



**HALL COUNTY BOARD OF COMMISSIONERS  
WORK SESSION SUMMARY 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, December 05, 2022 - 03:00 PM**

**Call to Order**

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

*Present:*

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

*Also present were County Administrator Jock Connell, Assistant County Administrator Zach Propes, Deputy Commission Clerk Abril Olivas, County Attorney Van Stephens, and Deputy County Attorney William Linkous III*

**Administration**

*Mr. Propes addressed the Board.*

- 1 Approve the Intergovernmental Agreement for Temporary Resurfacing Access between Hall County and the Hall County Board of Education and establish a project budget in the amount of \$65,000.00.

*Consent*

- 2 Approve the addendum to the Intergovernmental Agreement between Hall County and the City of Gainesville, Georgia regarding the Highlands to Island Trail Improvements in and around Roosevelt Square.

*Consent*

- 3 Approve the Lease Agreement between 117 Bradford, LLC and Hall County for the Public Defender's Office to lease 117 Bradford Street, SE, Gainesville, GA in the annual amount of \$53,580.00.

*Consent*

**Community Services and Parks**

*Trey Garcia, Interim Director of Animal Services addressed the Board.*

- 4 Approve the purchase of two (2) new 2022 Ford Explorers for the Animal Shelter from Akins Ford Dodge Chrysler Jeep of Winder, GA, in the amount of \$88,133.00.

*Consent*

*Becky Ruffner, Marketing and Public Relations Specialist, addressed the Board.*

- 5 Approve the purchase of one (1) Ford F250 truck for Parks & Leisure Services from Allan Vigil Ford Lincoln of Morrow, GA, in the amount of \$59,427.00.

*Consent*

### **Corrections and Maintenance**

*Walt Davis, Director of Corrections and Maintenance, addressed the Board.*

- 6 Approve the award of IFB #038-43 Energy Upgrade to HVAC Units for Public Works and Utilities to Debalski Heating and Cooling of Athens, GA, in the amount of \$58,250.00.

*Consent*

- 7 Approve the award of IFB #039-43 Replacement Chiller at Emergency Services Complex for Building Maintenance Department to Trane of Atlanta, GA, in the amount of \$137,931.00.

*Consent*

### **County Attorney**

*Mr. Stephens addressed the Board.*

- 8 Approval and authorization for the Chairman to execute any and all documents necessary to convey title from Hall County to bSide Oakwood, LLC with regard to approximately 0.223 acres of land located on Thurmon Tanner Parkway near its intersection with Frontage Road for the sum of \$35,000, subject to review and approval by the County Attorney.

*Consent*

- 9 Approval and authorization for the Chairman to execute any and all closing documents necessary to acquire a tract of land consisting of approximately 0.11 acres located on the Atlanta Highway near its intersection with Thurmon Tanner Parkway, being a portion of parcel 08027 000004 owned by Glamour Art House, Inc. and CRE8 Asset Co., LLC, for a purchase price of \$50,000.00, subject to review and approval by County Attorney.

*Consent*

*Mr. Linkous addressed the Board.*

- 10 Approve the Letter of Intent with the Georgia Public Defender Council for the lease of four (4) offices and five (5) rooms of shared space at the former Department of Agriculture Building at 1195 Jesse Jewell Parkway, Gainesville, and authorize the Chairman to sign the Letter of Intent and any other documents necessary to effectuate the lease consistent with the Letter of Intent, subject to the approval of the County Attorney.

*Consent*

### **Emergency Management**

*Casey Ramsey, Director of Emergency Management, addressed the Board.*

- 11 Approve the application of the 2022 Emergency Management Performance Grant (EMPG) for the Hall County Emergency Management Agency in the amount of \$50,000.00 and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related application and award documents. A cash match of \$50,000.00 will be required.

*Consent*

- 12 Approve the award of IFB #037-43 Replacement of Communication Remote Site Generators for Emergency Management to Power & Energy Services, Inc., of Lithia Springs, GA, in the amount of \$518,737.00.

*Consent*

### **Financial Services**

*Wes Geddings, Director of Financial Services, addressed the Board.*

- 13 Approve the conversion of the County's account structure to follow and be in compliance with the Georgia Department of Community Affairs (DCA) Uniform Chart of Accounts.

*Consent*

- 14 Approve the FY 2022 allocation application of the Local Assistance and Tribal Consistency Fund from the U.S. Department of the Treasury for the general revenue enhancement program to Provide additional assistance to eligible revenue sharing counties and eligible Tribal governments in the amount of \$78,157.80, 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*

- 15 Approve the presentation of the Hall County FY 2022 Annual Audit Report.

*Amanda Wilkson of Bates, Carter and Company, LLP presented the audit report.*

*Consent*

*Commissioner Cooper exited the meeting and did not return.*

### **Fire Rescue**

*Chris Armstrong, Fire Chief, addressed the Board.*

- 16 Approve the award of Task Order 2023-009 Floor Installation for the Emergency Services Complex to DCO Commercial Floors of Lawrenceville, GA. The estimated cost is \$226,800.00.

*Consent*

- 17 Approve the sole source purchase of a mobile unit training prop for Fire Rescue from FireVent, LLC of Carson City, NV, in the amount of \$86,528.00.

*Consent*

### **Human Resources**

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

- 18 Approve the Resolution for the Hall County Wage and Compensation Study and authorize the Chairman to execute all related documents, subject to the review and approval of the County Attorney.

*Consent*

- 19 Approve the Employment Agreement appointing the position of County Attorney, and authorize the Chairman to execute all related documents.

*Consent*

- 20 Approve the Employment Agreement for the position of Assistant County Administrator (I).

*Consent*

- 21 Approve the Employment Agreement for the position of Assistant County Administrator (II).

*Consent*

- 22 Approve the Employment Agreement for the Director of Emergency Management.

*Consent*

### **Planning and Development**

*Randi Doveton, Director of Planning and Development, addressed the Board.*

- 23 Public Hearing to consider variance from Hall County lot frontage requirements on a collector road, Section 16.50.040, to allow a six (6) lot subdivision with a minimum lot frontage of 50FT, located on a 45.54± acre tract on the south side of Cash Road approximately 80 feet from its intersection with Union Church Road; a.k.a. 5084 Cash Road; Zoned AR-III; Tax Parcel 15043 000028A. Commission District 1.
- 24 6580 Cleveland Highway | Amend Conditions | of a Light-Industrial (I-I) on a 8.67± acre tract located on the east side of Cleveland Highway approximately 1,712 feet from its intersection with Hub Head Road | Zoned I-I; Tax Parcel 12083 000003B | Proposed use: self-storage and boat & RV storage | \*\* Commission District 3 | Diane Schermerhorn, applicant.
- 25 6580 Cleveland Highway | Use Subject to County Commission approval | on a 8.67± acre tract located on the east side of Cleveland Highway approximately 1,712 feet from its intersection with Hub Head Road | Zoned I-I; Tax Parcel 12083 000003B | Proposed use: self-storage and boat & RV storage | \*\* Commission District 3 | Diane Schermerhorn, applicant.
- 26 3461 Thompson Bridge Road | Rezone | from Residential-I (R-I) to Office and Institutional (O-I) on a 6.85± acre tract located on the west side of Thompson Bridge Road at its intersection with Tommy Aaron Drive | Zoned R-I; Tax Parcel 10114 000039A | Proposed use: office | \*\* Commission District 2 | Michael James Remodeling, applicant.
- 27 2866 Lanier Tech Drive | Rezone | from Light-Industrial (I-I) to Residential Multi-Family (RMF) on a 58.26± acre tract located at the terminus of Lanier Tech Drive | Zoned I-I; Tax Parcel 15021 000085 | Proposed use: 370-unit multi-family complex | \*\* Commission District 3 | Capstone Acquisitions, LLC, applicant.
- 28 2581 Ramsey Circle | Rezone | from Agricultural-Residential-III (AR-III) to Planned Residential Development (PRD) on a 35.14± acre tract located on the north side of Ramsey Circle at its intersection with White Sulphur Road; Zoned AR-III; Tax Parcel 09113 000001 (pt.) | Proposed use: 305-unit multi-family complex | \*\* Commission District 3 | CMWB Company, LLC, applicant.
- 29 4020 & 3886 Cornelia Highway and 4761 Cagle Mill Road | Rezone | from Agricultural-Residential-III (AR-III) & Agricultural-Residential-IV (AR-IV) to Heavy Industrial (I-II) on a 134.14± acre tract located on the south side of Cornelia Highway approximately 679 feet from its intersection with Cagle Road | Zoned AR-III & AR-IV; Tax Parcel 15007 000129, 000270, & 000027A | Proposed use: heavy industrial | \*\* Commission District 3 | Ridgeline Land Planning, Inc, applicant.
- 30 0 & 0 Old Winder Highway | Rezone | from Planned Commercial Development (PCD) to Agricultural-Residential-IV (AR-IV) on a 13.38± acre tract located on the west side of Old Winder Highway approximately 771 feet from its intersection with Ridgemoor Drive | Zoned PCD; Tax Parcel 15039A000003 & 000029 (pt.) | Proposed use: agricultural uses | \*\* Commission District 1 | Ben Baker, Baker & Summy, PC, applicant.

- 31 5741 Holiday Road | Rezone | from Highway-Business (H-B) to Planned Commercial Development (PCD) on a 2.12± acre tract located on the east side of Holiday road at its intersection with Green Road | Zoned H-B; Tax Parcel 07329 001005 | Proposed use: boat & RV storage | \*\* Commission District 2 | Torris J. Babbs, PE, applicant.

### **Public Defender**

*Brad Morris, Public Defender, addressed the Board.*

- 32 Approve the 2023 Intergovernmental Agreement (IGA) between Hall and Dawson Counties which facilitates sharing the cost of two positions 50/50.

*Consent*

### **Public Works and Utilities**

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

- 33 Approve the single source purchase of Permit Modifications and Cell Construction Design Documents at the Candler Road Landfill for Public Works & Utilities from Burns & McDonnell of Atlanta, GA, in the amount of \$347,000.00.

*Consent*

- 34 Approve the ratification of the Improving Neighborhood Outcomes in Disproportionally Impacted Communities application for the Public Works & Utilities to improve sidewalks, trails and other Butler Park amenities (dog park, bridge and additional lighting) in the amount of \$2,000,000.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. \$400,000.00 match funds will be provided.

*Consent*

- 35 Approve the process to initiate the abandonment of a +/- 573' of public road on Old Cornelia Highway. Commission District 3.

*Consent*

- 36 Approve the process to initiate the abandonment of a section of public road between the cul-de-sac at the end of Kubota Way and the intersection of Kubota Way and Gateway Centre Parkway. Commission District 3.

*Consent*

- 37 Approve the purchase of one (1) 2023 Ford Transit Cargo Van for Construction Management from Billy Cain Ford of Commerce, GA in the amount of \$54,074.00.

*Consent*

- 38 Approve the collection of \$465,218.00 Guaranty Agreement/Maintenance and acceptance of streets for Lancaster Subdivision Phase 2. Commission District 1.
- 39 Approve the Release of \$128,344.00 Guaranty Performance/Maintenance Agreement and acceptance of streets in Trinity Falls Phase 1 Subdivision. Commission District 1.

*Consent*

### **Sheriff's Office**

*Sergeant Mike Free, Sheriff's Office, addressed the Board.*

- 40 Approve the purchase of six (6) new 2022 Ford Explorers for the Sheriff's Office from Brannen Motor Company of Unadilla, GA, in the amount of \$226,400.00.

*Consent*

*Sergeant John Morgan, Sheriff's Office, addressed the Board.*

- 41 Approve the purchase of three (3) used vehicles for the Sheriff's Office from Hardy Chevrolet of Gainesville, GA, in the amount of \$89,000.00.

*Consent*

- 42 Approve the purchase of two (2) new Ford Interceptors for the Sheriff's Office from Brannen Motor Company of Unadilla, GA in the amount of \$82,000.00.

*Consent*

- 43 Approve the renewal of the Records Management System and Jail Management System's yearly maintenance and support for the Sheriff's Office to CentralSquare Technologies of Lake Mary, FL, in the amount of \$93,887.06.

*Consent*

- 44 Approve the ratification of the Public Safety and Violent Crime Reduction Strategies Grant application for the Sheriff's Office for the Cloud Base Crime Center in the amount of \$500,000.00, 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. Connell did not have any items to report.*

### **Public Comments**

*There were no comments from the public.*

## **Commission Time**

*Commissioner Stowe invited everyone to attend the Butler Park Ribbon Cutting Ceremony on December 15th.*

## **Adjourn**

*Chairman Higgins adjourned the meeting at 3:57 p.m.*