



**City of Flowery Branch  
City Council Meeting  
Thursday, October 21, 2021, 6:00 PM  
City of Flowery Branch City Hall  
5410 W. Pine Street, Flowery Branch, GA 30542**



**CALL WORK SESSION TO ORDER:**

Mayor Mike Miller called the meeting to order at 6:04 pm.

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

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

**PLEDGE OF ALLEGIANCE:**

Mayor Miller led the Pledge of Allegiance.

**PUBLIC HEARING:**

**UNFINISHED BUSINESS - WORK SESSION:**

*Consider a rezoning request submitted by Keystone Development Services, LLC to rezone a .60 +/- acre tract of land identified as 5415 Mulberry Street, tax parcel number 08113 001009, from TND (Traditional Neighborhood District) to HB (Highway Business).*

Mr. Atkinson presented a rezoning request submitted by Keystone Development Services, LLC to rezone 5415 Mulberry Street from Traditional Neighborhood District to Highway Business with the intent to develop and construct an office building. Mr. Atkinson explained that Mr. Wells, the developer, has accounted for the flood plain that has always been a concern on this property.

Mr. Anglin asked to see the renderings and questioned the back side of the building that will not be bricked. Mr. Wells stated that the three sides that will be visible will be full brick with architectural features including cornice caps, window trim and awnings. The unbricked side will back up to the original vegetation on the property. Only fifty percent of the site will be cleared for construction and approximately thirty-two percent will be impervious surface. Extensive landscaping will go back into the property.

*Second Reading of request from Vulcan Lands, Inc. for the annexation and rezoning of nine (9) parcels of land from Hall County AR III to Flowery Branch M-2 with a conditional use permit to operate a quarry.*

Mr. Atkinson presented a request from Vulcan Lands, Inc. to annex and rezone nine parcels of land to operate a quarry.

Mrs. Jarchow expressed deep concerns to see more vegetation on the large mounds of dirt on Blackjack Road that back up to the quarry.

Mr. Anglin agreed that visually the large mounds of dirt and large rocks look bad. Ms. Landrum, the Vulcan representative stated that the berm that will continue from Hog Mountain to Blackjack Road.

Mrs. Jarchow asked for the timeline for completing the berms. Ms. Landrum advised that the berm on Hog Mountain will be started the first quarter of next year.

Mr. Anglin clarified that the work on the berm will include new fencing, trails, chain link fence and landscaping.

Mayor Miller gave a brief history on the property on Blackjack. He explained that there were homes that were taken down and that there will be more homes that will have to be taken down on some of the nine parcels included in this annexation and rezoning. The concern on Blackjack where the homes were taken down, left a barren land, and it needs the berm to make it visually pleasing to citizens when they are passing that area.

*Second Reading of a request submitted by Mr. Kevin Hobgood to rezone 5205 Railroad Avenue from M1 (Light Industrial) to CBD (Central Business District).*

Mr. Atkinson presented a requested submitted by Mr. Kevin Hobgood to rezone 5205 Railroad Avenue from Light Industrial to Central Business District. Mr. Atkinson explained that the end user will need to come back to Council for plan approval as that is part of the zoning ordinance.

Mr. Anglin stated Mr. Hobgood will have to invest a substantial amount of money to turn the cabinet shop into a restaurant with a full kitchen, restrooms with possible roof top dining.

**NEW BUSINESS -WORK SESSION:**

*Consider Insurance Policies for 12/01/2021 - 11/30/2022*

Mrs. Gamble presented the different insurance plans with quotes for Mayor and Council to consider for the next fiscal year. She explained that it is a better option to stay with our current plan for our employees and overall, for the City. Even with an increase in cost of \$960, the benefit outweighs the costs. Every year, a twenty percent increase is budgeted for inflation costs that could incur.

### HISTORY OF HEALTH INSURANCE PLANS:

| <u>Policy Beginning</u> | <u>Policy Ending</u> | <u>Insurance Company</u> | <u>Medical Plan</u> |
|-------------------------|----------------------|--------------------------|---------------------|
| 4/1/2012                | 3/31/2013            | Consumers Life           | P30-80-1000         |
| 4/1/2013                | 10/31/2013           | Consumers Life           | HRA P5000           |
| 11/1/2013               | 11/30/2014           | United Healthcare        | Heritage Plus       |
| 12/1/2014               | 11/30/2015           | Alliant Health Plans     | 50006               |
| 12/1/2015               | 11/30/2016           | Alliant Health Plans     | 50006               |
| 12/1/2016               | 11/30/2017           | Humana (POS)             | OPT 1 Gold          |
| 12/1/2017               | 11/30/2018           | Humana (POS)             | OPT 1 Gold          |
| 12/1/2018               | 11/30/2019           | Alliant Health Plans     | 80144               |
| 12/1/2019               | 11/30/2020           | Alliant Health Plans     | 4400                |
| 12/1/2020               | 11/30/2021           | Alliant Health Plans     | 8004400             |

### FY2022 CITY OF FLOWERY BRANCH - QUOTE COMPARISON TO CURRENT COVERAGE

| Coverages                           | CURRENT PLAN -<br>Alliant Plans 8004400 | RECOMMENDED PLAN<br>- Alliant 8004400<br>(SAME PLAN) | Humana<br>Opt 7 Gold | Humana<br>Opt 1 Gold | UHC CFOE Gold         | UHC<br>Gold           | CFPR | BCBS GMA<br>PPO 80/60 | BCBS GMA<br>POS 80/60 |
|-------------------------------------|-----------------------------------------|------------------------------------------------------|----------------------|----------------------|-----------------------|-----------------------|------|-----------------------|-----------------------|
| Deductible                          | \$2,250                                 | \$2,250                                              | \$1,000              | \$2,000              | \$2,600               | \$2,500               |      | \$2,000               | \$2,000               |
| Co-Insurance                        | 0%                                      | 0%                                                   | 20%                  | 0%                   | 20%                   | 20%                   |      | 20%                   | 20%                   |
| OP Max                              | \$2,250                                 | \$2,250                                              | \$5,000              | \$6,000              | \$6,500               | \$6,000               |      | \$5,000               | \$5,000               |
| Office Visit-PCP/SP                 | \$20/\$40                               | \$20/\$40                                            | \$40/\$80            | \$45/\$90            | \$30/\$80             | \$25/\$100            |      | \$40/\$50             | \$40/\$50             |
| RX                                  | \$10/\$35/\$70/25%                      | \$15/\$35/\$70/25%                                   | \$10/\$45/\$90/25%   | \$10/\$45/\$90/25%   | \$10/\$40/\$140/\$300 | \$10/\$40/\$140/\$300 |      | \$10/\$35/\$60*       | \$10/\$35/\$60*       |
| ER Deductible                       | \$150                                   | \$150                                                | \$400                | \$400                | \$500                 | \$500                 |      | \$150                 | \$150                 |
| Urgent Care                         | \$75                                    | \$75                                                 | \$100                | \$100                | \$50                  | \$60                  |      | \$60                  | \$60                  |
| Employee (31)                       | \$877                                   | \$835                                                | \$986                | \$978                | \$816                 | \$869                 |      | \$958                 | \$919                 |
| Employee/Spouse (4)                 | \$1,753                                 | \$1,670                                              | \$1,972              | \$1,957              | \$1,633               | \$1,738               |      | \$1,917               | \$1,839               |
| Employee/Children (1)               | \$1,622                                 | \$1,545                                              | \$1,824              | \$1,810              | \$1,511               | \$1,608               |      | \$1,821               | \$1,747               |
| Family (2)                          | \$2,498                                 | \$2,380                                              | \$2,811              | \$2,789              | \$2,328               | \$2,477               |      | \$2,875               | \$2,759               |
| MONTHLY COST PLAN:                  | \$38,790                                | \$38,870                                             | \$45,900             | \$45,534             | \$37,995              | \$40,453              |      | \$44,937              | \$43,110              |
| ANNUAL COST OF PLAN:                | \$465,480                               | \$466,440                                            | \$550,800            | \$546,408            | \$455,940             | \$485,436             |      | \$539,244             | \$517,320             |
| PERCENT OF CHANGE IN<br>CATEGORIES: | Expires 11/30/21                        | -4.75%                                               | 12.48%               | 11.60%               | -6.86%                | -0.87%                |      | 11.49%                | 6.96%                 |
| AMOUNT OF INCREASE:                 |                                         | \$960                                                | \$85,320             | \$80,928             | (\$9,540)             | \$19,956              |      | \$73,764              | \$51,840              |

\*rates decreased  
but more employees covered.

\*\$1,600 additional  
RX deductible

\*\$1,600 additional  
RX deductible

#### HISTORY OF PERCENTAGE INCREASES:

|        |        |
|--------|--------|
| FY2021 | 8.84%  |
| FY2020 | 7.47%  |
| FY2019 | 1.53%  |
| FY2018 | 13.60% |
| FY2017 | -1.00% |
| FY2016 | 50.00% |
| FY2015 | 20.00% |
| FY2014 | 15.00% |

NOTE: We budget 20% extra for inflation each year. FY2022 Budget = \$630,726.00

## History of Percentage Increases:

- FY2021 8.84% Increase
- FY2020 7.47% Increase
- FY2019 1.53% Increase
- FY2018 13.60% Increase
- FY2017 -1.00% Increase
- FY2016 50.00% Increase
- FY2015 20.00% Increase
- FY2014 15.00% Increase
- The City budgets 20% extra each year for possible inflation
- FY2022 Budget = \$630,726.00



## Life/AD&D, Dental, and Vision:

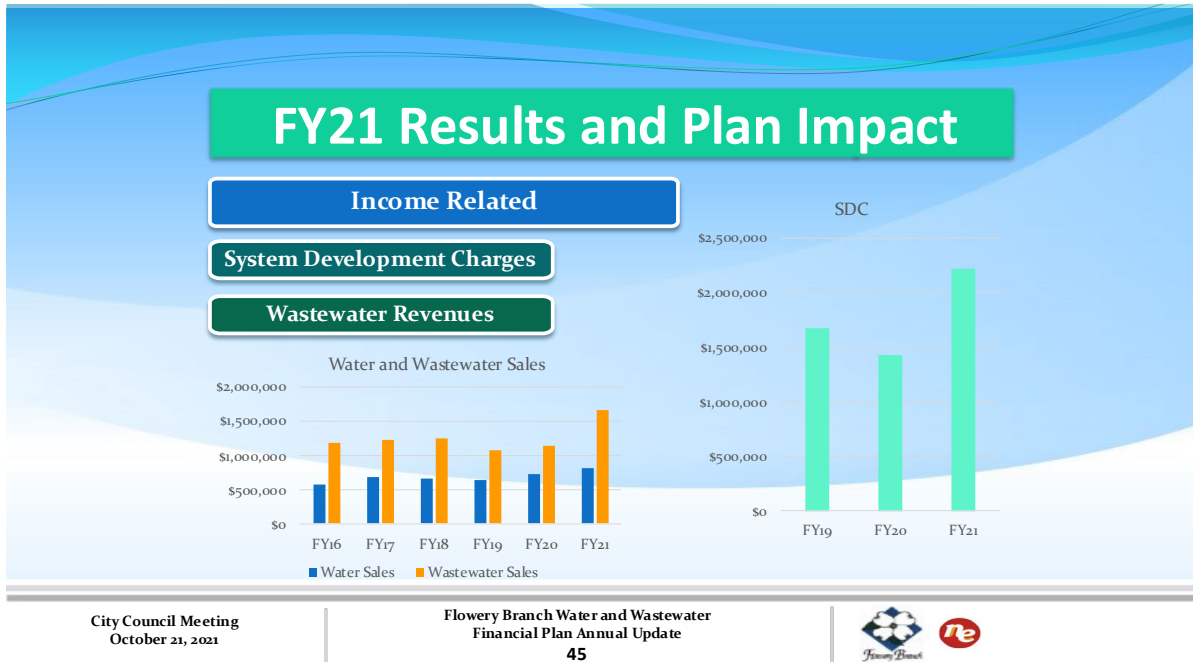
|                                          | Current<br>Humana:  | Proposed<br>Humana: | % Increase:  |
|------------------------------------------|---------------------|---------------------|--------------|
| Life/AD&D                                | \$ 241.24           | \$ 241.24           | 0.00%        |
| Dependent Life                           | \$ 93.08            | \$ 93.08            | 0.00%        |
| Dental                                   | \$ 2,371.22         | \$ 2,499.54         | 5.41%        |
| Vision                                   | \$ 340.05           | \$ 360.60           | 6.04%        |
| <b>MONTHLY COST:</b>                     | <b>\$ 3,045.59</b>  | <b>\$ 3,194.46</b>  | <b>4.89%</b> |
| <b>ANTICIPATED<br/>MONTHLY INCREASE:</b> |                     | <b>\$ 148.87</b>    |              |
| <b>ANNUAL COST:</b>                      | <b>\$ 36,547.08</b> | <b>\$ 38,333.52</b> | <b>4.89%</b> |



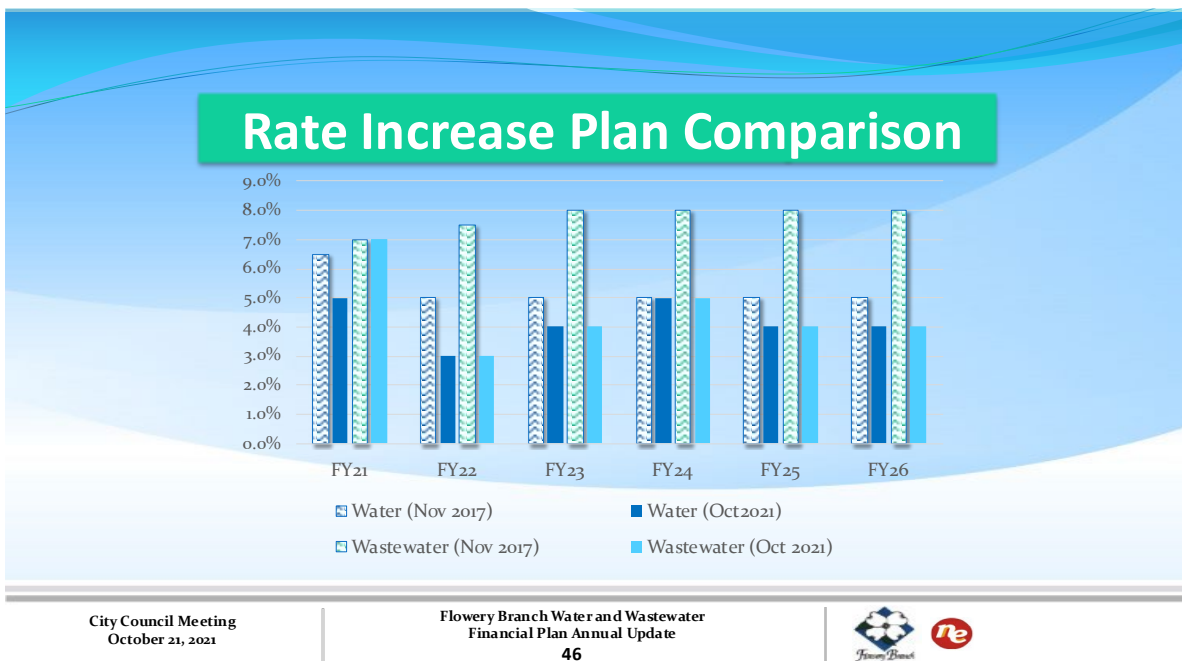
- FY2022 Health Insurance Budget = \$630,726.00
- Contract with Alliant Plans #8004400 = \$466,440
- Life/AD&D, Dental and Vision = \$38,333.52
  - Humana Policy
- Budget Savings = \$125,952.48

Consider Resolution 21-018 for Water Sewer Rate Changes effective January 1, 2022 (January 2022 billing, billed on 2/20/2022)

Mrs. Gamble introduced Robert Sills from Nelsnick Enterprises who presented detailed information regarding water sewer rate changes and proposing a five-year plan which is consistent with other nearby Cities.



He explained the FY21 results and that there were more SDC charges than anticipated in the five-year model and a few more wastewater revenues. He reminded that in previous years, wastewater was not paying for itself, and we had to raise the rates to get to that point. Mr. Sills gave a detailed explanation for the large jump from FY20 to FY21 being from the Intergovernmental Agreement with the City of Gainesville and the fact that the City of Gainesville is collecting sewer charges for the City of Flowery Branch along with the water charges for the City of Gainesville.



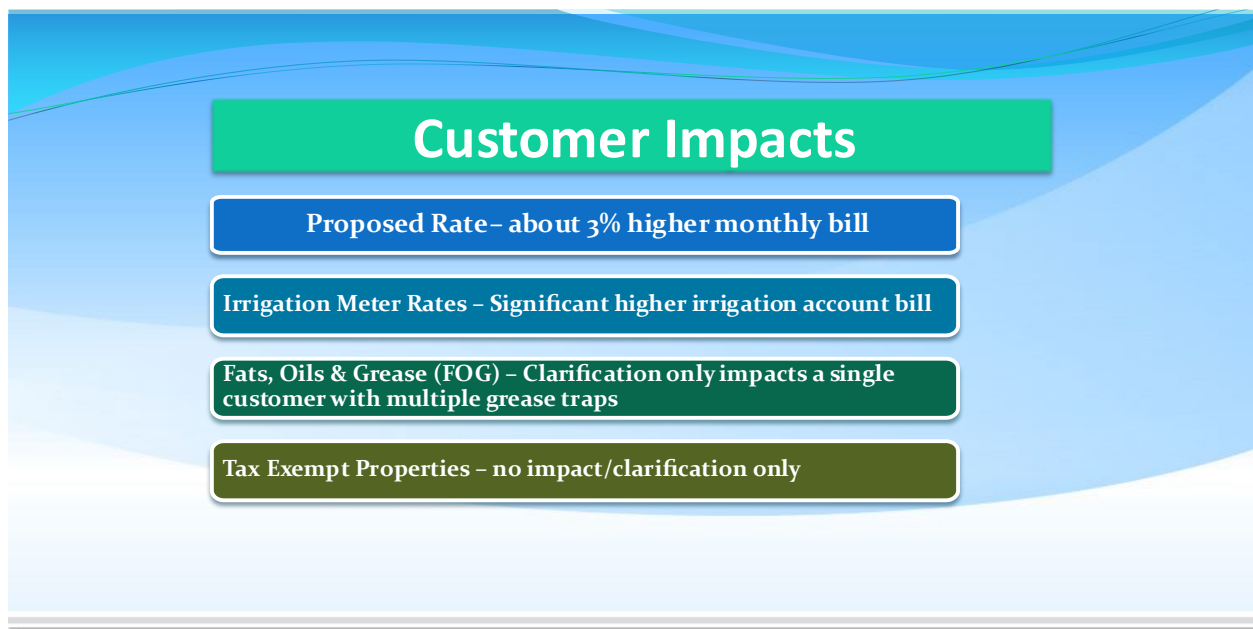


**FY22 Recommendations**

- Approve a 5-Year Water and Wastewater Rate Plan
- Approve clarification on Irrigation Meter rates
- Approve clarification on FOG
- Approve clarification on Exempt Properties
- Commence Rate/SDC Study

This slide features a green header with the title 'FY22 Recommendations'. Below the header, five recommendations are listed in colored boxes: a blue box for the 5-year rate plan, a dark green box for irrigation meter rates, a dark blue box for FOG clarification, a green box for exempt properties clarification, and a green box for commencing the rate/SDC study.

Mr. Sills recommendations include approving clarification on irrigation meter rates. Fats, Oils and Grease (FOG) is basically an inspection program, it is not a large dollar revenue source for the utility, but it does pay for some administration and inspection costs. There are few participants so instead of charging per customer, it will be charged per trap. There will be clarification on tax exempt properties.



**Customer Impacts**

- Proposed Rate– about 3% higher monthly bill
- Irrigation Meter Rates – Significant higher irrigation account bill
- Fats, Oils & Grease (FOG) – Clarification only impacts a single customer with multiple grease traps
- Tax Exempt Properties – no impact/clarification only

This slide features a green header with the title 'Customer Impacts'. Below the header, four impacts are listed in colored boxes: a blue box for the proposed rate increase, a dark blue box for irrigation meter rates, a green box for FOG clarification, and a dark green box for tax exempt properties.

Mr. Anglin asked if the SDC charge is still being investigated and could it be adjusted. Mr. Sills advised that Mrs. Gamble has it budgeted for the second half of this year, the first part of next fiscal year and then recommendations made this time next year.

Mr. Anglin inquired if the system development charge is on developers. Mr. Sills said yes.

Mrs. Jarchow inquired about the five-year plan. Mr. Sills explained that the five-year plan can be flexible, and it will become a part of the yearly budget process.

#### **DEPARTMENT REPORTS:**

Mr. Mundy reported the 2021 Great American Cleanup on Saturday, October 23, 2021, from 8am until 10:00am.

#### **ADJOURNMENT WORK SESSION:**

Mayor Miller adjourned the work session at 6:40 pm.

#### **VOTING SESSION AGENDA**

#### **CALL VOTING SESSION TO ORDER:**

Mayor Miller called the voting session to order at 6:40 pm.

#### **PUBLIC COMMENTS:**

Mark Weber, 6114 Stella Light Drive, Flowery Branch, GA 30542

Mr. Weber has concerns regarding the warehouse proposal on Thurmon Tanner.

Carol Rand, 5620 Newberry Point Drive, Flowery Branch, GA 30542

Mrs. Rand has concerns regarding the increased development of dense residential areas in the City.

Ken Rand, 5620 Newberry Point Drive, Flowery Branch, GA 30542

*Mr. Rand is opposed to the warehouse proposal on Thurmon Tanner.*

John Rafferty, 5413 Falling Branch, Flowey Branch, GA 30542

*Mr. Rafferty is opposed to the warehouse proposal on Thurmon Tanner. He would like to have a feasibility study and a Townhall Meeting.*

Ryan Hotz, 5404 Mountain Mint Road, Flowery Branch, GA 30542

Mr. Hotz is opposed to the warehouse proposal on Thurmon Tanner.

Louise Hatfield, 5409 Falling Branch Court, Flowery Branch, GA 30542

Ms. Hatfield is opposed to the warehouse proposal on Thurmon Tanner.

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

Mrs. McLincha would like to have a Townhall Meeting.

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

Mr. Stanjevich is opposed to the rezoning on Church Street.

Tammi Duckworth, 5422 Long Branch Way, Flowery Branch, GA 30542

Ms. Duckworth is opposed to the warehouse proposal on Thurmon Tanner.

Dean Bryant, 7899 Brass Lantern Drive, Flowery Branch, GA 30542

Mr. Bryant is opposed to the warehouse proposal on Thurmon Tanner.

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

Mr. McLincha is opposed to the Church Street rezoning.

Carol Landrum, 3222 Preservation Circle, Lilburn, GA

Ms. Landrum wanted to follow up with Councilmember Jarchow's question regarding the Blackjack berm. She received a message from Steve Collier, the plant manager, that the environmental permits have been submitted to the Georgia EPD and he estimates that the work will be completed in June 2022 and the quarry working area will not be visible from the completed berm.

Chip McCallum, 7527 Mossy Log Court, Flowery Branch, GA 30542

Mr. McCallum wanted to thank the current Council Members for their service to the City.

David Wu, 5465 Trillium Way, Flowery Branch, GA 30542

Mr. Wu is opposed to the warehouse proposal on Thurmon Tanner.



Angela White, 6963 Wood Trail Run, Flowery Branch, GA 30542

Ms. White is opposed to the warehouse proposal on Thurmon Tanner.

Mike McGinnis, 7420 Lazy Hammock Way, Flowery Branch, GA 30542

Mr. McGinnis is opposed to the warehouse proposal on Thurmon Tanner.

**CONSENT AGENDA:**

Consider October 7, 2021, Meeting Minutes

Consider September 8, 2021, Special Called Meeting Minutes

Consider October 6, 2021, Special Called Meeting Minutes

There was a motion made to approve the consent agenda.

MOTION: Leslie Jarchow

SECOND: Chris Mundy

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

NAYS: None

Motion carried

**UNFINISHED BUSINESS - VOTING SESSION:**

Consider a rezoning request submitted by Keystone Development Services, LLC to rezone a .60 +/- acre tract of land identified as 5415 Mulberry Street, tax parcel number 08113 001009, from TND (Traditional Neighborhood District) to HB (Highway Business).

Mr. Bennett read the caption to Ordinance 656.

There was a motion made to approve Ordinance 656.

MOTION: Chris Mundy

SECOND: Amy Farah

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

NAYS: None

Motion carried

Second Reading of request from Vulcan Lands, Inc. for the annexation and rezoning of nine (9) parcels of land from Hall County AR III to Flowery Branch M-2 with a conditional use permit to operate a quarry.

Mr. Bennett read the caption for the annexation of nine parcels of land from Hall County AR III to Flowery Branch M-2.

There was a motion made to approve Ordinance 654.

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

Mr. Bennett read the caption for the rezoning of nine parcels of land from Hall County AR III to Flowery Branch M-2.

There was a motion made to approve Ordinance 655.

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

Mr. Bennett read the caption for the Conditional Use Permit for the annexation and rezoning of nine parcels of land from Hall County AR III to Flowery Branch M-2 to operate a quarry.

There was a motion made to approve the Resolution to 21-014 for a Conditional Use Permit for Vulcan Lands to operate a quarry.

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

*Second Reading of a request submitted by Mr. Kevin Hobgood to rezone 5205 Railroad Avenue from M1 (Light Industrial) to CBD (Central Business District).*

Mr. Bennett read the caption to rezone 5205 Railroad Avenue from M1 to CBD.

There was a motion made to approve the second reading submitted by Kevin Hobgood to rezone 5205 Railroad Avenue.

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

Second Reading of Ordinance 379-C Amendment for Hotel-Motel Tax to 8%

Mr. Bennett read the caption for Ordinance 379-C.

There was a motion made to approve Ordinance 379-C Amendment for Hotel-Motel Tax to 8%.

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

**NEW BUSINESS - VOTING SESSION:**

Consider Insurance Policies for 12/01/2021 - 11/30/2022

There was a motion made allow Mrs. Gamble and Ms. Short to sign necessary documents for insurance coverage for all employees.

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

**EXECUTIVE SESSION:**

There was a motion made to enter executive session for matters relating to certain personnel issues and for matter relating to pending or potential litigation at 7:30 pm.

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

There was a motion made to exit executive session and reconvene open session at 8:23 pm.

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

**ADJOURNMENT:**

There was a motion made to adjourn at 8:23 pm.

MOTION: Amy Farah

SECOND: Leslie Jarchow

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

NAYS: None

Motion carried

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Mayor – Mike Miller

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Date

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City Clerk – Vickie Short