



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

**Hall County Government Center 2nd Floor
2875 Browns Bridge Road, Gainesville, GA 30504
Monday, September 24, 2018 - 3:00 p.m.**

Call to Order

Commissioner Cooper called the meeting to order at 3:00 p.m.

Present:

Vice Chairman Kathy Cooper and Commissioners Billy Powell, Scott Gibbs and Jeff Stowe

Chairman Higgins was not in attendance.

Also present were County Administrator Jock Connell, Assistant County Administrator Marty Nix, Assistant County Administrator Lisa Johnsa, Commission Clerk Lisa Ritchie, Deputy Clerk Karyn Reeves, and County Attorney Bill Blalock

Report from Administration

Jock Connell, County Administrator, addressed the Board.

1. Approve the cancellation of the November 5, 2018 Work Session and November 8, 2018 Voting Meetings.

There was a consensus to add item 1 to the September 27, 2018 Board of Commissioners Voting Meeting Consent Agenda.

2. Approval to schedule a Special Called Work Session on November 12, 2018 and a Special Called Voting Meeting on November 15, 2018.

There was a consensus to add item 2 to the September 27, 2018 Board of Commissioners Voting Meeting Consent Agenda.

Report from Department of Corrections and Maintenance

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

3. First Reading and Public Hearing to amend Title 4, "Animals" of the Official Code of Hall County

Warden Davis stated that the proposal includes a 6 month grace period to give everyone time to come into compliance. He said many Counties have similar Ordinances to the proposal.

Commissioner Stowe stated that he had a friend that may be able to help.

Ms. Johnsa stated that the effective date is November 1, 2018 with a 180 grace period (May, 2019).

Report from Financial Services

Zach Propes, Financial Services Director, addressed the Board.

4. Approve a single source award to replace, repair, and upgrade the county-wide outdoor weather sirens to Mobile Communications America out of Gainesville, GA in the amount of \$271,736.58 and to establish a project budget of \$298,910.00, which includes a 10% contingency, by appropriating funding from the Capital Projects Fund Reserves.

Casey Ramsey, Interim Emergency Management Agency (EMA) Director, addressed the Board. He stated that September is National Preparedness Month. He said this project will extend the useful life of the sirens and make the community more prepared. He also stated that Hall County has received \$384,250 of the \$549,000 reimbursements scheduled from FEMA.

There was a consensus to add item 4 to the September 27, 2018 Board of Commissioners Voting Meeting Consent Agenda.

5. Approval of application, award and any further supplemental funding of the VOCA Continuation and FY2019 New Application for the District Attorney's Office in the amount of \$102,126. Appoint the Grants Manager as the Program Designee and authorize Chairman Higgins to execute all related application and award documents. There is a 25% match of \$25,532 which will be covered in-kind with staff and volunteer hours.

There was a consensus to add item 5 to the September 27, 2018 Board of Commissioners Voting Meeting Consent Agenda.

6. Approval of application and award of the 2018 VOCA Continuation and FY19 VOCA application for the Solicitors office in the amount of \$146,012.00. Appoint the Grants Manager as the Program Designee and authorize Chairman Higgins to execute all related application and award documents. There is 25% match required of \$36,503.00 which will be provided with in-kind volunteer hours.

There was a consensus to add item 6 to the September 27, 2018 Board of Commissioners Voting Meeting Consent Agenda.

7. Approval of RFP 39-005 Fire Service Facility & Equipment Master Plan Study to Management Advisory Group of Fairfax, VA in the amount of \$59,800.00.

There was a consensus to add item 7 to the September 27, 2018 Board of Commissioners Voting Meeting Consent Agenda.

Mr. Propes stated that the Demand Service items were pooling of qualified vendors based on the job for quotes.

8. Approval of RFQ/P 39-006 Demand Services Painting Contractors to the following Pool of Vendors: Owens Maintenance - Gainesville, GA, Corporate

Vision Inc - Douglasville, GA and Intercontinental Commercial Svs. Inc. - Suwanne, GA.

There was a consensus to add item 8 to the September 27, 2018 Board of Commissioners Voting Meeting Consent Agenda.

9. Approval of Award for RFQ/P 39-007 Demand Services Contract for Flooring & Carpet to the Following Pool of Vendors: Government Flooring & Painting - Alpharetta, GA and Sheena Investment LLC - Lithonia, GA.

There was a consensus to add item 9 to the September 27, 2018 Board of Commissioners Voting Meeting Consent Agenda.

10. Approval of Award for RFQ/P 39-001 Demand Services Contractors to the following Pool of Vendors: Owens Maintenance - Gainesville, GA; Federal Construction - Gainesville, GA, Multiplex LLC - Duluth, GA and The Chattahoochee Group - Clermont, GA.

Commissioner Powell inquired as to whether there was a threshold for demand services items. Mr. Propes stated that items over \$100,000 would come back to the Board. He said this process makes it more efficient.

There was a consensus to add item 10 to the September 27, 2018 Board of Commissioners Voting Meeting Consent Agenda.

11. Approval of Award for RFQ/P 39-011 Demand Services for Professional Drywall and Acoustical Ceiling Tile Contractors to the following Pool of Vendors: SIMCO Interiors - Cleveland, GA, Corporate Vision - Douglasville, GA and Multiplex LLC - Duluth, GA.

There was a consensus to add item 11 to the September 27, 2018 Board of Commissioners Voting Meeting Consent Agenda.

12. Approval of Award for IFB 030-39 Skid Steer to Gene & Matt Tractor Sales Inc. - Winder, GA in the amount of \$52,897.00.

There was a consensus to add item 12 to the September 27, 2018 Board of Commissioners Voting Meeting Consent Agenda.

13. Approval of Award for IFB 033-39 Kubota Tractors (2) or Equivalent to Kubota Atlanta - Marietta, GA in the amount of \$46,446.00.

There was a consensus to add item 13 to the September 27, 2018 Board of Commissioners Voting Meeting Consent Agenda.

14. Approval of Award for IFB 032-39 Kubota Excavator or Equivalent to Bobcat of Atlanta in the amount of \$85,547.00.

There was a consensus to add item 14 to the September 27, 2018 Board of Commissioners Voting Meeting Consent Agenda.

Report from Planning and Development

Srikanth Yamala, Planning and Development Director, addressed the Board.

15. Second Reading and Public Hearing for SHELL FOOD MART, located at 5804 Cornelia Hwy., Alto, Ga. Business type: Convenience Store; Application type: Malt Beverage and Wine Package; Owner: RMCO, LLC, Hina Moorani, Member; Licenseholder: Hina Noorani; Registered Agent: Blake Alexander Poole, attorney, Hall County Resident. Commission District # 3.
16. Application of Bernadette Johnson for a Use Subject to County Commission approval on a 1.91± acres located on the south side of Dawsonville Highway, 710ft.± from its intersection with Venture Drive; a.k.a. 2341 Dawsonville Highway; Zoned H-B; Tax Parcel 10085 000049. Proposed Use: Used vehicle sales. Commission District 2.

Mr. Yamala stated that the Planning Commission recommended approval, with six Conditions

Conditions:

- The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of site plan approval.
 - A building permit shall be required for any improvements made for either building on site.
 - A to scale site plan shall be required at the time of business license application depicting proposed inventory, customer, and staff parking.
 - All mechanical services shall be conducted within a garage bay.
 - No storage of wrecked or junk vehicles shall be allowed.
 - All conditions of zoning shall be made part of any plat created for the property.
17. Application of Sachse & Williams, LLC for a Use Subject to County Commission approval on a 1.33± acre tract located on the north side of Friendship Road, at its intersection with Dunbar Road; a.k.a. 2700 Friendship Road; Zoned AR-III; Tax Parcel 15041 000004I. Proposed Use: Relocate a site-built dwelling. Commission District 1.

Mr. Yamala stated that the Planning Commission recommended approval

18. Application of THW Design to rezone from Residential-II (R-II), Agricultural Residential-III (AR-III), and Planned Commercial Development (PCD) to Planned Commercial Development (PCD) on 109.76± acres located on the west side of Mount Vernon Road, 1250± ft. from its intersection with Thompson Bridge Road; a.k.a. 3663 and 3681 Mount Vernon Road and 4000 Village View Drive; Zoned R-II, AR-III, and PCD; Tax Parcels 10104 000008, 000009, and 000053. Proposed Use: Expansion of existing retirement community. Commission District 2.

Mr. Yamala stated that the Planning Commission recommended approval, with seven Conditions

Conditions:

- All conditions of the September 24, 1998 rezoning request shall apply:
- A 25 foot buffer shall be established and maintained around the periphery of the development. The buffer could be a combination of berms, fences, and vegetation. The planning staff shall determine the location and type of materials necessary to provide the most protection

- for adjacent properties.
- The county traffic engineer and state Department of Transportation shall approved the location and design of the driveway into the development. Should the developer seek access through another right-of-way, the county engineer and state Department of Transportation shall also approve that location and design.
 - The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of site plan approval.
 - All conditions of zoning shall be made a part of any plat created for the properties, and prior to the issuance of any permits or building licenses, a new plat shall be recorded with the Hall County Clerk of Courts showing the combination of all parcels that are part of the application.
 - All development shall be permitted through the Hall County Development Review process, including grading and improvements such as buildings, parking lots, and stormwater management facilities.
 - All parking requirements shall be met upon the development of the proposed expansion.

Report from Public Works & Utilities

Ken Rearden, Public Works & Utilities Director addressed the Board.

19. Approve Extension of \$32,000.00 Guaranty Performance/Maintenance Agreement for Streets and Sidewalks in Reunion Phase 18C Subdivision; Commission District 1

There was a consensus to add item 19 to the September 27, 2018 Board of Commissioners Voting Meeting Consent Agenda.

20. Approve the request from the City of Gainesville Department of Water Resources for a perpetual water line easement across the property of the Hall County Sheriff's Office South Hall Precinct at Jordan Lane and Cody Drive. The developer will provide compensation to the County in the amount of \$10,763.61 for the easement. Commission District 1

There was a consensus to add item 20 to the September 20, 2018 Board of Commissioners Voting Meeting Consent Agenda.

Report from Tax Assessor

Steve Watson, Chief Appraiser, addressed the Board.

21. Approve Real Property Refund of \$1,475.72 for overpayment of taxes - Lipscomb

Mr. Watson stated that they originally estimated too much square footage.

There was a consensus to add item 21 to the September 27, 2018 Board of Commissioners Voting Meeting Consent Agenda.

Report from Tax Commissioner

Darla Eden, Tax Commissioner, addressed the Board.

22. Approve Resolution enabling the Hall County Tax Commissioner to undertake Judicial In Rem Tax Foreclosure

There was a consensus to add item 22 to the September 27, 2018 Board of Commissioners Voting Meeting Consent Agenda.

Report from County Attorney

Mr. Blalock stated that he had three condemnations to add to the September 27, 2018 Board of Commissioners Voting Meeting.

There was a consensus to add the condemnations to the September 27, 2018 Board of Commissioners Voting Meeting Consent Agenda.

Report from County Administrator

Mr. Connell did not have any items to report.

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

Douglas Aiken, 6230 Brady Road, addressed the Board.

Report from Commissioners

Commissioner Kathy Cooper, Commission District 1, did not have any items to report.

Commissioner Billy Powell, Commission District 2, did not have any items to report.

Commissioner Scott Gibbs, Commission District 3, did not have any items to report.

Commissioner Jeff Stowe, Commission District 4, did not have any items to report.

Chairman Higgins was not in attendance.

Adjourn

With no further business, Commissioner Cooper adjourned the meeting at 3:42 p.m.