



**City of Flowery Branch
City Council Meeting
Thursday, November 3, 2022, 6:00 PM
City of Flowery Branch City Hall
5410 W. Pine Street, Flowery Branch, GA 30542**



CALL WORK SESSION TO ORDER:

Mayor Asbridge called the council meeting to order at 6:01 p.m.

Present: Mayor Asbridge and Council Member Joe Anglin, Oliver McClellan, William McDaniel, Joseph Mezzanotte, and Chris Mundy.

Also present were City Manager Tonya Parrish, City Clerk Shelia Cooper, Community Relations Director Renee Carden, Finance Director Matthew Hamby, Planning Director Rich Atkinson, Public Works Director Bill Whidden, Deputy Chief Todd Templeton, 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: William McDaniel

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

NAYS: None

Motion carried

PUBLIC HEARING:

A Public Hearing to consider a request for a Conditional Use Permit (CUP) submitted by Coro Realty to build and operate a Self-Storage Facility at 6401 McEver Road.

City Planner Atkinson presented a request from Coro Realty for a Conditional Use Permit to build and operate a self-storage facility at 6401 McEver Road. The current character area for this site is “mixed use”. The Comprehensive Plan calls for a mix of commercial and residential uses

with walkability and connectivity between uses. This use provides the commercial element to the existing residential, but connectivity is not achievable due to existing streams on the property. The proposed use is in conformity with the Comprehensive Plan. Staff recommends approval.

Council had a discussion regarding the self-storage proposal.

In Favor:

Shaun Adams, Park Poe, Attorneys and Counselors At Law, 1075 Peachtree Street, Atlanta, GA 30309

Project Engineer Diane Reeve

Opposed:

Mary Willis, 6219 Spring Lake Drive, Flowery Branch, GA 30542

Mayor Asbridge closed the public hearing at 6:40 p.m.

A Public Hearing to consider a request submitted by Edge City Properties, Inc. to Rezone 5408 and 5416 Gainesville Street from Residential, Detached Single-Family, Low-Density District (R-1) to Traditional Neighborhood Development District (TND).

Planning Director Atkinson stated the applicant has withdrawn this request.

A Public Hearing to consider a request from VM&R, LLC to Rezone two parcels of land from Agricultural (A) to Highway Business (HB).

Planning Director Atkinson stated the applicant has asked for this request be tabled until November 17, 2022 City Council Meeting.

There was a motion to table this Public Hearing to City Council Meeting on November 17, 2022.

MOTION: Chris Mundy

SECOND: Joe Anglin

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

NAYS: None

Motion carried

NEW BUSINESS -WORK SESSION:

Presentation - Traffic Study of Gaines Ferry Road and McEver Road Intersection

Mr. Vern Wilburn of Maldino & Wilburn presented a preliminary traffic study report of Gaines Ferry Road and McEver Road intersection. This study was conducted to evaluate traffic

operations at the intersection of McEver Road and Gaines Ferry Road to determine if improvements are needed and to develop and evaluate improvement alternatives.

The Gainesville-Hall Regional Transportation Plan Update for 2020 (GH RTP) includes one planned project near the study intersection. GHMPO# GH_084 (GDOT PI 0001821) is the widening of McEver Road from SR347/Lanier Islands Parkway to Gainesville Street. This project is listed on the GDOT GEOPI website as a long-range project scheduled for 2032.

The GH RTP suggested that population increases between 2020 and 2050 would occur at a rate of 1.95 percent for Hall County as a whole.

McEver Road is a minor arterial that runs generally north-south and parallel to I-985. It turns into SR53 near Oakwood. McEver Road becomes Peachtree Industrial Boulevard south of SR347. McEver Road is generally a two-lane road north of SR347.

Gaines Ferry Road runs between Lake Lanier on the west and SR53 on the east. The road crosses I-985 but does not have an interchange. The nearest interchanges are Spout Springs Road to the north and SR347 to the south.

Bell Drive runs north from Gaines Ferry Road generally parallel to McEver Road, intersecting McEver Road. The road is mostly unpaved. The land along both sides is mostly undeveloped except for the portion at the north end.

The following summarizes the findings of the traffic study:

Existing Conditions

1. The intersection is currently signalized, and the signal timing should be optimized.
2. The existing operations provide for Level of Service (LOS) C or better. This assumes optimum signal timing.
3. The intersection currently has about 10 crashes per year. In 2018 there were fourteen crashes.

Future, No Build Conditions

4. Based on historic traffic trends, it is expected that traffic will increase at the rate of 2.5 percent per year throughout the design life of the intersection improvement project (20 years).
5. With these future increases in traffic, the intersection is expected to continue to operate at LOS C or better at the base year (when intersection improvement could be completed by 2025).
6. At the design year (2045), the intersection is expected to operate at a very poor LOS F, without any improvements.

Improvement Alternative 1 – Adding Turn Lanes

7. If separate left and right turn lanes were added to each leg of the intersection, it would operate at LOS C or better in the base year and LOS D or better at the design year.
8. The cost of adding turn lanes is estimated to be \$1,198,210.

Improvement Alternative 2 – Converting to a Roundabout

9. If the intersection were to be converted to a roundabout, it would operate at LOS C or better in the base year and LOS E or better at the design year.

10. The cost of constructing a roundabout is estimated to be \$1,718,595.

Mr. Wilburn recommends widening the road and adding turn lanes instead of a roundabout.

Council had a discussion regarding the traffic study of the Gaines Ferry Road and McEver Road Intersection.

Consideration of Contract with Georgia Probation Management, Inc. for Probation Services.

City Manager Parrish presented a contract consideration with Georgia Probation Management, Inc. for probation services. The only change in the contract is the fee changed from \$41.00 to \$45.00 which the probationers pay. The judge has signed the contract and City Attorney Bennett has reviewed and approved the contract.

Consider Resolution 22-021 for Water Sewer Rate Changes effective January 1, 2023 & July 1, 2023 (January 2023 billing, billed on February 20, 2023)

Finance Director Hamby presented Resolution 22-021 for water sewer rate changes effective January 1, 2023 and July 1, 2023. The suggested rate increases 8.7% to account servicing fees, base charge, and volume charges for January 1, 2023 and July 1, 2023. Administrative fee for water and wastewater connection system development charge increase to \$50 for ¾" meters and \$100 for all other meter sizes. Wastewater connection system development charge increase. Cost for wastewater capacity per peak day gallon will increase from \$15.53 to \$25.24. There will be no change to water connection system development charge.

I. 8.7% Increase January 1 and July 1:



Inside City Residential Water Monthly Charges

		Account Servicing Fee					
Meter Size	Current	FY23		FY24	FY25	FY26	FY27
		1/1/23	7/1/23				
All	\$2.00	\$2.17	\$2.36	\$2.57	\$2.79	\$3.04	\$3.30
		Base Charge					
Meter Size	Current	FY23		FY24	FY25	FY26	FY27
		1/1/23	7/1/23				
¾"	\$7.21	\$7.84	\$8.52	\$9.26	\$10.07	\$10.94	\$11.89
1"	\$18.03	\$19.60	\$21.30	\$23.16	\$25.17	\$27.36	\$29.74
1 1/2"	\$36.05	\$39.19	\$42.60	\$46.30	\$50.33	\$54.71	\$59.47
2"	\$57.68	\$62.70	\$68.15	\$74.08	\$80.53	\$87.53	\$95.15
3"	\$115.36	\$125.40	\$136.31	\$148.16	\$161.05	\$175.07	\$190.30
4"	\$180.25	\$195.93	\$212.98	\$231.51	\$251.65	\$273.54	\$297.34
6"	\$360.50	\$391.86	\$425.96	\$463.01	\$503.30	\$547.08	\$594.68
8"	\$576.80	\$626.98	\$681.53	\$740.82	\$805.27	\$875.33	\$951.49

SFR Inside City Water Volume Charges

Unit Charge per 1,000 Gallons								
Tier	Gallons	Current	FY23		FY24	FY25	FY26	FY27
			1/1/23	7/1/23				
Tier 1	0 - 2,500	\$5.77	\$6.27	\$6.82	\$7.41	\$8.06	\$8.76	\$9.52
Tier 2	2,501 - 4,500	\$7.21	\$7.72	\$8.39	\$9.12	\$9.91	\$10.77	\$11.71
Tier 3	Above 4,500	\$11.54	\$12.54	\$13.64	\$14.82	\$16.11	\$17.51	\$19.04

The top table shows the 8.7 increase to the account servicing fee, base charge and volume charges for a single-family resident inside the City. This table shows the current rates in the first column based on the meter size. The next two columns show the proposed rates for January 1, 2023, and July 1, 2023. The following columns show the proposed rates for each year thereafter effective July 1, 2023.

The bottom graph shows the Volume charge per tier. A full list of rates can be found in the resolution.

There were no questions for Director Hamby.

DEPARTMENT REPORTS:

Community Relations Department:

Community Relations Director Carden gave an update on the City rentals from October 2021 through October 2022. There have been twenty-four rentals in the Community Room totaling \$18,100. There have been forty-six rentals at the Train Depot totaling \$13,460.

Director Carden invited all citizens to a Veterans Day Celebration on Friday, November 11th starting at 4:00 p.m.

Director Carden invited all citizens to the Flowery Branch Christmas Wishes Lantern Parade on Saturday, November 19, 2022, from 2:00 – 8:00 p.m.

Finance Department:

Budget Manager Krystle Hightower reported that the Finance Department has been awarded the distinguished Budget Presentation Award from GFOA for FY2022. It is the third consecutive year to receive this award.

Police Department:

Assistant Chief Todd Templeton reported that as of July the police department has added three additional positions and as of October 31, 2022, the police department is now fully staffed.

Council Report:

Council Member Mundy stated how proud he is of all departments. He is excited that the police department is fully staffed and expressed his excitement for the addition of the K9 unit that will be coming in a few weeks.

Council Member Mezzanotte stated there was another fabulous Block Party last week. He is concerned about safety during the night hours due to all the construction around the City.

Council Member Anglin stated his appreciation of Director Carden's hard work with the City rentals.

Mayor Report:

Mayor Asbridge stated the City has grown and expressed his appreciation to Staff for all their hard work.

ADJOURNMENT WORK SESSION:

Mayor Asbridge adjourned the work session at 7:31 p.m.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Asbridge called the voting session to order at 7:31 p.m.

PUBLIC COMMENTS:

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

Mrs. McLincha is concerned about the volume of the music that can be heard from the Farmer's Market Pavilion during City events taking place and she would like consideration of a noise ordinance.

Charles Mull, 5918 Mitchell Street, Flowery Branch, GA 30542

Mr. Mull would like to encourage the City to publish the water sewer increases as soon as possible prior to the increase taking effect.

CONSENT AGENDA:

- Consider October 20, 2022 City Council Meeting Minutes
- Consider Mayor Asbridge Per Diem for October 2022

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

MOTION: Joe Anglin

SECOND: Oliver McClellan

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

NAYS: None

Motion carried

UNFINISHED BUSINESS - VOTING SESSION:

Consider Second Reading of Ordinance 671, An Amendment to the Insurer Licensing Fee

Attorney Bennett read the caption to Ordinance 671, an amendment to the Insurer Licensing Fee.

There was a motion made to approve Ordinance 671.

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

NEW BUSINESS - VOTING SESSION:

Consideration of Contract with Georgia Probation Management, Inc. for Probation Services.

There was a motion made to approve the Contract with Georgia Probation Management and authorize the Mayor to execute said document.

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

Consider Resolution 22-021 for Water Sewer Rate Changes effective January 1, 2023 & July 1, 2023 (January 2023 billing, billed on February 20, 2023)

Attorney Bennett read the caption to Resolution 22-021, for Water Sewer Rate Changes effective January 1, 2023 and July 1, 2023.

There was a motion made to approve Resolution 22-021.

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

EXECUTIVE SESSION:

There was a motion made to enter executive session at 7:40 p.m. for matters related to the acquisition/disposition of real estate, for matters related to certain personnel issues, and for matters related to pending or potential litigation.

MOTION: Chris Mundy

SECOND: Joe Anglin

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 8:30 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 8:30 p.m.

MOTION: Chris Mundy

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