



**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, August 11, 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, Interim County Attorney Justin Lawhon and Senior Assistant County Attorney Nathaniel Anderson

Administration

Mr. Ramsey addressed the Board.

- 1 Approval and authorization for the Chairman to execute a resolution ratifying the purchase of 1.61 acres of real property located at 2829 Browns Bridge Road and 2802 Florence Drive, Hall County, GA, Tax Parcel Numbers 08015 005032 and 08015 005034, for the sum of \$3,000,000.00 for the purpose of expansion of the Hall County Government Center campus, approving and accepting the transfer of said property to the County, and authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval of the County Attorney.

Consent

Appointments for Consideration

Ms. Rivera addressed the Board.

- 2 Hospital Authority Nominations (3) for a term from 10/1/2025 to 9/30/2028. Commission District 1.
Nominations of Connie Banks, Jerry Jackson and Tom Oliver - Consent
- 3 Hospital Authority Nominations (3) for a term from 10/1/2025 to 9/30/2028. Commission District 3.

Nominations of Lee Hemmer, Denise Deal and Shelly Echols - Consent

- 4 Hospital Authority Nominations (3) for a term from 10/1/2025 to 9/30/2028. Chairman's Appointment.

Discussion - will provide at the Voting Meeting on Thursday, August 14, 2025

Community Services and Parks

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

- 5 Approve the purchase of three (3) new Ford F-250 Trucks and one (1) new Ford F-350 Truck for Animal Services to Greene Ford Company of Gainesville, GA, in the amount of \$196,446.36.

Consent

County Attorney

Mr. Anderson addressed the Board.

- 6 Approve the resolution of the Hall County Board of Commissioners to approve the execution of an intergovernmental agreement with the Chicopee Woods Area Park Commission transferring any property interests possessed by Hall County, GA resulting from agreements entered into with the Chicopee Woods Area Park Commission in 1989 to the Chicopee Woods Area Park Commission and further terminating those agreements; authorization for the Chairman to execute any and all additional documents necessary to effectuate the agreement, subject to approval by the County Attorney.

Consent

- 7 Approve the resolution of the Hall County Board of Commissioners to approve the execution of an intergovernmental agreement with the Chicopee Woods Area Park Commission updating a lease agreement originally entered into in 1989; authorization for the Chairman to execute any and all additional documents necessary to effectuate the agreement, subject to approval by the County Attorney.

Consent

Human Resources

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

- 8 Approve the renewal of the FY 2026 Memorandum of Understanding with the University of Georgia (UGA) Extension for Cooperative Extension Services and Personnel; authorize the Chairman to execute all related documents, subject to the review and approval by the County Attorney.

Consent

- 9 Approval and authorization for the Chairman to execute an agreement between North Georgia Works! Inc. and Hall County regarding occasional temporary labor and other work services, subject to review and approval by the County Attorney.

Consent

- 10 Approve the Hall County Employee Personnel Policies and Procedures Manual; authorizing the Chairman to approve all related documents subject to the review and approval of the County Attorney.

Consent

Planning & Zoning

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

- 11 **6266 Yellow Creek Road | Rezone** | from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 253.58± acre portion of a tract located on the northwest side of Yellow Creek Road approximately 1,457 feet from its intersection with Bent Tree Cove | Zoned AR-1; Tax Parcel 11112 000004 (pt.) | **Proposed Use: 253-lot residential development** | Commission District 2 | **Cook Communities, applicant** Note: Tabled at the July 24, 2025 Voting Meeting until the August 14, 2025 Voting Meeting.
- 12 **2620 & 2634 Barrett Road | Rezone** | from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) | on a combined 4.42± acre tract located on the southeast of Athens Highway, at its intersection with Barrett Road | Zoned I-1 & AR-1; Tax Parcels 15023A000037 & 15023A000007 | **Proposed use: Repackaging of processed animal products** | Commission District 3 | **Degaria Dowdy, applicant** Note: Tabled at the July 24, 2025 Voting Meeting until the August 14, 2025 Voting Meeting.
- 13 **3024 Dale Road | Amend Conditions of Zoning** | on a 36.90± acre tract located on the north side of Dale Road at its intersection with Candler Road | Zoned I-1 (GCOD); Tax Parcel 15025 000006 | **Proposed Use: Outdoor storage** | Commission District 3 | **Rochester | DCCM, applicant**
- 14 **3654 Thompson Bridge Road | Amend Conditions of Zoning** | on a 1.37± acre tract located on the northeast side of Thompson Bridge Road, approximately 736 feet from its intersection with Southers Road | Zoned PCD; Tax Parcel 10104 000002 | **Proposed use: Financial Institution** | Commission District 2 | **Fifth Third Bank c/o Tammala Brooks, applicant**
- 15 **2353 Athens Highway | Special Use** | on a 1.19± acre tract located on the east side of Athens Highway, approximately 530 feet from its intersection with Pine Grove Road | Zoned H-B (GCOD); Tax Parcel 15022C000016 | **Proposed Use: Vehicle sales** | Commission District 4 | **Morteza Modaber, applicant**

Public Works and Utilities

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

- 16 Approve the acceptance of certain real property along the Spout Springs Road Phase I Project right-of-way from the Georgia Department of Transportation (GDOT); authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval by the County Attorney. Commission District 1.
- Consent*
- 17 Approve the single source purchase of consulting services from Burns & McDonnell of Atlanta, GA to facilitate permit renewal and major modifications to the Candler Road Landfill, in the amount of \$319,400.00.
- Consent*
- 18 Approve the acceptance of \$776,340.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in The Village at Pine Valley subdivision. Commission District 3.
- Consent*
- 19 Approve the award of RFQ/P #46-018 Impact Fee Study for Public Works & Utilities to TischlerBise, Inc. of Bethesda, MD, in the amount of \$129,380.00.
- Consent*
- 20 Approve the award of RFQ #46-001 Demand Services for Civil Engineering Services, Category A, Transportation Improvement Design for Public Works & Utilities to:

- AtkinsRealis USA, Inc. of Atlanta GA
- Infrastructure Consulting & Engineering, LLC of Norcross, GA
- Keck & Wood, Inc. of Duluth, GA
- Precision Planning, Inc. of Lawrenceville, GA
- Columbia Engineering and Services Inc. of Duluth, GA
- Moffatt & Nichol of Atlanta, GA
- S&ME Inc. of Duluth GA
- Holt Consulting Company, LLC of Duluth, GA
- TTL, Inc. of Atlanta, GA
- RS&H, Inc of Atlanta, GA
- Dewberry Engineers, Inc. of Atlanta, GA
- Croy Engineering, LLC of Marietta, GA
- Thomas & Hutton Engineering Co. of Buford, GA
- KCI Technologies, Inc. of Duluth, GA
- CDM Smith Inc. of Atlanta, GA
- BCC Engineering, LLC (dba Heath & Lineback) of Marietta, GA
- Kimley-Horn and Associates, Inc. of Atlanta, GA

The estimated annual cost to exceed \$50,000.00.

Consent

- 21 Approve the award of RFQ #46-001 Demand Services for Civil Engineering, Category B, Survey Services, for Public Works & Utilities to:

- CDM Smith Inc. of Atlanta, GA
- Thomas & Hutton Engineering Co. of Buford, GA
- Croy Engineering, LLC of Marietta, GA
- Columbia Engineering and Services, Inc. of Duluth, GA
- Precision Planning, Inc. of Lawrenceville, GA
- KCI Technologies, Inc. of Duluth, GA
- Infrastructure Consulting & Engineering, LLC of Norcross, GA
- Atlas Technical Consultants, LLC of Duluth, GA
- AtkinsRealis USA, Inc. of Atlanta, GA

The estimated annual cost to exceed \$50,000.00.

Consent

- 22 Approve the award of RFQ #46-001 Demand Services for Civil Engineering Services, Category C, Construction Management Services for Public Works & Utilities to:

- ECS Southeast, LLC of Lawrenceville, GA
- BM & K Inc. of Braselton, GA
- United Consulting Group, Ltd. of Norcross, GA
- Kimley-Horn and Associates, Inc. of Atlanta, GA
- TTL, Inc. of Atlanta, GA
- AtkinsRealis USA, Inc. of Atlanta, GA
- KCI Technologies, Inc. of Duluth, GA
- Atlas Technical Consultants LLC of Duluth, GA
- CDM Smith, Inc. of Atlanta, GA
- Thomas Hutton Engineering Co. of Buford, GA
- BCC Engineering, LLC (dba Heath & Lineback) of Marietta, GA
- Croy Engineering, LLC of Marietta, GA

The estimated annual cost to exceed \$50,000.00.

Consent

- 23 Approve the award of RFQ #46-001 Demand Services for Civil Engineering Services, Category D, Geotechnical Services for Public Works & Utilities to:

- Geo-Hydro Engineers, Inc. of Kennesaw, GA
- S&ME, Inc. of Duluth, GA
- Materials Managers and Engineers, Inc. (2MNEXT) of Atlanta, GA
- CDM Smith Inc. of Atlanta, GA
- NOVA Engineering & Environmental, LLC of Kennesaw, GA
- United Consulting Group, Ltd. of Norcross, GA
- ECS Southeast, LLC of Lawrenceville, GA
- TTL, Inc. of Atlanta, GA
- Atlas Consultants LLC of Duluth, GA
- AtkinsRealis USA, Inc. of Atlanta, GA

The estimated annual cost to exceed \$50,000.00.

Consent

- 24 Approve the award of RFQ #46-001 Demand Services for Civil Engineering Services, Category E, Subsurface Utility Engineering for Public Works & Utilities to:

- CDM Smith, Inc of Atlanta, GA
- Columbia Engineering and Services, Inc. of Duluth, GA
- Croy Engineering, LLC of Marietta, GA
- KCI Technologies, Inc. of Duluth, GA
- AtkinsRealis USA, Inc. of Atlanta, GA
- Atlas Technical Consultants, LLC of Duluth, GA

The estimated annual cost to exceed \$50,000.00.

Consent

- 25 Approve the award of RFQ #46-001 Demand Services for Civil Engineering Services, Category F, Water Resources for Public Works & Utilities to:

- Civil Engineering Consultants, Inc. of Marietta, GA
- Ardurra Group, Inc. of Buford, GA
- Rummel, Klepper & Kahl, LLP (dba RK & K) of Sandy Springs, GA
- AECOM Technical Services, Inc. of Atlanta, GA
- Keck & Wood, Inc. of Duluth, GA
- Engineering Strategies, Inc. of Marietta, GA
- Atkins Realis USA, Inc. of Atlanta, GA
- Precision Planning, Inc. of Lawrenceville, GA

The estimated annual cost to exceed \$50,000.00.

Consent

- 26 Approve the award of RFQ #46-001 Demand Services for Civil Engineering Services, Category G, Plan Review for Public Works & Utilities to:

- Civil Engineering Consultants, Inc. of Marietta, GA
- Kimley-Horn and Associates, Inc. of Atlanta, GA
- Bureau Veritas North America, Inc. of Braselton, GA
- Raymond Global, Inc. of Conyers, GA
- KCI Technologies, Inc. of Duluth, GA
- Atlas Technical Consultants LLC of Duluth, GA
- Columbia Engineering and Services, Inc. of Duluth, GA

The estimated annual cost to exceed \$50,000.00.

Consent

- 27 Approve the award of RFQ #46-001 Demand Services for Civil Engineering Services, Category H, Traffic Engineering Studies and Design for Public Works & Utilities to:

- Kimley-Horn and Associates, Inc. of Atlanta, GA
- CDM Smith Inc. of Boston, MA
- Moffatt & Nichol of Atlanta, GA
- Croy Engineering, LLC of Marietta, GA
- Columbia Engineering and Services, Inc. of Duluth, GA
- KCI Technologies, Inc. of Duluth, GA
- Keck & Wood, Inc. of Duluth, GA
- Michael Baker International, Inc. of Peachtree Corners, GA
- AtkinsRealis USA Inc. of Atlanta, GA
- BCC Engineering, LLC (dba Heath & Lineback) of Marietta, GA

The estimated annual cost to exceed \$50,000.00.

Consent

Sheriff's Office

Lieutenant John Morgan, Sheriff's Office, addressed the Board.

- 28 Approve the purchase of two (2) new Ford Explorer Police Pursuit Vehicles for the Sheriff's Office to Billy Howell Ford Inc. of Cumming, GA, in the amount of \$95,400.00.

Consent

- 29 Approve the purchase of five (5) new Ford Explorer Police Pursuit Vehicles for the Sheriff's Office to Billy Howell Ford Inc. of Cumming, GA, in the amount of \$221,490.00.

Consent

- 30 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 \$59,577.29.

Consent

Treatment Services

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

- 31 Approve the purchase of drug screen testing kits and services for Treatment Services to Microgenics Corporation of Fremont, CA. The estimated cost is \$182,788.62.

Consent

- 32 Approve the ratification of the application for grant funds from the Georgia Opioid Crisis Abatement Trust in the amount of \$276,914.00 to provide funding for transportation assistance, a full-time counselor to assist with drug treatment for the REACT program, audio-visual equipment and subscriptions that will help provide telehealth options for treatment, and training opportunities. If awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No match required.

Consent

County Administrator

Mr. Propes addressed the Board and stated the following:

- *Thanked staff members who worked on the current agenda and their hard work to stay within budget.*
- *Thanked Bill Nash for his service to Hall County and wished him well in his future endeavors.*

Public Comments

There were no comments from the public.

Commission Time

Commissioner Kathy Cooper, District 1, thanked Bill Nash for his service to Hall County and wished him well in his future endeavors.

Commissioner Gregg Poole, District 3, thanked Bill Nash for his service to Hall County and wished him well in his future endeavors.

Chairman David Gibbs thanked Bill Nash for his service to Hall County and wished him well in his future endeavors.

Executive Session

Commissioner Powell/Commissioner Poole — to go into Executive Session at 3:45 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 33 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 5:22 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 Powell/Commissioner Stowe — to adjourn the Meeting at 5:22 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.