



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, February 12, 2026 - 06:00 PM**

Call to Order

Chairman Gibbs at 6:00 p.m.

Present:

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

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 Justin Lawhon and Senior Assistant County Attorney Nathaniel Anderson

Commissioner Gregg Poole was absent.

Approve Agenda

Commissioner Stowe/Commissioner Powell — approve with an amendment to add a presentation following Public Comments — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

Invocation

1 Commissioner Gregg Poole

Chairman David Gibbs delivered the invocation in the absence of Commissioner Poole.

Pledge

Public Comments

The following people addressed the Board:

- *Mandy Harris, 1459 Douglas Drive, Gainesville*
- *Jill Cooper, 5125 Old Winder Highway, Braselton*

Presentation

David Lee, Jackson EMC, addressed the Board.

Presentation of Jackson EMC Refund Checks.

Mr. Lee presented the Board with annual margin refund checks in the amount of \$40,303.37.

Proclamation/s

Ms. Rivera addressed the Board and introduced the proclamations.

3 Approve the proclamation recognizing February 20, 2026 as Arbor Day.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

4 Approve the proclamation recognizing February 12, 2026 as Georgia Day.

Commissioner Powell presented Terry Hughes, Helen Powell, Julie Hawk, Penny Walker, Amy Van Doorn, Kay Beaver and Amy Woodrick with the Proclamation.

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

Consent Agenda

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

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

- 5 Approve the February 9, 2026 Executive Session minutes.
- 6 Approve the February 9, 2026 Work Session minutes.
- 7 Approve the February 9, 2026 Meeting minutes.
- 8 Approve the January 22, 2026 Voting Meeting minutes.
- 9 Approve the January 22, 2026 Executive Session minutes.
- 10 Approve the January 22, 2026 Meeting minutes.
- 11 Approve the award of RFQ/P #46-026 Demand Services for Fabrication & Installation of Hall County Facility Signage to Miller EG Design of Acworth, GA. The estimated annual cost is \$81,048.32.
- 12 Approve the re-appointment of Commissioner Kathy Cooper to the Avita Community Partners Board to serve a term from January 1, 2026 to December 31, 2028. Commission Districts 1, 2, 3 & 4.

- 13 Approve the ratification of the application and award for the Georgia County Internship Program (GCIP) Grant for Planning & Zoning to hire a Planning Intern in the amount of \$2,959.50, and appoint the Grants Manager as the Program Designee; authorization for the Chairman to execute the Georgia County Internship Program Grant Agreement with the Association County Commissioners of Georgia (ACCG) Civic Affairs Foundation, Inc. along with all related application and award documents. No match is required.
- 14 Approve the Memorandum of Agreement with Lumpkin County for mowing of certain right of ways, subject to review and approval by the County Attorney.
- 15 Approve the subscription renewal of Cartegraph Enterprise Asset Management Software for various County departments to Carahsoft Technology Corp. of Reston, VA. The estimated annual cost is \$156,704.05.
- 16 Approval and authorization for the Chairman to execute a resolution authorizing the adoption of the Georgia Department of Transportation (GDOT) Procurement Policy for the Procurement, Management and Administration of Engineering and Design Related Consultant Services for state and federally funded transportation projects; authorization for the Chairman and Financial Services Director to execute any and all documents related to the agreement, subject to review and approval by the County Attorney.
- 17 Approval and authorization for the Chairman to execute a resolution authorizing the adoption of the Georgia Department of Transportation (GDOT) Title VI Agreement with Assurances as it relates to state and federally funded transportation projects; authorization for the Chairman and Director of Public Works & Utilities to execute any and all documents related to the agreement, subject to review and approval by the County Attorney.
- 18 Approval and authorization for the Chairman to execute a resolution authorizing the execution of the Georgia Department of Transportation (GDOT) Right-of Way Agreement for the Spout Springs Road Phase II Project; authorization for the Chairman to execute any and all documents related to the agreement, subject to review and approval by the County Attorney.
- 19 Approve the acceptance of a \$1,555,678.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities, sewer and sidewalks in Weatherfield Phase 1A and 1B Subdivision. Commission District 1.
- 20 Approve the extension of a \$820,761.00 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities and sidewalks in Magnolia Station Phase 4 Subdivision. Commission District 3.
- 21 Approve the ratification for the emergency purchase of water heaters under Task Order #2026-027 Replace Water Heaters at the Hall County Jail to B&W Mechanical Contractors Inc of Lawrenceville, GA, in the amount of \$174,495.00.

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

Katie Ahmed, Planning & Zoning Administrator, addressed the Board.

22 **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, applicant** NOTE: Tabled at the January 22, 2026 Voting Meeting until the February 12, 2026 Voting Meeting.

Mr. Anderson introduced the item.

Commissioner Powell/Commissioner Stowe — approve removing item 22 from the table — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

Ms. Ahmed discussed the item.

Commissioner Stowe/Commissioner Powell — approve tabling item 22 until the February 26, 2026 Voting Meeting — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.

County Administrator

Mr. Propes did not have any items to report.

Commission Time

Commissioner Billy Powell, District 2, acknowledged current members of Leadership Hall. The following members addressed the Board:

- *Clayton Cowart (Carroll Daniel Construction Co)*
- *Chris Sanchez (Wilheit Packaging)*
- *Lina Cook (Pinnacle Bank)*

Commissioner Jeff Stowe, District 4, wished Commissioner Billy Powell a happy birthday.

Chairman David Gibbs wished Commissioner Billy Powell a happy birthday.

Adjourn

Commissioner Stowe/Commissioner Powell — adjourn at 6:22 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — absent

Commissioner Stowe — aye

Motion passed.