



**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, June 22, 2026 - 03:00 PM

Call to Order

Chairman Gibbs at 3:00 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, Deputy Commission Clerk Ana Dominguez, and County Attorney Justin Lawhon

Appointments for Consideration

Ms. Rivera addressed the Board.

- 1 Appointment to the Department of Family and Children Services (DFACS) Board to serve an unexpired term to December 31, 2026. Commission Districts 1, 2, 3 & 4.

Appointment of Jared Belew — Consent

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

Remove from agenda by acclamation

- 3 Appointment to the Impact Fee Stakeholder Advisory Committee. Commission District 2. *Note: Tabled at the May 28, 2026 Voting Meeting until the June 25, 2026 Voting Meeting.*

No action taken. Discussion will occur at the June 25, 2026 Voting Meeting.

Central Services

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

- 4 Approve the award of IFB #018-47 Emergency Plumbing Repair Services for Central Services to Freedom Plumbing Pro Rooter, LLC of Gainesville, GA and Stripes Plumbing Contractors of Gainesville, GA. The estimated annual cost is \$56,524.00.

Consent

- 5 Approve the award of RFQ/P #47-003 Demand Services for On-Call Plumbing Contractors for various County departments to S & S Industrial Services, LLC of Lula, GA, Maxair Mechanical, LLC of Marietta, GA, Conditioned Air Systems, Inc. of Gainesville, GA and Freedom Plumbing Pro Rooter, LLC of Gainesville, GA. The estimated annual cost is \$100,000.00.

Consent

Community Services and Parks

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

- 6 Approve the renewal of the annual contract for IFB# 017-46 Athletic Uniform Supply to BSN Sports, LLC of Farmers Branch, TX, Protime Sports, Inc. of Seattle, WA and Shuma, LLC (dba Shuma Sports) of Lawrenceville, GA. The estimated annual cost is \$125,500.00.

Consent

- 7 Approve the award of IFB# 017-47 Athletic Officiating Services for Parks & Leisure to Hall County Officials of Flowery Branch, GA and Next Level Georgia Officials, LLC of Oakwood, GA. The estimated annual cost is \$178,500.00.

Consent

Financial Services

Carlos Martinez, Finance Manager, addressed the Board.

- 8 Approve the renewal of the annual contract for IFB #014-45 Tires (New), Related Parts & Services for various County departments to Kesler Tire Service, Inc. of Gainesville, GA and Harrison Tire Service of Gainesville, GA. The estimated annual cost is \$458,289.00.

Consent

- 9 Approve the renewal of the annual contract for IFB #011-46 Vehicle Oils & Lubricants for various County departments to Boswell Oil Company of Athens, GA. The estimated annual cost is \$69,901.00.

Consent

- 10 Approve the award of IFB #001-47 Bottled Water Services for various County departments to Fontis Water, Inc. of Marietta, GA. The estimated annual cost is \$68,631.00.

Consent

Taylor Samples, Director of Financial Services, addressed the Board.

- 11 Approve the award of IFB #008-47 Vehicle Fuels Delivery for various County departments to James River Solutions of Gainesville, GA. The estimated annual cost is \$143,820.00.

Consent

- 12 Approve the Fiscal Year 2027 Budget Resolutions: (1) Fiscal Year 2027 Budget Resolution, (2) Victim Witness Program, and (3) Community Service Center Fund Balance Resolution.

No action taken. Discussion will occur at the June 25, 2026 Voting Meeting.

- 13 Approve the Fiscal Year 2026 Budget Adjustment Resolution.

No action taken. Discussion will occur at the June 25, 2026 Voting Meeting.

Fire Rescue

Chief Jerry Smith, Fire Rescue, addressed the Board.

- 14 Approve the renewal of the annual contract for IFB #005-45 Firefighting Equipment for Fire Rescue to North America Fire Equipment Co., Inc. (NAFECO) of Decatur, AL. The estimated annual cost is \$410,000.00.

Consent

- 15 Approve the renewal of annual contract for IFB #002-45 Disposable EMS Supply for Fire Rescue to Bound Tree Medical, LLC of Dublin, OH. The estimated annual cost is \$360,010.00.

Consent

Human Resources

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

- 16 Approve the FY 2027 annual contract renewal for property and casualty insurance brokers (Gallagher Bassett Services, Inc., and Arthur J. Gallagher Company), insurance program coverages, fees, and third party administrator (TPA) services in the amount of \$2,257,213.00; and authorization for the Chairman to execute all related documents.

Consent

Planning & Zoning

Katie Ahmed, Director of Planning & Zoning, addressed the Board.

- 17 **2632 Sardis Road | Rezone** | from Residential 1 (R-1) and Suburban Shopping (S-S) to Highway Business (H-B) | on a 25.90± acre tract located on the east side of Sardis Road at its intersection with East Sardis Road | Zoned R-1 & S-S; Tax Parcel 10071 000136 | **Proposed Use: Uses permitted in H-B** | Commission District 2 | **DCCM, applicant** *Note: Tabled at the May 28, 2026 Voting Meeting until the June 25, 2026 Voting Meeting.*
- 18 **2632 Sardis Road | Special Use** | for a storage lot | on a 25.90± acre tract located on the east side of Sardis Road at its intersection with East Sardis Road | Zoned R-1 & S-S; Tax Parcel 10071 000136 | **Proposed Use: Boat & RV storage** | Commission District 2 | **DCCM, applicant** *Note: Tabled at the May 28, 2026 Voting Meeting until the June 25, 2026 Voting Meeting.*
- 19 **4527 J M Turk Road & 4567 Stanley Road | Special Use** | on a 19.44± acre combined tract located on the northeast side of J M Turk Road approximately 212 feet southeast of its intersection with Grandview Parkway | Zoned AR-1; Tax Parcels 15044 000034A & 000034 | **Proposed Use: Agri-entertainment venue** | Commission District 1 | **Mulberry Springs Vineyard & Winery, applicant** *Note: Tabled at the June 11, 2026 Voting Meeting until the June 25, 2026 Voting Meeting.*
- 20 **4527 J M Turk Road & 4567 Stanley Road | Variance to Section 7.7.3** | Agri-entertainment Event use standards | on a 19.44± acre combined tract located on the northeast side of J M Turk Road approximately 212 feet southeast of its intersection with Grandview Parkway | Zoned AR-1; Tax Parcels 15044 000034A & 000034 | **Proposed Use: Agri-entertainment venue** | Commission District 1 | **Mulberry Springs Vineyard & Winery, applicant** *Note: Tabled at the June 11, 2026 Voting Meeting until the June 25, 2026 Voting Meeting.*
- 21 **4431 Jim Hood Road & 4474 Highland Road | Rezone** | from Agricultural Residential (AR-1) and Vacation Cottage (V-C) to Residential (R-1)/Conservation Subdivision (CS) | on a combined 38.83± acre tract located at the northwest corner of the intersection of Jim Hood Road and Highland Road | Zoned AR-1 & V-C; Tax Parcels 12002 000001A; 12001 000006 (pt) | **Proposed Use: 56-lot single-family subdivision** | Commission District 3 | **Kent Henderson, applicant**
- 22 **910 West Ridge Road | Special Use** | for Vehicle Repair, Major in GCOD | on a 3.47± acre tract located on the west corner of the intersection of West Ridge Road and E E Butler Parkway | Zoned I-2; Tax Parcel 00032 001018E | **Proposed Use: Vehicle repair, major** | Commission District 4 | **Anthony Dorsey, applicant**
- 23 Approve the Transmittal of a minor update to the Hall County Forward 2045 Comprehensive Plan to the Georgia Mountains Regional Commission.

Ms. Ahmed discussed the item. Board decision scheduled for the June 25, 2026 Voting Meeting.

- 24 Public Hearing to adopt Hall County's updated Capital Improvements Element (CIE) and Community Work Program (CWP).

Ms. Ahmed discussed the item. Public Hearing will occur at the June 25, 2026 Voting Meeting.

Public Works and Utilities

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

- 25 Public hearing to consider the approval and authorization for the Chairman to execute a resolution seeking acceptance by Hall County, GA of the roads currently maintained by the Winter Harbor Homeowners Association into the Hall County, GA Road Maintenance system and further authorizing the execution of an encroachment agreement between Winter Harbor Homeowners Association and Hall County, GA, subject to review and approval by the County Attorney.

Public Hearing will occur at the June 25, 2026 Voting Meeting.

- 26 Approve the annual contract renewal for 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
- Kimley-Horn and Associates, Inc. of Atlanta, GA
- Parsons Transportation Group, Inc successor by merger to Heath & Lineback of Marietta, GA

The estimated annual cost is \$500,000.00.

Consent

27 Approve the annual contract renewal for 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
- LJA Engineering Inc. of Houston TX successor by merger to 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
- Heath & Lineback of Marietta, GA
- Croy Engineering, LLC of Marietta, GA

The estimated annual cost to exceed \$100,000.00.

Consent

28 Approve the annual contract renewal for 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 \$150,000.00.

Consent

29 Approve the annual contract renewal for 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 Atlanta, GA
- 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
- Heath & Lineback of Marietta, GA

The estimated annual cost to exceed \$75,000.00.

Consent

- 30 Approve the award of IFB #005-47 Pavement Marking Installation and Removal Services Annual Contract for Public Works & Utilities to Peek Pavement Marking, LLC of Columbus, GA. The estimated annual cost is \$69,615.00.

Consent

- 31 Approve the renewal of the annual contract for RFQ/P #45-004 Demand Services for On-Call Minor Resurfacing, Paving, and Sealcoating for Public Works & Utilities to Advanced Paving & Sealcoating Inc. of Gainesville, GA, Allied Paving Contractors, Inc. of Pendergrass, GA, Magnum Paving of Villa Rica, GA, and Ryals Brothers, LLC of Lula, GA. The estimated annual cost is \$1,064,474.00.

Consent

- 32 Approve the award of RFQ #47-004 Demand Services for Resurfacing, Paving, and Full Depth Reclamation for Public Works & Utilities to Allied Paving Contractors, Inc. of Pendergrass, GA, Pittman Construction Company of Conyers, GA, Blount Construction Company, Inc. of Marietta, GA, and C.W. Matthews Contracting Company, Inc. of Marietta, GA. The estimated annual cost is \$15,000,000.00.

Mr. Gomez discussed the item. Board decision scheduled for the June 25, 2026 Voting Meeting.

- 33 Approve the renewal of the annual contract for RFQ/P # 45-015 Roll-Off Solid Waste Hauling Services for Public Works & Utilities to North GA Excavation Group, LLC of Lula, GA. The estimated annual cost is \$850,500.00.

Consent

- 34 Approve the renewal of the annual contract for IFB #013-46 Front-End Loader Hauling Services for Public Works & Utilities to Peachtree Waste, LLC of Atlanta, GA. The estimated annual cost is \$241,273.10.

Consent

- 35 Approve the renewal of the annual contract for RFQ/P# 43-004 Sewer System Operations Service for Public Works & Utilities to ClearWater Solutions, LLC of Auburn, AL. The estimated annual cost is \$1,250,868.00.

Consent

- 36 Approve the award of IFB #007-47 Traffic Control Supplies Annual Contract for Public Works & Utilities to Georgia Correctional Industries (GCI) of Decatur, GA. The estimated annual cost is \$72,074.00.

Consent

- 37 Approve the award of RFQ #47-002 Hall County Program Management for Public Works & Utilities to DCCM Infrastructure, Inc. of Gainesville, GA, Ascension Program Management, LLC of Monroe, GA, and Volkert, Inc. of Alpharetta, GA. The estimated annual cost is \$600,000.00.

Consent

- 38 Approve the acceptance of streets and sidewalks into Hall County Maintenance in Highland Gates Subdivision. Commission District 3.

Consent

Sheriff's Office

Sergeant Mike Free, Sheriff's Office, addressed the Board.

- 39 Approve the renewal of the annual contract for IFB #010-46 Uniform Supply for the Sheriff's Office to Uniforms Unlimited of Athens, GA, Strongpoint, LLC of Gainesville, GA, Federal Eastern International, LLC of Jacksonville, FL, Smyrna Police Distributors of Smyrna, GA, and T & T Uniforms, Inc. of Austell, GA. The estimated annual cost is \$268,202.00.

Consent

1st Lieutenant Mark Mason, Sheriffs Office, addressed the Board.

- 40 Approve the renewal of the annual contract for RFQ/P# 45-006 Inmate Food Services for the Hall County Jail to Kellwell Food Management of Beattyville, KY. The estimated annual cost is \$1,517,418.00.

Consent

Tax Assessors

John Smith, Deputy Chief Appraiser, addressed the Board.

- 41 Approve the award of RFQ/P #47-005 Reappraisal and Equalization Assistance for Certain Real Property for the Tax Assessors' Office to Georgia Mass Appraisal Solutions & Services, Inc. (GMASS) of Norwood, GA. The estimated annual cost is \$408,000.00.

Consent

- 42 Approve the 2023, 2024, and 2025 personal property refund in the amount of \$2,940.14 for overpayment of Hall County taxes regarding account #142881 to Univision Television Group, Inc.

Consent

Treatment Services

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

- 43 Approve the award of IFB #012-47 Drug Screen Kits & Services for various County departments to Redwood Toxicology Laboratory, Inc. of Santa Rosa, CA. The estimated annual cost is \$165,708.00.

Consent

County Administrator

Mr. Gentry addressed the Board and stated the following:

- *Presentation of "WIN" Video featuring USACE agreements with Parks.*
- *Hall County Offices will be closed on Friday, July 3, 2026 in observance of the Independence Day holiday.*

Public Comments

The following people addressed the Board:

- *Mark Redman, 4403 T-Mor Cove, Oakwood*
- *Mandy Harris, 1459 Douglas Drive, Gainesville*
- *Jodi White, 5166 Whitehall Road, Lula*
- *Penni Ganyard, 2175 Silver Circle, Gainesville*
- *Jeremy Heidl, 2666 Pass Circle, Gainesville*
- *Jill Cooper, 5125 Old Winder Highway, Braselton*
- *Bill Oberholtzer, 3709 Whiting Road, Gainesville*

Commission Time

Commissioner Gregg Poole, District 3, stated discussed the Grubbs Market purchase. Discussed item #32. Expressed condolences for the Martha Zoller family.

Chairman David Gibbs, thanked the citizens for thier comments and questions. Reminded citizens of the Judicial Complex Expansion Town Hall Meeting being held in the Commission Meeting Room on the 2nd floor of the Hall County Government Center, Wednesday, June 24, 2026 at 6:00 pm. Expressed condolences for the Martha Zoller family.

Executive Session

Commissioner Poole/Commissioner Stowe — to go into Executive Session at 4:50 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 Poole/Commissioner Stowe — to adjourn the Executive Session at 6:13 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 Poole — adjourn the Work Session at 6:13 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.