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, August 24, 2026 - 03:00 PM

Call to Order

Chairman Gibbs at 3:00 p.m.

Present:

Chairman David Gibbs, Vice-Chairman Kathy Cooper and 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, County Attorney Justin Lawhon, and Senior Assistant County Attorney Lauren Demaline

Commissioner Powell was present by phone.

Appointments for Consideration

Ms. Rivera addressed the Board.

1 Hospital Authority Nominations (3) for a term from October 1, 2026 to September 30, 2029. Commission District 1.

Nominations of Rusty Hopkins, Richard Higgins and Denise Deal - Consent

2 Hospital Authority Nominations (3) for a term from October 1, 2026 to September 30, 2029. Commission District 2.

Nominations of Glennis Barnes and Mike Giles. Commissioner Powell stated that he would have the third nominee at the Voting Meeting on Thursday.

3 Hospital Authority Nominations (3) for a term from October 1, 2026 to September 30, 2029. Commission District 4.

Nominations of Martha Randolph, Angela Middleton and Lee Rogers - Consent

4 Appointment to the Northeastern Judicial Circuit's Public Defender Supervisory Panel to serve a term from September 1, 2026 to August 31, 2031. Commission Districts 1, 2, 3, & 4.

Remove from agenda by acclamation.

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

Appointment of William 'Brandon' Dean - Consent

6 Appointment to the Planning Commission to serve an unexpired term to January 31, 2027. Chairman's Appointment.

Remove from agenda by acclamation.

Central Services

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

7 Approve the purchase of six (6) new 2026 Ford Maverick Trucks for Environmental Health to Allan Vigil Ford-Lincoln of Morrow, GA, in the amount of $223,560.00.

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

Discussion

8 Approve the award of RFQ/P #47-011 North Hall Community Center Roof Replacement for Parks & Leisure Services to Total Solutions Group LLC of Suwanee, GA, in the amount of $551,838.00.

Consent

Correctional Institution

Warden Dennis Udzinski, Correctional Institution, addressed the Board.

9 Approve the ratification of the application, award, and any further supplemental funding for the Criminal Justice Coordinating Council's (CJCC) FY 2027 Residential Substance Abuse Treatment (RSAT) Program Grant for the Correctional Institution's treatment program in the amount of $37,333.00, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of 25% will be required.

Consent

County Attorney

Mr. Lawhon addressed the Board.

10 Approval and authorization for the Chairman to execute a resolution reactivating the Hall County Planning Commission effective November 1, 2026, restoring compensation to Planning Commission members, establishing requirements for the resumption of Planning Commission duties, and establishing terms of office for Planning Commission members, subject to review and approval by the County Attorney.

Consent

District Attorney's Office

Jennifer Bagwell, District Attorney's Office, addressed the Board.

11 Approve the purchase of Axon Justice Premier Plus Software for the District Attorney's Office from Axon Enterprises, Inc. of Scottsdale, AZ. The estimated total cost is $789,305.00.

Consent

Emergency Management

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

12 Approval and authorization for the Chairman to execute a resolution approving the Local Emergency Operations Plan (LEOP) update as submitted by Hall County Emergency Management, subject to review and approval of the County Attorney.

Consent

Financial Services

Mr. Samples addressed the Board.

13 Second public hearing regarding Hall County's intent to levy a 2026 millage rate for the County's General Fund greater than the calculated full rollback per the State of Georgia formula as required per O.C.G.A. § 48-5-32.

Ms. Demaline introduced the item. Mr. Samples discussed the item. Ms. Demaline conducted the Public Hearing.

Mr. Samples discussed the following information regarding the proposed millage rates:

- *FY 2026 Proposed Millage Rates:*
    - *General Fund - 3.565 mills*
    - *Fire Services Unincorporated - 2.005 mills*
    - *Fire Services Incorporated - 3.500*
    - *Emergency Services - 0.535 mills*
    - *Development Services - 1.160 mills*
    - *Parks & Leisure Services - 0.437 mills*
    - *Total Unincorporated Services - 7.702 mills*

The following people addressed the Board:

- *Cheryl Woodall, Indian Hawthorne Ridge, Gainesville*
- *Mandy Harris,1459 Douglas Drive, Gainesville*
- *Gary Carleton, 5451 Pine Forest Circle, Gainesville*
- *William Hake, 3930 Camden Court, Gainesville*
- *Jodi White, 5166 Whitehall Road, Lula*

Additional public hearing to be held at the August 27, 2026 Voting Meeting.

14 Approve the award of IFB #022-47 Office and Janitorial Supplies Annual Contract for various County departments to Advanced Office Solutions of Gainesville, GA; North Georgia Business Products, Inc. (dba McGarity's Business Products) of Gainesville, GA; Perimeter Office Products of Lawrenceville, GA; and Staples Contract & Commercial, LLC of Framingham, MA. The estimated annual cost is $171,810.00.

Consent

15 Approval and authorization for the Chairman to execute an intergovernmental agreement between Hall County and the Gainesville Housing Authority (GHA) concerning an application for and implementation of a grant from the Community Development Block Grant Program through the Georgia Department of Community Affairs on behalf of the Gainesville Housing Authority, which will act as a subrecipient and oversee the implementation, including design, construction, compliance, and services related to the transformational community development projects within the Harrison Village and Athens Street Community, subject to review and approval by the County Attorney.

Consent

16 Approve the application, award, and any further supplemental funding for the FY 2027 Georgia Department of Community Affairs' Community Development Block Grant Program (CDBG) Innovative Grant for Financial Services on behalf of the Gainesville Housing Authority (GHA) to construct an Entrepreneurial Community Space within the Harrison Village and Athens Street Community in the amount of $5,000,000.00, and if awarded, authorize the Chairman to execute all related application and award documents. Gainesville Housing Authority will provide a 15% cash match.

Consent

Fire Rescue

Chief Jerry Smith, Fire Rescue, addressed the Board.

17 Approve the lease of fifty (50) Getac G140TAA with Ryzen AI 5 Mobile Data Computers for Fire Rescue to PCN Strategies, Inc. of Grafton, WI. The estimated annual cost is $58,222.00.

Consent

18 Approve the purchase of an additional fire simulator for live fire training for Fire Rescue to Symtech Fire, LLC of Berkeley Heights, NJ. The estimated cost is $219,920.00.

Consent

Gainesville-Hall Metropolitan Planning Organization (GHMPO)

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

19 Approve the ratification of the award and any supplemental funding for the FY 2027 Georgia Department of Transportation's Planning Grant funds for the Gainesville-Hall Metropolitan Planning Organization, in partnership with Jackson County, to conduct a corridor improvement study to help identify short and long-range improvement projects for State Route 124 in the amount of $200,000.00, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related application and award documents. A 20% cash match is required and will be paid in full by Jackson County.

Consent

Planning & Zoning

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

20 Public hearing to amend the Hall County Forward 2045 Comprehensive Plan.

21 Public hearing to amend the Code of Ordinances of Hall County with regard to Appendix A: Unified Development Code (UDC), specifically Articles 1, 2, 4, 5, 6, 7, 8, Sections 11.5, 11.1, 11.2.1, 11.2.6 and Appendix I: Plan Review and Inspection Fee Schedule.

22 **6250 & 6255 Old Dawsonville Road | Special Use |** for event facility | on two tracts totaling 3.59± acres located on the north and south side of Old Dawsonville Road approximately 230 feet from its intersection with Cool Springs Road | Zoned V-C; Tax Parcels 10035 000006A and 10035 000008B **| Proposed use: Event facility |** Commission District 2 **| The Ark at Lake Lanier, LLC c/o Jeff Hylton, applicant**

Note: Tabled at the July 9, 2026 Voting Meeting until the August 27, 2026 Voting Meeting.

23 **6250 & 6255 Old Dawsonville Road | Variance to Section 8.1 |** to parking standards | on two tracts totaling 3.59± acres located on the north and south side of Old Dawsonville Road approximately 230 feet from its intersection with Cool Springs Road | Zoned V-C; Tax Parcels 10035 000006A and 10035 000008B **| Proposed Use: Event facility with off-site shared parking |** Commission District 2 **| The Ark at Lake Lanier, LLC c/o Jeff Hylton, applicant**

Note: Tabled at the July 9, 2026 Voting Meeting until the August 27, 2026 Voting Meeting.

24 **0, 0 & 2378 Pine Circle Drive | Rezone |** from Residential (R-1) to Suburban Shopping (S-S) | on a 4.99± acre combined tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**

25 **0, 0 & 2378 Pine Circle Drive | Special Use |** for a telecommunication tower | on a 4.99± acre combined tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**

26 **0, 0 & 2378 Pine Circle Drive | Variance to Section 7.4.5 |** to telecommunication tower standards | on a 4.99± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**

27 **0, 0 & 2378 Pine Circle Drive | Variance to Section 5.2 |** to reduce minimum road frontage | on a 4.99± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) **| Proposed use: Telecommunication tower |** Commission District 4 **| Kelly Towers III, LLC, applicant**

28 **2378 Pine Circle Drive | Variance to Section 4.3 |** to reduce minimum yards | on a 0.62± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcel 08005 000025 **| Proposed use: Single-family residence |** Commission District 4 **| Kelly Towers III, LLC, applicant**

Michael Patroski, Planning Division Administrator, addressed the Board.

29 **6820 Holly Springs Road | Rezone |** from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 7.16± acre tract located on the south side of Holly Springs Road approximately 0.43 miles from its intersection with Skitts Mountain Road and Belton Bridge Road | Zoned PCFD; Tax Parcel 12105A000030 **| Proposed use: 5-lot subdivision |** Commission District 3 **| Henry Meeler, applicant**

30 **6820 Holly Springs Road | Variance to Section 9.2.4 |** to reduce minimum road frontage | on a 7.16± acre tract located on the south side of Holly Springs Road approximately 0.43 miles from its intersection with Skitts Mountain Road and Belton Bridge Road | Zoned PCFD; Tax Parcel 12105A000030 **| Proposed use: 5-lot subdivision |** Commission District 3 **| Henry Meeler, applicant**

31 **5578 Stone Trace | Special Use |** amend condition of plat | on a 2.40± acre tract located on the northeast corner of Stone Trace, approximately 0.20 miles from its intersection with Cobblestone | Zoned R-1; Tax Parcel 08077 004093 **| Proposed use: Amend condition of plat to allow a single- family residence |** Commission District 2 **| William Barr, applicant**

<u>Public Works and Utilities</u>

Jorge Gomez, Director of Public Works and Utilities, addressed the Board.

32 Approve the ratification of the application, award, and any further supplemental funding for the FY 2027 Georgia Transportation Infrastructure Bank (GTIB) Roadway Grant program for Public Works to begin the preliminary engineering phase of the Gateway Pedestrian Bridge Project in the estimated amount of $1,000,000.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A 20% cash match is required.

Consent

33 Approve the application, award, and any further supplemental funding for the FY 2027 Georgia Environmental Finance Authority's Water Infrastructure Planning Program for Public Works & Utilities to develop a stormwater inventory and assessment plan in the amount of $166,500.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A $16,500.00 match is required.

Consent

34 Approve the award of Task Order #2027-007 Stormwater Pipe Replacement at Elizabeth Lane for Public Works & Utilities to Strickland & Sons Pipeline, Inc. of Gainesville, GA, in the amount of $592,051.00.

Consent

35 Approve the acceptance of a $1,241,549.49 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, sewer, and sidewalks in Harrison Farms subdivision. Commission District 1.

Consent

Treatment Services

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

36 Approve the annual purchase of drug screen testing kits and services for Treatment Services to Microgenics Corporation of Fremont, CA. The estimated cost is $208,966.00.

Consent

37 Approve the ratification of the application, award, and any further supplemental funding of the Criminal Justice Coordinating Council's (CJCC) Bureau of Justice Assistance (BJA) FY 2027 Byrne State Crisis Intervention Program Behavioral Health Deflection Grant for Treatment Services to provide peer recovery support services to program participants in the amount of $39,000.00, 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. Gentry addressed the Board. He stated the following:

- *Hall County Offices will be closed on Monday, September 7, 2026 in observance of the Labor Day holiday.*
- *The next Board of Commissioners Work Session will be held on Tuesday, September 8, 2026 at 3:00 p.m.*

Public Comments

The following people addressed the Board:

- *Jodi White, 5166 Whitehall Road, Lula*
- *Danielle Sterner, 6625 Holly Springs Road, Clermont*

Commission Time

Commissioner Gregg Poole, District 3, spoke about data centers.

Commissioner Kathy Cooper asked Chairman Gibbs if he would contact each commissioner individually to get their opinion on separating data centers out from the current UDC changes.

Chairman David Gibbs also spoke about data centers.

Executive Session

Commissioner Poole/Commissioner Stowe — to go into Executive Session at 5:38 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

38 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 6:29 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Adjourn

Commissioner Stowe/Commissioner Poole — adjourn the Work Session at 5:29 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.