City of Flowery Branch
City Council Meeting Minutes
Thursday, September 3, 2020
City of Flowery Branch City Hall
5410 Pine Street, Flowery Branch, GA 30542

CALL WORK SESSION TO ORDER:

Mayor Mike Miller called the meeting to order at 6:03 pm.

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

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:

Second Read of Ordinance 447-B: The City of Flowery Branch Speed Zone Ordinance

Mr. Andrew gave a brief update on the status of Department of Transportation's response on the jurisdiction errors. He provided an overview of the maps. Mr. Andrew suggested we table until an October meeting.

Mayor Miller pointed out the fact that the City can only enforce radar on Georgia Department of Transportation approved roads.

Resolution 20-023 Consider a Stormwater Utility Feasibility Study

Mr. Andrew presented the information on 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.

<u>Scope of Work:</u>

- 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

Mr. Asbridge asked if the study would identify future problems. Mr. Andrew explained that the study would identify potential issues.

Mr. Anglin asked about the funding of the three culverts. Mr. Andrew shared that the SPLOST funds were being used on two of the three culverts. Mr. Anglin asked if these funds could be used for costs other than the Stormwater costs. Mr. Andrew responded that these funds are utility fees not taxes. These fees will be retained in a separate account much like the Water/Sewer Revenue Fund and would only be available for stormwater operational and capital expenses. Mr. Anglin asked if we could charge additional fees for future costs. Mr. Andrew pointed out the other impact fees could be used.

Ms. Jarchow asked if the costs would essentially pay for the future problems. Mr. Andrew stated this would certainly help save money as it would allow preventative measures versus emergency repairs.

<u>Ordinance 239-K & 240-K submitted by NNP-Looper Lake, LLC to rezone 85 +/- acres of land in Sterling on the Lake known as the Honeycutt Tract from PUD to modified PUD - changing the conditions of zoning to allow a gate and private roads.</u>

Mr. Atkinson presented the slides on the proposed Ordinances.

- Change the SOTL conditions
- Gate an 85 +/- acre area known as the Honeycutt Tract (The Retreat)
- Private 214 home subdivision
- Roads would be private

Brian Rochester with Rochester and Associates, Inc. presented additional information regarding this rezoning. Mr. Rochester gave a brief history of this pod in relation to the halt of building industry collapse several years ago. The Retreat would be age restricted. The requirement will be at least one resident must be 55 years or older. He referred to the Stephens Point Subdivision that is currently being developed Lake Lanier as a comparable development.

Chris Whitaker representing NNP Looper Lake, LLC fielded questions. Mr. Whitaker had previously provided to Council the answers to the prior meeting's questions. Mr. Whitaker explained the Sub HOA's responsibilities in The Retreat. He stated the Sub HOA would be self supporting. There was a lengthy discussion regarding the future road and sidewalk maintenance. Mr. Whitaker explained the projected time frame and cost of these budget items. In addition, there was further discussion regarding the initial dues at closing for The Retreat resident. These residents will be required to pay an initial fee of $1,950.00. The Main HOA will receive $1,200 of the fee with $750 going to the sub HOA. The Retreat's annual dues will be $3,300 per year. These annual dues will be $1,200 for the Master HOA and $2,100 will be for the Sub HOA.

Mr. Asbridge expressed concern about the possibility of a Sub HOA failure. Mr. Whitaker and Mr. Rochester explained the likelihood and the steps of how it would be handled. Mr. Asbridge shared concerns of the lake sediment issues. Mr. Whitaker gave an update on the status of the study. Mr. Asbridge asked Mr. Atkinson if there have any additional erosion violations. Mr. Atkinson reported there has not been.

Mayor Miller asked for a history of the dredging of the lake. Mr. Whitaker shared that Ms. Kathy Andrews was responsible for that transaction. Mr. Miller shared that there is a concern of how NNP Looper Lake, LLC has dealt with the makeup of the HOA. Mr. Miller pointed out communications is the main concern. He also asked about the current and future HOA and sub HOA board member make up.

Ms. Farah would like to see more explicit language within the covenants to have the Master HOA agree to accept The Retreat sub HOA. Mr. Rochester and Mr. Whitaker agreed to this change and will investigate it.

Mr. Mundy asked about the amenities. Mr. Whitaker responded that there will be clubhouse with pool and cabana, double court for tennis/pickle ball and a bocce ball court.

NEW BUSINESS -WORK SESSION:

Consider Beer and Wine License for Grocery Express at 6168 Gaines Ferry Road, Ste. 3

Ms. Short presented the application for a new Beer and Wine License for Rashmi Enterprises (Grocery Express). The application has been processed and reviewed and is in order for the Council's approval.

DEPARTMENT REPORTS:

Council Report:

Mr. Asbridge stated that he appreciates the Sterling on the Lake residents attendance this evening.

Ms. Jarchow stated that she completed her Census 2020 and is encouraging all others to do so as well.

Mayor Report: Mayor Miller shared that the Police Department participated in a parade in Sterling on the Lake for a child adoption. He reported the G. C. Crow Road new sign was installed.

ADJOURNMENT WORK SESSION:

Mayor Miller adjourned the work session at 7:35 pm.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Miller called the voting session to order at 7:35 pm.

PUBLIC COMMENTS:

Bob Hayes, 6905 Hopscotch Court, Flowery Branch, GA 30542

Mr. Hayes shared that with the prior poor land management with Newland and he would suggest coupling the vote in with a better land management commitment.

CONSENT AGENDA:

Consider July 2, 2020 Meeting Minutes
Consider July 16, 2020 Meeting Minutes
Consider Beer and Wine License for Grocery Express at 6168 Gaines Ferry Road, Ste. 3
Mike Miller August 2020 Per Diem

There was a motion made to approve the Consent Agenda.

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

UNFINISHED BUSINESS - VOTING SESSION:

Second Read of Ordinance 447-B: The City of Flowery Branch Speed Zone Ordinance

There was a motion made to table the Second Reading of Ord 447-B Speed Zone Ordinance until the October 15, 2020 Meeting.

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

Resolution 20-023 Consider a Stormwater Utility Feasibility Study

Mr. Bennett read the caption.

There was a motion made to table the Stormwater Utility Feasibility Study with Clark Patterson Lee to a future work session with additional requested information.

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

EXECUTIVE SESSION:

There was a motion made to enter executive session at 7:46 pm.

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

There was a motion made to reconvene open session at 8:34 pm.

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

ADJOURNMENT:

There was a motion made to adjourn at 8:34 pm.

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

Mayor – Mike Miller	Date	City Clerk – Vickie Short