



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, September 08, 2025 - 03:00 PM**

Call to Order

Chairman Gibbs at 3:00 p.m.

Present:

Chairman David Gibbs and Commissioners Kathy Cooper, Billy Powell and Gregg Poole

Also present were County Administrator Zach Propes, Assistant County Administrators Casey Ramsey and John Gentry, Deputy Commission Clerk Ana Dominguez, and Interim County Attorney Justin Lawhon

Commissioner Cooper was present by phone.

Commissioner Powell was absent.

Administration

Mr. Ramsey addressed the Board.

- 1 Approval and authorization for the Chairman to execute an Intergovernmental Agreement with the City of Gainesville for road maintenance of a section of Old Cornelia Highway, which is currently maintained by Hall County, subject to review and approval by the County Attorney.

Consent

Clerk of Superior and State Courts

Brandi Paul, Business Manager for the Clerk of Superior and State Courts, addressed the Board.

- 2 Approve the annual contract for GovOS Comprehensive Real Estate Records Management System for the Clerk of Superior Court to GovOS Inc. of Austin, TX. The estimated annual cost is \$90,000.00.

Consent

Community Services and Parks

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

- 3 Approve the purchase of two (2) new 2025 Ford F-150 Trucks for Parks & Leisure Services to Akins Ford Dodge Chrysler Jeep of Winder, GA, in the amount of \$100,697.20.

Consent

County Attorney

Mr. Lawhon addressed the Board.

- 4 Approval and authorization for the Chairman to execute a Memorandum of Understanding and Subdivision Participation Form agreeing to Hall County's participation in a National Opioid Governmental Entity Settlement Agreement ("Opioid Settlement") involving Purdue Pharma L.P. & Sackler Family in Case No. 19-23649-shl in the United States Bankruptcy Court for the Southern District of New York, and any all additional documents necessary to effectuate the Opioid Settlement, and ratification of all actions taken to date concerning the same, subject to review and approval by the County Attorney.

Consent

- 5 Approval and authorization for the Chairman to execute a Subdivision Participation Form agreeing to Hall County's participation in a National Opioid Settlement Agreement with Sandoz, dated August 31, 2023, ("Sandoz Settlement"), as an Eligible Entity as defined in the Sandoz Settlement, and any and all additional documents necessary to effectuate the settlement, and ratification of all actions taken to date concerning the same, subject to review and approval by the County Attorney.

Consent

Financial Services

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

- 6 Approve the renewal of the agreement with ADP, Inc. for the purpose of providing payroll services for all County departments, and authorization for the Chairman to execute any necessary documents to effectuate the renewal; subject to the review and approval by the County Attorney. The estimated annual cost is \$382,423.00.

Consent

- 7 Approve the Tax Levy Resolution setting the millage rates for 2025.

This item will be presented and discussed at the Thursday, September 11, 2025 Voting Meeting.

Gainesville-Hall Metropolitan Planning Organization (GHMPO)

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

- 8 Approve the application and award for the FY 2027 Georgia Department of Transportation Section 5303 Program Metropolitan Planning Grant for the Gainesville-Hall Metropolitan Planning Organization (MPO) to aid in regional transportation planning in the amount of \$145,897.50, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related application and award documents. A 10% cash match is required.

Consent

Human Resources

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

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

Consent

Planning & Zoning

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

- 10 Approve the annual renewal of the contract for GIS Software Licensing for Planning & Zoning to Environmental Systems Research Institute, Inc. (ESRI) of Redlands, CA. The estimated annual cost is \$50,776.30.

Consent

- 11 **5401 Old Winder Highway | Rezone** | from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**
- 12 **5401 Old Winder Highway | Rezone** | from Agricultural Residential 1 (AR-1) to Residential Multi-Family (R-MF) | on a 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: 700 unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**
- 13 **4745 Cagle Mill Road | Rezone** | from Agricultural Residential 1 (AR-1) to Planned Industrial Development (PID, GCOD) | on a 10.57± acre portion of a tract located on the east side of Cornelia Highway (GA-365) approximately 4,970 feet from its intersection with Cagle Road | Zoned AR-1; Tax Parcel 15007000254(pt) | **Proposed Use: Industrial uses** | Commission District 3 | **BCBTR, LLC, applicant**

- 14 **4745 Cagle Mill Road, 4673 & 4691 Noah Martin Drive | Rezone** | from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a combined 130.84± acre tract located on the west side of Cagle Mill Road at its intersection with Noah Martin Drive | Zoned AR-1; Tax Parcels 15007 000254(pt), 15019 000114 & 000043 | **Proposed Use: 323-unit residential development** | Commission District 3 | **BCBTR, LLC, applicant**
- 15 **7051 Ransom Free Road | Rezone** | from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) | on a 15.45± acre tract located on the south side of Ransom Free Road, approximately 1,653 feet from its intersection with Perry Parks Road | Zoned AR-1; Tax Parcel 11001 000003A | **Proposed use: Second dwelling** | Commission District 3 | **Katherine Kesterson, applicant**
- 16 **7537 Chestatee Lane | Special Use** | minor subdivision | on a 6.55± acre tract located on the southeast side of Chestatee Lane, approximately 510 feet from its intersection with Point Spence Drive | Zoned R-1; Tax Parcel 11155 000089A | **Proposed use: Minor subdivision** | Commission District 2 | **Ethan Shirley, applicant**

Public Works and Utilities

Jason Skarda, Assistant Director of Public Works and Utilities, addressed the Board.

- 17 Approve the award of Task Order #2026-013 FY26 Base and Paving of 7.18 Miles of Various Hall County Roads for Public Works & Utilities to Allied Paving Contractors, Inc. of Pendergrass, GA, in the amount of \$1,702,721.89.

Consent

Commissioner Stowe requested that a change order be done to use the remaining funds in the budget to possibly complete more resurfacing for FY 2026.

- 18 Approve the acceptance of a \$75,165.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities and sidewalks in Sherwood Square Phase 2 Subdivision. Commission District 1.

Consent

Jordan Wallace, Assistant County Engineer, addressed the Board.

- 19 Approval and authorization for the Chairman and Board of Commissioners to execute a resolution authorizing the exercise of the power of eminent domain, for public road purposes, with regard to the White Sulphur Road Phase II Realignment Project, Parcels 1 and 3, Hall County Tax Parcel Numbers 15020A000009 and 15020A000008, also known as 3330 White Sulphur Road and 3346 White Sulphur Road, presently owned by Carol Ann Brown and Scott Gaines Puckett as Trustees and William and Patricia Puckett Irrevocable Trust, and further authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcels, subject to review and approval by the County Attorney. Commission District 3.

Consent

- 20 Approval and authorization for the Chairman and Board of Commissioners to execute a resolution authorizing the exercise of the power of eminent domain, for public road purposes, with regard to the White Sulphur Road Phase II Realignment Project, Parcels 2, 4, and 5, Hall County Tax Parcel Numbers 150019000109, 15019A002105A, and 15020A000008B, and also known as White Sulphur Road, 3355 White Sulphur Road, and 3354 White Sulphur Road, presently owned by Neva C. Latty and Kevin Ward Coley as Trustees of the Wiley Heyward Coley Irrevocable Trust, and further authorization for the Chairman to execute any and all additional documents necessary to effectuate the exercise of the power of eminent domain with regard to such parcels, subject to review and approval by the County Attorney. Commission District 3.

Consent

Sheriff's Office

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

- 21 Approve the purchase of one (1) new 2025 Ford Transit High Roof 350 Passenger Van to Billy Howell Ford of Cumming, GA, in the amount of \$66,496.00.

Consent

Public Comments

The following people addressed the Board:

- *Jodi White, 5166 Whitehall Road, Gainesville*
- *Susan Smith, 4345 Chamblee Road, Oakwood (yielded time to Jodi White)*
- *Penni Ganyard, 2175 Silver Circle, Gainesville (yielded time to Jodi White)*
- *Michael Miles, 1661 Friendship Road, Hoschton*

County Administrator

Mr. Propes did not have any items to report.

Commission Time

The Commissioners did not have any items to report.

Executive Session

Chairman Gibbs/Commissioner Stowe — to go into Executive Session at 3:46 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 22 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 4:07 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 4:08 p.m.