KY. The estimated annual cost is $1,360,000.00.

Consent

County Administrator

Mr. Propes addressed the Board and stated the following:

Thanked public safety officials, law enforcement, Fire Rescue, Emergency Management, Parks, Public Works, road crews and Assistant County Administrator Casey Ramsey for their diligent work over the last 48 hours following a storm to help clear roads. Thanked Public Information Officer Joy Licciardi and the communications team for keeping the public informed during this weather event.

Public Comments

There were no comments from the public.

Commission Time

Commissioner Gregg Poole, District 3, mentioned a potential agenda item regarding zoning applications and possibly creating a sunset for 18-24 months for obtaining a land disturbance permit to drive the housing market. Also stated that there have been discussions with the federal government regarding parks and there is hope that the federal government will give those parks to the County and funding for those parks.

Adjourn

Chairman Gibbs adjourned the meeting at 3:52 p.m.