



**City of Flowery Branch  
City Council Meeting Minutes  
Thursday, March 17, 2022, 6:00 P.M.  
City of Flowery Branch City Hall  
5410 W. Pine Street, Flowery Branch, GA 30542**



**CALL WORK SESSION TO ORDER:**

Mayor Edward Asbridge called the council meeting to order at 6:03 p.m.

Present: Mayor Asbridge and Council Members Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, and Chris Mundy.

Also present were City Manager Tonya Parrish, City Clerk Shelia Cooper, Finance Director Alisha Gamble, Planning Director Rich Atkinson, Police Chief Chris Hulsey, Public Works Director Bill Whidden and City Attorney Ron Bennett.

**PLEDGE OF ALLEGIANCE:**

Mayor Asbridge led the pledge of allegiance.

City Clerk Cooper administered oaths to newly elected Councilman Joseph Mezzanotte.

**EXECUTIVE SESSION:**

There was a motion made to enter executive session at 6:07 p.m. for matters related to the acquisition/disposition of real estate and for matters related to pending or potential litigation.

MOTION: Joe Anglin  
SECOND: Chris Mundy  
AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy  
NAYS: None  
Motion carried

There was a motion made to exit executive session at 7:12 p.m.

MOTION: Joe Anglin  
SECOND: Chris Mundy  
AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy  
NAYS: None  
Motion carried

**PUBLIC HEARING:**

Public Hearing for the Rezoning application submitted by NNP-Looper Lake, LLC. to rezone tax parcel 15047 000885 from Planned Unit Development (PUD) to Planned Unit Development (PUD) with modified conditions.

City Planner Atkinson stated the applicant request the public hearing be tabled until the April 21, 2022, City Council Meeting.

There was a motion made to table the Public Hearing for the rezoning application submitted by NNP-Looper Lake, LLC to rezone tax parcel 15047 000885 from Planned Unit Development (PUD) to Planned Unit Development (PUD) with modified conditions until April 21, 2022.

MOTION: Joe Anglin

SECOND: William McDaniel

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

**NEW BUSINESS -WORK SESSION:**

Consideration of Award of FY2022-FY2026 Audit Services Contract

Finance Director Gamble presented a consideration of award of FY2022 – FY2026 for an audit services contract. The audit committee recommends Ruston and Company.

**Recommendation to Award FY2022FY2026 Audit Services:**

| Bidder                 | Location:       | All Inclusive Pricing By Fiscal Year: |          |          |          |          |           |
|------------------------|-----------------|---------------------------------------|----------|----------|----------|----------|-----------|
|                        |                 | FY2022                                | FY2023   | FY2024   | FY2025   | FY2026   | TOTAL:    |
| Rushton and Company    | Gainesville, GA | \$30,000                              | \$30,000 | \$30,000 | \$30,000 | \$30,000 | \$150,000 |
| Walker, Pierce, & Tuck | Gainesville, GA | \$29,050                              | \$29,250 | \$30,000 | \$30,950 | \$31,700 | \$150,950 |
| Mauldin & Jenkins      | Atlanta, GA     | \$40,000                              | \$41,000 | \$42,000 | \$43,000 | \$43,000 | \$209,000 |
| Will Robinson, CPAs    | Carrollton, GA  | \$63,400                              | \$63,400 | \$63,400 | \$63,400 | \$63,400 | \$317,000 |

Recommendation from Audit Committee:

Approve for the City Manager to execute FY2022 – FY2026 Audit Services with Rushton and Company.

Finance Director Gamble stated that Walker, Pierce, & Tuck has been the City's auditors since 2007. Best practice is to change auditors every five years.

*Consideration of Award of Sanitary Sewer Replacement Martin ES Gravity Lines & Manholes Contract*

Mr. Rich Edinger, Clark Patterson Lee along with Public Works Director Bill Whidden presented a contact for consideration of award of sanitary sewer replacement at the Martin Elementary School gravity lines and manholes. The Dickerson Group was the lowest of the two bids received with a bid of \$160,250 for concrete manholes. The other bid was approximately \$50,000 higher for plastic manholes. Public Works Director Whidden stated that the City has used the Dickerson Group and Mr. Edinger agreed the Dickerson Group is a good contractor.

Council Member McClellan asked why the price difference for plastic verses concrete and why one is one better than the other. Mr. Edinger stated that these are really fiberglass manholes and sewerage can be very caustic to concrete. He further explained this is what deteriorated the lines that are there now. The concrete will be epoxy coated to prevent the causticness of eating through the concrete and making the concrete comparable to the fiberglass manholes.

Council Member Anglin asked if the price has been budgeted or is it a new expenditure. Finance Director Gamble advised that it is budgeted for this current year.

Council Member McDaniel asked if this is the first replacement of these manholes. Mr. Edinger stated that the manholes have not been replaced before. The manholes and lines are very deteriorated and need to be replaced.

Council Member Mezzanotte asked about the age of these manholes and possibly doing a study to see if the life expectancy of the fiberglass manholes is worth the extra money. Mr. Edinger stated the manholes are approximately twenty years old and most likely were installed when the pump stations were put in when the Martin School and the Flowery Branch High School were constructed. He further stated that he feels the epoxy coated concrete will hold up as well as the fiberglass manholes.

*Consideration of First Reading of Ordinance 663: Amendment to the Alcoholic Beverage Ordinance to License and Regulate Microbreweries*

City Attorney Bennett presented the first reading of Ordinance 663 amending the Alcoholic Beverage Ordinance to license and regulate microbreweries. He stated previously the City amended its zoning ordinance to allow for a microbrewery land use, it did not concurrently amend the alcoholic beverage ordinance to license and regulate such a business. State Law would limit the amount of malt beverages that can be manufactured on site, and it would limit amounts that can be sold between stores owned by the same entity. The only item added to the City of Flowery Branch is relief from the food sale requirement but only in the downtown dining district to have a microbrewery that does not serve food.

Council Member Mundy would like to know the boundaries of the downtown dining district. City Attorney Bennett stated it is not a large area, specifically in the downtown area.

Council Member Anglin asked if the microbrewery could be limited to just the downtown district regardless of if food is sold. City Attorney Bennett stated that it would require a different amendment.

Council Member Anglin asked what a microbrewery entail. City Attorney Bennett confirmed that it is an establishment that can brew their own beer onsite.

*Consider Resolution 22-007 Wastewater Treatment Plant Interim Project - Contingency Funds*

City Manager Parrish presented Resolution 22-007, for wastewater treatment plant interim project contingency funds. This resolution mirrors the resolution that was presented at the last council meeting regarding the wastewater treatment plant interim project for \$869,900 with a \$100,000 contingency. She explained that this contingency was not included in the \$869,900 that was presented at the last meeting correcting the total project cost to \$969,900 which is for all the chemicals, pipes and aeration of the wastewater so the City can remain in compliance with the EPD.

Council Member McClellan asked if the \$100,000 was in the funding that was discussed last meeting and City Manager Parrish advised it was included in the ARPA funding.

*Consideration of a Development Agreement with Flowery Branch Apartments Owner, LLC*

City Attorney Bennett presented a consideration of a development agreement with Flowery Branch Apartments Owner, LLC. The Woodfield Apartments are being developed in the City of Flowery Branch and they have obtained permissions along the way for the apartments land use, for the sewer capacity, and they have acquired easements from the school to connect to the City's sewer system via C.W. Davis pump station which would tie them into our sewer system. There are needed improvements to the city's sewer system, allowing them to access the sewer system, and provide for future improvements to the sewer system. This agreement would obligate them to contribute for the improvements of the sewer shed either with a pump station or an alternate route that may be routed to go under I-985.

**DEPARTMENT REPORTS:**

**Mitchell Street Update:** Mr. Edinger stated that Georgia Power had received the ordered concrete poles, and they were scheduled to be here the week of March 14<sup>th</sup> to erect the poles but that did not happen. City Manager Parrish received an email from Georgia Power stating the crew will be out the week of March 21<sup>st</sup> to erect the concrete poles. The block has not been delivered but the contractor other work onsite to do prior to the block being installed such as having to pour curb and gutter.

**ADJOURNMENT WORK SESSION:**

**VOTING SESSION AGENDA**

**CALL VOTING SESSION TO ORDER:**

Mayor Asbridge called the voting session to order at 7:48 p.m.

**PUBLIC COMMENTS:**

*Charles Mull, 5918 Mitchell Street, Flowery Branch, Georgia 30542*

Mr. Mull is concerned about the water issue with the Woodfield apartment complex and would like to see the gravel for the downtown sidewalks poured with concrete.

**CONSENT AGENDA:**

- Consider March 3, 2022 Council Meeting Minutes

There was a motion made to approve the consent agenda.

MOTION: Chris Mundy

SECOND: Oliver McClellan

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

**NEW BUSINESS - VOTING SESSION:**

*Consideration of Award of FY2022-FY2026 Audit Services Contract*

There was a motion made to Award of FY2022 - FY2026 Audit Services Contract to Rushton and Company and for the City Manager to execute the documents subject to attorney review for the amount presented.

MOTION: Joe Anglin

SECOND: Oliver McClellan

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

Consideration of Award of Sanitary Sewer Replacement Martin ES Gravity Lines & Manholes Contract

There was a motion made to Award of Sanitary Sewer Replacement Martin ES Gravity Lines & Manholes Contract to Dickerson Group in the amount of \$160,250 and for the City Manager to execute the documents subject to attorney review for the amount presented.

MOTION: Chris Mundy

SECOND: Joe Anglin

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

Consideration of First Reading of Ordinance 663: Amendment to the Alcoholic Beverage Ordinance to License and Regulate Microbreweries.

City Attorney Bennett read the caption to Ordinance 663.

There was a motion made to approve Ordinance 663.

MOTION: William McDaniel

SECOND: Chris Mundy

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

Consider Resolution 22-007 Wastewater Treatment Plant Interim Project - Contingency Funds

City Attorney Bennett read the caption for Resolution 22-007 not to exceed \$969,900.

There was a motion made to approve Resolution 22-007 Wastewater Treatment Plant Interim Project – Contingency Funds

MOTION: William McDaniel

SECOND: Joe Anglin

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

Consideration of a Development Agreement with Flowery Branch Apartments Owner, LLC

There was a motion made to table until March 22, 2022, which will be a Special Called Meeting.

MOTION: Joe Anglin

SECOND: William McDaniel

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

**PUBLIC COMMENTS:**

Bobby Hayes, 6905 Hopscotch Court, Flowery Branch, Georgia 30542

Mr. Hayes wanted to express the wisdom of the selection of Chris Hulsey as Police Chief. He also wanted to say the new City signage is very nice and long overdue.

Terri Carothers, 8019 Sleepy Lagoon Way, Flowery Branch, Georgia 30542

Ms. Carothers is concerned about all the manufactured warehouses.

**ADJOURNMENT:**

There was a motion made to adjourn at 8:01 p.m.

MOTION: Chris Mundy

SECOND: Oliver McClellan

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

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Ed Asbridge, Mayor

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Date

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Shelia Cooper, City Clerk