City of Flowery Branch
City Council Meeting
August 20, 2020, 6:00 pm.
City of Flowery Branch City Hall
5410 Pine Street, Flowery Branch, GA 30542

CALL WORK SESSION TO ORDER:

Mayor Miller called the Work Session to order at 6:03 pm.

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

Also present were Bill Andrew, City Manager, Vickie Short, City Clerk, Ron Bennett, City Attorney, Rich Atkinson, City Planner and Alisha Gamble, Finance Director.

PLEDGE OF ALLEGIANCE:

Mayor Miller led the Pledge of Allegiance.

UNFINISHED BUSINESS - WORK SESSION:

Consider - Resolution 20-020: Water Sewer Rate Changes effective August 20, 2020 (September billing)

Ms. Gamble introduced Bobby Sills, Nelsnick Enterprises, to complete a follow up presentation addressing the Council's questions from the prior meeting.

Water				Wastewater			
Inside City							
Residential							
Volume	FY20	Volume	FY21	Volume	FY20	Volume	FY21
Account Servicing Fee	1.75	Account Servicing Fee	2.00	Account Servicing Fee	1.75	Account Servicing Fee	2.00
0-1000	7.11	Base Charge	7.00	Base Charge	5.51	Base Charge	7.00
1001-2500	17.79	0-2500	5.60	All	8.30	All	8.93
2501-4500	32.01	2501-4500	7.00				
4501 - 7500	8.89	4501 and above	11.20				
7501 and above	10.67						
Multifamily							
Volume	FY20	Range * Units	FY21	Volume	FY20	Volume	FY21
Account Servicing Fee	1.75	Account Servicing Fee	2.00	Account Servicing Fee	1.75	Account Servicing Fee	2.00
0-3355	23.86	Base Charge	7.00	0-3355	29.22	Base Charge	7.00
		0-2500	5.60	3356 and above	5.63	All	7.25
3356-7500	8.89	2501-4500	7.00				
7501 and above	10.67	4501 and above	11.20				
Non-Residential							
Volume	FY20	Volume	FY21	Volume	FY20	Volume	FY21
Account Servicing Fee	1.75	Account Servicing Fee	2.00	Account Servicing Fee	1.75	Account Servicing Fee	2.00
0-7000	32.01	Base Charge	14.00	0-7000	39.27	Base Charge	14.00
		0-4500	4.95	7001 and above	5.63	All	6.10
7000-60,000	5.72	4501-60,000	6.19				
60,001 and above	6.88	60,001 and above	7.43				

Mr. Anglin expressed that connection fees should be higher to account for the debt under consideration for the new wastewater treatment plant. He is suggesting a 7% wastewater and 5% water increase with connection fees.

Mr. Asbridge asked about the history of the fee increases.

Mr. Mundy asked how depreciation is determined for the plant. The City looks at depreciated replacement value according to Mr. Sills.

Mr. Bennett stated that Mr. Sills was tasked to present reasonable connection fees that would be defensible in court.

Mr. Anglin expressed that he was not comfortable with user rates being increased and not the connection fees.

Ms. Farah asked Mr. Bennett to clarify what was meant by reasonably defensible rates. She asked how often these fees are normally analyzed.

Consider Resolution 20-022: Re-appropriation of Fiscal Year 2021 funds for Mitchell Street Stormwater Infrastructure Improvements and award contract to Summit Construction and Development, LLC.

Ms. Gamble presented the information on the Resolution 20-022. Highlights include the following:

- Original presentation for $73,075 – for 7 lots
    - The original plan was for a 5' sidewalk
    - No sanitary sewer relocation
    - No water service lines
    - Less storm water pipe and catch basins

New cost estimate $361,693.21 + 10% contingency $36,169 = total $397,862.21
4 qualified bid proposals received:

Summit Construction & Development, LLC.	$361,693.21
Archimetric Design & Construction, Inc.	$426,492.00
Ohmshiv Construction, LLC.	$493,123.09
The Dickerson Group, Inc.	$686,700.00

NOTE: This project does not include getting the storm water infrastructure down to the Railroad (will need to be a Phase II Project).

Mr. Anglin asked about what information we have on Summit Construction & Development, LLC. Mr. Edinger with Clark, Patterson and Lee responded that their references had checked out. He also asked what the cost estimate of Phase II Project would be. Mr. Edinger responded that Clark, Patterson and Lee had not begun this cost estimate.

NEW BUSINESS -WORK SESSION:

Consider a Stormwater Utility Feasibility Study

Ms. Gamble and Mr. Rich Edinger with Clark Patterson Lee presented the details of the proposed study.

Purpose:
- To authorize the approval of the Storm Water Utility Feasibility Study through Clark Patterson Lee for a total cost of $34,850.
- Requested during the February 2020 Council Retreat
- This study will help us understand the City's stormwater needs and the timing of each project as well as associated costs.
- Performing this study and the possibility of a stormwater utility could assist the City to become more proactive with maintenance and repairs rather than reactive.

Scope of Work:
- Convene a Storm Water Utility Feasibility Committee
- Quantify costs of owning, managing, and maintaining the City's Municipal Separate Storm Sewer System (MS4)
- Prepare a rate study
- Prepare a report on the Committee's findings and recommend the next steps.
- Draft a Storm Water Utility Ordinance
- Present the report to the City Council.
- Total Cost $34,850
- Funding from the Local Resources Fund Balance
- Rich Edinger, CPL, available for questions

Mr. Asbridge asked about the number of people to be on the Committee. Mr. Edinger shared that it would be seven up to ten people. Mr. Edinger gave additional details of the committee's responsibilities. In addition, Mr. Asbridge asked about how the fees would be billed.

Mr. Anglin asked whether nearby municipalities have stormwater fees. Mr. Edinger shared that there are several close by to the City of Flowery Branch.

Ms. Farah asked about the level of service and the extent of service in relation to the added fees charged to the taxpayers.

Mr. Miller shared the importance of these fees in relation to current and future stormwater repairs. There is a concern of citizens referring to this as a "rain tax" and something that citizens cannot see.

Mr. Andrew pointed out that this additional utility fee would free up general fund and SPLOST for more visible tasks to the citizens.

Consider a request submitted by Bowen-Stark to approve site changes to an approved site specific PUD.

Mr. Atkinson presented the details of the request.

History:

- Rezoned to Planned Unit Development (PUD) on March 1, 2018
- 67 single family homes
- Commercial outparcel
- Front porches required at Gainesville Street entry
- Rear loaded product required

Proposed changes and advantages per applicant:

- Converting Lots 25-29 to front entry house lots and revising the lot lines and the front yard setbacks to accommodate these conversions
- Adding Lots 68 and 69 as front entry house lots
- Removing 14,000 S.F. asphalt alley for old rear entry lots
- Because this change will make the streetscape coming into Park Haven from Radford Road more compatible with the streetscape coming into Park Haven from Gainesville Street.
- Because our buyers want more front entry houses.

Several questions from Mayor and Council about specifics to approvements.

It was determined that a general consensus could take place versus a traditional vote. Council was in favor of the changes.

DEPARTMENT REPORTS:

City Manager Report: Mr. Andrew shared that the G.C. Crow sign was replaced to update the new change. Mayor Miller pointed out that the lights are not working correctly.

Council Report: Mr. Asbridge shared that the PTV sign up event is on Saturday, August 22, 2020 from 10:00 am-12:00 pm.

Mayor Report: Mayor Miller pointed out the need for citizens to complete their 2020 Census.

ADJOURNMENT WORK SESSION:

Mayor Miller adjourned the work session at 7:37pm.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Miller called the voting session to order at 7:37pm.

PUBLIC COMMENTS: No public comments.

CONSENT AGENDA:

Consider Mayor Mike Miller Per Diem

There was a motion made to approve Mayor Mike Miller Per Diem.

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

UNFINISHED BUSINESS - VOTING SESSION:

Consider Resolution 20-022: Re-appropriation of Fiscal Year 2021 funds for Mitchell Street Stormwater Infrastructure Improvements and award contract to Summit Construction and Development, LLC.

Mr. Bennett read the caption for Resolution 20-022.

There was a motion made to authorize the Mayor to sign Resolution 20-022 for the appropriation of fiscal year 2021 Funds for Mitchell Street Stormwater Infrastructure Improvements and award the contract to Summit Construction and Development, LLC.

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

Consider - Resolution 20-020: Water Sewer Rate Changes effective August 20, 2020 (September billing)

Mr. Bennett read the caption for Resolution for 20-020.

There was a motion made to approve the adoption of Resolution 20-020 for implementation of Water Sewer Rate Changes effective August 20, 2020 (September billing) with a condition of an increase of 7% wastewater and 5% water connection fees.

MOTION: Joe Anglin
SECOND: Chris Mundy
AYES: Joe Anglin, Chris Mundy
NAYS: Amy Farah, Leslie Jarchow, Ed Asbridge
Motion failed

Mr. Sills with Nelsnick Enterprises, LLC fielded several questions regarding the suggested fees. A detailed conversation took place about the legality of increasing beyond the recommended amounts by Mr. Sills. His recommendations are within the generally accepted guidelines.

Mr. Anglin shared that he would like it on record that he does not agree with the proposed fees.

Consider - Resolution 20-020: Water Sewer Rate Changes effective August 20, 2020 (September billing)

There was a motion made to approve the adoption of Resolution 20-020 for implementation of Water Sewer Rate Changes effective August 20, 2020 (September billing).

MOTION: Ed Asbridge
SECOND: Leslie Jarchow
AYES: Amy Farah, Leslie Jarchow, Ed Asbridge
NAYS: Joe Anglin, Chris Mundy
Motion carried

EXECUTIVE SESSION:

There was a motion made to enter into executive session at 8:26 pm for the acquisition of real estate,
Pending/potential litigation, and personnel matters.

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

There was a motion made to reconvene open session at 9:27 pm.

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

ADJOURNMENT:

There was a motion made to adjourn at 9:27 pm.

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