



## **HALL COUNTY BOARD OF COMMISSIONERS WORK SESSION MINUTES**

**Hall County Government Center 2<sup>nd</sup> Floor  
2875 Browns Bridge Road, Gainesville, GA, 30504  
Streamed Live on Hall County Government's Website - [www.hallcounty.org](http://www.hallcounty.org)  
Monday, June 21, 2021 - 03:00 PM**

### **Call to Order**

*Chairman Higgins at 3:00 p.m.*

*Present:*

*Chairman Richard Higgins, Vice Chairman Jeff Stowe and Commissioners Kathy Cooper, Billy Powell, and Shelly Echols*

*Also present were County Administrator Jock Connell, Assistant County Administrators Marty Nix and Zach Propes, Commission Clerk Lisa Ritchie, Deputy Clerk Jennifer Rivera and County Attorney Van Stephens*

### **Financial Services**

*Dena Bosten, Director of Financial Services, addressed the Board.*

- 1 Approve the Fiscal Year 2022 Budget Resolutions: 1) Fiscal Year 2022 Budget Resolution 2) Victim Witness Program

*Mrs. Bosten stated the following:*

- *The fiscal year 2022 proposed budget totals \$344.5 million*
- *The fiscal year 2022 budget had two primary areas of focus; employees and capital infrastructure*
- *All Operating Funds total \$261.7 million which includes the General Fund*
- *The fiscal year 2022 proposed budget includes funding for 1,757 full-time equivalent positions*
- *The fiscal year 2022 Capital Funds budget is \$82.7 million*

*Consent*

- 2 Approve the Tax Levy Resolution setting the millage rates for 2021.

*Mrs. Bosten stated the millage rates as follows:*

- *General M&O is 4.636 which is a full rollback (estimated property taxes of \$46,585,909)*
- *Unincorporated Fire Services Fund is 2.650 (estimated property taxes of \$15,509,717)*
- *Incorporated Fire Services Fund is 4.080 (estimated property taxes of \$7,338,412)*
- *Emergency Services Fund is 0.571 (estimated property taxes of \$5,737,824)*
- *Development Services Fund is 1.005 (estimated property taxes of \$5,881,987)*
- *Parks & Leisure Services Fund is 0.364 (estimated property taxes of \$2,785,093)*

*Mrs. Bosten stated that as the levying authority, the Hall County Board of Commissioners is required, by state law, to approve the Hall County Board of Education's millage rate. She said that the School Board will not set theirs until later in the month. The item will be brought before the Board as soon as the School Board approves it.*

*Consent*

- 3 Approve the Fiscal Year 2021 Budget Adjustment Resolution.

*Consent*

## **Human Resources**

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

- 4 Approve the FY 2022 annual contract renewal for property and casualty insurance brokers (Norton Agency and Arthur J. Gallagher), insurance program coverages, fees, and Third Party Administrator (TPA) services; and authorize the Chairman to execute all related documents.

*Commissioner Stowe stated that he would abstain.*

*Consent*

## **Planning and Development**

*Sarah McQuade, Director of Planning and Development, addressed the Board.*

- 5 Second Reading and Public Hearing regarding approval and authorization for the Chairman to execute an amendment to the provisions of the Official Code of Hall County, Georgia regarding distilled spirits, malt beverages, and wine so as to permit Continuing Care Retirement Communities to obtain licenses for consumption of distilled spirits, malt beverages, and wine on the premises, subject to review and approval by the Law Department.
- 6 Public Hearing to Adopt Hall County's Short-Term Work Program and Capital Improvement Element.

- 7 Application of Cook Communities to rezone from Agricultural Residential-III (AR-III) to Residential-I (R-I) on a 67.9± acre tract located on the west side of Leach Road approximately 1,941 feet from its intersection with Willie Robinson Road; a.k.a. 4035 Leach Road; Zoned AR-III; Tax Parcel 10050 000008(pt.). Proposed Use: 23 lot subdivision. Commission District 2.
- 8 Application of Cook Communities for a Use Subject to County Commission approval on a 5.8± acre tract located on the east side of Leach Road approximately 1,828 feet from its intersection with Willie Robinson Road; a.k.a. 4034 Leach Road; Zoned AR-III; Tax Parcel 10050 000008(pt.). Proposed Use: 5 lot subdivision. Commission District 2.
- 9 Application of Donnie and Deberah Kelley to rezone from Office Industrial (O-I) and Agricultural Residential-III (AR-III) to Agricultural Residential-III (AR-III) on a 24.25±acre tract located on the south side of Thompson Bridge Road approximately 267 feet from its intersection with Lee Road; a.k.a. 4783 Thompson Bridge Road; Zoned O-I & AR-III; Tax Parcel 11061 001002. Proposed Use: single family residence. Commission District 2.
- 10 Application of John Biggers to amend the conditions of previously approved Planned Commercial Development (PCD) on a 7.84± acre tract located on the west side of Cleveland Highway approximately 767 feet from its intersection with Deer River Trail; a.k.a. 4789 Cleveland Highway; Zoned PCD; Tax Parcel 12028 000077. Proposed Use: event venue. Commission District 3.
- 11 Application of Ridgeline Land Planning, Inc. to rezone from Planned Residential Development (PRD) and Residential-I (R-I) to Planned Residential Development (PRD) on a 200.94± acre tract located within Magnolia Station subdivision; a.k.a. 0 Lula Road, 6370 River Plantation Drive, and Magnolia Station Phase 1 addresses; Zoned PRD & R-I; Tax Parcels 09079 000001, 09079A000050, and Magnolia Station Phase 1 parcels. Proposed Use: planned residential development. Commission District 3.

## **Public Works and Utilities**

*Srikanth Yamala, Director of Public Works and Utilities, addressed the Board.*

- 12 Approve the Economic Development Administration (EDA) Road Infrastructure Improvement Grant for Hall County Public Works for the White Sulphur Road improvements project in the amount of \$2,000,000.00, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related award documents. A \$2,000,000.00 match is required.  
*Consent*
- 13 Approve the award of the Georgia Transportation Infrastructure Bank (GTIB) grant for Hall County Public Works for the White Sulphur Road improvement project in the amount of \$1,000,000.00, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related award documents. A match of \$250,000.00 is required.  
*Consent*

- 14 Approve the request from the Chattahoochee Riverkeeper to utilize a Hall County dumpster and a waiver of Hall County Landfill tipping fees for an approximate 10 tons of trash to be collected (the estimated tipping fees are \$400.00) for several events scheduled for 2021. Commission Districts 1, 2, 3, and 4.

*Consent*

- 15 Approve the request from the Hall County Board of Education for a waiver of Hall County Landfill tipping fees for an approximate 18 tons of trash (the estimated tipping fees are \$720). Commission Districts 1, 2, 3, and 4.

*Consent*

### **Sheriff's Office**

*Captain Casey Ivey addressed the Board.*

- 16 Approve the FY 2022 contract renewal for Medical Services for the Hall County Jail to Dr. Linwood Zoller, M.D. of Gainesville, GA. The estimated annual cost is \$168,246.60.

*Consent*

- 17 Approve the FY 2022 contract renewal for Nursing Services for the Hall County Jail to Correctional Nursing Services, LLC of Gainesville, GA. The estimated annual cost is \$720,000.00.

*Consent*

### **County Administrator**

*Mr. Connell did not have any items to report.*

### **Public Comments**

*Rodolfo Guerra, 2174 Titshaw Drive, Gainesville, GA, addressed the Board.*

### **Commission Time**

*The Commissioners did not have any items to report.*

### **Adjourn**

*Chairman Higgins adjourned the meeting at 3:24 p.m.*

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