



**City of Flowery Branch
City Council Meeting
Thursday, May 1, 2025, 6:00 PM
City of Flowery Branch City Hall
5410 Pine Street, Flowery Branch, GA 30542**



CALL WORK SESSION TO ORDER:

Mayor Asbridge called the meeting to order at 6:06 p.m.

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

Also present were City Manager Tonya Parrish, City Clerk Shelia Cooper, Finance Director Matthew Hamby, Human Resources Director Krystle Hightower, Planning and Community Development Director Chris McCrary, Public Works Director Bill Whidden, Public Utilities Director Peter Woerner, Captain Todd Templeton, and City Attorney Ted Baggett.

PLEDGE OF ALLEGIANCE:

Mayor Asbridge led the Pledge of Allegiance.

ADOPTION OF AGENDA:

There was a motion made to amend the agenda and add consideration of the amendment to the Purchase and Sale Agreement among the City of Flowery Branch, Lake Lanier Storage, LLC, and Coro Lake Lanier Venture, LLC, dated February 20, 2025.

MOTION: Chris Mundy

SECOND: Oliver McClellan

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

NAYS: None

Motion carried

AWARDS & RECOGNITIONS:

Mayor Asbridge presented Cherokee Bluff Lady Bears Basketball Team with a proclamation for demonstrating unwavering dedication, relentless training, and a competitive spirit that led the team to triumph over challenges and claim their first Class 3A State Championship title on March 5, 2025, at the Macon Centreplex.



Congratulations to Sophia Castaneda, Brooklyn Phillips, Claire Carlson, Audrey Graham, A'Riyah Benson, Mac Warren, Emery Jones, Andi Hall, Bristol Kersh, Ella Brooks, Neena Harbuck, Lauren Benson, Abby Myers, Halle Wilson, Head Coach Kassie Scott, Assistant Coaches Adarius Rogers, Noah Jameson, Katie Corbin, and Troy Russell; and Team Managers Miley Millwood and Makayla Davis.

PUBLIC HEARING:

Consideration of an Appeal to an Administrative Decision for a Property Located at 6482 McEver Road.

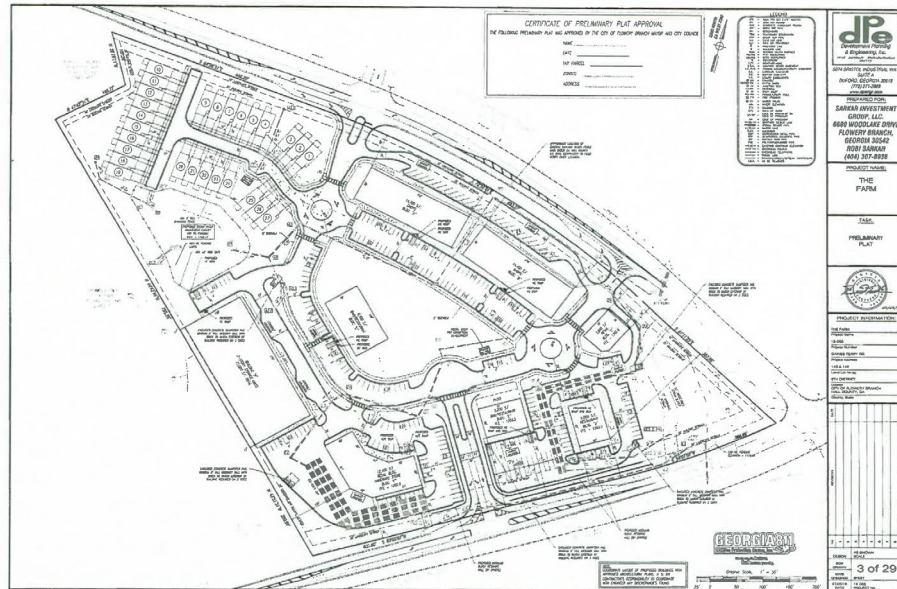
Mayor Asbridge introduced Attorney Gregory Jay of Chandler, Britt, and Jay, LLC., who was acting as an advisor to the City of Flowery Branch Council and explained the proceedings of the night and the reasons for the public hearing.

City Attorney Baggett presented the position of the planning department regarding an appeal of an administrative decision made by the Planning Director. The material facts were not in dispute. The subject property is located at 6482 McEver Road, Flowery Branch, Georgia and consists of approximately 16.09 acres. The property is zoned as Highway Business (HB).

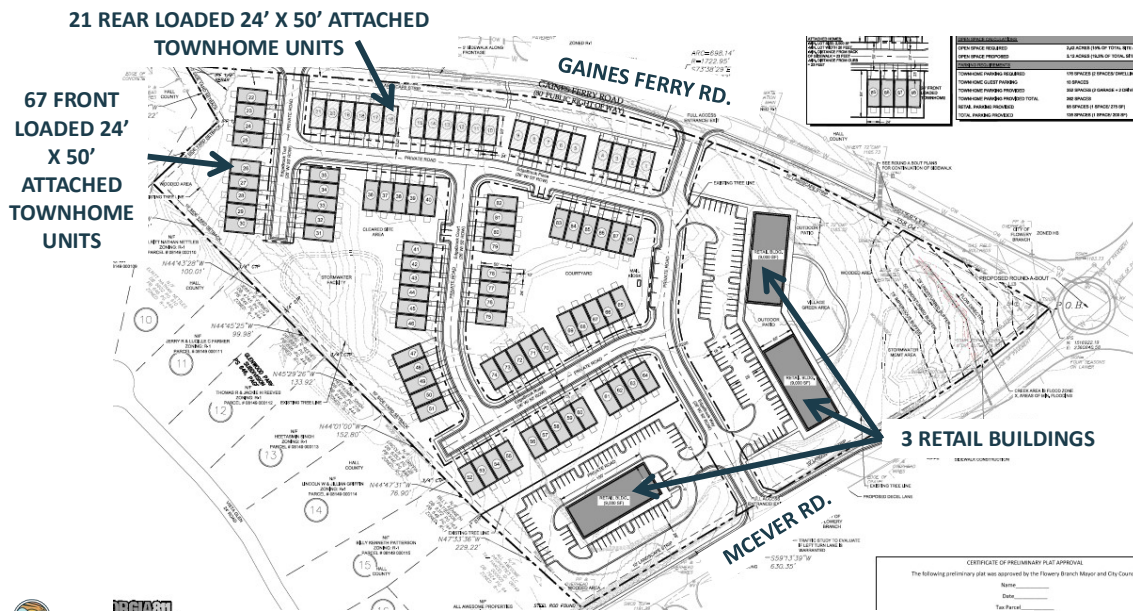
On February 3, 2025, the Applicant submitted a Preliminary Plat for review pursuant to the Subdivision Ordinance for the property located at 6482 McEver Road. The preliminary plat in question delineates 88 residential attached townhome units along with three retail buildings, each comprising 9,000 square feet. During the ensuing review and approval process, the Planning and Community Development Director determined that the proposed attached residential townhomes are inconsistent with the permitted uses within the Highway Business (HB) zoning district.

Counsel for the Planning Director cited Section 9.4 of the Zoning Code, which expressly prohibits single-family residences in the HB zoning district. Regarding the appellant's claim of vested rights based on a previously submitted plan and February 2019 letter from the former

zoning administrator, counsel for the Planning Director argued that the current plan materially differs from the earlier version and that the Code has since been amended.



APPELLANT'S 2019 SITE PLAN



APPELLANT'S 2025 SITE PLAN

Counsel for Edge City Properties, Attorney Steve Rothman, Wilson, Brock and Irby, LLC., 2849 Paces Ferry Road, Suite 700, Atlanta, Georgia, acknowledged the restriction of Section 9.4 but pointed to inconsistencies within the Zoning Ordinance, specifically Table 9.2, but acknowledged that the mixed-use category in Table 9.1 did not authorize the development. He

argued that principles of statutory construction – such as giving words their plain meaning and avoiding surplusage – supported a favorable interpretation for his client.

Public Comments

Mary Willis, 6219 Spring Lake Drive, Flowery Branch, Georgia.

There being no further comments, Mayor Asbridge closed the Public Hearing at 6:36 p.m.

There was a motion made to uphold the interpretation and decision of the Planning Director denying the plat application.

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 authorize the mayor to sign the written Decision on behalf of the City Council.

MOTION: Joe Anglin

SECOND: Chris Mundy

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

NAYS: None

Motion carried

UNFINISHED BUSINESS - WORK SESSION: There was no unfinished business.

NEW BUSINESS -WORK SESSION:

Consideration of an Amendment to the Purchase and Sale Agreement among the City of Flowery Branch, Lake Lanier Storage, LLC, and Coro Lake Lanier Venture, LLC dated February 20, 2025.

Attorney Baggett presented a contract relating to the purchase of right-of-way at the intersection of McEver Road and Gaines Ferry Road. The seller needs additional time to obtain a release from their bank so that the parties could close on the sale. This amendment provides an extra month for the closing and will allow the parties to complete the transaction.

There was a motion made to adopt the first amendment to the Purchase and Sale Agreement among the City of Flowery Branch, Lake Lanier Storage, LLC, and Coro Lake Lanier Venture, LLC, dated February 20, 2025.

MOTION: Oliver McClellan

SECOND: Joe Anglin

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

NAYS: None

Motion carried

SPLOST IX - Discussion about Projects

City Manager Parrish presented a discussion on future SPLOST projects. In the near future there will be an item for an Intergovernmental Agreement with Hall County and all the municipalities in Hall County for SPLOST IX. In the agreement there will be a section for the City of Flowery Branch for each category and estimated cost.

- Roads, streets, bridges, stormwater, sidewalks, and related improvements estimated project cost is \$9,445,142.
- Parks and leisure facilities, land, and equipment estimated project cost is \$726,549.
- Public safety facilities, land, vehicles, and equipment estimated project cost is \$1,453,099.
- Public works facilities, land, vehicles, and equipment estimated project cost is \$1,453,099.
- Public utilities facilities, land, vehicles, and equipment estimated project cost is \$1,453,099.

Council held a discussion with City Manager Parrish.

Consider Recommendation to Approve Grant Award from Firehouse Subs Public Safety Foundation

Grants and Accounting Manager Elias Gobble presented a consideration to approve a grant award from Firehouse Subs Public Safety Foundation in the amount of \$15,440.00 to purchase eight (8) automated external defibrillators' (AED's) for police department patrol vehicles.

Automated External Defibrillators (AEDs) are a lifesaving tool that when deployed in the field significantly increases the survival rate for someone experiencing cardiac arrest. Currently, Flowery Branch Police Department's Patrol Unit is not fully equipped with each vehicle carrying an AED. By adding these eight new devices, the Flowery Branch Police Department is aggressively working towards the goal of making sure that every patrol vehicle is equipped with an AED. This can drastically reduce response time and afford better life-saving capability.

The Firehouse Subs Public Safety Foundation provides lifesaving equipment and needed resources to first responders and public safety organizations, enabling better preparedness to save lives in the communities they serve.

Manager Gobble wanted to recognize Captain Todd Templeton and Captain Mahathey for their efforts in helping to get this grant award.

Council held a discussion with Manager Gobble.

Consider Resolution No. 25-003 Subscribing to Certain Ethics Principles and Pledging to Conduct the Affairs of the City Council of Flowery Branch, Georgia Accordingly.

City Manager Parrish presented Resolution 25-003 to consider the city's continuation of being a Certified City of Ethics through the Georgia Municipal Association subscribing to certain ethics principles and pledging to conduct the affairs of the City Council of Flowery Branch, Georgia.

The governing authority subscribes to the following ethics principles and pledges to conduct the affairs accordingly:

- Serve Others, Not Ourselves
- Treat All People Fairly
- Use Resources with Efficiency and Economy
- Use the Power of Our Position for the Well Being of Our Constituents
- Create an Environment of Honesty, Openness and Integrity

Council held a discussion with City Manager Parrish and City Attorney Baggett.

Consider a Contract with ESG Engineering, Inc., for Professional Engineering Services for the Design and Construction Administration of a Drinking Water Well Construction Project for the City.

City Manager Parrish presented a contract with ESG Engineering, Inc. for professional engineering services for the design and construction administration of a drinking water well construction project for the City.

Council held a discussion with Mr. Andrew Swicegood of ESG Engineering, Inc.

Consider a Construction Contract for a Storm Drainage Repairs/Rehabilitation Project to a Responsible, Responsive Bidder.

City Manager Parrish presented a contract for a storm drainage repairs/rehabilitation project to a responsible, responsive bidder. A portion of existing storm drainage pipeline along Trumpet Flower Avenue in the Summit Lake neighborhood is exhibiting signs of failure, including joint separation, which can lead to more extreme failures, including sinkholes that could undermine the roadway, sidewalk, and/or driveways. ESG Engineering recommends awarding the project to the lowest bidder, Southern Premier Contractors, Inc., at the low bid price of \$40,800.00.

Council held a discussion with City Manager Parrish.

Consider CivicPlus Agenda and Meeting Management Master Service Agreement

City Clerk Cooper presented consideration of a contract with CivicPlus Agenda and Meeting Management Master Service Agreement. The City has subscribed to Granicus since 2015, but service has become increasingly unreliable in recent years, with long delays in resolving support issues and a lack of urgency. Since implementing live streaming in early 2024, there have been nine video upload failures, leaving residents to rely on the City's YouTube Channel. Starting in July 2024, major streaming encoder issues prompted months of troubleshooting with Granicus, who initially stated the issue was with the City's IT and audio systems. Despite AV tests confirming all equipment was functional, Granicus only acknowledged in January 2025 that the outdated LiveCast Encoder was the root cause. Even after a firmware update, video quality issues like freezing and skipping persist. Additionally, problems with Minutes Maker have been met with minimal support, typically just a recommendation to uninstall and reinstall. CivicPlus initial term is \$18,158.00 with an Annual Renewal Subscription of \$13,933.00.

DEPARTMENT REPORTS:

City Clerk Report:

City Clerk Cooper reminded citizens of the regularly scheduled election on November 4, 2025, and the qualifying period will be Monday, August 18, 2025, through August 20, 2025.

Department of Fun Report:

City Manager Parrish noted upcoming events in the City.

Finance Department Report:

Director Hamby stated he is thankful for the Finance Managers and their ability to present items to Council. The finance department has been notified they have received an achievement of excellence for a finance award.

Human Resources Report:

Director Hightower advised May is mental health awareness month.

Planning Department Report:

Director McCrary advised he will be starting the comprehensive plan in the second half of this year. He will need a comprehensive plan steering committee and would like to have participation from the community.

Police Department Report:

Captain Todd Templeton wanted to recognize Mr. Elias Gobble for his hard work getting the Firehouse Sub grant. Sergeant Christopher Compton has been selected to join the Hall County SWAT Team and successfully completed SWAT training.

ADJOURNMENT WORK SESSION:

Mayor Asbridge adjourned the work session at 7:21 p.m.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Asbridge called the voting session to order at 7:21 p.m.

PUBLIC COMMENTS:

Aubrey Duke, 7016 Treehouse Way, Flowery Branch, Georgia.

Mr. Duke agrees with having education on TSPLOST. He has a request to have some type of lights or device installed on two crosswalks in Sterling on the Lake: one at Lake Sterling Crossing and one at Lake Sterling Boulevard to make the crosswalks more visible.

CONSENT AGENDA:

- Consider March 20, 2025, City Council Meeting Minutes
- Consider April 3, 2025, City Council Meeting Minutes
- Consider April 2025 Per Diem for Mayor Asbridge
- Consider March 2025 Per Diem for Council Member McClellan
- Consider March 2025 Per Diem for Council Member Mezzanotte
- Consider April 2025 Per Diem for Council Member Mezzanotte

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

UNFINISHED BUSINESS - VOTING SESSION: There was no unfinished business in the voting session.

NEW BUSINESS - VOTING SESSION:

Consider Recommendation to Approve Grant Award from Firehouse Subs Public Safety Foundation

There was a motion made to thankfully accept and approve the grant award from Firehouse Subs Public Safety Foundation.

MOTION: Oliver McClellan

SECOND: William McDaniel

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

NAYS: None

Motion carried

Consider Resolution No. 25-003 Subscribing to Certain Ethics Principles and Pledging to Conduct the Affairs of the City Council of Flowery Branch, Georgia Accordingly.

City Clerk Cooper read the caption for Resolution 25-003.

There was a motion made to adopt Resolution 25-003.

MOTION: Chris Mundy

SECOND: Joseph Mezzanotte

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

NAYS: None

Motion carried

Consider a Construction Contract for a Storm Drainage Repairs/Rehabilitation Project to a Responsible, Responsive Bidder.

There was a motion made to accept the Summit Lake Subdivision Stormwater Rehabilitation Contract to lowest bidder, Southern Premier Contractors, Inc., in the amount of \$40,800.00.

MOTION: Oliver McClellan

SECOND: Chris Mundy

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

NAYS: None

Motion carried

Consider a Contract with ESG Engineering, Inc., for Professional Engineering Services for the Design and Construction Administration of a Drinking Water Well Construction Project for the City.

There was a motion made to contract with ESG Engineering for professional engineering services for the design and construction administration of a drinking water well construction project for the City of Flowery Branch.

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

Consider CivicPlus Agenda and Meeting Management Master Service Agreement

There was a motion made to approve the contract with CivicPlus for automated agenda and minutes management for an amount not to exceed \$18,158 and to terminate the subscription with Granicus.

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

EXECUTIVE SESSION: There was no executive session held.

ADJOURNMENT:

There was a motion made to adjourn the meeting at 7:29 p.m.

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

Edward R. Asbridge, Mayor

Date

Shelia Cooper, City Clerk