City of Flowery Branch
City Council Meeting
Thursday, June 16, 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 6:02 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, Finance Director Matt Hamby, Planning Director Rich Atkinson, Deputy Chief Todd Templeton, Public Works Director Bill Whidden and City Attorney Ron Bennett.

PLEDGE OF ALLEGIANCE:

Mayor Asbridge led the Pledge of Allegiance.

AWARDS CEREMONY - LIFE SAVING AWARDS PRESENTATIONS

Life Saving Awards were presented by Deputy Chief Todd Templeton, Sergeant Dalton Hall and Mayor Asbridge to Officer Henry Jones and Officer Tyler Morrison.

AWARDS CEREMONY - DISTINGUISHED MEDAL AWARDS

Distinguished Medal Awards were presented by Deputy Chief Todd Templeton, Sergeant Dalton Hall and Mayor Asbridge to Corporal Christopher Compton, Sergeant Dalton Hall, Corporal Bret Sweeney, Officer Edgard Gonzales, and Dr. Kenneth Koon.

There was a motion to amend the agenda to include a New Business Work Session and a New Business Vote Session for the Martin Elementary Gravity Sanitary Sewer Replacement Project.

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

PUBLIC HEARING:

Mayor Asbridge called the Public Hearing to order at 6:15 p.m.

Second Public Hearing: Ordinance 664 – To adopt an ad valorem tax rate for Tax Year 2022/Fiscal Year 2023

Finance Director Gamble presented the first public hearing of Ordinance 664 to adopt an ad valorem tax rate and levy the tax upon all property subject to taxation in the City of Flowery Branch. The net property value of the tax digest for the City of Flowery Branch is $783.5 million. The gross millage rate is 5.039 mills and the LOST rollback based on last year's LOST collections is 1.775 mills. This gives us a net millage rate of 3.264 mills. Property Taxes are considered a major revenue source for all cities and counties. This revenue source is used to fund public services such as road, bridges, sidewalks, stormwater infrastructures, emergency services and equipment, parks and recreation, and beautification. For the City of Flowery Branch, property tax revenue equates to 35% of the total general fund operating budget.

The chart below shows our total fiscal year 2023 general fund proposed budget of $7M, the percentage per city service category, the millage breakdown per category and the total dollar value of millage contributions for city services per category.

The image above is a delineation of the previous chart that breaks down how each tax dollar collected is spent on public services:

Operations	=	21%	(21cents)
Police/Court	=	34%	(34 cents)
Maintenance	=	13%	(13 cents)

*****maintenance includes roads, bridges, stormwater, and sidewalk maintenance

Planning and Development	=	15%	(15 cents)
General Fund Capital	=	13%	(13 cents)
Tourism	=	4%	(4 cents)
Parks	=	0%	(0 cent)

Over the past 20 years, there were three periods of millage fluctuations as shown in the history of the City for tax years 2003 – 2021.

- 2004 to 2005: increase from 1.81 to 2.837 for a total increase of 1.027 mills

- 2013 to 2014: increase from 2.837 to 3.337 for a total increase of 0.50 mills
- 2015 to 2016: decrease from 3.337 to 3.264 for a total decrease of 0.073 mills

From fiscal year 2016- 2022, the City's millage rate has been 3.264 mills and staff recommend staying at 3.264 mills for fiscal year 2023.

Median Home Value for the City of Flowery Branch				
100% Fair Market Value	40% Fair Market Value	Millage	Tax	Revenue to the City from all Tax Payers
$ 325,000	$ 130,000	3.264	$424.32	$ 2,493,485

NOTE: $2,493,485 is based on a 97.5% collection rate.

Staff recommends staying with the same millage rate of 3.264 mills which is a 13.77% increase.

The average fair market value of homes in our area is $325,000. We are assessed for local property taxes at 40% of the fair market value. Therefore, at a millage rate of 3.264 mills, the total tax on a $325,000 home would be $424.32. This comes to an increase of $44.82 per taxpayer.

The total city revenue generated from a millage of 3.264 mills would be $2,493,485 which is an estimated collection rate of 97.5%.

Staff recommends adopting Ordinance 664, setting the millage rate at 3.264 mills.

Public Comments: There were none in favor or against the Public Hearing.

Mayor Asbridge closed the Public Hearing at 6:25 p.m.

UNFINISHED BUSINESS - WORK SESSION:

Consider Amending the Red Oak Sanitation, Inc. Residential Waste Disposal Services Agreement

City Manager Parrish presented an amendment to the Red Oak Sanitation, Inc. residential waste disposal services agreement. City Manager Parrish has negotiated with Red Oak Sanitation on behalf of the citizens of Flowery Branch. She explained there will be a temporary fuel surcharge on the bills that will be added to all invoices from Red Oak Sanitation.

There was a discussion regarding clarification on the price increase for waste services verses the price increase for recycling. There was also a discussion regarding yard waste services and a' la carte pricing.

NEW BUSINESS -WORK SESSION:

Consideration for the Mayor to sign the LOST Certificate of Distribution at 4.62% for the City of Flowery Branch

Finance Director Gamble presented the LOST certificate of distribution at 4.62% for the City of Flowery Branch. The LOST, Local Option Sales Tax, is a permanent 1% county-wide sales tax approved by the voters in a referendum. The purpose of the LOST funds is to provide property tax relief by funding governmental services such as law enforcement; garbage and solid waste disposal; streets; parks and recreation; water, sewer, and stormwater; and public transit, libraries, and air quality control. The goal is for all municipalities to have the certificate approved and returned to Hall County before July 1st. Our previous percentage was 1.39%, our current percentage is 2.92% and the proposed percentage is 4.62% based on 2020 Census Data.

Consideration of First Reading of Ordinance 239-L and 240-L to rezone tax parcel 15047 000885 from Planned Unit Development (PUD) to Planned Unit Development (PUD) with modified conditions.

Council Member McClellan, a Sterling on the Lake HOA board member, recused himself due to pending litigation with Sterling on the Lake and NNP-Looper Lake, LLC. He will recuse himself from this discussion and subsequent discussions or votes regarding Tax Parcel 15047 000885.

Planning Director Atkinson presented the first reading of Ordinance 239-L and 240-L. The request site plan modification approval to include forty-three single family detached single-family homes at the corner of Capitola Farm Road and Spout Springs Road. The request is consistent with previous zoning request. The style of homes to match PUD Zoning requirement of "Arts and Crafts", "Craftsman", and "Traditional" architectural theme throughout Sterling on the Lake.

Council Member Anglin asked why this does not have to go back through a Public Hearing since the product has changed from townhomes to single family detached homes and City Attorney Bennett responded that there is no legal requirement since this is an amendment to an existing application.

Council Member Mezzanotte asked if these are rear entry garages and Mr. Whitaker stated they are all front entry garages. The front of the neighborhood will have twelve backs of homes facing

Capitola and one side yard and it will also have nine backs of homes and one side yard facing Spout Springs.

There was a discussion on the square footage of the homes and the streets of the proposed development.

Request Change in Authorized Representative for TAD Bonds held by Regions Bank

Finance Director Gamble presented a request change in authorized representative for TAD Bonds held by Regions Bank from former City Manager Bill Andrew and outgoing Finance Director Alisha Gamble to City Manager Tonya Parrish and incoming Finance Director Matthew Hamby.

Consider DebtBook Service Contract

Finance Director Hamby presented a consideration of DebtBook Service Contract. GASB-87 is the new lease accounting standard for governmental entities that becomes effective for reporting periods beginning after June 15, 2021 (June 30, 2022 audits will be first). Governmental entities are required to:

- Consolidate their lease agreements (lessee and lessor – copiers, vehicles, real estate, water tower cell lease, among others)
- Test to determine whether they're subject to the reporting requirements
- Calculate schedules
- Update their audit with this new information

GASB-87 will impact both lessees and lessors from:

- Local government (counties, municipalities, school districts)
- Higher Education (public colleges and universities)
- Public hospitals and healthcare providers

GASB-87 goes in effect for fiscal years beginning after June 15, 2021.

DebtBook is a software solution that will help implement the GASB-87, GASB-96 and Debt Management. The cost is $6,500 annually.

Martin Elementary School Gravity Sanitary Sewer Replacement Project

Public Works Director presented the Martin Elementary School gravity sanitary sewer replacement project. This project will be processed in two phases and the second phase is planned to be a scouring of the lines and relining of three manholes that goes from the fire department across the road on the north side of Martin Road. Phase one has revealed that the lines are in worse condition and they are thinner than we realized. The contract has advised that the existing pipe is unsuitable to support rem and reline. The contractor suggests replacing those lines and has agreed to continue the work if approval is granted. The estimated cost assumes existing steel casing under Martin Road is $62,900. The estimated cost to jack and bore with 16" casing is an additional $56,250. The total cost could range from $62,900 to $137,022.50.

Council Member Anglin asked how the City will pay for this and City Manager Parrish stated there are SPLOST VII funds available for this project and this is an emergency and that is why the item was added to the agenda.

DEPARTMENT REPORTS:

City Clerk Report:

City Clerk Cooper reported that the City participated in the Georgia Mountain Food Bank and our last donation was 213 pounds of food. We would like to thank everyone for their generous donations to this last food drive. Also, the City received an apology letter from Flowery Branch Masonic Lodge No. 212 for the early road closure during their last 5K Run that was held in the City.

Council Report:

Council Member Mundy reported that the Block Parties are a huge success and has heard great things in the community regarding the Block Parties.

Council Member McDaniel gave kudos to the police department for all the hard work, and it is great to see the police department being recognized.

Council Member Anglin gave praise to Finance Director Gamble for her great work and has done a great job for the City and expressed that she will be greatly missed.

ADJOURNMENT WORK SESSION:

Mayor Asbridge closed the work session at 7:20 p.m.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Asbridge called the voting session to order at 7:25 p.m.

PUBLIC COMMENTS:

Frank Debold, 6843 Bent Twig Way, Flowery Branch, GA 30542

Mr. Debold is concerned regarding the Sterling on the Lake proposed project.

<u>CONSENT AGENDA:</u>

1. Consider June 2, 2022 City Council Meeting Minutes

2. Consider the appointment of Chip McCallum and Rick Marzano to the Gainesville Hall Metropolitan Planning Organization's Citizen Advisory Committee representing the City of Flowery Branch.

There was a motion made to approve the consent agenda.

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

<u>NEW BUSINESS - VOTING SESSION:</u>

<u>Martin Elementary School Gravity Sanitary Sewer Replacement Project</u>

There was a motion to find that emergency circumstances exist as described by staff and to approve the change order for the Martin Elementary School Gravity Sanitary Sewer Replacement Project in an amount not to exceed $137,022.50 to the Dickerson Group with the funding coming from SPLOST VII.

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

<u>UNFINISHED BUSINESS - VOTING SESSION:</u>

<u>Consider Amending the Red Oak Sanitation, Inc. Residential Waste Disposal Services Agreement</u>

There was a motion made to approve Amending the Red Oak Sanitation, Inc. Residential Waste Disposal Services Agreement.

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

NEW BUSINESS - VOTING SESSION:

Consideration for the Mayor to sign the LOST Certificate of Distribution at 4.62% for the City of Flowery Branch

There was a motion made approving the Mayor to sign the LOST certificate of distribution as presented.

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

First Reading: Ordinance 664 – To adopt an ad valorem tax rate for Tax Year 2022/Fiscal Year 2023

City Attorney Bennett read the caption to Ordinance 664.

There was a motion made to approve Ordinance 664 to adopt an ad valorem tax rate for Tax Year 2022/Fiscal Year 2023.

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

Consideration of executing a Lease Agreement for Suite 103 at 5519 Main Street with The Social Peach Boutique, LLC.

There was a motion made to approve executing a Lease Agreement for Suite 103 at 5519 Main Street with The Social Peach Boutique, LLC.

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

Consideration of First Reading of Ordinance 239-L and 240-L to rezone tax parcel 15047 000885 from Planned Unit Development (PUD) to Planned Unit Development (PUD) with modified conditions.

City Attorney Bennett read the caption for Ordinance 239-L and 240-L.

There was a motion made to deny the first reading of Ordinance 239-L and 240-L to rezone tax parcel 15047 000885 from Planned Unit Development (PUD) to Planned Unit Development (PUD) with modified conditions.

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

Request Change in Authorized Representative for TAD Bonds held by Regions Bank

There was a motion made to approve Request Change in Authorized Representative for TAD Bonds held by Regions Bank.

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

Consider DebtBook Service Contract

There was a motion made to enter into an agreement with DebtBook for a cloud-based debt management software.

MOTION: Chris Mundy
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

ADJOURNMENT:

There was a motion made to adjourn at 7:38 p.m.

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

Ed Asbridge, Mayor	Date	Shelia Cooper, City Clerk