



**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, August 23, 2021 - 03:00 PM

Call to Order

Chairman Higgins at 3:00 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, Deputy Clerk Jennifer Rivera, and County Attorney Van Stephens

Appointments for Consideration

- 1 Hospital Authority Nominations (3) for a term from 10/1/2021 to 9/30/2024. Commission District 2.
Commissioner Powell stated that he would provide his nominations at the Voting Meeting on Thursday - Discussion
- 2 Hospital Authority Nominations (3) for a term from 10/1/2021 to 9/30/2024. Commission District 3.
Nominations: Jenny Floyd, Gale Miller, and Hart W. Payne - Consent
- 3 Hospital Authority Nominations (3) for a term from 10/1/2021 to 9/30/2024. Commission District 4.
Nominations: Ben Hawkins, Gary Funk, and Lee Rogers - Consent

Community Services and Parks

Becky Ruffner, Marketing and Public Relations Specialist, addressed the Board.

- 4 Approve the award and resolution of the Georgia Department of Natural Resources Outdoor Recreation Legacy Partnership Program Grant for Butler Park in the amount of \$536,500.00 and appoint the Grants Manager as the Program Designee and authorize the Chairman to execute all related award documents. A cash match of \$250,000.00 is required.
Consent

Corrections and Maintenance

Walt Davis, Director of Corrections and Maintenance, addressed the Board.

- 5 Approve the purchase of two (2) Ford F-250 vehicles for Hall County Road Maintenance from Allan Vigil Ford Lincoln in Morrow, GA, in the amount of \$90,877.08.

Consent

County Attorney

Van Stephens, County Attorney, addressed the Board.

- 6 Approve the resolution of the Hall County Board of Commissioners to approve the execution and delivery of the first supplement to Intergovernmental Contract with the Hospital Authority of Hall County and the City of Gainesville; to identify the annual principal and interest requirements on the Series 2021B Certificates which are the subject of such Intergovernmental Contract; to ratify the provisions of the original Intergovernmental Contract between such Hospital Authority and Hall County; to approve the execution and delivery of certificates relating to County information; to approve the execution and delivery of a continuing disclosure agreement; to ratify certain actions previously taken by the County and for other purposes.

Discussion

Financial Services

Dena Bosten, Director of Financial Services, addressed the Board.

- 7 Approve the Memorandum of Understanding between Hall County and the Georgia Mountain Food Bank to assist with the Georgia Department of Community Development Block Grant Coronavirus (CDBG-CV) and authorize the Chairman to execute the agreement.

Consent

- 8 Approve the letter of request and contract with the Georgia Mountains Regional Commission (GMRC) for application preparation and general administrative services for the Georgia Department of Community Affairs Community Development Block Grant Coronavirus (CDBG-CV) funding for Food Banks and authorize the Chairman to execute all related documents, subject to review by the County Attorney.

Consent

- 9 Approve the renewal of annual contracts for IFB #027-41 Uniform Purchase Supply for various County departments to Uniforms Unlimited of Athens, GA, Smyrna Police Distributors, Inc. of Smyrna, GA, Dana Safety Supply, Inc. of Sugar Hill GA, GT Distributors, Inc. or Austin, TX, Strongpoint of Gainesville, GA, and T&T Uniforms South, Inc. of Jonesboro, GA. The estimated annual cost is \$210,000.00.

Consent

Tax Commissioner

Darla Eden, Tax Commissioner, addressed the Board.

- 23 Approval and authorization for the Chairman to execute a Resolution revising the Hall County Code of Ordinances, Sections 3.90.020 and 3.90.040, by deleting the requirement that certain manufactured homes and mobile homes display property tax decals, subject to approval by the County Attorney.

Consent

Planning and Development

Sarah McQuade, Director of Planning and Development, addressed the Board.

- 10 Second Reading and Public Hearing for a new Malt Beverage and Wine Package alcohol license for Subhanallah Food Mart, located at 2925 Mountain View Road, Gainesville, GA 30504. Ownership is Al Ghani Food Mart, LLC. License holder and registered agent is Farooq Khan, Hall County Resident. Commission District 2.
- 11 Application of D. Barrett Investment Properties, LLC to rezone from Agricultural Residential-III (AR-III) and Residential-II (R-II) to Planned Commercial Development (PCD) on a 5.70± acre tract located on the east side of Thompson Bridge Road approximately 684 feet from its intersection with Southers Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III & R-II; Tax Parcel 10104 000002. Proposed Use: car wash and self-storage warehouse facility. Commission District 2. NOTE: Tabled at the July 8, 2021 Voting Meeting to the August 26, 2021 Voting Meeting.
- 12 Appeal of the Planning Commission's denial of Sergio Felix/Conde Properties, LLC for a Use Subject to Planning Commission approval on a 0.47± acre tract located on the east side of Dorsey Circle approximately 445 feet from its intersection with Dorsey Drive; a.k.a. 3623 Dorsey Circle; Zoned AR-III; Tax Parcel 08034 002014. Proposed Use: expansion of a non-conforming use —two residences on one parcel. Commission District 2.
- 13 Application of Mark Skelton to rezone from Agricultural Residential-III (AR-III) to Residential-I (R-I) on a 6.41± acre tract located on the north side of L J Martin Road approximately 1,235 feet from its intersection with Strickland Road; a.k.a. 5301 L J Martin Road; Zoned AR-III; Tax Parcel 15037 000031. Proposed Use: 3-lot subdivision. Commission District 1.

- 14 Application of C. Sam McGee to rezone from Agricultural Residential-III (AR-III) to Planned Commercial Development (PCD) on a combined 6.41± acres located on the west side of Hog Mountain Road approximately 1,760 feet from its intersection with Holland Dam Road; a.k.a. 5092 and 5118 Hog Mountain Road; Zoned AR-III; Tax Parcels 08116 000002 and 000007. Proposed Use: self-storage warehouse. Commission District 1.
- 15 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.
- 16 Application of Jason Jackson to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 3.804± acre tract located on the east side of Green Road approximately 265 feet from its intersection with Holiday Road; a.k.a. 5697 Green Road; Zoned AR-III; Tax Parcel 07329 004016. Proposed Use: 5-lot subdivision. Commission District 1.
- 17 Application of GA Lula Cornelia Hwy, LLC to rezone from Agricultural Residential-III (AR-III) to Planned Industrial Development (PID) on 79.70± acres located on the north side of Cornelia Highway approximately 4,700 feet from its intersection with Cagle Road, a.k.a. 3835 and 3875 Cornelia Highway, Zoned AR-III and I-I; Tax Parcels 15007 000095A and 000276. Proposed Use: office and warehouse. Commission District 3.
- 18 Application of Northeast Georgia Health System, Inc. (NGHS) to rezone from Planned Commercial Development (PCD) and Planned Office Development (POD) to Planned Office Development (POD) and to amend conditions of a Planned Office Development (POD) on a 119.16± acre tract located on the north side of Friendship Road approximately 1680 feet from its intersection with Old Winder Highway; a.k.a. 1400 & 1515 River Place; Zoned POD & PCD; Tax Parcels 15039 000465 & 000592. Proposed Use: amend parking requirements. Commission District 1.

Public Works and Utilities

Srikanth Yamala, Director of Public Works and Utilities, addressed the Board.

- 19 Approve a resolution to grant the Chairman the authority to execute a resolution to temporarily suspend the county's prohibition against extension of sidewalk bonds beyond the 24 month period, subject to review by the county attorney.
Consent
- 20 Approve the award of RFP/Q #42-002 Demand Services for Resurfacing, Paving, and Full Depth Reclamation of various County roads for Hall County Public Works & Utilities to Allied Paving Contractors, Inc. of Pendergrass, GA and Pittman Construction Company of Conyers, GA.
Consent

- 21 Approve the Collection of a \$451,409.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Cambridge Subdivision Phase I. Commission District 1. NOTE: Tabled at the August 12, 2021 Voting Meeting to the August 26 Voting Meeting.

Discussion

- 22 Approve the Collection of a \$721,854.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities, and Sidewalks in Stephens Point Phase 1 Subdivision. Commission District 2.

Discussion

Tax Commissioner

- ~~23 Approval and authorization for the Chairman to execute a Resolution revising the Hall County Code of Ordinances, Sections 3.90.020 and 3.90.040, by deleting the requirement that certain manufactured homes and mobile homes display property tax decals, subject to approval by the County Attorney.~~

This item was discussed earlier in the meeting.

County Administrator

Mr. Connell did not have any items to report.

Public Comments

Cynthia Cochran, 3150 Clarks Bridge Road, Gainesville, addressed the Board.

Commission Time

Commissioner Stowe publicly expressed his appreciation for everyone who helped with Butler Park. He named Marty Nix, Nancy Smallwood, Becky Ruffner, Zach Propes, and Dena Bosten and her staff members.

Chairman Higgins said Commissioner Stowe did a great job assisting with the Butler Park project. He said, without Commissioner Stowe's efforts it would not have happened.

Adjourn

Chairman Higgins adjourned the meeting at 3:43 p.m.

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.