City of Flowery Branch
City Council Meeting
Thursday, April 15, 2021, 6:00 PM
City of Flowery Branch City Hall
5410 Pine Street, Flowery Branch, GA 30542

CALL WORK SESSION TO ORDER:

Mayor Miller called the work session to order at 6:03 pm.

PRESENT: Mayor Mike Miller and Councilmembers Chris Mundy, Ed Asbridge, Leslie Jarchow and Joe Anglin.

Also present were Bill Andrew, City Manager, Vickie Short, City Clerk, Ron Bennett, City Attorney, Alisha Gamble, Finance Director, Rich Atkinson, Planner, Chris Hulsey, Interim Police Chief, Bill Whidden, Public Works Director and Virgil Welch, Assistant WWTP Director.

PLEDGE OF ALLEGIANCE:

Mayor Miller led the Pledge of Allegiance.

GREATER HALL CHAMBER OF COMMERCE BUDGET UPDATE:

Tim Evans, Vice President of Economic Development, gave an update on the Flowery Branch growth in population and overall employment statistics for Hall County.

LAKE LANIER CONVENTION & VISITORS BUREAU UPDATE:

Stacey Dickson, President gave an update on the Lake Lanier Convention & Visitors Bureau 2021 Tourism projections, impact of the pandemic and the Flowery Branch Farmer's Market.

PUBLIC HEARING:

Mayor Miller opened the Public Hearing at 6:34 pm.

Second Public Hearing for the Comprehensive Plan

Ms. Paige Hatley with Hatley Plans, LLC gave a brief update on the Comprehensive Plan.

There were no questions.

Mayor Miller closed the Public Hearing at 6:36 pm.

UNFINISHED BUSINESS - WORK SESSION:

Consider a rezoning request submitted by Mr. Bill Stark. Request is to rezone six parcels totaling 118 +/- acres from M-1 (Light Industrial) to R-3 (Multi-Family) with the intention to construct a residential community consisting of single family detached homes and townhomes. The request includes six (6) parcels and therefore requires six (6) corresponding ordinances. The ordinances are 625, 626, 627, 628 (encompassing phase one), and 629, 630 (encompassing phase two).

Mr. Atkinson stated the applicant wants to table the request until a first vote on May 20th followed by a second vote on June 3rd.

NEW BUSINESS -WORK SESSION:

Request Award of Contract for City-Wide Sign Project

Mr. Andrew presented the details of the City-Wide Project Award of Contract.

FACTS AND ISSUES:

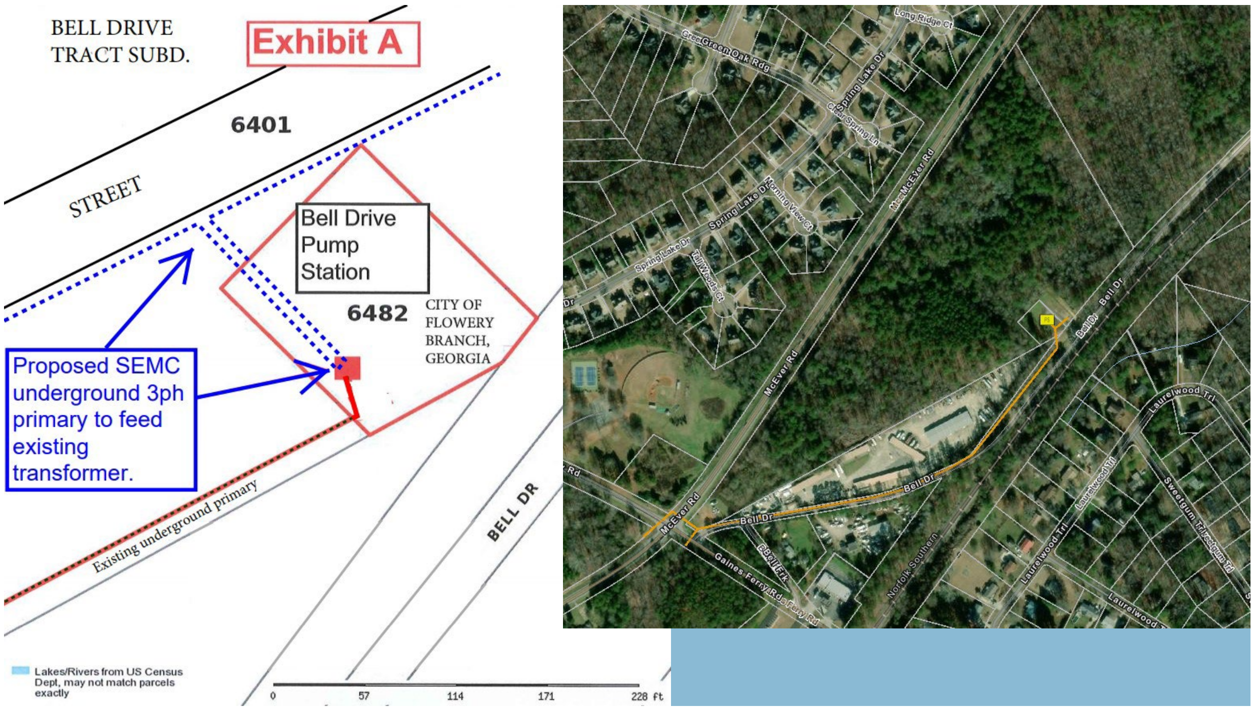
- Wednesday, March 24, 2021, the city opened all bids.
- Clark, Patterson, Lee (CPL) assisted with preparing bid documents and was present for the bid opening.
- There were a total of 9 bidders ranging in price from $94,625.00 to $249,679.79
- CPL recommends going with the lowest bidder, Signs, Etc. for $94,625.00
- CPL has reviewed Signs, Etc. bid documents, spoke with references, and discussed the bid with them.
- Summary of all bids submitted as follows:

No.	Bidder Name	Bid Amount
1	Signs Etc.	$ 94,625.00
2	Rite Light Signs, Inc.	$ 126,467.00
3	Custom Sign Factory	$ 132,703.06
4	Image Manufacturing Group	$ 148,533.71
5	Graphic House National Sign Firm	$ 176,895.00
6	Knight Sign Industries, Inc.	$ 181,022.00
7	Pinnacle Custom Signs	$ 209,695.50
8	Capital Signs and Awnings	$ 226,780.00
9	Signal Signs	$ 249,679.79

In addition, Mr. Andrew provided samples of the signs as well a map of sign placement.

Consider Bell Drive sewer easement for Mayor's signature.

Mr. Andrew presented details of the Bell Drive Sewer Easement request.



License Agreement for Temporary Sewer Construction

Mr. Andrew discussed the License Agreement for Temporary Sewer Construction. This agreement is necessary because the developer, Scannell, will be tying into the sewer easement we have with the Hall Co. Board of Education to the Pump Station at Martin Road Elementary.

FB Partners Development Agreement

Mr. Andrew provided a detailed history of the FB Partners Development Agreement.

On April 19, 2018, the City rezoned approximately 109 acres for 325 single family units now known as Summit Lake residential subdivision.

Flowery Branch Partners, LLC ("FB Partners") made application for $2,550,000 in TAD proceeds to pay costs for various Summit Lake development costs including dam work, lake restoration, multi-use trail connection, sewer outfall improvements, sidewalks, pump station, force main and improvements to McEver Road. After considering FB Partners' application, the TAD Advisory Committee ("TADAC") recommended approval of TAD funding in the amount of $750,000. The City Council followed the TADAC's recommendation and approved $750,000 of TAD proceeds to pay for certain Summit Lake development costs.

The basic terms of the Development Agreement are that the after the City pays itself and its obligations under The Residential Group Development Agreement, the City will pay FB Partners annual payments beginning April 30, 2021 for a period of 15 years (unless the total $750,000 commitment is paid earlier) from TAD funds generated by the increment created by the development of the Summit Lake subdivision according to a formula set forth in the agreement.

Due to an issue with the Hall County Tax Assessor, it is not expected that Summit Lake development will generate sufficient tax increment to result in an annual payment in 2021.

Request Award of Contract for the Large Meter Replacement Project

Mr. Andrew detailed the award of contract for the Large Meter Replacement Project. When the City switched over from 3/4" residential manual water meters to electronic water meters, the contract did not include the replacement of the larger manual meters, which tended to serve institutional or commercial customers.

The City recently scheduled replacement of sixteen locations where large meters (1.5" & 2") are located and hired CPL to prepare bid documents for this activity with the City providing the meters for each location. Many of these larger meters are located in areas which will require cutting of concrete and or asphalt and will take some staffing, equipment, and time the City does not readily possess.

CPL was tasked to evaluate the meters for appropriate sizes. Fire hydrant flow testing was conducted in general areas of the pressure zones under consideration along with fixture unit counts to assist in this exercise.

While some customers wanted to have smaller meters due to low usage, the size of the meter is based on the potential for use and not the actual use. The meter size must have the capacity for adequately serving the number of fixtures that could be used in a facility in order to conform to the building codes.

DEPARTMENT REPORTS:

Each of the below departments provided an update to Mayor and Council.

Finance Monthly Department Report
Planning and Development Monthly Department Report
Police Monthly Department Report
Public Works Monthly Department Report
Water/Wastewater Monthly Department Report

ADJOURNMENT WORK SESSION:

Mayor Miller adjourned the work session at 7:41 pm.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Miller called the voting session to order at 7:41 pm.

PUBLIC COMMENTS: There were no public comments.

CONSENT AGENDA:

Consider March 18, 2021 Meeting Minutes
License Agreement for Temporary Sewer Construction

There was a motion made to approve the Consent Agenda.

MOTION: Leslie Jarchow
SECOND: Chris Mundy
AYES: Ed Asbridge, Joe Anglin, Amy Farah, Chris Mundy, Leslie Jarchow
NAYS: None
Motion carried

UNFINISHED BUSINESS - VOTING SESSION:

Consider a rezoning request submitted by Mr. Bill Stark. Request is to rezone six parcels totaling 118 +/- acres from M-1 (Light Industrial) to R-3 (Multi-Family) with the intention to construct a residential community consisting of single family detached homes and townhomes. The request includes six (6) parcels and therefore requires six (6) corresponding ordinances. The ordinances are 625, 626, 627, 628 (encompassing phase one), and 629, 630 (encompassing phase two).

There was a motion made to table the rezoning request submitted by Mr. Bill Stark until the first vote on May 20th followed by a second vote on June 3rd.

MOTION: Amy Farah
SECOND: Ed Asbridge
AYES: Ed Asbridge, Joe Anglin, Amy Farah, Chris Mundy, Leslie Jarchow
NAYS: None
Motion carried

NEW BUSINESS - VOTING SESSION:

Request Award of Contract for City-Wide Sign Project

There was a motion made to approve award the contract for the City-wide Signs Project to Signs. Etc. for $94,625.00.

MOTION: Joe Anglin
SECOND: Amy Farah
AYES: Ed Asbridge, Joe Anglin, Amy Farah, Chris Mundy, Leslie Jarchow
NAYS: None
Motion carried

Consider Bell Drive sewer easement for Mayor's signature.

There was a motion made to approve the Mayor's signature on the Bell Drive sewer easement.

MOTION: Amy Farah
SECOND: Chris Mundy
AYES: Ed Asbridge, Joe Anglin, Amy Farah, Chris Mundy, Leslie Jarchow
NAYS: None
Motion carried

FB Partners Development Agreement

There was a motion made to approve the Mayor's signature on the FB Partners Development Agreement.

MOTION: Amy Farah
SECOND: Joe Anglin
AYES: Ed Asbridge, Joe Anglin, Amy Farah, Chris Mundy, Leslie Jarchow
NAYS: None
Motion carried

Request Award of Contract for the Large Meter Replacement Project

There was a motion made to approve the award of contract for the Large Meter Replacement Project to The Dickerson Group for $49,600.00.

MOTION: Amy Farah
SECOND: Leslie Jarchow
AYES: Ed Asbridge, Joe Anglin, Amy Farah, Chris Mundy, Leslie Jarchow
NAYS: None
Motion carried

EXECUTIVE SESSION: There was no executive session.

ADJOURNMENT:

There was a motion made to adjourn at 7:45 pm.

MOTION: Chris Mundy
SECOND: Leslie Jarchow
AYES: Ed Asbridge, Joe Anglin, Amy Farah, Chris Mundy, Leslie Jarchow
NAYS: None
Motion carried

Mayor – Mike Miller	Date	City Clerk – Vickie Short