



**HALL COUNTY BOARD OF COMMISSIONERS
WORK SESSION AGENDA**

**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, November 10, 2025 - 03:00 PM**

Call to Order

Administration

- 1 Approve the award of RFQ/P #46-012 Owners Representative Program Management Services for the construction of the Hall County Judicial Complex Expansion to Turner & Townsend Heery, LLC of Atlanta, GA. The estimated cost is \$2,229,500.00.

Appointments for Consideration

- 2 Appointment to the Board of Health to serve a term from January 1, 2026 to December 31, 2030. Commission Districts 1, 2, 3 and 4.
- 3 Appointment to the Board of Tax Assessors to serve a term from January 1, 2026 to December 31, 2029. Commission District 4.
- 4 Appointment to the Board of Tax Assessors to serve a term from January 1, 2026 to December 31, 2029. Chairman's Appointment.
- 5 Appointment to the Chestatee-Chattahoochee Resource Conservation and Development Council (RC&D) to serve a term from January 1, 2026 to December 31, 2026. Commission Districts 1, 2, 3, and 4.
- 6 Appointment to the Chestatee-Chattahoochee Resource Conservation and Development Council (RC&D) to serve an term from January 1, 2026 to December 31, 2026. Commission Districts 1, 2, 3, and 4.
- 7 Appointment to the Gainesville Hall Development Authority to serve a term from January 1, 2026 to December 31, 2026. Commission Districts 1, 2, 3 and 4.
- 8 Appointment to the Parks & Leisure Services Board to serve a term from January 1, 2026 to December 31, 2026. Commission Districts 1, 2, 3 and 4.

Clerk's Office

- 9 Approve the 2026 Board of Commissioners Meeting Schedule.

County Attorney

- 10 Approval and authorization for the Chairman to execute an Extension of the Letter of Intent between Hall County and Glade Farm, LLC, originally executed on January 15, 2010, and any and all additional documents necessary to effectuate the transaction, subject to review and approval by the County Attorney.

Fire Rescue

- 11 Approve the award of Task Order #2026-018 Remodel Kitchens at three (3) Fire Stations (#2, 13 and 16) and Full Remodel of Fire Station #12 for Fire Rescue to Scroggs & Grizzel Contracting, Inc. of Clermont, GA, in the amount of \$390,473.00.

Human Resources

- 12 Approve the annual agreement for medical benefits consulting and brokerage services to Turner Wood & Smith Agency, Inc. of Gainesville, GA. The estimated annual cost is \$200,000.00.
- 13 Approve the annual renewal for Medical Stop Loss coverage with HM Insurance Group of Alpharetta, GA, and authorize the Chairman to execute all related documents, subject to the review and approval of the County Attorney. The estimated annual cost is \$2,291,979.00.
- 14 Approve the Employment Agreement, as amended, for the County Attorney.

Management Information Systems (MIS)

- 15 Approve the Change Order #1 for the monthly phone service cost to RingCentral, Inc. of Belmont, CA. The estimated annual cost is \$180,558.00.

Planning & Zoning

- 16 **5111 Old Winder Highway | Rezone** | from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 10± acre tract located on the east side of Old Winder Highway, approximately 2,051 feet from its intersection with Daylily Drive | Zoned AR-IV, Tax Parcel 15038 000076 (pt.) | **Proposed Use: Addition of 44 townhomes to a PRD** | Commission District 1 | **Steven P. Gilliam, applicant**
- 17 **5303 Browns Bridge Road | Amend Conditions** | on a 0.97± acre tract located on the south side of Browns Bridge Road at its intersection with Whitmire Drive | Zoned H-B; Tax Parcel 08080 003018 | **Proposed use: Vehicle repair, major** | Commission District 2 | **Ali Sadegh, applicant**
- 18 **5424 Mulberry Preserve Drive | Special Use** | On a 0.59± acre tract located on the northeast side of Mulberry Preserve Drive approximately 538 feet from its intersection with Elizabeth Lane | Zoned R-1; Tax Parcel 15043F000130 | **Proposed Use: Group home** | Commission District 1 | **Karen Woodroffe, applicant**

- 19 **6382 Lakeview Drive | Appeal a Planning Commission Decision |** for a Variance to section 4.1 to reduce the minimum yards | on a 0.23± acre tract located on the west side of Lakeview Drive approximately 540 feet from the Gwinnett County line | Zoned V-C; Tax Parcel 07360A000014 | **Proposed use: Single-family residence** | Commission District 2 | **Tyler Young, applicant**

Public Works and Utilities

- 20 Approval and authorization for the Chairman to execute an Intergovernmental Agreement (IGA) between Hall County and the City of Gainesville regarding water main relocations for the the White Sulphur Road Phase II project, subject to review and approval by the County Attorney. Commission District 3.
- 21 Approve the award of Task Order #2026-017 Construction Engineering Inspection (CEI) and Construction Project Management Services for the White Sulphur Rd - Phase II Realignment Project for Public Works & Utilities to TTL, Inc. of Atlanta, GA, in the amount of \$494,216.14.
- 22 Approval and authorization for the Chairman to execute a resolution accepting the donation of 0.036 acres of real property located at White Sulphur Road (Parcel # 8) by the Gainesville and Hall County Development Authority for right-of-way related to the White Sulphur Road Phase II project, and authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval by the County Attorney.
- 23 Approval and authorization for the Chairman to execute a resolution accepting the donation of approximately 1.6 acres of temporary construction easement and 0.14 acres of driveway easement located at White Sulphur Road (Parcel #11 & 12) by QuikTrip Corporation for right-of-way related to the White Sulphur Road Phase II project, and authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval by the County Attorney.
- 24 Approval and authorization for the Chairman to execute a resolution accepting certain right-of-way along McKinzey Lane from McKinzey Lane Development LLC, Stephens Road Development LLC, Garry L. English and Gale W. English as well as authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval by the County Attorney.

Sheriff's Office

- 25 Approve the ratification of the application and award for the 2025 Federal Homeland Security Program Grant for the Sheriff's Office Explosive Ordnance Disposal (EOD) K9 Team to purchase a new K9 unit vehicle in the amount of \$65,000.00 and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related award documents. No match is required.

Tax Assessors

- 26 Consider the 2020, 2021, 2022, 2023, 2024, and 2025 real property refund in the amount of \$2,251.12 for overpayment of Hall County taxes regarding property located at 3001 Athens Highway (Tax Parcel # 15023 000040) to Gainesville Freezer, LP.

County Administrator

Public Comments (PUBLIC HEARING ITEMS (i.e. ZONINGS, ORDINANCE CHANGES, ETC.) WILL ONLY BE RECEIVED AT THE REGULAR SCHEDULED VOTING MEETINGS IN WHICH THE ITEM IS TO BE HEARD) 2 minutes per speaker/20 minutes maximum

Commission Time

Executive Session

- 27 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)].

Adjourn

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.