



**City of Flowery Branch
City Council Meeting
Thursday, July 21, 2022, 6:00 PM
City of Flowery Branch City Hall
5410 West Pine Street, Flowery Branch, GA 30542**



CALL WORK SESSION TO ORDER:

INVOCATION:

PLEDGE OF ALLEGIANCE:

ADOPTION OF AGENDA:

PUBLIC HEARING:

- A public hearing to consider a request submitted by Shadow Stone Partners, LLC to annex and rezone a 14.27 +/- acre tract of land known as tax parcel 08100 001003A from Hall County Agricultural Residential (AR III) to Flowery Branch Planned Unit Development (PUD)
[Cook Communities Applications.pdf](#)
[3c-Parkers Place Development PresentationR.pdf](#)
- A public hearing to consider a request submitted by Edge City Properties, Inc. to rezone a 60.79 +/- acre tract of land known as 5183 Gainesville Street, tax parcel identification number 08098 001019 from Agricultural (A) to Residential Multi-Family (R3).
[Aerial and Colored Rendering Edge City Flowery Branch Master Plan Rendering 7.12.2022.pdf](#)
[Final Application Submitted 5.13.2022.pdf](#)
[Edge City Gainesville St Residential TIS_FINAL.pdf](#)
[SF Detached Renderings.pdf](#)
[Townhome-300colorR1.pdf](#)

NEW BUSINESS -WORK SESSION:

- Award of Contract to NFP for Benefits Consulting and Brokerage Services
[City of Flowery Branch Broker Services and Consulting Agreement.doc](#)
[Executive Summary - Insurance Broker and Benefits services.pdf](#)
- Consideration of Approval of Change Order #3 for Mitchell Street Improvements Project
[G701-2017 - Final_City of Flowery Branch.pdf](#)
[Change order 3 per RFI#4#5#6.pdf](#)
[Executive Summary - Mitchell Street Improvements - Change Order 3.pdf](#)
- Consideration of Approval of Change Order #4 for the Farmers Market Project
[Executive Summary - Change Order 4 - FM Alley.pdf](#)
[G701-2017 - Final-CO # 004_Flowery Branch Farmers Market.pdf](#)
[Supporting Documentation - CO 4.pdf](#)
- Consider a Development Agreement with Makita USA, Inc. for Improvements to the City's Sewer System
[Executive Summary - Development Agreement with Makita \(final\).pdf](#)

- [Development Agreement \(City-Makita\) - v6 Execution Version.pdf](#)
- Consider Master Services Agreement with ESG Engineering, Inc.
[Executive Summary Master Services Agreement with ESG Engineering, Inc..pdf](#)
[MasterAgreement- Flowery Branch.pdf](#)
- Consider Approval of Task Order for Professional Services for ESG Engineering, Inc.
[Executive Summary Task Order for Professional Services for ESG Engineering, Inc..pdf](#)
[ESG Engineering Task Order Agreement for Professional Services.pdf](#)
- Approval of Change Order for Martin Elementary School Wastewater Line Rehabilitation Project to the Dickerson Group, Inc.
[Executive Summary Approval of Change Order for Martin ES Wastewater Line Rehabilitation Project to the Dickerson Group, Inc..pdf](#)
[20220628_062529.pdf](#)
- First Amendment to the Development Agreement with Flowery Branch Apartments Owner, LLC for Improvements to the City's Sewer System.
[Executive Summary - Amendment to Development Agreement with Flowery Branch Apartments Owner, LLC.pdf](#)
[First Amendment - Sewer Development Agreement.pdf](#)
[Raised Manholes Exhibit.pdf](#)
- Consider Approving the Folksong Escrow Agreement
[Folksong Escrow Agreement.pdf](#)
[Executive Summary - Escrow Agreement Folksong-Woodfield.pdf](#)
- Consider Approving an Estoppel Agreement in connection with the sale of the Woodfield Apartment Complex Development.
[Woodfield Rezoning Ordinance.pdf](#)
[Woodfield Sewer Development Agreement.pdf](#)
[Trail Easement Book09113Page0627.pdf](#)
[Executive Summary - Woodfield Estoppel Agreement ERB Rev - final.pdf](#)
[Raised_Manholes_Exhibit.pdf](#)
[First_Amendment_-_Sewer_Development_Agreement.pdf](#)
[Starlight \(Folksong\) - City Agreement Estoppel 4894-9613-5967_3.pdf](#)
- Lease Commission Agreement with Century 21 Connect Realty
[Executive Summary - Century 21 commission agreement.pdf](#)
[Commercial Lease Commission Agreement3.pdf](#)
- Award Construction of 250,000 Gallon Elevated Water Tank to Phoenix Fabricators & Erectors
[FB Bid 22-008 Phoenix Ltr of Rec.pdf](#)
[FB 22-008 Bid Tabulation.pdf](#)
[Executive Summary - award 250,000 gallon elevated water tank Phoenix.pdf](#)
[FB 22-008 Water Tank 1 Improvements Contract Set of Specifications.pdf](#)

DEPARTMENT REPORTS: - a. City Manager Report

- b. City Clerk Report
- c. Downtown/Events Report
- d. Finance Director Report
- e. Planning Department Report
- f. Police Report
- g. Attorney Report
- h. Council Report

ADJOURNMENT WORK SESSION:**VOTING SESSION AGENDA****CALL VOTING SESSION TO ORDER:****PUBLIC COMMENTS:** - Please limit to two minutes**CONSENT AGENDA:**

- Consider June 16, 2022 Special Called Meeting Minutes
[June 16, 2022 Special Called Meeting Minutes - Unofficial.pdf](#)
- Consider June 16, 2022 City Council Meeting Minutes
[June 16, 2022 City Council Meeting Minutes - Unofficial.pdf](#)
- Consider June 23, 2022 Special Called City Council Meeting Minutes
[June 23, 2022 Special Called City Council Meeting Minutes - Unofficial.pdf](#)

NEW BUSINESS - VOTING SESSION:

- Consider First Read of Ordinance 667 - A request submitted by Milstead Homes, LLC. to Rezone a .36 +/- tract of land known as 5224 Chattahoochee Street from R-1 (Detached Single-Family, Low Density) to Flowery Branch R-3 (Residential Multi-Family)
[Letter to Coucil - Flowery Branch.pdf](#)
[Staff Report Chattahoochee Overlook.pdf](#)
[House Plan Renderings.pdf](#)
[Survey - 2-Single Family.pdf](#)
[Chattahoochee Overlook Ordinance.pdf](#)
- Consider First Read of Ordinances 665 and 666 - Requests from Chattahoochee Construction Managers, LLC/MQ Development, LLC to Rezone two tracts of land from Residential, Detached Single-Family, Moderate-Density District (R-2) to Residential Multi-Family District (R-3). Tract one is a 3.52+/- acre tract of land identified as 5674 Mulberry Street, tax parcel number 08116 000023, tract two is a 4.7+/- acre tract of land identified as 5740 Mulberry Street, tax parcel number 08116 000022.
[Mulberry Townhomes Parcel 1.pdf](#)
[Mulberry Townhomes Parcel 2.pdf](#)
[Staff Report Mulberry Townhomes.pdf](#)
[Ordinances 665 and 666.pdf](#)
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EXECUTIVE SESSION:**ADJOURNMENT:**

If you have a disability or impairment and need special assistance please contact the City Clerk prior to the meeting at 770-967-6371 - Meeting agenda is subject to change