City of Flowery Branch
City Council Meeting
Thursday, April 18, 2024, 6:00 PM
City of Flowery Branch City Hall
5410 Pine Street, Flowery Branch, GA 30542

CALL WORK SESSION TO ORDER:

Mayor Pro Tem Joe Anglin called the council meeting to order at 6:00 p.m.

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

Also present were City Manager Tonya Parrish, City Clerk Shelia Cooper, Planning & Community Development Director Rich Atkinson, Human Resources Director Krystle Hightower, Public Works & Utilities Director Bill Whidden, Finance Director Matt Hamby, Director of Fun Renee Carden, and City Attorney Ted Baggett.

Absent: Mayor Asbridge

PLEDGE OF ALLEGIANCE:

Mayor Pro Tem Joe Anglin led the Pledge of Allegiance.

ADOPTION OF AGENDA:

There was a motion made to approve the agenda as presented.

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

AWARDS & RECOGNITIONS: There were no awards or recognitions.

NEW BUSINESS -WORK SESSION:

Discussion Concerning the Use of a Distillery in the Central Business District (CBD)

Director Atkinson asked for guidance and feedback from Council regarding the use of a distillery in the Central Business District. There was discussion regarding local distilleries in the area to see the concept. Council is interested in staff updating the ordinances to include the use of a distillery in the Central Business District. There will be further discussion in the future in a work session.

Discussion with Mr. Mike Dye of Edge City Properties Concerning a Potential Rezoning.

Mr. Mike Dye of Edge City Properties presented a potential rezoning request. He is requesting a variance for eleven lots on 9.3 acres on a piece of property adjacent to his newly approved Hemingway Subdivision. Mr. Dye explained the newly approved Hemingway Subdivision needed access to a gravity sewer manhole that is located on the 9.3 acres. The owners of the property would not allow Mr. Dye on the property and suggested he purchase the property instead. He is asking for the following variance requests:

1. To reduce minimum lot size from 15,000 SQ. FT. to 6,700 SQ. FT.
2. To reduce minimum lot width to reduce from 75 FT. to 60 FT.
3. To reduce minimum side setback (interior lot line) from 15 to 5 FT.
4. Lot coverage (Impervious) from 35% to 45%.

Council held a discussion with Mr. Dye. Council directed staff to proceed with the required advertisements and a public hearing in the future.

Consideration of Real Estate Agreement with Sarkar Development Group, Inc. for the Purchase of Real Property

City Manager Parrish presented a real estate agreement with Sarkar Development Group for the purchase of real property. The purpose of the purchase is for a roundabout at the intersection of McEver Road and Gaines Ferry Road. The entire parcel consists of 16.093 acres. The temporary construction easement which will revert to the property owner after construction is 13,554 square feet (or 0.311 acres) with the permanent easement totaling 1,774 square feet or (0.041 acres). There are also three permanent drainage easements totaling 1,740 square feet or (0.040 acres). The cost of the real property is $20,918. The funding for the roundabout project is SPLOST funding.

Council held a discussion with City Manager Parrish.

Consideration of Resolution 24-001 Declaring the City of Flowery Branch's Intention to Issue Approximately $25,000,000 of Revenue Bonds, Series 2024, Through the Gainesville and Hall County Development Authority.

City Manager Parrish presented Resolution 24-001 declaring the City of Flowery Branch's intention to issue approximately $25,000,000 of Revenue Bonds, Series 2024, through the Gainesville and Hall County Development Authority. This resolution will also authorize the engagement of an underwriter and a bond counsel for the issuance of the bonds. Recently, during a presentation from the engineer and CMAR, it was shown that the new estimate for construction of the WRF was approximately $45M. Efforts are ongoing to reduce costs from that number, but the time has come to look at other potential funding sources. The city already had a loan secured from GEFA (Georgia Environmental Finance Authority) for $23.3M of which approximately $20M is still available. Funding will need to be secured for the additional $20-25M prior to issuing a Notice to Proceed on the new plant which is currently scheduled for June 2024. GEFA has also changed their rules on extending loans to local governments. The current maximum amount of a loan is $12M. Funding options would have been explored anyway to determine what was best for the city and its ratepayers, but this now requires another funding option besides GEFA. After much review, staff has determined that issuing revenue bonds for the other $25,000,000 is in the city's best interest.

Consideration of First Amendment to the Lease Agreement for 5509 Main Street for Giustino's Deli

City Manager Parris presented a consideration of a First Amendment to the lease agreement for Giustino's Deli located at 5509 Main Street. Giustino's Deli is asking for an extension of the fixed rent commencement date for an additional 6 months. This will allow them to focus solely on the build-out and getting the business open.

Council held a discussion with City Manager Parrish.

DEPARTMENT REPORTS:

Director of Fun Report:

Director Carden noted upcoming event.

Human Resources Report:

Director Hightower advised that May is Mental Health Awareness Month.

Council Report:

Council Member Mezzanotte reported that he has had several citizens thanking him for the improvements to the railroad crossings and he said he could not take the credit and thanked City Manger Parrish and Director Whidden for their hard work on the getting the improvements to the railroad crossings.

ADJOURNMENT WORK SESSION:

Mayor Pro Tem adjourned the work session at 6:52 p.m.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Pro Tem called the voting session to order at 6:52 p.m.

PUBLIC COMMENTS:

Adam Youngman, 4793 Chariot Drive, Flower Branch, Georgia.

Mr. Youngman is concerned about excessive speeding on Cantrell Road. There are children playing, a bus stop and there are runners that access this area. This is a safety concern, and he would like to make this area safe for all who live and play in this area.

CONSENT AGENDA:

- *Consider March 2024 Per Diem for Mayor Asbridge*
- *Consider April 2, 2024 Special Called Meeting Minutes*
- *Consider April 2, 2024 Executive Session Minutes*
- *Consider April 4, 2024 City Council Meeting Minutes*

There was a motion made to approve the consent agenda as presented.

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

UNFINISHED BUSINESS - VOTING SESSION:

Consider the Second Reading of Ordinance 710 GMEBS Restated Defined Benefit Retirement Plan Adoption Agreement

Clerk Cooper read the caption for Ordinance 710 GMEBS Restated Defined Benefit Retirement Plan Adoption Agreement.

There was a motion made to approve the second reading of Ordinance 710 as presented.

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

NEW BUSINESS - VOTING SESSION:

Consideration of Real Estate Agreement with Sarkar Development Group, Inc. for the Purchase of Real Property

There was a motion made to approve a real estate agreement with Sarkar Development Group, Inc. for the purchase of real property as presented.

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

Consideration of Resolution 24-001 Declaring the City of Flowery Branch's Intention to Issue Approximately $25,000,000 of Revenue Bonds, Series 2024, Through the Gainesville and Hall County Development Authority.

There was a motion made to approve Resolution 24-001 declaring the City of Flowery Branch's intention to issue approximately $25,000,000 of Revenue Bonds, Series 2024, through the Gainesville and Hall County Development Authority.

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

Consideration of First Amendment to the Lease Agreement for 5509 Main Street for Giustino's Deli

There was a motion made to approve the First Amendment to the lease agreement for Giustino's Deli, 5509 Main Street.

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

EXECUTIVE SESSION:

There was a motion made to enter executive session for matters related to the acquisition/disposition of real estate, for matters related to certain personnel issues, and for matter related to pending or potential litigation at 6:57 p.m.

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

There was a motion made to exit executive session at 7:09 p.m.

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

ADJOURNMENT:

There was a motion made to adjourn the meeting at 7:09 p.m.

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

Edward R. Asbridge, Mayor	Date	Shelia Cooper, City Clerk