



**City of Flowery Branch
City Council Meeting
Thursday, June 17, 2021, 6:00 PM
City of Flowery Branch City Hall
5410 W. Pine Street, Flowery Branch, GA 30542**



CALL PUBLIC HEARING TO ORDER:

Mayor Mike Miller called the council meeting to order at 6:01 pm.

Present: Mayor Miller and Council Members Joe Anglin, Ed Asbridge, Amy Farah, Leslie Jarchow, and Chris Mundy

Also present were Vickie Short, City Manager, Shelia Cooper, Assistant City Clerk, Ron Bennett, City Attorney, Alisha Gamble, Finance Director, Rich Atkinson, City Planner, Bill Whidden, Public Works Director, and Chris Hulsey, Police Chief

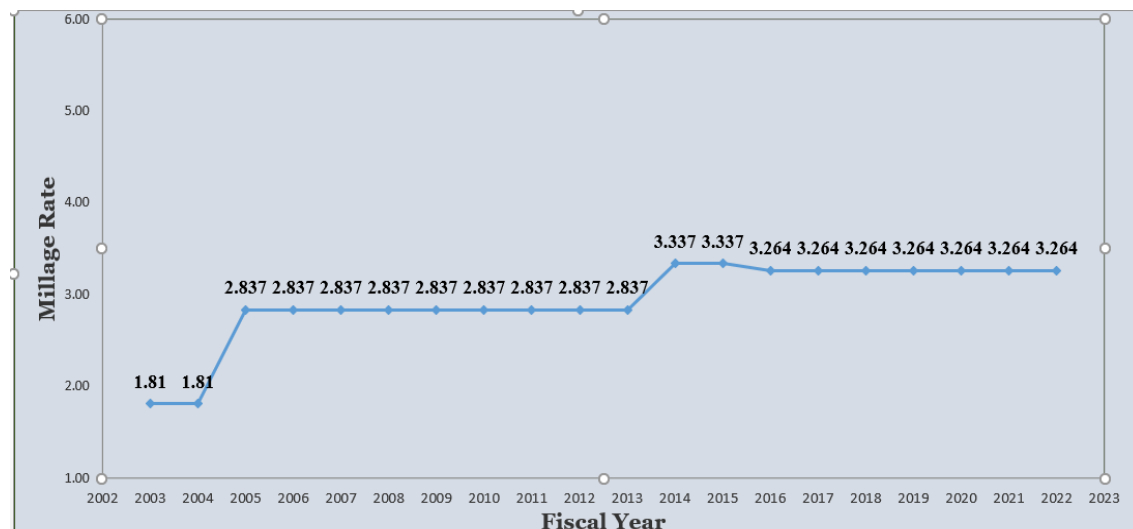
PLEDGE OF ALLEGIANCE:

Mayor Miller led the Pledge of Allegiance.

PUBLIC HEARING:

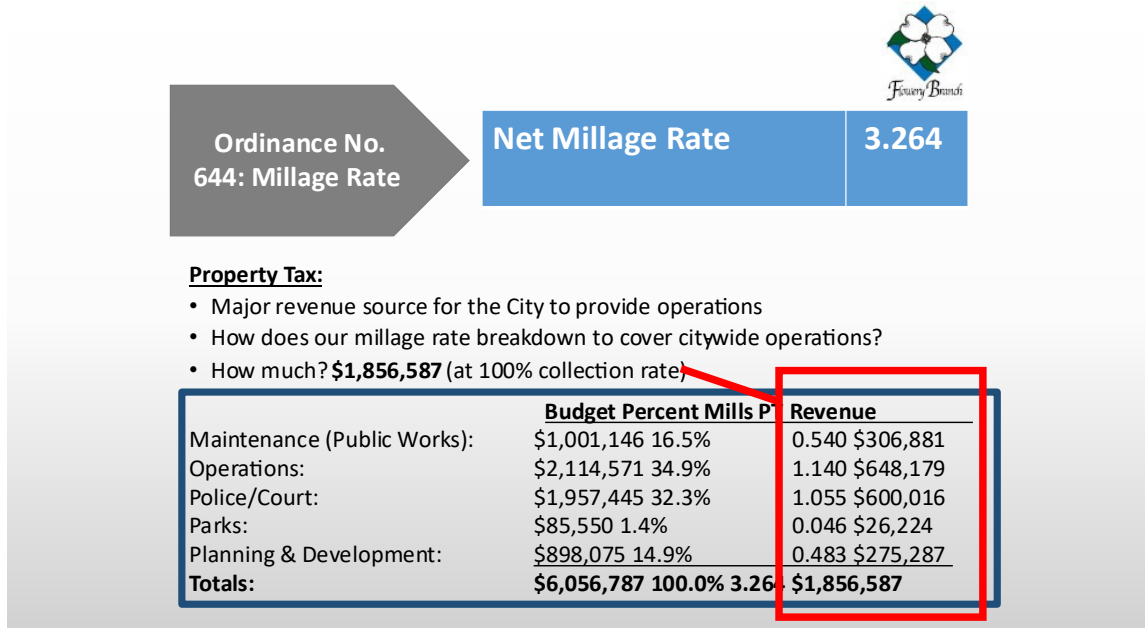
Final Public Hearing - Ordinance 644 – To adopt an ad valorem tax rate for Tax Year 2021/Fiscal Year 2022

Mrs. Gamble presented Ordinance 644 and gave a summary of the millage history for the City from 2002 to 2021. Over the past 19 years, there were three periods of millage rate fluctuations:



- 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 to 2021, the City's millage rate has been 3.264 mills. Staff is recommending 3.264 mills for fiscal year 2022.
- According to the Hall County Tax Assessors Office, the average fair market value of a home in our area is estimated at \$275,000 which is assessed at 40% of market value calculates to \$359.04 per taxpayer. This is an increase of \$11.18 per taxpayer. 3.264 mills will generate \$1,810,173 in tax revenue for the City to provide services for citizens of Flowery Branch. \$1,810,173 is based on a 97.5% collection rate.
- Keeping the millage rate at 3.264 mills, new or improved properties are estimated to increase revenue by \$162,573 and reassessment of existing real property estimated to increase revenue by \$84,067.
- Major general fund revenues have been reduced 10-25% in FY 2021 due to COVID-19. For FY2022, it is raised back to normal collection rates due to minimal impact from COVID-19.

As indicated in the picture below, Property Tax is a major revenue source for the City to provide operations.

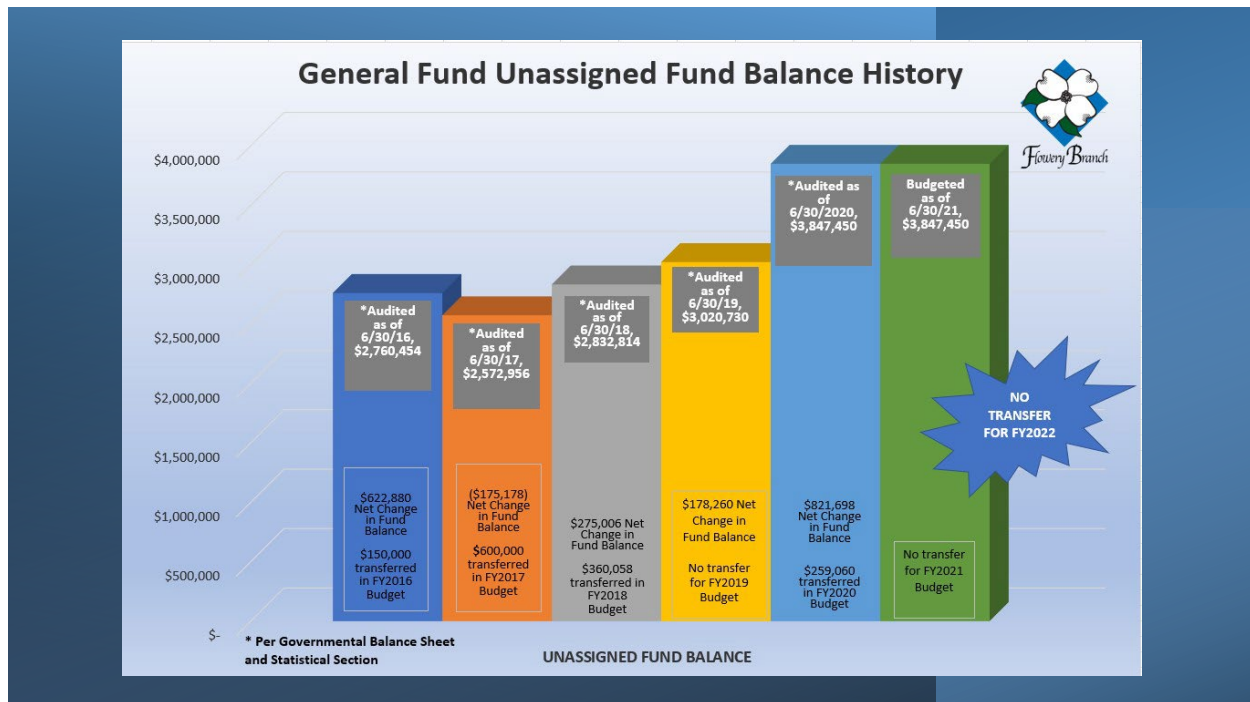


Final Public Hearing - Resolution 21-005 - To Adopt the Fiscal Year 2022 Annual Budget

General Fund Expenditures

- 2% COLA and 1.75% STEP adjustment for existing employees
- Addition of 7 new positions in the following departments: Finance (1), Police (2), Public Works (2), Planning (1), Tourism (1)

- Overall General Fund Budget = increase of 18.10%, which places us back to normal range before COVID-19.



- The above chart shows the unassigned fund balance history for the general fund. The Government Finance Officers Association recommends no less than 2 months reserves of expenses, but our Council voted to take a more conservative approach and maintain 4.5 months of reserves each year. This budget does present coverage of the 4.5 months of reserves for expenditures.
- We are not budgeting any use of the fund balance in this proposed budget.

Water and Wastewater Fund Revenues and Expenses

- Water and Wastewater Revenue and Expenses show an increase as our community continues to grow with the collection of service charges and fees from water and sewer utility connections. Expenses are on the rise due to three new proposed positions, 2% COLA and 1.75% STEP for existing employees, and increased cost in sludge disposal, chemical and engineering costs as our plant is expanding.
- Council has voted to maintain 6 months of expenditure reserves each year. This budget does encompass coverage of the 6 months of reserves for expenditures.

Tax Allocation District (TAD) and Hotel-Motel Tax

- The Tax Allocation District Budget is focused on the Downtown Development projects that are beginning this month. This budget includes the 5 million in debt that will cover these downtown developments.

- The Hotel-Motel Fund Budget was decreased significantly last year due to COVID-19. This fund is back to a normal range.

Tax Allocation District Capital Improvement Plan

TAX ALLOCATION DISTRICT (CAPITAL IMPROVEMENT PLAN)					
	2022	2023	2024	2025	2026
CAPITAL PROJECTS:					
Pine Street Park & Streetscaping	589,465				
Market Pavillion Park & Streetscaping	1,331,249				
Pine Street Improvements	586,932				
Old Town Bike-Pedestrian Path	1,010,081				
Mitchell Street Improvements	851,126				
Downtown Stormwater Improvements	714,866				
TRG Annual Tax Increment Loan Payment	30,000				
Revenue Bonds 2020 Debt Payment	158,800	268,794	345,494	394,794	397,444
Fiscal Agent Fees	3,000	3,000	3,000		
TAD Fund Reserves					
TOTAL CAPITAL PROJECTS	5,275,519	271,794	348,494	394,794	397,444
SOURCE OF FUNDS:					
TAD Collections	105,000	124,700	152,057	185,914	200,921
TAD Revenue Bonds Proceeds	5,095,519				
Transfer In - General Fund	70,000	83,133	101,371	123,942	133,948
Interest Revenue	5,000	3,000	3,000		
TAD Fund Reserves		60,961	92,066	84,938	62,575
TOTAL SOURCE OF FUNDS:	5,275,519	271,794	348,494	394,794	397,444

- The above chart shows the Tax Allocation District Capital Improvement Plan.
- Once all the projects are complete, any remaining funding available will be utilized to develop the Old Town Bike Pedestrian Path to provide connectivity to the downtown businesses and parks.

SPLOST VIII Capital Projects Fund

- This is a six-year program which includes \$5.7 million for roads, streets, bridges, and sidewalks. We are in the second year of this six-year program.
- Public Works vehicles, facilities, and equipment for \$383,000.
- Park facilities, land, and equipment for \$415,000.
- Public safety vehicles and equipment for \$276,000.

Local Resources Fund

- Expenditures include various miles of road paving for FY2022 along with Mitchell Street Improvements, City Wide Sign Project, Downtown Streetscapes and Parks, and City Building Generators Project.

Water Sewer Capital Projects Fund

- For the Water Sewer Capital Projects Fund, the 2022 projects and future projects focus on the plant expansion and water line improvements projects. Projects noted on this schedule may change as we progress through these infrastructure improvements over the next two years.

The City-wide budget change for the recommended fiscal year is 102%. Note the large change is due to the increase to normal activity from the COVID-19 reductions of 10-25% last year plus the Debt proceeds included in this budget.

Staff recommends approval of Resolution 21-005, to adopt the fiscal year 2022 budget.

PUBLIC COMMENTS:

There were no public comments.

UNFINISHED BUSINESS - WORK SESSION:

Consider Ordinances #639 and #640 for an Annexation and Rezoning requests submitted by Curtis and Carol Iocca for 5575 McEver Road, (Tax Parcel #08111. 003001B)

Mr. Atkinson explained the annexation and rezoning of the applicant into the City. The rezoning from Hall County AIII to Flowery Branch A. The request is due to a failing septic system and soil issues. The applicant was allowed to connect to Flowery Branch sewer with an agreement to annex in as soon as feasible. There are no changes proposed to the residential property.

Consider a request submitted by Fall Leaf Residential, LLC. to annex and rezone 6495 and 6509 McEver Road with the intent to develop and construct a townhome community.

Mr. Atkinson advised that the applicant had made a formal request to withdraw the request to annex and rezone 6495 and 6509 McEver Road with the intent to develop and construct a townhome community.

Consideration of Appraisals and Approval of Values for the Exchange of Real Property between the City of Flowery Branch and Heritage Group Homes, LLC.

Mr. Bennett presented that the appraisal was submitted in 2019 but that he felt it appropriate to accept this appraisal. Mr. Bennett clarified that there would be no money exchange for the land swap. The City is considering using the land for a park.

Resolution 21-006: I-985 Digital Sign Repairs Budget Adjustment

Ms. Short advised that this resolution needs to be tabled due to time restraints.

NEW BUSINESS -WORK SESSION:

Approve Resolution 21-008 - 2nd and 3rd Quarter Amendment to the Budget for FY2021 as Previously Adopted on June 25, 2020.

Mrs. Gamble presented Resolution 21-008 and summarized with:

- A balanced budget is required by Georgia Law on Local Government Budgets (36-81-3) and Government Finance Officers Association (GFOA) Best Practices
- Requests will be presented quarterly (if needed) with the presentation of the quarterly financials to ensure the City stays in compliance with balanced budget requirements.
- For more information, please visit: <http://www.audits.ga.gov/NALGAD/36812-6.html>

Farmer's Market Promotion Grant

Ms. Short presented the Farmer's Market Grant Promotion Program.

Grant Research

USDA
United States
Department of Agriculture

Farmers Market Promotion Program

- Assist with promoting new market facility to farmers and ranchers in the region
- Pay for Market Manager training and other educational resources
- Help build the market and vendor's presence online

10% match required. Grants up to \$500,000 available

T Mobile Hometown Grant Program

- \$25 Million in grants over 5 years
- Used to enhance public spaces downtown
- May be used to build, rebuild or refresh community spaces in towns with populations under 50,000 people

No match required. Grants up to \$50,000 available

Flowering Branch FARMERS MARKET

DEPARTMENT REPORTS:

City Manager Report:

- The Finance Department is working on the completion of the Budget Book with a deadline of June 30th.
- Public Works reports all City property improvements such as the Depot and Railroad Avenue are underway.

- The Police Department is working on City Park issues with trash and other activities. The City has installed a camera for monitoring. Two additional interviews have taken place for the new positions in the next fiscal year.
- The Wastewater Treatment Plant expects equipment destruction to be completed this week to allow for interim plan improvements needed.

Council Member Ed Asbridge

- Appreciated the staff for working hard on the budget.

Mayor Miller Report:

- Dunkin Ribbon Cutting was Friday, June 11 and is now officially opened.

ADJOURNMENT WORK SESSION:

Mayor Miller adjourned the work session at 6:37 pm.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Miller called the voting session to order at 6:37 pm.

PUBLIC COMMENTS:

Calvin Tanner, 5505 Gainesville Street, Flowery Branch, GA 30542

Mr. Tanner asked to Mayor and Council to approve the Conditional Use Permit that was previously granted to him for his auto repair business in a residentially zoned area.

Gail Tomlinson, Whole Being Café, 5510 Main Street, Flowery Branch, GA 30542

Ms. Tomlinson owns Whole Being Café and lives at 7091 Valley Forge Drive. She has lived in the city for 18 years. Ms. Tomlinson asked for an update on the construction and road paving that will take place on Main Street.

Charles Mull, 5918 Mitchell Street, Flowery Branch, GA 30542

Mr. Mull stated that Mitchell Street is a mess and would like a timeline for the Mitchell Street project. He stated he has signed an easement with Georgia Power.

Ray Stanjevich, 5627 Church Street, Flowery Branch, GA 30542

Mr. Stanjevich stated he and Suzanne, his wife, purchased their house and he and all his neighbors are opposed to the townhome development that is being proposed to go on Church

Street. He has several questions regarding the zoning and the development of the townhomes. He is concerned about the aesthetics of the townhomes and traffic concerns.

Meg McLincha, 5628 Church Street, Flowery Branch, GA 30542

Ms. McLincha is concerned about the recent trash that is in the park. She would like to know the plans for the trash and if there are any improvements planned for Church Street.

CONSENT AGENDA:

- Official Adoption of the Comprehensive Plan
- Consider May 20, 2021, Meeting Minutes
- Consider Mayor Miller Per Diem

There was a motion made to approve Consent Agenda:

MOTION: Chris Mundy

SECOND: Leslie Jarchow

AYES: Joe Anglin, Ed Asbridge, Amy Farah, Leslie Jarchow, Chris Mundy

NAYS: None

Motion carried

UNFINISHED BUSINESS - VOTING SESSION:

Consideration of Appraisals and Approval of Values for the Exchange of Real Property between the City of Flowery Branch and Heritage Group Homes, LLC.

There was a motion made to approve the appraisals and values for the Exchange of Real Property between the City of Flowey Branch and Heritage Group Homes, LLC.

MOTION: Ed Asbridge

SECOND: Leslie Jarchow

AYES: Joe Anglin, Ed Asbridge, Amy Farah, Leslie Jarchow, Chris Mundy

NAYS: None

Motion carried

Final Public Hearing - Ordinance 644 – To adopt an ad valorem tax rate for Tax Year 2021/Fiscal Year 2022

Mr. Bennett read the caption.

There was a motion made to approve Ordinance 644 to adopt an ad valorem tax rate for Tax Year 2021/Fiscal Year 2022.

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

Final Public Hearing - Resolution 21-005 - To Adopt the Fiscal Year 2022 Annual Budget

Mr. Bennett read the caption.

There was a motion made to approve Resolution 21-005 to adopt the Fiscal Year 2022 Annual Budget.

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

Consider Ordinance #639 for an Annexation request submitted by Curtis and Carol Iocca for 5575 McEver Road, (Tax Parcel #08111. 003001B)

Mr. Bennett read the caption.

There was a motion made to approve Ordinance #639 for an Annexation request submitted by Curtis and Carol Iocca for 5575 McEver Road, (Tax Parcel #08111 003001B).

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

Consider Ordinance #640 for a Rezoning request submitted by Curtis and Carol Iocca for 5575 McEver Road, (Tax Parcel #08111. 003001B)

Mr. Bennett read the caption.

There was a motion made to approve Ordinance #640 for a Rezoning request submitted by Curtis and Carol Iocca for 5575 McEver Road, (Tax Parcel #08111 003001B).

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

Consider a request submitted by Fall Leaf Residential, LLC. to formally withdraw the application for Annexation and Rezoning of 6495 and 6509 McEver Road with the intent to develop and construct a townhome community.

Mr. Bennett read the caption.

There was a motion made to withdraw the application for Annexation and Rezoning of 6495 and 6509 McEver Road with the intent to develop and construct a townhome community.

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

Resolution 21-006: I-985 Digital Sign Repairs Budget Adjustment

There was a motion made to deny Resolution 21-006 I-985 Digital Sign Repairs Budget Adjustment.

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

NEW BUSINESS - VOTING SESSION:

Approve Resolution 21-008 - 2nd and 3rd Quarter Amendment to the Budget for FY2021 as Previously Adopted on June 25, 2020.

There was a motion made to approve Resolution 21-008 – 2nd and 3rd Quarter Amendment to the Budget for FY2021 as Previously Adopted on June 25, 2020.

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

Farmer's Market Promotion Grant

There was a motion to authorize City Staff to apply for Farmer's Market Grants to T-Mobile and USDA.

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

EXECUTIVE SESSION:

There was a motion made to enter executive session at 7:14 pm.

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

There was a motion made to reconvene open session at 7:56 pm.

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

ADJOURNMENT:

There was a motion made to adjourn at 7:56 pm.

MOTION: Chris Mundy

SECOND: Leslie Jarchow

AYES: Joe Anglin, Ed Asbridge, Amy Farah, Leslie Jarchow, Chris Mundy

NAYS: None

Motion carried

Mayor – Mike Miller

Date

Assistant City Clerk – Shelia Cooper