



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 23, 2025 - 03:00 PM**

Call to Order

Chairman Gibbs at 3:00 p.m.

Present:

Chairman David Gibbs, Vice-Chairman Jeff Stowe and Commissioners Kathy Cooper 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

Commissioner Powell was absent.

Central Services

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

- 1 Approve the renewal of the annual contract for RFQ/P #44-034 Demand Services for On-Call HVAC Unit Installation, Repair and Maintenance for Central Services to Conditioned Air Systems, Inc. of Gainesville, GA, Freedom Mechanical, LLC of Lula, GA, and J.R. Hobbs Co-Atlanta of Lawrenceville, GA. The estimated annual cost is \$418,029.00.

Consent

- 2 Approve the renewal of the annual contract for RFQ/P# 43-001 Demand Services for Professional Architectural Services for Central Services 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 \$510,928.00.

Consent

Community Services and Parks

Nic Murphy, Recreation Superintendent, addressed the Board.

- 3 Approve the award of IFB# 017-46 Athletic Uniform Supply Annual Contract to BSN Sports, LLC of Farmers Branch, TX, Prottime Sports, Inc. of Seattle, WA and Shuma, LLC (dba Shuma Sports) of Lawrenceville, GA. The estimated annual cost is \$81,600.00.

Consent

- 4 Approve the renewal of the annual contract for RFQ/P# 44-012 Athletic Officiating Services for Parks & Leisure to Hall County Officials of Flowery Branch, GA. The estimated annual cost is \$178,500.00.

Consent

Correctional Institution

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

- 5 Approve the award of RFQ/P# 46-010 Inmate Telephone System and Services for the Correctional Institution to Inmate Calling Solutions, LLC (dba ICSolutions) of San Antonio, TX. The estimated annual cost to exceed \$50,000.00.

Consent

- 6 Approve the renewal of the annual contract for IFB #009-45 Inmate Grocery & Meat Products Supply for the Correctional Institution to Performance Food Group, Inc. of Oakwood, GA and Sysco Atlanta of College Park, GA. The estimated annual cost is \$554,268.00.

Consent

County Attorney

Mr. Linkous addressed the Board.

- 7 Approve the withdrawal of Hall County's objection to the City of Flowery Branch's annexation of the property of Mary Elizabeth Hickman et al. located at 4560 Hog Mountain Road, Flowery Branch, GA 30542, and bearing Hall County Tax Parcel 08097 000005, following the City of Flowery Branch's denial of the annexation application at its city council meeting on June 5, 2025.

Consent

- 8 Approve the withdrawal of Hall County's objection to the City of Flowery Branch's annexation of the properties of CD, II Properties, LLC located at 4651 and 4665 Hog Mountain Road, Flowery Branch, GA 30542, and bearing Hall County Tax Parcels 15046 000008 and 15046 000008B, following the City of Flowery Branch's denial of the annexation application at its city council meeting on June 5, 2025.

Consent

Development Services

Kristie Turner, Director of Development Services, addressed the Board.

- 9 Approve the annual contract renewal for RFQ/P #45-008 Demand Services for On-Call Contractors for Building Permit Services, Inspections, and Plan Review for Development Services to ECS Southeast LLC of Lawrenceville, GA, NOVA Engineering & Environmental, LLC of Kennesaw, GA and SAFEbuilt, LLC of Loveland, CO. The estimated annual cost is \$50,000.00.

Consent

Emergency Management

Zach Brackett, Director of Emergency Management (EMA), addressed the Board.

- 10 Approve the renewal for the annual contract for 911 Computer Aided Dispatch Services for Central Communications/911 to TriTech Software Systems of Lake Mary, FL, in the amount of \$175,601.54.

Consent

Financial Services

Elizabeth White, Assistant Director of Financial Services, addressed the Board.

- 11 Approve the renewal of the annual contract for IFB #002-44 Fire Extinguishers & Services for various County departments to Peach State Fire, Inc. of Gainesville, GA. The estimated annual cost is \$50,549.00.

Consent

- 12 Approve the renewal of annual contract for IFB #013-44 Vehicle Striping and Signage for various County departments to AKO Signs, Inc. of Athens, GA. The estimated annual cost is \$78,368.00.

Consent

- 13 Approve the renewal of the annual contract for RFQ #44-024 Demand Services for On-Call Commercial Real Estate Brokerage Services for various County departments to Avison Young-Atlanta, LLC of Gainesville, GA; Candler Real Estate Group, LLC of Gainesville, GA; Norton Commercial & Acreage Group, LLC of Gainesville, GA; and Powell Property Group, Inc. of Cumming, GA. The estimated annual cost to exceed \$50,000.00.

Consent

- 14 Approve the award of IFB #011-46 Vehicle Oils & Lubricants Annual Contract for various County departments to Boswell Oil Company of Athens, GA. The estimated annual cost is \$57,588.00.

Consent

- 15 Approve the award of IFB #012-46 Waste-Refuse Collection Services Annual Contract for various County departments to Red Oak Sanitation, LLC of Cumming, GA. The estimated annual cost is \$87,972.00.

Consent

- 16 Approve the award of RFQ/P #46-004 Demand Services for On-Call Concrete Contractors for various County departments to Chattahoochee Group, Inc. of Clermont, GA, The Dickerson Group, Inc. of Lawrenceville, GA, Lagniappe Development Co., Inc. of Buford, GA, and Ryals Brothers, LLC of Lula, GA. The estimated annual cost is \$518,220.00.

Consent

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

- 17 Approve the award of RFQ/P #46-005 Professional Public Auditing Services for Financial Services to Bates, Carter & Co., LLP of Gainesville, GA. The estimated annual cost is \$113,900.00.

Discussion

This item will be decided at the Thursday, June 26, 2025 Voting Meeting.

- 18 Approve the Fiscal Year 2026 Budget Resolutions: (1) Fiscal Year 2026 Budget Resolution, (2) Victim Witness Program, and (3) Community Service Center Fund Balance Resolution.

This item will be decided at the Thursday, June 26, 2025 Voting Meeting.

- 19 Approve the Fiscal Year 2025 Budget Adjustment Resolution.

This item will be decided at the Thursday, June 26, 2025 Voting Meeting.

Fire Rescue

Jerry Smith, Fire Chief, addressed the Board.

- 20 Approve the renewal of annual contract for IFB #021-45 Firefighting Boots, Gloves and Hoods for Fire Rescue to Profire and Tactical, LLC of Woodstock, GA and Ten-8 Fire and Safety, LLC of Bradenton, FL. The estimated annual cost is \$140,563.00.

Consent

- 21 Approve the annual contract renewal for Fleet Maintenance and Repair Services for Fire Rescue Vehicles and Apparatus Equipment for Fire Rescue to Ten-8 Fire & Safety LLC, of Bradenton, FL; and approval and authorization for the Chairman to renew the lease agreement with Ten-8 Fire & Safety LLC for the leasing of one (1) maintenance bay located at 2801 Allen Creek Road, subject to review and approval by County Attorney. The estimated annual cost is \$1,111,800.00.

Consent

Human Resources

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

- 22 Approve the resolution to adopt, restate, and amend Hall County Retirement Benefits; authorization for the Chairman to execute all related documents, subject to review and approval by the County Attorney.

This item will be decided at the Thursday, June 26, 2025 Voting Meeting.

- 23 Approval and authorization for the Chairman to execute a resolution to implement House Bill 85 (HB 85) as to judicial compensation, to authorize locality pay, to confirm existing fringe benefits, to modify retirement benefits and to affirm related judicial salaries, subject to review and approval by the County Attorney.

This item will be decided at the Thursday, June 26, 2025 Voting Meeting.

Planning & Zoning

Katie Greenway, Planning & Zoning Administrator, addressed the Board.

- 24 Public Hearing to adopt Hall County's updated short-term work program and capital improvement element to the Georgia Mountains Regional Commission.
- 25 **0 Reservoir Drive | Rezone** | from Residential 1 (R-1) to Agricultural Residential 1 (AR-1) | on a 1.20± acre tract located on the northeast side of Reservoir Drive at its intersection with Old Cornelia Highway | Zoned R-1; Tax Parcel 15018 000123 | **Proposed Use: Permitted uses in AR-1** | Commission District 3 | **Denise R. Jackson, applicant**
- 26 **3625 McEver Road | Amend Conditions of Zoning** | on a 11.10± acre tract located on the east side of McEver road approximately 708 feet from its intersection with Hilldale Road | Zoned PCD (GCOD); Tax Parcel 08032 000006 | **Proposed Use: Outdoor storage and expansion of services** | Commission District 4 | **Thomas L. Elliott III, applicant**

Public Works and Utilities

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

- 27 Approve the purchase of a 2025 Ford F-250 Super Cab 4WD Service Truck for Road Maintenance from Akins Ford Dodge Chrysler Jeep of Winder, GA, in the amount of \$65,106.00.

Consent

- 28 Approve the renewal of the annual contract for RFQ #44-005 Demand Services for On-Call Right of Way Services for Public Works & Utilities to Atlas Technical Consultants, LLC of Duluth, GA, BM&K, PC of Braselton, GA, Croy Engineering, LLC of Marietta, GA, Johnson, Mirmiran & Thompson, Inc. of Cumming, GA and THC, Inc of Duluth, GA. The estimated annual cost is \$468,572.00.

Consent

- 29 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 \$189,573.00.

Consent

- 30 Approve the renewal of Contract #088-23 Groundwater/Surface Water Monitoring for Public Works to Advanced Environmental Management, Inc. of Cumming, GA in the estimated amount of \$110,160.00.

Consent

- 31 Approve Change Order #1 to Task Order #2025-006 under RFP/Q #42-002 Demand Services for Resurfacing, Paving, and Full Depth Reclamation for the FY 2025 resurfacing program to Allied Paving Contractors, Inc. of Pendergrass, GA, in the amount of \$1,619,967.15.

Consent

- 32 Approve the renewal of the Service and Support Agreement for the Landfill Leachate System for Public Works & Utilities to Rochem Americas, Inc. of Hermosa Beach, CA. The estimated annual cost is \$299,193.00.

Consent

- 33 Approve Change Order #1 to Task Order #2023-008 Design Services for Capacity Upgrade to Spout Springs Water Reclamation Facility for Public Works & Utilities to Civil Engineering Consultants, Inc. of Marietta, GA, in the amount of \$196,000.00.

Consent

- 34 Approve the award of RFQ/P #46-008 Hall County Sewer System Master Plan Update and Rate Study for Public Works & Utilities to AECOM Technical Services, Inc. of Atlanta, GA. The estimated cost is \$199,533.00.

Consent

- 35 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 \$61,047.00.

Consent

- 36 Approve Change order #1 for RFQ/P#43-021 Construction Manager at Risk for Hall County Health Department Campus Renovations for Public Works & Utilities to Hogan Construction Group, LLC of Peachtree Corners, GA, in the amount of \$620,614.00.

Consent

Sheriff's Office

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

- 37 Approve the award of RFQ/P# 46-009 Inmate Telephone System & Services for the Hall County Jail to Inmate Calling Solutions, LLC (dba ICSolutions) of San Antonio, TX. The estimated annual cost to exceed \$50,000.00.

Consent

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

- 38 Approve the Intergovernmental Agreement between Hall County and the Georgia Department of Public Safety for the use of certain talk groups on the Hall County Public Safety Radio System, subject to review and approval by the County Attorney.

Consent

County Administrator

Mr. Propes addressed the Board and stated the following:

- *Hall County Offices will be closed on Friday, July 4, 2025 in observance of the Independence Day holiday.*
- *Presented a 'WIN' video highlighting volunteer efforts at the Animal Shelter.*

Public Comments

The following people addressed the Board:

- *Kim Moore, 6017 Catamaran Court, Flowery Branch*
- *Mandy Harris, 1459 Douglas Drive, Gainesville*
- *Faye Pass, 4176 Roy Parks Road, Gainesville*

Commission Time

Commissioner Gregg Poole, District 3, provided remarks regarding the Roy Parks Road application mentioned by Faye Pass and the Tax Commissioner topic mentioned by Mandy Harris.

Executive Session

Commissioner Stowe/Commissioner Cooper — to go into Executive Session at 3:59 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 39 Discussion regarding land acquisition, land disposition, personnel matters, potential litigation and/or litigation. Executive Session is not open to the public. Executive Session is a lawfully closed meeting [§ 50-14-1 (a)(2)].

Commissioner Stowe/Commissioner Poole — to adjourn the Executive Session at 5:24 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Adjourn

Chairman Gibbs adjourned the meeting at 5:24 p.m.