



**HALL COUNTY BOARD OF COMMISSIONERS
VOTING MEETING SUMMARY 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
Thursday, June 26, 2025 - 06:00 PM**

Call to Order

Chairman Gibbs at 6:00 p.m.

Present:

Chairman David Gibbs, Vice Chairman Jeff Stowe and Commissioners Kathy Cooper and Gregg Poole

Also present were County Administrator Zach Propes, Assistant County Administrator Casey Ramsey, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez, County Attorney William Linkous III, and Assistant County Attorney Justin Lawhon

Commissioner Powell was absent.

Approve Agenda

Commissioner Stowe/Commissioner Cooper — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Invocation

1 Commissioner Gregg Poole

Pledge

2 Commissioner Kathy Cooper

Public Comments

There were no comments from the public.

Proclamation/s

Ms. Rivera addressed the Board and introduced the proclamation.

- 3 Approve the proclamation recognizing Jeffery Alan Vinson's retirement after 36 years of service to Hall County, Georgia.

Commissioner Stowe presented Jeffery Alan Vinson with the Proclamation.

Commissioner Cooper/Commissioner Poole — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Consent Agenda

Commissioner Stowe/Commissioner Cooper — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 4 Approve the June 23, 2025 Executive Session minutes.
- 5 Approve the June 23, 2025 Work Session minutes.
- 6 Approve the June 12, 2025 Voting Meeting minutes.
- 7 Approve the renewal of the annual contract for RFQ/P #44-034 Demand Services for On-Call HVAC Unit Installation, Repair and Maintenance for Central Services to Conditioned Air Systems, Inc. of Gainesville, GA, Freedom Mechanical, LLC of Lula, GA, and J.R. Hobbs Co-Atlanta of Lawrenceville, GA. The estimated annual cost is \$418,029.00.

- 8 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 \$510,928.00.
- 9 Approve the award of IFB# 017-46 Athletic Uniform Supply Annual Contract to BSN Sports, LLC of Farmers Branch, TX, Prottime Sports, Inc. of Seattle, WA and Shuma, LLC (dba Shuma Sports) of Lawrenceville, GA. The estimated annual cost is \$81,600.00.
- 10 Approve the renewal of the annual contract for RFQ/P# 44-012 Athletic Officiating Services for Parks & Leisure to Hall County Officials of Flowery Branch, GA. The estimated annual cost is \$178,500.00.
- 11 Approve the award of RFQ/P# 46-010 Inmate Telephone System and Services for the Correctional Institution to Inmate Calling Solutions, LLC (dba ICSolutions) of San Antonio, TX. The estimated annual cost to exceed \$50,000.00.
- 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 \$554,268.00.
- 13 Approve the withdrawal of Hall County's objection to the City of Flowery Branch's annexation of the properties of CD, II Properties, LLC located at 4651 and 4665 Hog Mountain Road, Flowery Branch, GA 30542, and bearing Hall County Tax Parcels 15046 000008 and 15046 000008B, following the City of Flowery Branch's denial of the annexation application at its city council meeting on June 5, 2025.
- 14 Approve the withdrawal of Hall County's objection to the City of Flowery Branch's annexation of the property of Mary Elizabeth Hickman et al. located at 4560 Hog Mountain Road, Flowery Branch, GA 30542, and bearing Hall County Tax Parcel 08097 000005, following the City of Flowery Branch's denial of the annexation application at its city council meeting on June 5, 2025.
- 15 Approve the annual contract renewal for RFQ/P #45-008 Demand Services for On-Call Contractors for Building Permit Services, Inspections, and Plan Review for Development Services to ECS Southeast LLC of Lawrenceville, GA, NOVA Engineering & Environmental, LLC of Kennesaw, GA and SAFEbuilt, LLC of Loveland, CO. The estimated annual cost is \$50,000.00.
- 16 Approve the renewal for the annual contract for 911 Computer Aided Dispatch Services for Central Communications/911 to TriTech Software Systems of Lake Mary, FL, in the amount of \$175,601.54.
- 17 Approve the renewal of the annual contract for IFB #002-44 Fire Extinguishers & Services for various County departments to Peach State Fire, Inc. of Gainesville, GA. The estimated annual cost is \$50,549.00.
- 18 Approve the renewal of annual contract for IFB #013-44 Vehicle Striping and Signage for various County departments to AKO Signs, Inc. of Athens, GA. The estimated annual cost is \$78,368.00.

- 19 Approve the renewal of the annual contract for RFQ #44-024 Demand Services for On-Call Commercial Real Estate Brokerage Services for various County departments to Avison Young-Atlanta, LLC of Gainesville, GA, Candler Real Estate Group, LLC of Gainesville, GA, Norton Commercial & Acreage Group, LLC of Gainesville, GA, and Powell Property Group, Inc. of Cumming, GA. The estimated annual cost to exceed \$50,000.00.
- 20 Approve the award of IFB #011-46 Vehicle Oils & Lubricants Annual Contract for various County departments to Boswell Oil Company of Athens, GA. The estimated annual cost is \$57,588.00.
- 21 Approve the award of IFB #012-46 Waste-Refuse Collection Services Annual Contract for various County departments to Red Oak Sanitation, LLC of Cumming, GA. The estimated annual cost is \$87,972.00.
- 22 Approve the award of RFQ/P #46-004 Demand Services for On-Call Concrete Contractors for various County departments to Chattahoochee Group, Inc. of Clermont, GA, The Dickerson Group, Inc. of Lawrenceville, GA, Lagniappe Development Co., Inc. of Buford, GA, and Ryals Brothers, LLC of Lula, GA. The estimated annual cost is \$518,220.00.
- 23 Approve the renewal of annual contract for IFB #021-45 Firefighting Boots, Gloves and Hoods for Fire Rescue to Profire and Tactical, LLC of Woodstock, GA and Ten-8 Fire and Safety, LLC of Bradenton, FL. The estimated annual cost is \$140,563.00.
- 24 Approve the annual contract renewal for Fleet Maintenance and Repair Services for Fire Rescue Vehicles and Apparatus Equipment for Fire Rescue to Ten-8 Fire & Safety LLC, of Bradenton, FL; and approval and authorization for the Chairman to renew the lease agreement with Ten-8 Fire & Safety LLC for the leasing of one (1) maintenance bay located at 2801 Allen Creek Road, subject to review and approval by County Attorney. The estimated annual cost is \$1,111,800.00.
- 25 Approve the purchase of a 2025 Ford F-250 Super Cab 4WD Service Truck for Road Maintenance from Akins Ford Dodge Chrysler Jeep of Winder, GA, in the amount of \$65,106.00.
- 26 Approve the renewal of the annual contract for RFQ #44-005 Demand Services for On-Call Right of Way Services for Public Works & Utilities to Atlas Technical Consultants, LLC of Duluth, GA, BM&K, PC of Braselton, GA, Croy Engineering, LLC of Marietta, GA, Johnson, Mirmiran & Thompson, Inc. of Cumming, GA and THC, Inc of Duluth, GA. The estimated annual cost is \$468,572.00.
- 27 Approve the renewal of annual contract for IFB #018-44 Pavement Marking Installation and Removal Services for Public Works & Utilities to Peek Pavement Marking, LLC of Columbus, GA. The estimated annual cost is \$189,573.00.
- 28 Approve the renewal of Contract #088-23 Groundwater/Surface Water Monitoring for Public Works to Advanced Environmental Management, Inc. of Cumming, GA in the estimated amount of \$110,160.00.
- 29 Approve Change Order #1 to Task Order #2025-006 under RFP/Q #42-002 Demand Services for Resurfacing, Paving, and Full Depth Reclamation for the FY 2025 resurfacing program to Allied Paving Contractors, Inc. of Pendergrass, GA, in the amount of \$1,619,967.15.

- 30 Approve the renewal of the Service and Support Agreement for the Landfill Leachate System for Public Works & Utilities to Rochem Americas, Inc. of Hermosa Beach, CA. The estimated annual cost is \$299,193.00.
- 31 Approve Change Order #1 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 \$196,000.00.
- 32 Approve the award of RFQ/P #46-008 Hall County Sewer System Master Plan Update and Rate Study for Public Works & Utilities to AECOM Technical Services, Inc. of Atlanta, GA. The estimated cost is \$199,533.00.
- 33 Approve the renewal of annual contract for IFB #010-44 QA/QC Engineering Construction Testing Services for Public Works & Utilities to ECS Southeast, LLP of Marietta, GA, Geo-Hydro Engineers, Inc. of Kennesaw, GA, Goodwyn Mills Cawood, LLC of Buford, GA, UES (previously Contour Engineering, LLC) of Kennesaw, GA and United Consulting of Norcross, GA. The estimated annual cost is \$61,047.00.
- 34 Approve Change order #1 for RFQ/P#43-021 Construction Manager at Risk for Hall County Health Department Campus Renovations for Public Works & Utilities to Hogan Construction Group, LLC of Peachtree Corners, GA, in the amount of \$620,614.00.
- 35 Approve the award of RFQ/P# 46-009 Inmate Telephone System & Services for the Hall County Jail to Inmate Calling Solutions, LLC (dba ICSolutions) of San Antonio, TX. The estimated annual cost to exceed \$50,000.00.
- 36 Approve the Intergovernmental Agreement between Hall County and the Georgia Department of Public Safety for the use of certain talk groups on the Hall County Public Safety Radio System, subject to review and approval by the County Attorney.

Other Business - Community Services and Parks

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

- 37 Approval and authorization for the Chairman or Vice Chairman to execute a resolution regarding a finalized short-term Challenge Cost-Sharing Management Agreement and Partner Operations Plan with the United States Department of Army regarding Hall County's management of certain parks and boat ramps on Lake Lanier; and authorization for the Chairman or Vice Chairman to execute any and all additional documents necessary to effectuate the transaction, subject to review and approval by the County Attorney.

Commissioner Stowe/Commissioner Poole — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Other Business - Financial Services

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

- 38 Approve the award of RFQ/P #46-005 Professional Public Auditing Services for Financial Services to Bates, Carter & Co., LLP of Gainesville, GA. The estimated annual cost is \$113,900.00.

Commissioner Stowe/Commissioner Poole — award contract to Ruston, LLC — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 39 Approve the Fiscal Year 2026 Budget Resolutions: (1) Fiscal Year 2026 Budget Resolution, (2) Victim Witness Program, and (3) Community Service Center Fund Balance Resolution.

Mr. Samples discussed the following information regarding the proposed FY 2026 Budget:

- *Operating and Capital Funds:*
 - *Operating Funds - \$319,069,776*
 - *Capital Funds - \$79,510,452*
 - *Total Countywide Budget - \$398,580,228*

Commissioner Stowe/Commissioner Cooper — approve items 39 and 40 — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

40 Approve the Fiscal Year 2025 Budget Adjustment Resolution.

Commissioner Stowe/Commissioner Cooper — approve items 39 and 40 — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Other Business - Human Resources

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

41 Approve the resolution to adopt, restate, and amend Hall County Retirement Benefits; authorization for the Chairman to execute all related documents, subject to review and approval by the County Attorney.

Commissioner Stowe/Commissioner Cooper — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 42 Approval and authorization for the Chairman to execute a resolution to implement House Bill 85 (HB 85) as to judicial compensation, to authorize locality pay, to confirm existing fringe benefits, to modify retirement benefits and to affirm related judicial salaries, subject to review and approval by the County Attorney.

Commissioner Stowe/Commissioner Cooper — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Other Business - Planning and Development

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

- 43 Public Hearing to adopt Hall County's updated short-term work program and capital improvement element.

Mr. Linkous introduced the item. Ms. Garmon discussed the item. Mr. Linkous conducted the Public Hearing.

There were no comments from the public.

Commissioner Cooper/Commissioner Stowe — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Public Hearing to amend Hall County's Zoning Map as follows:

- 44 **0 Reservoir Drive | Rezone** | from Residential 1 (R-1) to Agricultural Residential 1 (AR-1) | on a 1.20± acre tract located on the northeast side of Reservoir Drive at its intersection with Old Cornelia Highway | Zoned R-1; Tax Parcel 15018 000123 | **Proposed Use: Permitted uses in AR-1** | Commission District 3 | **Denise R. Jackson, applicant**

Mr. Linkous introduced the item. Ms. Garmon discussed the item. Mr. Linkous conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Denise Jackson, 3774 Old Cornelia Highway, Gainesville*
- *Scott Leach, 3742 Old Cornelia Highway, Gainesville*

Opposition:

- *Amy England, 3722 Reservoir Drive, Gainesville*
- *Marie Steckbauer, Stone Creek Court, Gainesville*
- *Sherry Bryant, 3778 Stone Creek Court, Gainesville*
- *Lisa Carr, 3732 Reservoir Drive, Gainesville*
- *Austin Brown, 3762 Stone Creek Court, Gainesville*
- *Ella Macon, 3732 Reservoir Drive, Gainesville*
- *Joyce Nissly, 3771 Stone Creek Court, Gainesville*
- *Billy Carr, 3732 Reservoir Drive, Gainesville*
- *David Nissly, 3771 Stone Creek Court, Gainesville*

Commissioner Poole/Commissioner Stowe — approve tabling item 44 until the July 10, 2025 Voting Meeting— Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

45 **3625 McEver Road | Amend Conditions of Zoning |** on a 11.10± acre tract located on the east side of McEver road approximately 708 feet from its intersection with Hilldale Road | Zoned PCD (GCOD); Tax Parcel 08032 000006 | **Proposed Use: Outdoor storage and expansion of services |** Commission District 4 | **Thomas L. Elliott III, applicant**

Mr. Linkous introduced the item. Ms. Garmon discussed the item. Mr. Linkous conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Tyler Smith, 340 Jesse Jewell Parkway, Suite 300, Gainesville*

Commissioner Stowe/Commissioner Cooper — approve with the fifteen (15) conditions listed below — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

- 1. Development is approved as generally shown on the submitted site plan dated February 10, 2025 and described in the project narrative dated March 4, 2025 and supplemental narrative dated May 2, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
- 2. The buffers shall be protected in perpetuity by a deed that follows the property. The removal or modification of this condition shall require action by the Board of Commissioners (BOC).*
- 3. A 200 foot undisturbed buffer shall be maintained along the right-of-way adjacent to Pleasant Hill Road.*
- 4. Office hours of operation shall be from 9:00 am — 6:00 pm, Monday - Sunday and there shall be no tenant access onto the property from 12:00 am — 5:00 am, Monday - Sunday.*
- 5. The developer shall provide supplemental plantings to provide screening along the portion of the tract abutting McEver Road. Supplemental plantings shall be subject to the approval of the Director of Planning and Zoning or their designee.*
- 6. There shall be no ingress and egress along Pleasant Hill Road.*
- 7. No variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Official Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.*
- 8. All conditions of zoning shall be made as part of any plats or construction plans created for the property.*
- 9. A 6-foot tall fence shall be installed along the southern property line of the development abutting residentially zoned parcels. The fence shall be completed within 90 days of approval of this zoning request and before the issuance of any other business licenses for the subject property.*
- 10. A maximum of 91 parking spaces may be used for outdoor storage for items such as vehicles, boats, recreational vehicles, and trailers. Spaces adjacent to the right-of-way of McEver Road shall not be used for the storage of vehicles of any kind. Only temporary parking for customers and employees shall be permitted in front of the existing office space.*
- 11. All outdoor storage and parking spaces shall be paved with asphalt or concrete and no other outdoor storage is allowed other than those noted in the previous conditions.*
- 12. There shall be no junk or inoperable vehicles in any space designated for outdoor storage.*
- 13. Parking of a maximum of two U-Haul Vehicles in front of the existing office building shall be permitted.*

14. *The office operations of Cardinal Construction shall be the only business permitted other than the office operations of the storage facility.*
15. *The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."*

County Administrator

Mr. Propes addressed the Board. He stated the following:

- *Hall County Offices will be closed on Friday, July 4, 2025 in observance of the Independence Day holiday.*
- *Thanked the Board of Commissioners for their leadership in the budget process.*
- *Thanked Finance Director Taylor Samples, Finance Assistant Director Elizabeth White, Assistant County Administrator Casey Ramsey, the Budget Committee, Department Directors and Elected Officials for their work on the budget.*

Commission Time

The Commissioners did not have any items to report.

Adjourn

Chairman Gibbs/Commissioner Stowe — adjourn at 7:09 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.