



**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, May 11, 2026 - 03:00 PM**

Call to Order

Chairman Gibbs at 3:01 p.m.

Present:

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

Also present were Interim County Administrator John Gentry, Assistant County Administrator Casey Ramsey, Commission Clerk Jennifer Rivera, and County Attorney Justin Lawhon

Administration

Doug Straughan, Capital Projects Manager, addressed the Board.

- 1 Approval and authorization for the Chairman to execute a resolution ratifying the purchase of 2.73 acres of real property located at 3111 & 3121 Gould Road, Hall County, GA, Tax Parcel Numbers 08022 000025 and 08022 000026, for the sum of \$350,000.00 for the purpose of constructing a new fire station, 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 Appointment to the Avita Community Partners Board to serve a term from July 1, 2026 to June 30, 2029. Commission Districts 1, 2, 3 & 4.

Re-appointment of Kim Stephens — Consent

- 3 Appointment to the Chicopee Woods Greens Committee to serve a term from July 1, 2026 to June 30, 2027. Commission Districts 1, 2, 3 & 4.

Re-appointment of Keith Morris — Consent

4 Appointment to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2026 to June 30, 2029. Commission District 1.

No action taken. Will discuss at the Thursday, May 14, 2026 Voting Meeting.

5 Appointment to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2026 to June 30, 2029. Commission District 1.

No action taken. Will discuss at the Thursday, May 14, 2026 Voting Meeting.

6 Appointment to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve a term from July 1, 2026 to June 30, 2029. Commission District 3.

Re-appointment of Adrienne Rice — Consent

7 Appointment to the Citizens Advisory Committee of the Gainesville-Hall Metropolitan Planning Organization (MPO) to serve an unexpired term to June 30, 2027. Commission District 4.

Appointment of John Geyer — Consent

8 Appointment to the Lake Lanier Convention & Visitors Bureau (CVB) to serve a term from June 12, 2026 to June 11, 2027. Chairman's Appointment.

Re-appointment of Commissioner Billy Powell — Consent

9 Appointment to the Department of Behavioral Health & Developmental Disabilities (DBHDD) Region 1 Regional Advisory Council to serve a term from July 1, 2026 to June 30, 2029. Commission Districts 1, 2, 3 & 4.

Re-appointment of Avery Niles — Consent

10 Appointment to the Department of Family & Children Services (DFACS) Board to serve a term from July 1, 2026 to June 30, 2031. Commission District 3.

Re-appointment of Jesse Gibson — Consent

11 Appointment to the Georgia Mountains Regional Commission to serve a term from July 1, 2026 to June 30, 2027. Chairman & Mayors of Municipalities' Appointment.

Appointment of Angela Middleton — Consent

12 Appointment to the Keep Hall Beautiful Board to serve a term from June 1, 2026 to May 31, 2029. Commission Districts 1, 2, 3 & 4.

Re-appointment of Bobby Purdum — Consent

13 Appointment to the Keep Hall Beautiful Board to serve a term from June 1, 2026 to May 31, 2029. Commission Districts 1, 2, 3 & 4.

Appointment of Commissioner Jeff Stowe — Consent

- 14 Appointment to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2027. Commission Districts 1, 2, 3 & 4.

Re-appointment of Commissioner Kathy Cooper — Consent

- 15 Appointment to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2029. Commission District 1.

No action taken. Will discuss at the Thursday, May 14, 2026 Voting Meeting.

- 16 Appointment to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2029. Commission District 2.

Re-appointment of Jennifer Helfrich — Consent

- 17 Appointment to the Library Board of Trustees to serve a term from July 1, 2026 to June 30, 2029. Commission District 4.

Appointment of Suzanne Marie Cindea — Consent

- 18 Appointment to the Region 2 Emergency Medical Services (EMS) Advisory Council to serve a term from July 1, 2026 to June 30, 2029. Commission Districts 1, 2, 3 & 4.

Re-appointment of Bobby Ogletree — Consent

- 19 Appointment to the Planning Commission to serve an unexpired term to January 31, 2027. Commission District 3.

Remove from agenda by acclamation and place on Work Session agenda for May 26, 2026.

Central Services

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

- 20 Approve the award of Task Order #2026-035 Courtroom Lighting Conversion Phase II for Central Services to Capital City Electrical Services of Norcross, GA, in the amount of \$141,025.00.

Consent

Community Services and Parks

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

- 21 Approve the award of Task Order #2026-043 Laurel Park Sealcoat and Restriping for Parks & Leisure to Allied Paving Contractors, Inc. of Pendergrass, GA, in the amount of \$100,000.00.

Consent

- 22 Approve the request of Sunrise Cove SMI Westrec for refurbishments and improvements to existing F, M, N, and O docks at Sunrise Cove Marina.

Consent

Correctional Institution

Warden Dennis Udzenski, Correctional Institution, addressed the Board.

- 23 Approve the renewal of the annual agreement for an inmate work detail consisting of one (1) full-time correctional officer and four (4) inmates with the Georgia Department of Transportation (GDOT) of Atlanta, GA, in the amount of \$79,468.11.

Consent

- 24 Approve the renewal of the annual agreement for an inmate work detail consisting of one (1) full-time correctional officer and four (4) to six (6) inmates with the Georgia Department of Transportation (GDOT) of Atlanta, GA, in the amount of \$61,157.10.

Consent

- 25 Approve the FY 2026 award of the Criminal Justice Coordinating Council's (CJCC) Residential Substance Abuse Treatment (RSAT) Program Grant for the Correctional Institute's treatment program in the amount of \$37,333.00, and 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% will be required.

Consent

Development Services

Brandi Smith, Business License Director, addressed the Board.

- 26 Public Hearing for a new Malt Beverage and Wine Package Alcohol License for RaceTrac #2680 located at 3505 Kubota Way, Gainesville, GA 30507. The managing and registered agent is Rosina Ann Wilson. Commission District 3.

Public Hearing to be held at the Thursday, May 14, 2026 Voting Meeting.

Emergency Management

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

- 27 Approve the renewal of the annual contract for 911 Computer Aided Dispatch Services for Central Communications/911 to TriTech Software Systems of Lake Mary, FL. The estimated annual cost is \$189,312.93.

Planning & Zoning

Lynn Taylor, Principal Planner, addressed the Board.

- 28 Public Hearing to amend the Hall County Forward 2045 Comprehensive Plan.

Public Hearing to be held at the Thursday, May 14, 2026 Voting Meeting.

- 29 Public Hearing to transmit Hall County's updated Community Work Program and Capital Improvement Element to the Georgia Mountains Regional Commission.

Public Hearing to be held at the Thursday, May 14, 2026 Voting Meeting.

- 30 **5176 Oliver Road | Rezone** | from Agricultural Residential (AR-1) and Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on an 8.33± acre tract located on the west side of Oliver Road approximately 0.90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | **Proposed use: Uses permitted in AR-1** | Commission District 1 | **America's Home Place, applicant**

- 31 **3722 Coker Road | Rezone** | from Planned Commercial Farm District (PCFD) and Agricultural Residential (AR-1) to Agricultural Residential (AR-1) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD & AR-1; Tax Parcel 15015 000011 | **Proposed use: Uses permitted in AR-1** | Commission District 3 | **Joey Gilbert, applicant**

- 32 **860 Gainesville Highway | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | **Proposed use: Uses permitted in I-1** | Commission District 1 | **Richard J. Garner, applicant**

Vamsee Polamarasetty, Senior Planner, addressed the Board.

- 33 **3613 White Sulphur Road | Amend Conditions of Zoning** | on a 10.0± acre tract located on the southeast corner of the intersection of White Sulphur Road and Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | **Proposed use: Personal services** | Commission District 3 | **Reynolds-Hemmer Properties LP, applicant**

Commissioner Poole stated that he would recuse himself from consideration of this item.

- 34 **5716 Ned Young Road | Variance to Section 3.2** | to reduce the minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonga Highway approximately 550 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | **Proposed Use: Accessory structure** | Commission District 3 | **Emily & John Grist, applicant**

- 35 **3907 Skyline Drive | Variance to Section 4.3 |** to reduce the minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | **Proposed Use: Single-family residence | Commission District 3 | Juan Ignacio Castillo C., applicant**

Public Works and Utilities

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

- 36 Approve the single source purchase and installation of two (2) HOMA - 25HP Submersible Pumps for Gateway 3 Pump Station for Public Works & Utilities to Monumental Equipment Incorporated of Rest Haven, GA, and establish a capital projects budget in the amount of \$52,873.00.
- Consent*
- 37 Approve the purchase of a new Hyundai 30L-9A Forklift for Resource Recovery to Thompson Lift Truck Company of Birmingham, AL, in the amount of \$56,742.00.
- Consent*
- 38 Approve Change Order #3 to IFB #029-46 Construction of the Realignment of White Sulphur Road - Phase II for Public Works & Utilities for guardrail removal and installation, additional underdrain pipe installation, sanitary sewer forcemain relocation, additional erosion control items, and the addition of an Owner Directed Contingency to Wilson Construction Management, LLC of Norcross, GA, in the amount of \$431,899.89.
- Consent*
- 39 Approve the single source purchase of Allen Creek Landfill Corrective Action Plan Support Services for Public Works & Utilities to Burns & McDonnell Engineering Company, Inc. of Atlanta, GA, in the amount of \$82,100.00.
- Consent*
- 40 Approve the acceptance of \$277,639.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Grant Harbor Estates Subdivision. Commission District 2.
- Consent*

Sheriff's Office

1st Lieutenant Sean Bradburn, Sheriff's Office, addressed the Board.

- 41 Approval and authorization for the Chairman to execute an intergovernmental agreement for law enforcement and security services between the Georgia Ports Authority and Hall County, GA, subject to review and approval by the County Attorney.

Consent

1st Lieutenant Brian Pearson, Sheriff's Office, addressed the Board.

- 42 Approve the annual renewal and contract amendment for medical services for the Hall County Jail to Dr. Linwood Zoller, M.D. of Gainesville, GA. The estimated annual cost is \$171,612.00.

Consent

- 43 Approve the annual contract renewal for nursing and mental health services for the Hall County Jail to Correctional Nursing Services, LLC of Oakwood, GA. The estimated cost is \$2,278,000.00.

Consent

County Administrator

Mr. Gentry addressed the Board and stated the following:

- *Hall County Offices will be closed on Monday, May 25, 2026 in observance of the Memorial Day holiday.*
- *The next Board of Commissioners Work Session will be held on Tuesday, May 26, 2026 at 3:00 p.m.*
- *Presented a 'WIN' video highlighting the Government Scholars Academy.*

Public Comments

The following people addressed the Board:

- *Mark Redman, 4403 T-Mor Cove, Oakwood*

Commission Time

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

- *Matt Keadle (Syfan Logistics)*

Commissioner Gregg Poole, District 3, urged everyone to go out and vote.

Commissioner Jeff Stowe, District 4, requested to move the Monday, June 8, 2026 Work Session to Tuesday, June 9, 2026. There was a consensus among the Board to change the meeting date. Commission Clerk Rivera advised she would add an item to the Thursday, May 14, 2026 Voting Meeting agenda to approve the meeting schedule change.

Executive Session

Commissioner Stowe/Commissioner Poole — to go into Executive Session at 4:11 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

- 44 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 Poole — to adjourn the Executive Session at 4:58 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 4:58 p.m.