



**City of Flowery Branch
City Council Meeting
Thursday, September 15, 2022, 6:00 PM
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 6:00 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, Downtown Director Renee Carden, Finance Director Matthew Hamby, Planning Director Rich Atkinson, Police Chief Christopher Hulsey, Public Works Director Bill Whidden and City Attorney Ron Bennett.

Absent: None

PLEDGE OF ALLEGIANCE:

Mayor Asbridge led the Pledge of Allegiance.

ADOPTION OF AGENDA:

There was a motion made to adopt the agenda as presented.

MOTION: Chris Mundy

SECOND: Joe Anglin

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

PUBLIC HEARING: There was no public hearing.

UNFINISHED BUSINESS - WORK SESSION:

Consider Second Reading of Ordinance 447-C, a Speed Zone Ordinance

There was no presentation for Ordinance 447-C and there were no questions from Mayor or Council regarding the proposed ordinance.

NEW BUSINESS -WORK SESSION:

Presentation of Potential Funding for Wastewater Treatment Plant

City Manager Parrish introduced Bryan Huskey and Trey Monroe from Stifel Nicolaus & Company, Inc. regarding the potential financing options for the sewer system expansion. Stifel is the leading underwriter of municipal bonds in Georgia. In the last five years, Stifel has senior managed over 116 offerings in Georgia, which has resulted in a par amount over \$2.3 billion. Mr. Monroe stated inflation is a real problem and the Federal Reserve continues to raise the short-term borrowing rate.

Mr. Huskey gave an overview of the City's current water and sewer debt profile and explained that there are four existing obligations. The City currently has one outstanding water/sewer bond issue (Series 2014 Refunding Bond) which carries an interest rate of 2.38% maturing through October 1, 2025. The City has three current GEFA Loans, Loan #CW13009 for \$1.5M @ 1.40% maturing through June 1, 2036, Loan #DW2020020 for \$5.71M @ 0.99% that will go into repayment by October 1, 2024 for twenty years, and Loan #CW2020010 for \$23.3M @ 1.04% that will go into repayment by October 1, 2024 for twenty years.

■ Assumptions:

- Assumes City has funding priced and closed as of December 1, 2022.
- Assumes no debt service coverage required for the bonds.
- Assumes the additional cost of the project is \$30,000,000 (makes no adjustments for increased costs that may arise due to compliance with SRF federal loan standards).

■ Financing Highlights:

- Utilizes the Gainesville and Hall County Development Authority as issuer, similar to the structures used for the City's Old Town project and City Hall project.
- Benefits from the City's strong 'Aa2' credit rating by Moody's.
- To further assist near-term cash flow, the City may elect to also refund the 2014 Bond with the financing.
- Debt service may be paid from any legally available revenue.

■ Bonds will allow for a much more gradual adjustment to rate structures to accommodate the additional debt.

- A more gradual increase in required Net Revenue also serves as a hedge against unexpected fluctuations in revenues derived from development fees or future recessionary pressures.

He explained financing options for the additional \$30M needed for the Wastewater Treatment Plant expansion.

Council had a discussion regarding the options available for financing the Wastewater Treatment Plant expansion. There will be further discussion on these options in the future.

Consider Ordinance 504-C, Amending the Alcohol Licensing Ordinance.

Kelsey Cash, Court/Police Administrator, presented Ordinance 504-C, which will amend the Alcoholic Licensing Ordinance. There are several policy updates that are requested regarding the ordinance.

1. Designated cups are requested with the Flowery Branch logo which will let our police officers and City staff know that the beverage was sold by an authorized vendor.
2. An application deadline is needed for processing applications with a ten-day submittal prior to an event.
3. There is a request for our local businesses, who have a consumption on premise license, to be able to apply for an off-premises catering license. This would allow the business to be able to serve alcohol at any City of Flowery Branch sponsored event and pay a one-time fee per year. Examples of City of Flowery Branch sponsored events include the Farmers Market, Block Parties, and the Blooming Art Festival, to name a few.
4. Currently, all restaurant servers are required to have alcohol awareness training and have a GCIC (Georgia Crime Information Center) background check that is reviewed by the Chief of Police. We are requesting to stay consistent with servers for all off-premise catering functions but our current ordinance does not require pouring permits to be issued for caterers. They are required to have alcohol awareness training and are required to have a GCIC background check that is reviewed by the Chief of Police. This is a way to monitor who can serve in our City.
5. Currently, the City does not require any caterers serving alcohol to have liability insurance and this change is important to protect the City of Flowery Branch should an accident occur.
6. There is a request to update our current amenity license which is a license for non-eating establishments such as hair and nail salons. The current license only specifies that it may be served as an act of "hospitality" and there is not a limit on how much alcohol or what type of alcohol can be served. GDOR (Georgia Department of Revenue) rules and regulations state that alcohol can not be distributed at a cost less than what it was purchased for and GDOR requires all alcohol to be purchased from a distributor. It is requested to limit only two six-ounce servings of wine or two twelve-ounce servings of beer each day. Further, it cannot exceed ten percent of their sales and it must follow GDOR rules and regulations.

Council had a discussion regarding the designated cups and what other municipalities offer.

Consideration of Contract with Suez for an MBR Wastewater Treatment Solution

City Manager Parrish presented a contract consideration with Suez for an MBR Wastewater Treatment solution. One of the interim solutions is to bring in a mobile wastewater treatment plant that will handle 200,000 gallons per day. The funding amount is \$1.5M with \$1M to operate for one year and \$500,000 for the setup, electrical panels, chemical feeds, piping, etc.

The request is to approve this emergency contract because an emergency exist due to the limited wastewater capacity. This contract will need approval from the City Attorney before execution.

Council had a discussion regarding the contract, timeline, and the ability of staff to run the rental equipment.

DEPARTMENT REPORTS:

Downtown Director Report:

Downtown Director Carden reported the new Farmers Market Pavilion is open and running great. She invited citizens to the following events:

- Cornhole Tournament on Friday, September 30th, 6pm – 10pm
- Faith in Blue on Saturday, October 8th, 3pm – 6pm with free hot dogs and hamburgers
- Trunk or Treat at the Farmers Market on Thursday, October 27th, 3:30pm – 6:30pm

Council Report:

Council Member Mundy stated the Swingin' Medallions Block Party had a great turnout and how good it was to see the vision from five or six years ago come to fruition. He thanked Staff for all the work that went into the event.

Council Member Mezzanotte stated he appreciated all the work that the Police Department has done to take over the Alcoholic Licensing and the presentation tonight was great, and Mrs. Cash did a wonderful job tonight with the presentation.

Mayor Asbridge stated the amphitheater is coming along great and he is excited for more events that are coming to the City.

ADJOURNMENT WORK SESSION:

Mayor Asbridge closed the work session at 6:46 p.m.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Asbridge called the voting session to order at 6:46 p.m.

PUBLIC COMMENTS:

Jan King, 5590 South Winds Way, Oakwood, Georgia 30566

Ms. King is concerned about the high density, traffic concerns, and the strain on education with the building in the City.

CONSENT AGENDA:

- Consider August 29, 2022 Special Called City Council Meeting Minutes

There was a motion made to approve the consent agenda as presented.

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

UNFINISHED BUSINESS - VOTING SESSION:

Consider the Second Read of Ordinance 670, 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 Planned Unit Development (PUD).

Attorney Bennett read the caption for Ordinance 670.

There was a motion to made to approve Ordinance 670.

Council had a discussion with Mike Dye, the applicant on density, the square footage of the homes, who will own the streets and if there was consideration on gating the community.

MOTION: Oliver McClellan
SECOND: Joe Anglin
AYES: Joe Anglin, Oliver McClellan
NAYS: William McDaniel, Joseph Mezzanotte, Chris Mundy
Motion Denied

Consider Second Reading of Ordinance 447-C, a Speed Zone Ordinance.

Attorney Bennett read the caption for Ordinance 447-C.

There was a motion made to approve Ordinance 447-C.

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

NEW BUSINESS - VOTING SESSION:

Consider Ordinance 504-C, Amending the Alcohol Licensing Ordinance.

Attorney Bennett read the caption for Ordinance 504-C.

There was a motion made to approve Ordinance 504-C.

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

Consideration of Contract with Suez for an MBR Wastewater Treatment Solution

City Attorney Bennett advised that Suez will set up the equipment and perform test to make sure it is operating and functioning, but routine maintenance will be up to the City to maintain the treatment operations so it meets the standards. If a repair is needed, Suez will charge the City for transportation, labor, and a per diem for service calls. There is a customer service hotline available to Staff and training will be provided on the operation of the equipment.

Council was informed that an emergency situation exists for the City's wastewater treatment capacity and a motion was made to approve the Suez contract pending City Attorney approval.

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

EXECUTIVE SESSION:

There was a motion to enter executive session at 7:00 p.m. for matters related to the acquisition/disposition of real estate.

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

There was a motion made to exit executive session at 7:34 p.m.

MOTION: Joe Anglin

SECOND: Oliver McClellan

AYES: Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, Chris Mundy

NAYS: None

Motion carried

ADJOURNMENT:

There was a motion made to adjourn at 7:41 p.m.

MOTION: Joe Anglin

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