



**HALL COUNTY BOARD OF COMMISSIONERS
WORK SESSION 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
Monday, July 07, 2025 - 03:00 PM**

Call to Order

Chairman Gibbs at 3:00 p.m.

Present:

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

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

Clerk of Superior and State Courts

Brandi Paul, Business Manager for Clerk of Superior and State Courts, addressed the Board.

- 1 Approve the ratification of the purchase of record preservation, digital archiving and historic indexing services for the Clerk of Court to Kofile Technologies, Inc., of Dallas, TX, in the amount of \$96,027.40.

Consent

Financial Services

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

- 2 Approve the renewal of annual contract for IFB #014-45 New Tires, Related Parts and Services for various County departments to Kesler Tire Service, Inc. of Gainesville, GA and Harrison Tire Service of Gainesville, GA. The estimated annual cost is \$392,275.00.

Consent

- 3 Approve the award of RFQ/P #46-006 Banking and Investment Services for Financial Services to Wells Fargo Bank, N.A. of Atlanta, GA.

Consent

- 4 Approval and authorization for the Chairman to execute a Special Purpose Local Option Sales and Use Tax Intergovernmental Agreement among Hall County and all of its Municipalities, and authorization for the Chairman to execute any and all documents to effectuate the terms of the Agreement, subject to review and approval by the County Attorney.

Formal vote at the Thursday, July 10, 2025 Voting Meeting.

- 5 Approval and authorization for the Chairman to execute a resolution calling for an election on the question whether to reimpose a Special Purpose Local Option Sales and Use Tax, subject to Hall County Voters' approval of a referendum on November 4, 2025, and authorization for the Chairman to execute any and all documents necessary to effectuate the terms of the agreement, subject to review and approval by the County Attorney.

Formal vote at the Thursday, July 10, 2025 Voting Meeting.

Community Services and Parks

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

- 6 Approve the memorandum of understanding with the City of Lula memorializing the respective intentions of Hall County and the City of Lula in the event that SPLOST IX is approved by the voters of Hall County, GA on November 4, 2025 regarding contributions towards funding for mutual park improvements at locations within the City of Lula.

Formal vote at the Thursday, July 10, 2025 Voting Meeting.

- 7 Approve the memorandum of understanding with the City of Gillsville memorializing the respective intentions of Hall County and the City of Gillsville in the event that SPLOST IX is approved by the voters of Hall County, GA on November 4, 2025 regarding contributions towards funding for park improvements at 7864 County Line Road, Gillsville, GA.

Formal vote at the Thursday, July 10, 2025 Voting Meeting.

Gainesville-Hall Metropolitan Planning Organization (GHMPO)

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

- 8 Approve the award of RFP #46-013 Highlands to Islands Trail Study - University of North Georgia to McEver Road for the Gainesville-Hall Metropolitan Planning Organization (GHMPO) to Pond & Company, Inc. of Peachtree Corners, GA, in the amount of \$75,000.00.

Consent

Planning & Zoning

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

- 9 **6495 Spout Springs Road | Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | **Proposed Use: Commercial development** | Commission District 1 | **LJA Engineering, applicant** Note: Tabled at the May 8, 2025 Meeting until the July 10, 2025 Voting Meeting.
- 10 **6495 Spout Springs Road | Special Use** | fuel sales in Highway Business (H-B) | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | **Proposed Use: Fuel sales** | Commission District 1 | **LJA Engineering, applicant** Note: Tabled at the May 8, 2025 Meeting until the July 10, 2025 Voting Meeting.
- 11 **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** Note: Tabled at the June 26, 2025 Meeting until the July 10, 2025 Voting Meeting.
- 12 **5162 Thompson Bridge Road | Amend Conditions of Zoning** | on a 5.79± acre tract located on the northeast side of Thompson Bridge Road approximately 1,045 feet from its intersection with Hubert Stephens Road | Zoned PCD (GCOD); Tax Parcel 11083 003001A | **Proposed Use: Self-storage facility** | Commission District 3 | **FreeUp Storage Murrayville, LLC, applicant**
- 13 **3266 Chestatee Road | Amend Conditions of Zoning** | on a 27.96± acre tract located on the north side of Chestatee Road approximately 948 feet from its intersection with North River Road | Zoned AR-1; Tax Parcel 10059 000012 | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Brenton Pierce, applicant**
- 14 **5253 Lawson Road | Special Use** | on a 30.77± acre tract located on the north side of Lawson Road approximately 642 feet from its intersection with Britt Whitmire Road | Zoned AR-1; Tax Parcel 11008 000023 | **Proposed Use: Agri-entertainment venue** | Commission District 3 | **Mary Kirrane, applicant**
- 15 **5253 Lawson Road | Special Use** | on a 30.77± acre tract located on the north side of Lawson Road approximately 642 feet from its intersection with Britt Whitmire Road | Zoned AR-1; Tax Parcel 11008 000023 | **Proposed Use: Equestrian center with variances** | Commission District 3 | **Mary Kirrane, applicant**

Public Works and Utilities

Bill King, Assistant Director of Public Works and Utilities, addressed the Board.

- 16 Approve the award of Task Order #2026-003 under RFP/Q #42-002 Demand Services for Resurfacing, Paving, and Full Depth Reclamation of 29.96 miles of Hall County roads for the FY 2026 resurfacing program to Allied Paving Contractors, Inc. of Pendergrass, GA. The estimated cost is \$13,159,831.25.

Consent

Commissioner Stowe requested that a change order be done to use the remaining funds in the budget to possibly complete more resurfacing for FY 2026. Mr. King advised staff would review and provide a recommendation.

- 17 Approve the acceptance of \$2,190,472.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Oconee Overlook Phase 1 Subdivision. Commission District 3.

Consent

- 18 Approve the extension of a \$939,197.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Somerset at Riverbrook Subdivision. Commission District 2.

Consent

- 19 Approve the extension of a \$1,378,050.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Reunion Phase 21 Subdivision. Commission District 1.

Consent

Tax Assessors

Steve Watson, Chief Appraiser, addressed the Board.

- 20 Approve the renewal of the annual contract for RFP #42-007 Reappraisal & Equalization Assistance for Certain Real Property for the Tax Assessor's Office to GMASS, Inc. of Norwood, GA. The estimated annual cost is \$400,000.00.

Consent

- 21 Consider for approval or denial the 2023 personal property refund in the amount of \$322.00 for the overpayment of Hall County taxes regarding account #342361 to Willys Countertops.

Formal vote at the Thursday, July 10, 2025 Voting Meeting.

- 22 Consider for approval or denial the 2022, 2023 and 2024 personal property refund in the amount of \$695.21 for the overpayment of Hall County taxes regarding account #337193 to William H. Parsons.

Formal vote at the Thursday, July 10, 2025 Voting Meeting.

Treatment Services

Brad Williams, Judicial Accountability Division Director, addressed the Board.

- 23 Approve the FY26 annual contract with the State of Georgia Department of Human Services for Treatment Services to provide drug screening services and appoint the Treatment Services Director as the Program Designee and authorize the Chairman to execute all related award documents. The estimated annual cost is \$148,172.00.

Consent

County Administrator

Mr. Propes addressed the Board and stated the following:

- *Welcomed Assistant County Administrator John Gentry to Hall County.*

Public Comments

The following people addressed the Board:

- *Jodi White, 5166 White Hall Road, Lula*
- *Bill Oberholtzer, 3709 Whiting Road, Gainesville*
- *Tyler Crawford, 6541 Henry Smith Road, Murrayville*

Commission Time

Commissioner Kathy Cooper, District 1, asked everyone to say a prayer for those in Texas affected by the recent flooding.

Commissioner Gregg Poole, District 3, asked everyone to say a prayer for those in Texas affected by the recent flooding.

Executive Session

Commissioner Powell/Commissioner Stowe — to go into Executive Session at 3:50 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 24 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 4:45 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Adjourn

Chairman Gibbs adjourned the meeting at 4:45 p.m.