



HALL COUNTY BOARD OF COMMISSIONERS VOTING MEETING SUMMARY MINUTES

**Gainesville Civic Center
830 Green St. NE, Gainesville, GA, 30501
Thursday, October 14, 2021 - 06:00 PM**

Call to Order

Chairman Higgins at 6:05 p.m.

Present:

Chairman Richard Higgins, Vice Chairman Jeff Stowe and Commissioners Kathy Cooper, Billy Powell, and Shelly Echols

Also present were County Administrator Jock Connell, Assistant County Administrators Marty Nix and Zach Propes, Commission Clerk Lisa Ritchie, County Attorney Van Stephens, and Deputy County Attorney William Linkous III

Approve Agenda

Commissioner Cooper/Commissioner Stowe — approve with an amendment to remove items 22 and 23 from the Consent Agenda and place them directly following the Consent Agenda - unanimous

Invocation

- 1 Chairman Richard Higgins

Pledge

- 2 Commissioner Kathy Cooper

Public Comments

The following people addressed the Board in regards to the Board compensation item.

- *Brian Kelley, 5659 Ransom Free Road, Clermont*
- *Dana Matheson, 5786 Ben Lee Road*
- *Christine Osau, 1738 Lanier Springs Drive, Gainesville*

Consent Agenda

Commissioner Stowe/Commissioner Powell — approve with amendments provided in the approval of the agenda — unanimous

- 3 Approve the October 11, 2021 Work Session Minutes.
- 4 Approve the September 23, 2021 Voting Meeting Minutes.
- 5 Approve the September 23, 2021 Executive Session Minutes.
- 6 Approve the September 23, 2021 Special Called Meeting Minutes.
- 7 Approve the amendment to the September 9, 2021 Voting Meeting Minutes regarding item 22, to correct a scrivener's error as shown on the revised Minutes.
- 8 Approve the change of location for the October, November, and December Board of Commissioners Meetings (Work Sessions, Voting Meetings, Special Called Meetings, and Executive Sessions) from the Hall County Government Center to the Gainesville Civic Center located at 830 Green Street NE, due to construction at the Hall County Government Center.
- 9 Approve the purchase of bleachers at the East Hall and Mulberry Creek Community Centers for Parks and Leisure Services to SportsCon of Gainesville, GA in the amount of \$51,708.00.
- 10 Approve the renewal of the Intergovernmental Right of Way Maintenance Agreement between Hall County and the Georgia Department of Transportation for maintenance of exits along Interstate 985.
- 11 Approve the purchase of a John Deere Alamo 6110M Boom Mower for the Road Maintenance Division to AG-Pro, LLC of Gainesville, GA in the amount of \$175,934.70.
- 12 Approve the award of IFB #017-42 Plumbing Repair Services for the Building Maintenance Division to Bill Worley Plumbing of Gainesville, GA. The estimated annual cost is \$78,600.00.
- 13 Approve the award of Blackshear Place Library Roof Replacement for the Building Maintenance Division to Garland/DBS, Inc. of Cleveland, OH in the amount of \$145,933.00.
- 14 Approve the Intergovernmental Agreement between Hall County and Jackson County allowing Jackson County to connect their new public safety radio system to the Hall County public safety radio system's core equipment and also participate in annual cost sharing of the shared radio equipment.
- 15 Approve the purchase of twenty-seven (27) Motorola portable radios and accessories for the Emergency Management and 9-1-1/Central Communication Divisions from Motorola Solutions of Schaumburg, IL in the amount of \$115,496.85.
- 16 Approve the award of RFQ #42-006 Demand Services for On-Call Plumbing Contractors for various departments to B&W Mechanical Contractors, Inc. of Lawrenceville, GA and Bill Worley Plumbing, Inc. of Gainesville, GA.
- 17 Approve the award of IFB #023-42 Waste-Refuse Collection Services Annual Contract for various departments to Waste Pro of GA, Inc. in the amount of \$149,489.16.

- 18 Approve the purchase of forty-nine (49) Motorola portable radios and accessories for Hall County Fire and Emergency Services from Motorola Solutions of Schaumburg, IL in the amount of \$229,323.98.
- 19 Approval and authorization for the Chairman to execute a Resolution extending COVID 19 vaccination incentives to December 31, 2021, subject to review and approval by the County Attorney.
- 20 Approve the annual renewal of Medical Stop Loss Coverage with Cigna Healthcare of Atlanta, GA and authorize the Chairman to execute all related documents. The estimated annual premium is \$1,280,855.52.
- 21 Approve the Employment Agreement for the Deputy County Attorney for the Law Department.
- 22 ~~Approve the application of the FY2023 Georgia Department of Transportation Section 5303 Program Metropolitan Planning Grant for the Gainesville-Hall MPO to aid in regional transportation planning in the amount of \$109,698.75, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related application and award documents. A 10% State match of \$10,969.87 will be provided by GDOT. A 10% in-kind match of \$10,969.88 is required and will be provided in staff hours.~~
- Item 22 was moved to follow the Consent Agenda as amended in the approval of the Agenda.*
- 23 ~~Approve the award of RFQ/P #42-010 Hall County Sheriff's Office Construction Manager at Risk for Construction Management to Sunbelt Builders, Inc. of Covington, GA in the amount of \$1,042,461.00.~~
- Item 23 was moved to follow the Consent Agenda as amended in the approval of the Agenda.*
- 24 Approve the Extension of a \$451,409.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Cambridge Subdivision - Phase 1. Commission District 1.
- 25 Approve the Extension of a \$721,854.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Stephens Point Subdivision - Phase 1. Commission District 2.
- 26 Approve the Release of a \$56,726.00 Guaranty Performance/Maintenance Agreement and Acceptance of Streets in Trinity Falls Phase II Subdivision into Hall County Maintenance. Commission District 1.
- 22 Approve the application of the FY2023 Georgia Department of Transportation Section 5303 Program Metropolitan Planning Grant for the Gainesville-Hall MPO to aid in regional transportation planning in the amount of \$109,698.75, and if awarded, appoint the Grants Manager as the Program Designee, and authorize the Chairman to execute all related application and award documents. A 10% State match of \$10,969.87 will be provided by GDOT. A 10% in-kind match of \$10,969.88 is required and will be provided in staff hours.
- Sarah McQuade, Director of Planning and Development, addressed the Board. She stated that the financials had been corrected, by Georgia Department of Transportation, since the Work Session.*

Commissioner Stowe/Commissioner Cooper — approve — unanimous

- 23 Approve the award of RFQ/P #42-010 Hall County Sheriff's Office Construction Manager at Risk for Construction Management to Sunbelt Builders, Inc. of Covington, GA in the amount of \$1,042,461.00.

Commissioner Stowe/Commissioner Powell — approve the award to Scroggs & Grizzle Contracting, Inc. of Gainesville, GA in the amount of \$945,667.00 which does not include a contingency line item — unanimous

County Attorney

Mr. Stephens addressed the Board.

- 27 Approval and authorization for the Chairman to execute a Resolution to fix the salary and expenses of the Board of Commissioners of Hall County, and any and all documents necessary to effectuate the change in salary and expenses, subject to review and approval by the County Attorney.

Mr. Stephens presented the item and called for public comments.

Christine Osau addressed the Board in opposition to the item.

Chairman Higgins stated the following:

Many strategic changes have occurred within Hall County Government to prepare for future growth. Many improvements have been made to internal operations to continue providing quality public services to Hall County citizens and stakeholders. As growth and development continue, and as the issues facing the growing community become more complex, more time is required of the members of the Hall County Board of Commissioners. This salary increase is consistent with the growing demands of the position and maintains an appropriate level of compensation needed to attract future elected officials to a term in public service.

Commissioner Powell/Commissioner Stowe - Commissioner Echols made a motion to amend the motion which did not receive a 2nd

The motion made by Commissioner Powell, seconded by Commissioner Stowe and voted 4/1 was approved

Vote: 4 to 1

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Higgins — aye

Commissioner Echols — nay

Commissioner Stowe — aye

Motion passed.

Commissioner Echols stated that she wanted to set the District Commissioner's salaries at \$32,000 and the Chairman at \$45,000, remove the COLA adjustment, set the phone allowance to the same as county employees, and remove the mileage reimbursement.

Other Business - Financial Services

- 28 Approval and authorization for the Chairman to execute any and all documents relating to the installment sale financing related to the acquisition of eight (8) Fire Pumper Apparatus for Hall County, Ga., subject to the review and approval of the County Attorney.

Elise Lomel, PFM Financial Advisor, addressed the Board.

Commissioner Stowe/Commissioner Powell - approve the recommendation of Sterling National Bank — unanimous

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

Ms. McQuade addressed the Board.

- 29 Application of Hung Lam to rezone from Agricultural Residential-III (AR-III) to Highway Business (H-B) on a 3.86± acre tract located on the west side of Falcon Parkway approximately 155 feet from its intersection with Chris Avenue; a.k.a. 3818 Falcon Parkway; Zoned AR-III; Tax Parcel 08050 001005. Proposed Use: outdoor storage — boat and RV storage. Commission District 2. NOTE: Tabled at the September 9, 2021 Voting Meeting until the October 14, 2021 Voting Meeting.

Mr. Stephens introduced the item.

Commissioner Powell/Commissioner Cooper — approve removing item 29 from the table — unanimous

Ms. McQuade discussed the item. Mr. Stephens conducted the Public Hearing.

There were no comments from the public.

Commissioner Powell/Commissioner Stowe — approve with the eight (8) conditions listed below — unanimous

- 1. The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval.*
- 2. Development shall conform to the standards set forth by the Gateway Corridors Overlay District. No variances are granted as part of this application.*
- 3. Access to the development shall be approved by Hall County Traffic and/or the Georgia Department of Transportation, whichever applies.*
- 4. All conditions of zoning shall be made part of any plat created for the property.*
- 5. All building materials and colors shall be approved by the Planning Director prior to the issuance of any building permits.*
- 6. Any existing structures to remain on the property shall be brought up to meet the Gateway Corridors Overlay District (GCOD) Standards.*
- 7. The development shall have decorative metal fencing with masonry columns along Falcon Parkway. There shall be a 6 foot tall opaque fence (black vinyl chain-link or PVC material) along all other property lines.*
- 8. There shall be a 10 foot landscape buffer along the northeastern property line, adjacent to the parcels which front on Chris Avenue.*

- 30 Application of Friends to the Forlorn Pitbull Rescue, Inc. to rezone from Agricultural Residential-IV (AR-IV) to Planned Residential Development (PRD) on a 38.399± acre tract on the west side of Will Wheeler Road approximately 397 feet from its intersection with Ben Lee Road; a.k.a. 5473 and 5453 Will Wheeler Road; Zoned AR-IV; Tax Parcels 11030 000030 and 11030 000032. Proposed Use: animal rescue with residential uses. Commission District 3.

Mr. Stephens introduced the item. Ms. McQuade stated that the applicant has requested to have the application withdrawn.

Commissioner Echols/Commissioner Powell — approve the withdrawal of the application and refund the application fees since it is a non-profit organization — unanimous

- 31 Application of AK Chan to amend conditions of a previous rezoning on a 16.00± acre tract located on the east side of the intersection of Green Drive and Clarks Bridge Road; a.k.a. 0 Clarks Bridge Road; Zoned R-I; Tax Parcel 10156 000009. Proposed Use: 6-lot subdivision. Commission District 3.

Mr. Stephens introduced the item. Ms. McQuade discussed the item. Mr. Stephens conducted the Public Hearing.

There were no comments from the public.

Commissioner Echols/Commissioner Powell — approve with the seven (7) conditions listed below — unanimous

- 1. The original zoning conditions from 2006 rezoning approval shall not apply and the development standards submitted as part of this application shall take precedence.*
- 2. Development will be limited to homes having no less than 2,200 square feet of heated floor space, with the exception of the existing residence on Lot 6/Outparcel.*
- 3. The applicant shall coordinate with the Georgia Department of Transportation (GDOT) and Hall County Engineering to obtain the necessary driveway permits for access off Clarks Bridge Road and/or Green Drive.*
- 4. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."*
- 5. A final plat shall be recorded before any building permit applications are submitted to Hall County.*
- 6. All conditions of zoning shall be made part of any plat created for the subdivision.*
- 7. All homes shall be stick-built.*

- 32 Application of Intown Home Builders for a Use Subject to County Commission approval on a 8.00± acre tract located on the west side of Pierce Road approximately 2,705 feet from its intersection with Old Cornelia Highway; a.k.a. 2833 Pierce Road; Zoned AR-IV; Tax Parcel 15021 000209. Proposed Use: 6-lot subdivision. Commission District 3.

Mr. Stephens introduced the item. Ms. McQuade discussed the item. Mr. Stephens conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Randy Wallace, 506 Carriage Drive, Bethlehem, GA*

Commissioner Echols/Commissioner Powell— approve with the six (6) conditions listed below — unanimous

- 1. The development is approved for a maximum of six (6) building lots with a minimum road frontage of 150 feet 120 feet per parcel.*
- 2. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."*
- 3. A final plat shall be recorded before any building permit applications are submitted to Hall County.*
- 4. There shall be no more than four (4) driveways to serve the proposed 6 lots.*
- 5. All conditions of zoning shall be made part of any plat created for the subdivision.*
- 6. All homes shall be stick-built.*

County Administrator

Mr. Connell stated the following:

This week is National Police Week. The Hall County Sheriff's Office sent a delegation to participate in this year's National Police Week in Washington, DC. Two of Hall County's Lieutenants served as escort officers representing the Sheriffs and families of fallen Hall County Sheriff's Lieutenant Brian McNair and Deputy Blane Dixon. A third Lieutenant served as an escort for a fallen Walker County Deputy whose department was unable to attend. The National Law Enforcement Officer's Memorial Fund is hosting its candlelight vigil tonight. Lieutenant McNair and Deputy Dixon will both be recognized as their names were engraved on the National Law Enforcement Memorial Wall in recent years.

Commission Time

The Commissioners did not have any items to report.

Adjourn

*Commissioner Powell/Commissioner Cooper — adjourn at 6:37 p.m. —
unanimous*

Hall County Government welcomes people with disabilities and their trained service animals. For questions about accessibility or to request reasonable accommodations please contact Maria Tuck, Compliance Specialist at 770-531-6712 48 hours prior to the event or as soon as possible.