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 05, 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 and County Attorney Justin Lawhon

Appointments for Consideration

Ms. Rivera addressed the Board.

1 Appointment to the Planning Commission to serve an unexpired term to January 31, 2027. Chairman's Appointment.

Note: Tabled at the September 10, 2026 Voting Meeting until the October 8, 2026 Voting Meeting.

Remove from agenda by acclamation. There will be no appointment made until the new terms begin in February 2027.

Community Services and Parks

Christine Cave, Community Services and Parks Facilities Superintendent, addressed the Board.

2 Approve the award of RFQ/P #47-012 New Water Lines at River Forks Park and Campground for Parks & Leisure Services to Kytle Backhoe and Construction, LLC of Lula, GA, in the amount of $649,669.29.

Consent

District Attorney's Office

Jennifer Bagwell, Assistant District Attorney, addressed the Board.

3 Approve the continuation award and any supplemental funding of the FY 2027 Victims of Crime Act (VOCA) Grant for the District Attorney's Office to provide direct support to crime victims in the amount of $87,310.00, 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

Emergency Management

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

4 Approve the award of RFQ/P #46-033 Cloud-Based Computer-Aided Dispatch (CAD) System for Central Communications to 10-8 Systems LLC of Mission Viejo, CA, in the amount of $1,208,000.00.

Consent

Fire Rescue

Chief Jerry Smith, Fire Rescue, addressed the Board.

5 Approve the award of IFB #025-47 Lightning Protection Systems at Fire Stations 5, 9 and 16 for Fire Rescue to Atlanta Lightning Protection of Ball Ground, GA, in the amount of $52,250.00.

Consent

6 Approve the award of IFB #024-47 Fire Stations 7, 13 and 14 Remodels for Fire Rescue to Jensen Contracting, LLC of Cleveland, GA, in the amount of $389,189.00.

Consent

Human Resources

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

7 Approve the employment agreement for the Judicial Accountability Division Director.

Consent

8 Approve the renewal of the FY 2027 Annual Financial Budget Agreement with the Board of Regents of the University System of Georgia on behalf of the University of Georgia Cooperative Extension Service. The estimated annual cost is $158,658.00.

Consent

9 Approve the annual renewal of Life & Disability Supplemental Health Benefits for Human Resources to Prudential Financial, Inc., of Newark, NJ; authorization for the Chairman to execute all related documents, subject to the review and approval by the County Attorney. The estimated annual cost is $1,540,134.00.

Consent

10 Approve the annual renewal for medical benefits brokerage services to Turner Wood & Smith Insurance, Inc. of Gainesville, GA. The estimated annual cost is $216,000.00.

Consent

Planning & Zoning

Katie Florence, GIS Manager, addressed the Board.

11 Approve the service level agreement for GIS Managed Services for Planning & Zoning to ROK Technologies, LLC of Mount Pleasant, SC. The estimated annual cost is $117,879.00.

Consent

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

12 **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.

Note: Tabled at the June 25, 2026 Voting Meeting until the July 23, 2026 Voting Meeting.

Note: Tabled at the July 23, 2026 Voting Meeting until the October 8, 2026 Voting Meeting.

13 **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.

Note: Tabled at the June 25, 2026 Voting Meeting until the July 23, 2026 Voting Meeting.

Note: Tabled at the July 23, 2026 Voting Meeting until the October 8, 2026 Voting Meeting.

14 **102 Near Way | Rezone |** from Office and Institutional (O-I) to Highway Business (H-B) | on a 0.25± acre tract located on the northeast corner of Near Way and McConnell Drive | Zoned O-I; Tax Parcel 00133 011007 **| Proposed Use: Uses permitted in H-B |** Commission District 4 **| Janeth Ochoa, applicant**

15 **102 Near Way | Special Use |** to allow for microblading as classified as a "tattoo parlor" | on a 0.25± acre tract located on the northeast corner of Near Way and McConnell Drive | Zoned O-I; Tax Parcel 00133 011007 **| Proposed Use: Microblading as classified as a "Tattoo Parlor" in the UDC |** Commission District 4 **| Janeth Ochoa, applicant**

16 **3004 Candler Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on an 8.19± acre tract located on the southwest corner of Candler Road and Dale Road | Zoned AR-1; Tax Parcel 15025 000006A **| Proposed Use: Uses permitted in I-1 |** Commission District 3 **| Sullins Engineering, LLC, applicant**

17 **3004 Candler Road | Special Use |** for a nonresidential subdivision | on an 8.19± acre tract located on the southwest corner of Candler Road and Dale Road | Zoned AR-1; Tax Parcel 15025 000006A **| Proposed Use: 5-lot subdivision |** Commission District 3 **| Sullins Engineering, LLC, applicant**

18 **3710, 3716 & 3728 Jones Drive | Rezone |** from Agricultural Residential (AR-1) to Residential (R-1) | on a 2.672± acre tract located on the west side of Jones Drive approximately 420 feet south of its intersection with Friendship Road | Zoned AR-1; Tax Parcels 08156 002004B (pt), 08156 002004C, 08156 002004 **| Proposed Use: 3-lot subdivision |** Commission District 1 **| Hudson Land Holdings, LLC, applicant**

19 **3710, 3716 & 3728 Jones Drive | Special Use** | for a minor subdivision | on a 2.672± acre tract located on the west side of Jones Drive approximately 420 feet south of its intersection with Friendship Road | Zoned AR-1; Tax Parcels 08156 002004B (pt), 08156 002004C, 08156 002004 **| Proposed Use: 3-lot subdivision |** Commission District 1 **| Hudson Land Holdings, LLC, applicant**

20 **1322 Ralston Street | Conditional Use |** to expand a non-conforming use | on a 0.147± acre tract located on the west side of Ralston Street approximately 260 feet north of its intersection with Hazel Street | Zoned H-B; Tax Parcel 00126 006013 **| Proposed Use: Accessory dwelling unit |** Commission District 4 **| Sergio Felix, applicant**

21 **1322 Ralston Street | Variance to Section 5.3 |** to reduce the minimum yards | on a 0.147 ± acre tract located on the west side of Ralston Street approximately 260 feet north of its intersection with Hazel Street | Zoned H-B; Tax Parcel 00126 006013 **| Proposed Use: Accessory dwelling unit & to bring an existing single-family residence into compliance |** Commission District 4 **| Sergio Felix, applicant**

22 **5218 Hopewell Church Road | Special Use |** for a minor subdivision | on an 8.74± acre portion of a tract located on the east side of Hopewell Church Road approximately 275 feet north of its intersection with Madge Lane | Zoned V-C; Tax Parcel 11058 000004 (pt) **| Proposed Use: 3-lot subdivision |** Commission District 3 **| Rebecca Ramsey & Zachary Barrett, applicants**

Public Works and Utilities

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

23 Approve the sole source purchase of one (1) Godwin HL200 portable dewatering pump for Public Works & Utilities to Hydra Service, Inc of Warrior, AL, in the amount of $174,269.00.

Consent

24 Approve the ratification of the application, award, and any further supplemental funding for the FY 2027 Georgia Department of Transportation (GDOT) Congestion Mitigation and Air Quality Improvement (CMAQ) grant program for Public Works & Utilities to begin the preliminary engineering phase of the McEver Road at Chamblee Road and McEver Road at Radford Road Intersection Improvement Projects in the estimated amount of $2,500,000.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A 20% cash match is required.

Consent

25 Approve the ratification of the application, award, and any further supplemental funding for the FY 2027 Georgia Department of Transportation (GDOT) Congestion Mitigation and Air Quality Improvement (CMAQ) grant program for Public Works & Utilities to begin the preliminary engineering phase of the Gateway Pedestrian Bridge (Mundy Mill Road/SR 53) in the estimated amount of $1,350,000.00, and if awarded, appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related application and award documents. A 20% cash match is required.

Consent

26 Approve the acceptance of a $1,580,679.96 Guaranty Performance/Maintenance Agreement for streets, stormwater management facilities and sidewalks in Ridgewood Subdivision. Commission District 2.

Consent

27 Approve the release of a $503,767.00 Guaranty Performance/Maintenance Agreement and acceptance of streets into Hall County Maintenance in Magnolia Bluff Subdivision. Commission District 1.

Consent

Sheriff's Office

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

28 Approve the award of IFB #019-47 Emergency Lighting & Sirens Supply to Blue Badger Upfitters, LLC of Augusta, GA. The estimated annual cost is $184,924.00.

Public Comments

The following people addressed the Board:

- *Patrick Padgett, West Chatham Warning, 2208 Gamble Road, Savannah*

County Administrator

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

- *Presented a 'WIN' video highlighting Animal Services.*

Commission Time

Commissioner Gregg Poole, District 3, thanked Public Works & Utilities for getting White Sulphur open to traffic. Inquired about the improvements being made to Gillsville and Lula parks. Legal advised that the IGA with Gillsville and Lula were being worked on. Discussed the roundabouts on SR 283 and their progress. Staff advised that GDOT and the County are working on getting all three roundabouts programmed. Suggested staff look into the possibility of adding roundabouts on Joe Chandler Road.

Chairman David Gibbs stated that citizens had also asked him about the roundabouts in Clermont.

Executive Session

Commissioner Powell/Commissioner Poole — 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.

29 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 4:33 p.m. — Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Adjourn

Commissioner Powell/Commissioner Poole — adjourn the Work 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.