



**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 20, 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, and Interim County Attorney Justin Lawhon

Commissioner Stowe was present by phone.

Central Services

Kevin Ivey, Director of Central Services, addressed the Board.

- 1 Approve the award of IFB #022-46 Wall Covering for Courthouse 1st, 2nd, and 3rd Floor for Central Services to Ashford Painting, LLC of Chamblee, GA, in the amount of \$147,619.34.

Consent

- 2 Approve the award of RFQ/P #46-021 Remodel of Hall County Government Center 3rd Floor for Central Services to Scroggs & Grizzel Contracting, Inc. of Clermont, GA, in the amount of \$1,609,000.00.

Consent

Daniel Sexton, Director of Management Information Systems, addressed the Board regarding data connectivity during the remodel.

Court Administration

Jason Stephenson, Court Administrator, addressed the Board.

- 3 Approve the ratification of the 2026 Judicial Council American Rescue Plan Act Grant funding application for the Northeastern Judicial Circuit to address case backlogs in the amount of \$1,319,689.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. No cash or in-kind match is required.

Consent

- 4 Approve the single source purchase of Audio/Video Updates to the Streaming System for Court Administration to S&L Integrated Systems, LLC of Thomasville, GA, in the amount of \$154,298.75.

Consent

Emergency Management

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

- 5 Approve the annual contract renewal of Everbridge Mass Notification Alert System for Emergency Management to Everbridge, Inc. of Pasadena, CA, in the amount of \$64,914.71.

Consent

Human Resources

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

- 6 Approval and authorization for the Chairman to execute a resolution to amend the retiree health coverage policy; authorization for the Chairman to execute all additional documents necessary to effectuate the transaction, subject to the review and approval by the County Attorney.

Consent

- 7 Approve the Employment Agreement for the County Attorney.

Consent

Management Information Systems

Daniel Sexton, Director of Management Information Systems, addressed the Board.

- 8 Approve the single source purchase for the configuration and installation of the Hall County Voice Over Internet Protocol (VOIP) System for Management Information Systems (MIS) to RingCentral, Inc. of Belmont, CA, in the amount of \$239,512.00.

Consent

Northeastern Judicial Circuit

Renee Orr, Acting Juvenile Court Administrator, addressed the Board.

- 9 Approve the ratification of the application, award, and any further supplemental funding from the Criminal Justice Coordinating Council (CJCC) for the FY 2026 Children in Need of Services (CHINS) Grants Program for the Hall County Juvenile Court for \$100,000.00, and 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

- 10 Approval and authorization for the Chairman to execute a Memorandum of Understanding between the Georgia Office of the Child Advocate (OCA) and Hall County Juvenile Court to receive Title IV-E funding to partially offset costs associated with providing high quality legal representation for children and parents in dependency and related court hearings in Hall County.

Consent

Planning & Zoning

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

- 11 **2400 Okelly Road | Rezone** | from Planned Industrial Development (PID) to Light Industrial (I-1) | on a 119± acre portion of a tract located on northeast side of Okelly Road approximately 800 feet from its intersection with Candler Road | Zoned PID; Tax Parcel 15024 000003A (pt) | **Proposed Use: Data center** | Commission District 3 | **Project Turbo, LLC, applicant**
- 12 **2400 Okelly Road | Special Use** | on a 119± acre portion of a tract located on northeast side of Okelly road approximately 800 feet from its intersection with Candler Road | Zoned PID; Tax Parcel 15024 000003A (pt) | **Proposed Use: Data center** | Commission District 3 | **Project Turbo, LLC, applicant**
- 13 **5800 Lanier Islands Parkway | Rezone** | from Planned Commercial Development (PCD) to Light Industrial (I-1) | on a 3.58± acre tract located on the south side of Lanier Islands Parkway at its intersection with Beards Road | Zoned PCD; Tax Parcel 07329 004012 | **Proposed use: Uses permitted in I-1** | Commission District 2 | **Center Capital Partners, LLC**
- 14 **5800 Lanier Islands Parkway | Special Use** | on a 3.58± acre tract located on the south side of Lanier Islands Parkway at its intersection with Beards Road | Zoned PCD; Tax Parcel 07329 004012 | **Proposed use: Outdoor storage, vehicles sale, and vehicle repair, major** | Commission District 2 | **Center Capital Partners, LLC**
- 15 **5019 Cagle Mill Road | Rezone** | from Agricultural Residential 1 (AR-1) and Residential 1 (R-1) to Light Industrial (I-1) | on an 84.35± acre tract located on the northwest side of Cagle Mill Road, approximately 1,890 feet from its intersection with Julian Baugh Road | Zoned AR-1 & R-1; Tax Parcel 15007 000206A | **Proposed use: Uses permitted in I-1** | Commission District 3 | **NCP Holdings, LLC, applicant**

- 16 **4020 & 3886 Cornelia Highway, 4761 Cagle Mill Road | Amend Conditions** | on a combined 134.76 acre tract located on the southeast side of Cornelia Highway, approximately 800 feet from its intersection with Cagle Road | Zoned I-1 (GCOD); Tax Parcels 15007 000129, 000270, 000027A | **Proposed use: Uses permitted in I-1** | Commission District 3 | **NCP Holdings, LLC, applicant**
- 17 **5481 & 5489 Technology Parkway | Amend Conditions** | on a combined 17.08± acre tract located on the southeast side of Technology Parkway at its intersection with High Tech Drive | Zoned I-2; Tax Parcels 15028F000006 & 15028F000007 | **Proposed use: Storage lot** | Commission District 1 | **Top-End Motor Storage, LLC., applicant**
- 18 **4797 Plainview Road | Rezone** | from Residential 1 (R-1) to Light Industrial (I-1) | on a 4.40± acre tract located on the east side of Plainview Road at its intersection with Thurmon Tanner Parkway | Zoned R-1; Tax Parcel 08051 001022 | **Proposed use: Convenience store with fuel sales** | Commission District 1 | **LJA Engineering, Inc., applicant**

Public Works and Utilities

Jorge Gomez, Director of Public Works and Utilities, addressed the Board.

- 19 Approve the single source preventative maintenance agreement for large equipment repair services for Public Works & Utilities to Yancey Bros. Co. of Atlanta, GA. The estimated annual cost is \$160,000.00.
- Consent*
- 20 Approve the award of ITB #021-46 Athens Street Corridor Pedestrian Improvements for Public Works & Utilities to Backbone Infrastructure, LLC of Buford, GA, in the amount of \$1,915,434.05.
- Consent*
- 21 Approve the release of a \$1,005,962.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sewer and Sidewalks in Brightside Braselton Subdivision. Commission District 1.
- Consent*
- 22 Approve the acceptance of a \$955,962.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, Sewer, and Sidewalks in Brightside Braselton Subdivision. Commission District 1.
- Consent*

Sheriff's Office

Lieutenant Joey Walker, Sheriff's Office, addressed the Board.

- 23 Approve the FY 2026 School Security Program annual agreement between Hall County and the Hall County Board of Education.

Consent

Treatment Services

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

- 24 Approve the ratification of the application of the Criminal Justice Coordinating Council's (CJCC) Accountability Court Funding FY 2026 Law Enforcement Competitive Grant for Treatment Services to expand the security presence at the Judicial Accountability Services building and provide transportation to residential treatment for current and prospective Accountability Court participants in the amount of \$31,460.00 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

- 25 Approve the ratification of the application for the Criminal Justice Coordinating Council's (CJCC) FY 2022 Family Treatment Court Grant Program to provide funding for weekly meals, counseling, and transportation assistance for Hall County Family Treatment Court participants in the amount of \$40,680.00, 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 \$25,000.00 is required.

Consent

County Administrator

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

- *The next Board of Commissioners Work Session will be held on Monday, November 10, 2025.*
- *Hall County Offices will be closed on Tuesday, November 11, 2025 in observance of the Veterans Day holiday.*
- *Stated that Early Voting is now underway and will be held thru October 31, 2025. For questions about early voting or access to your ballot proof, visit the Elections page on the Hall County website. Early Voting locations are:*
 - *North Hall Community Center*
 - *Mulberry Creek Community Center*
 - *Gainesville Civic Center*
 - *Lula City Hall*
- *Presented a 'WIN' video highlighting the groundbreaking for the East Hall Library.*

Public Comments

The following people addressed the Board:

- *Jodi White, 5166 Whitehall Road, Lula*
- *Susan Smith, 4345 Chamblee Road, Oakwood (yielded time to Jodi White)*
- *Penni Ganyard, 2175 Silver Circle, Gainesville (yielded time to Jodi White)*

Commission Time

The Commissioners did not have any items to report.

Executive Session

Commissioner Poole/Commissioner Powell — to go into Executive Session at 3:53 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 26 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 Stowe disconnected from the meeting during Executive Session.

Commissioner Cooper exited the meeting during Executive Session at 4:51 p.m.

Commissioner Powell/Commissioner Poole — to adjourn the Executive Session at 5:02 p.m. — Vote: 5 to 0

Commissioner Cooper — absent

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — absent

Motion passed.

Adjourn

Chairman Gibbs adjourned the meeting at 5:02 p.m.