



**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
Tuesday, June 09, 2026 - 03:00 PM

Call to Order

Chairman Gibbs at 3:00 p.m.

Present:

Chairman David Gibbs, Commissioners Billy Powell, Gregg Poole and Jeff Stowe

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

Commissioner Kathy Cooper was absent.

Administration

Doug Straughan, Captial Projects Manager, addressed the Board.

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

Consent

- 2 Approval and authorization for the Chairman to execute a resolution ratifying the purchase of 0.04 acres of real property located at 509 & 511 Main Street, Hall County, GA, Tax Parcel Numbers 01011 001002 and 01011 001003, for the sum of \$1,575,000.00 for the purpose of a parking deck in connection with the Hall County Judicial Complex Expansion, approving and accepting the transfer of said property to the County, and authorizing the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval of the County Attorney.

Appointments for Consideration

Ms. Rivera addressed the Board.

- 3 Appointment to the Library Board of Trustees to serve an unexpired term to June 30, 2027. Commission District 2.

Appointment of Holly Stephens — Consent

- 4 Appointment to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 3.

Remove from agenda by acclamation

Central Services

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

- 5 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 \$250,000.00.

Consent

- 6 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 \$273,030.00.

Consent

- 7 Approve the renewal of the annual contract for RFQ/P #42-009 Landscape Maintenance Services for Central Services to ACS Landscape Management, Inc. of Oakwood, GA. The estimated annual cost is \$458,822.00.

Consent

- 8 Approve the award of RFQ/P #47-007 Demand Services for On-Call HVAC Contractors for Central Services to Ace Comfort of Gainesville, GA, Conditioned Air Systems, Inc. of Gainesville, GA, J.R. Hobbs Co-Atlanta LLC of Lawrenceville, GA, B&W Mechanical Contractors of Lawrenceville, GA, Lawson Air Conditioning and Plumbing, Inc. of Gainesville, GA, and Capital City Mechanical Services, LLC of Peachtree Corners, GA. The estimated annual cost is \$1,265,063.00.

Consent

Community Services and Parks

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

- 9 Approve the reimbursement for the procurement of East Hall Library shelving to the Hall County Library System, in the amount of \$252,523.94.

Consent

- 10 Approve the renewal of the annual contract for Planned PETHood Veterinary Services for Animal Services to Planned PETHood of GA of Duluth, GA. The estimated annual cost is \$241,800.00.

Consent

Correctional Institution

Warden Dennis Udzenski, Correctional Institution, addressed the Board.

- 11 Approve the intergovernmental agreement with the Georgia Department of Corrections with regard to the state inmate subsidy at the Correctional Institution.

Consent

- 12 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 \$517,140.00.

Consent

County Attorney

Mr. Lawhon addressed the Board.

- 13 Approval and authorization to declare approximately 0.032 acres of remnant right-of-way property owned by Hall County and located along Spout Springs Road adjacent to 6310 Looper Lake Drive, Flowery Branch, GA 30542 (Tax Parcel #15042 000040), to be surplus and unserviceable for County purposes, and to approve the conveyance of such property to Patricia Hortman by Quitclaim Deed pursuant to a Consent Order of the Superior Court of Hall County, subject to review and approval by the County Attorney.

Consent

Financial Services

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

- 14 Approve the award of the annual contract for IFB #015-47 Uniform Purchases for various County departments to Strongpoint, LLC of Gainesville, GA, Uniforms Unlimited of Athens, GA, Smyrna Police Distributors of Smyrna, GA, S.T.A.R. Apparel & Plastics of Oakwood, GA, T & T Uniforms, Inc. of Austell, GA, Federal Eastern International, LLC of Jacksonville, FL, and G T Distributors, Inc. of Pflugerville, TX. The estimated annual cost is \$140,944.00.

Consent

- 15 Approve the renewal of the annual contract 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 Jefferson, GA, Scroggs & Grizzel Contracting, Inc. of Clermont, GA, and Hogan Construction Group, LLC of Norcross, GA. The estimated annual cost is \$1,000,000.00.

Consent

- 16 Approve the renewal of the annual contract for RFQ/P #46-005 Audit Services for Financial Services and the FY 2026 Audit Engagement to Rushton & Company, LLC of Gainesville, GA. The estimated annual cost is \$99,775.00.

Consent

- 17 Present the proposed Fiscal Year 2027 Budget and Public Hearing.

Placeholder - Will be presented at the Thursday, June 11, 2026 Voting Meeting.

Fire Rescue

Chief Jerry Smith, Fire Rescue, addressed the Board.

- 18 Approve the renewal of the annual contract for 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 Decatur, AL. The estimated annual cost is \$367,327.00.

Consent

- 19 Approve the renewal of the annual contract for IFB #058-43 Fleet Maintenance and Repair Services for Fire Rescue Vehicles and Apparatus Equipment for Fire Rescue to Ten-8 Fire & Safety, LLC of Bradenton, FL. The estimated annual cost is \$1,190,364.00.

Consent

Planning & Zoning

Katie Ahmed, Director of Planning & Zoning, addressed the Board.

- 20 **4527 J M Turk Road & 4567 Stanley Road | Special Use |** on a 19.44± acre combined tract located on the northeast side of J M Turk Road approximately 212 feet southeast of its intersection with Grandview Parkway | Zoned AR-1; Tax Parcels 15044 000034A & 000034 | **Proposed Use: Agri-entertainment venue | Commission District 1 | Mulberry Springs Vineyard & Winery, applicant**

21 **4527 J M Turk Road & 4567 Stanley Road | Variance to Section 7.7.3 |** Agri-entertainment Event use standards | on a 19.44± acre combined tract located on the northeast side of J M Turk Road approximately 212 feet southeast of its intersection with Grandview Parkway | Zoned AR-1; Tax Parcels 15044 000034A & 000034 | **Proposed Use: Agri-entertainment venue |** Commission District 1 | **Mulberry Springs Vineyard & Winery, applicant**

22 Comprehensive Plan 2027 Update: Steering and Stakeholder Development Discussion

Discussed the formation of Steering and Stakeholder Committees for the upcoming 2027 Comprehensive Plan update.

Public Works and Utilities

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

23 Approve Change Order #2 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 \$49,000.00.

Consent

Sheriff's Office

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

24 Approve the ratification for the emergency procurement and installation of a temporary hot water boiler at the Hall County Jail to B&W Mechanical Contractors, Inc of Lawrenceville, GA, in the amount of \$119,345.67.

Consent

County Administrator

Mr. Gentry addressed the Board and reminded the public about the last in person input opportunity for UDC and Comp Plan updates. Public Engagement event will be held on:

- *June 9, 2026 6-8 p.m. - North Hall Community Center (4175 Nopone Road, Gainesville)*

Mr. Gentry and Chairman Gibbs recognized Joy Liccardi and Austin Hurst as the inaugural "Hall Heroes" for their exceptional leadership in organizing the Community Celebration event held on May 29, 2026. Chairman Gibbs presented both Ms. Liccardi and Mr. Hurst with Hall County Challenge Coins (Coins of Excellence).

Public Comments

The following people addressed the Board:

- *Mandy Harris, 1459 Douglas Drive, Gainesville*
- *Penni Ganyard, 2175 Silver Circle, Gainesville*
- *Jodi White, 5166 Whitehall Road, Lula*
- *Mark Redman, 4405 T-Mor Cove, Oakwood*

Commission Time

The Commissioners did not have any items to report.

Executive Session

Commissioner Powell/Commissioner Poole — to go into Executive Session at 3:57 p.m. — Vote: 4 to 0

Commissioner Cooper — absent

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 25 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 Powell/Commissioner Stowe — to adjourn the Executive Session at 4:51 p.m.— Vote: 4 to 0

Commissioner Cooper — absent

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Adjourn

Commissioner Powell/Commissioner Stowe — adjourn the Work Session at 4:51 p.m. —Vote: 4 to 0

Commissioner Cooper — absent

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.