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, October 06, 2025 - 03:00 PM

Call to Order

Chairman Gibbs at 3:02 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 Administrator John Gentry, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez, and Interim County Attorney Justin Lawhon

Appointments for Consideration

Ms. Rivera addressed the Board.

1 Approve the appointment of Jorge Gomez to the Chestatee-Chattahoochee Resource Conservation and Development Council (RC&D) to serve an unexpired to December 31, 2025. Commission Districts 1, 2, 3, and 4.

Consent

County Attorney

Mr. Lawhon addressed the Board.

2 Approval and authorization for the Chairman to execute a resolution consenting to the deannexation from the City of Gainesville of approximately 0.155 acres of real property located at 0 Old Oakwood Road, Oakwood, Georgia, subject to review and approval by the County Attorney.

Consent

Development Services

Kristie Turner, Director of Development Services, addressed the Board.

3 Public Hearing on the Malt Beverage and Wine Package License for Lakeview Food Mart located at 5974 Jim Crow Road, Flowery Branch, GA 30542. The business owner is AK Ecom Star, LLC. The Managing and Registered Agent is Anila Khan. Commission District 2.

Public Hearing to be held on Tuesday, October 7, 2025 at 6:00 pm.

Emergency Management

Zach Brackett, Director of Emergency Management (EMA), addressed the Board.

4 Approve the award of RFQ/P #46-019 911 Public Safety Technology Consultant for Emergency Management to TSG Public Safety Advisors, LLC of Tallahassee, FL, in the amount of $140,000.00.

Consent

5 Approve the grant application for the 2028-2033 Hall County Hazard Mitigation Plan to the Georgia Emergency Management and Homeland Security Agency in the amount of $73,788.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. An in-kind match of $16,380.00 is required.

Consent

Financial Services

Elizabeth White, Assistant Director of Financial Services, addressed the Board.

6 Approve the ratification of the declaration of surplus vehicles and authorize the Chairman to execute any and all documents necessary to declare as surplus and unserviceable, subject to review and approval by the County Attorney.

Consent

Fire Rescue

Jerry Smith, Fire Chief, addressed the Board.

7 Approve the award of IFB #020-46 Furnish and Install One (1) Replacement Generator at Fire Station #11 to LSI Electrical Services, Inc. of Gainesville, GA, in the amount of $79,561.50.

Consent

Human Resources

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

8 Approve the annual renewal of the retiree medicare advantage plan with Aetna Medicare of Atlanta, GA; authorization for the Chairman to execute all related documents, subject to the review and approval by the County Attorney. The estimated annual cost of this renewal is $518,275.00.

Consent

Planning & Zoning

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

9 Approve the service level agreement for GIS Managed Services for Planning & Zoning to ROK Technologies, LLC of Mount Pleasant, CA, in the amount of $104,754.00.

Consent

10 **5401 Old Winder Highway | Rezone |** from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park |** Commission District 1 | **K2P Land Partners, LLC, applicant** Note: Tabled at the September 11, 2025 Voting Meeting until the October 7, 2025 Voting Meeting.

11 **5401 Old Winder Highway | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Multi-Family (R-MF) | on a 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: 700 unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant** Note: Tabled at the September 11, 2025 Voting Meeting until the October 7, 2025 Voting Meeting.

12 **1119 & 1137 West Ridge Road | Rezone |** from Residential 1 (R-1) & Light Industrial (I-1) to Light Industrial (I-1) | on an combined 4.73± acre assemblage located on the southeast side of West Ridge Road at its intersection with Stallworth Street | Zoned R-1 & I-1; Tax Parcels 00054 001040B (pt) & 001040 (pt) | **Proposed Use: Indoor/outdoor storage and warehousing** | Commission District 4 | **Valiant Services c/o David Elder, applicant**

13 **2196 Centennial Drive | Special Use |** on a 4.19± acre parcel located on north side of Centennial Drive approximately 1,195 feet from its intersection with Centennial Circle | Zoned I-1; Tax Parcel 08013 003033 | **Proposed Use: Outdoor recreation** | Commission District 4 | **Vital Foods, LLC (Juan Carlos Lomas) c/o Gaskins + LeCraw, applicant**

14 **2196 Centennial Drive | Appeal a Planning Commission Decision |** for a Variance to Table 8.1.1 Required parking | on a 4.19± acre parcel located on north side of Centennial Drive approximately 1,195 feet from its intersection with Centennial Circle | Zoned I-1; Tax Parcel 08013 003033 | **Proposed Use: Outdoor recreation** | Commission District 4 | **Vital Foods, LLC (Juan Carlos Lomas) c/o Gaskins + LeCraw, applicant**

Public Works and Utilities

Jordan Wallace, Assistant County Engineer, addressed the Board.

15 Approval and authorization for the Chairman to execute a Utility Relocation Agreement between Hall County and Georgia Power Company regarding the relocation of utility poles for the White Sulphur Road Phase II Realignment Project, subject to review and approval by the County Attorney. The estimated cost is $744,227.00.

Consent

16 Approval and authorization for the Chairman to execute Amendment #1 to IFB# 062-43 Construction of a Roundabout at the McEver Road and Lights Ferry Road Intersection for Public Works & Utilities to allow for a quantity-based payment method, adding a substantial and final completion date to the contract, subject to review and approval by the County Attorney. The revised estimated total cost is $3,201,999.25.

Consent

Sheriff's Office

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

17 Approve the ratification of the application and award for the 2026 Georgia Highway Enforcement of Aggressive Traffic (HEAT) Grant for the Sheriff’s Office to provide funding for enforcement hours, operating, and travel expenses in the amount of $127,504.80, and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related award documents. An in-kind match of $85,003.20 is required.

Consent

18 Approve the lease agreement for one hundred sixty-five (165) Getac B360 G3 laptops and forty five (45) docks for the Sheriff's Office to PCN Strategies, Inc. of Washington, DC, in the amount of $744,170.00.

Consent

1st Lieutenant Jeff Ashley, Sheriff's Office, addressed the Board.

19 Approval and authorization for the Chairman to execute Amendment #1 to RFQ/P# 46-009 Inmate Telephone System & Services for the Hall County Jail to Inmate Calling Solutions, LLC (dba ICSolutions) of San Antonio, TX.

Consent

Tax Assessors

Steve Watson, Chief Appraiser, addressed the Board.

20 Approve the 2022, 2023 and 2024 personal property refund in the amount of $3,687.89 for overpayment of Hall County taxes regarding account #336293 to Valentin Pashnyak.

Consent

21 Approve the 2024 real property refund in the amount of $3,455.59 for overpayment of Hall County taxes regarding Tax Parcel #08100 001097 in the name of Park Walk Homeowners Association Inc.

Consent

County Administrator

Mr. Propes addressed the Board and stated the following:

- *This week's Voting Meeting is scheduled for Tuesday, October 7, 2025 at 6:00 pm.*
- *Welcomed back Jorge Gomez as the new Public Works & Utilities Director.*
- *Introduced Doug Straughan as the new Capital Projects Manager.*

Public Comments

The following people addressed the Board:

- *Jodi White, 5166 Whitehall Road, Lula*
- *Mandy Harris, 1459 Douglas Drive, Gainesville*

Commission Time

Commissioner Gregg Poole, District 3, requested to add a placeholder following executive session regarding an item 23 regarding the Planning Commission.

Commissioner Poole/Commissioner Stowe— possibly add item 23 regrarding the Planning Commission — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — abstained

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Executive Session

Commissioner Powell/Commissioner Stowe — to go into Executive Session at 3:32 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

22 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 4:33 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 4:33 p.m.