



**City of Flowery Branch
City Council Meeting
Thursday, December 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 Asbridge called the council meeting to order at 6:01 p.m.

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

Also present were Public Works Director Bill Whidden, Tax Clerk Nancy Rodriguez, Community Relations Director Renee Carden, Police Chief Christopher Hulsey, Finance Director Matthew Hamby and City Attorney Ron Bennett.

Absent: City Manager Tonya Parrish, City Clerk Shelia Cooper and Planning and Community Development Director Rich Atkinson.

PLEDGE OF ALLEGIANCE:

Mayor Asbridge led the Pledge of Allegiance.

ADOPTION OF AGENDA:

There was a motion 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:

A Public Hearing to consider Variance Requests submitted by Jason Jackson: Ordinance 678 for 6005 Lights Ferry Road, Ordinance 679 for 6006 Lights Ferry Road, Ordinance 680 for 6010 Lights Ferry Road, Ordinance 681 for 6014 Lights Ferry Road, Ordinance 682 for 6016 Lights Ferry Road, and Ordinance 683 for 6018 Lights Ferry Road, Flowery Branch, GA.

City Attorney Bennett presented a variance request submitted by Jason Jackson regarding six addresses that are eight legal lots of record zoned R-2. The legal lots are 50 feet wide and 100 feet deep.

In Favor:

Jason Jackson, 3883 Carter Road

Against:

None

Council had a discussion regarding the variance request for 6005, 6006, 6010, 6014, 6016, and 6018 Lights Ferry Road, Flowery Branch, GA 30542.

Mayor Asbridge closed the public hearing at 6:15 p.m.

UNFINISHED BUSINESS - WORK SESSION:

Work Session to discuss Ordinance 674, a request for a Conditional Use Permit (CUP) submitted by Coro Realty to build and operate a Self-Storage Facility at 6401 McEver Road.

Public Works Director Bill Whidden presented Ordinance 674, a request for a Conditional Use Permit (CUP) submitted by Coro Realty to build and operate a self-storage facility at 6401 McEver Road.

Council held a detailed discussion with the Barry Dunlop, Paradigm Engineering, 7 Dunwoody Park, Atlanta, GA 30338 regarding the Conditional Use Permit for a self-storage facility at 6401 McEver Road.

NEW BUSINESS -WORK SESSION:

FY2022 Audit Presentation by Rushton LLC.

Clay Pilgrim with Rushton, LLC presented the FY2022 audit and reported there are no material weaknesses, and one significant deficiency were noted in the internal controls of the City of Flowery Branch, Georgia. No instances of material noncompliance or other matters that are required to be reported were noted. There were no material weaknesses or significant deficiencies noted in the internal controls of the City of Flowery Branch, Georgia over the compliance requirements applicable to the major programs.

Consideration of FY2024 Budget Calendar

Budget Manager Krystle Hightower presented FY2024 Budget Calendar for consideration. Training will be offered to all department directors in the process of completing budget workbooks. Department directors will work independently on their budget with Finance assisting as needed.

Consideration of Rejecting All Bids for Wastewater Reclamation Facility Received on July 15, 2022 and Issue a Request for Qualifications (RFQ) for Construction Manager at Risk (CMAR).

Public Works Director Whidden presented a request to consider rejecting all bids received for the Wastewater Reclamation Facility (WRF) and to obtain direction on issuing a request for

qualifications for a Construction Manager at Risk (CMAR). The City of Flowery Branch engaged with Infratec Consultants on February 16, 2017, with task order FBR19001 to design an expansion of its wastewater treatment plant. Infratec Consultants designed the project. Bids were received on July 15, 2022, on this design. The City secured a loan with GEFA for \$23.3M for the engineering and construction of the new WRF. The low bid for the project, a 2.2MGD wastewater treatment plant was \$52M. The city received three bids on the project ranging from \$52,095,000 to \$56,980,000. After much review and a value-engineering effort performed by ESG, Engineering, Inc., the recommendation is to reject all bids, redesign the project (a separate item to be considered by Council), and issue a request for qualifications (RFQ) for a Construction Manager at Risk (CMAR). CMAR is an alternate deliver approach (from design build, or design, bid, build). By utilizing this approach, the City will bring on a contractor for the project early in the process and the contractor will work very closely with the City and the City's engineer. Estimations of costs will be given during the design phase, and the contractor will provide a guaranteed maximum price at 80% design. The construction manager will be presented to Council for award after the RFQ responses are received.

Consideration of Purchasing Two (2) Fleet Vehicles Using SPLOST VIII Funds for Public Safety and the Local Resources Fund for Community Development.

Police Chief Hulsey presented a request to consider purchasing two (2) fleet vehicles using SPLOST funds for Public Safety and the Local Resources Fund for Community Development. The last time the Police Department purchased a fleet vehicle was in FY 2021. SPLOST VIII has funding for public safety vehicles. The three (3) additional positions approved for the police department in July 2022 and a vehicle with engine issues have all put the police department in a bind. Planning Director Mr. Atkinson and City Manager Parrish did approve of reassigning one (1) vehicle that was not a City-marked vehicle for the Task Force Position earlier this fiscal year. Planning Director Atkinson's vehicle now needs to be replaced for the building official position. Therefore, the City needs two vehicles, one for the police department and one for the building official. The price for the public safety vehicle is approximately \$44,900 and the city will use State Contract #99999-001-SPD0000183. The price for the building official's vehicle is approximately \$38,500 and will be purchased under state contract #99999-SPD-ES40199373.

Consideration of Resolution 22-022 Fourth Quarter Budget Amendment FY2022

Budget Manager Krystle Hightower presented Resolution 22-022, Fourth Quarter Budget Amendment FY2022. A budget is balanced when the sum of estimated revenues and appropriated fund balances is equal to expenditure/expense appropriations for each applicable fund. Revenue estimates and governmental needs change throughout the year which requires approval from Council for said budget amendments.

DEPARTMENT REPORTS:

Community Relations Director Report:

Community Relations Director invited citizens to events happening in the City.

Police Chief Report:

Police Chief Hulsey reported the Seventeenth Annual Shop with a Cop was a success. The police department took nineteen children to shop with our Flowery Branch Police Department. He thanked Renee Carden, Jake Xayavong and the many donors who contributed to make this the most successful Shop with a Cop to date.

Council Report:

Council Member Mundy reminded citizens of the road closures for the 5K race.

ADJOURNMENT WORK SESSION:

Mayor Asbridge adjourned the work session at 7:25 p.m.

VOTING SESSION AGENDA

CALL VOTING SESSION TO ORDER:

Mayor Asbridge called the voting session to order at 7:25 p.m.

PUBLIC COMMENTS:

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

Mr. Weber is concerned about the wastewater treatment plant and the possibility of reworking the design of the wastewater treatment plant.

UNFINISHED BUSINESS - VOTING SESSION:

Consider the Second Read of Ordinance 672, a request submitted by BLT Martin Road, LLC for a Conditional Use Permit (CUP) to construct a self-storage facility at 4153 Falcon Parkway.

City Attorney Bennett read the caption to Ordinance 672.

There was a motion to Table Ordinance 672 until January 5, 2023 City Council Meeting.

MOTION: Joe Anglin

SECOND: Oliver McClellan

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

NAYS: None

Motion carried

Consider Second Reading of Ordinance No. 677 Establishing Director of Public Works and Utilities, Manager of Public Works, and Manager of Public Utilities

City Attorney Bennett read the caption to Ordinance 677.

There was a motion to approve Ordinance 677.

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

Council Member Anglin wanted to note this is not three new positions but three positions that are being adjusted with new titles.

NEW BUSINESS - VOTING SESSION:

Consideration of FY2024 Budget Calendar

There was a motion to approve FY2024 Budget Calendar as presented.

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

Consideration of Rejecting All Bids for Wastewater Reclamation Facility Received on July 15, 2022 and Issue a Request for Qualifications (RFQ) for Construction Manager at Risk (CMAR).

There was a motion to reject all the bids for the wastewater plant and direct staff to issue a request for qualifications for Construction Manager at Risk (CMAR).

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

Council Member Anglin stated that this is not a knee jerk reaction and there have been many discussions regarding this consideration.

Mayor Asbridge stated there will be some design changes that will soften the blow and be less.

Council Member Mezzanotte stated that the technology has changed, and the new facility will be designed around newer technology.

Consideration of Purchasing Two (2) Fleet Vehicles Using SPLOST VIII Funds for Public Safety and the Local Resources Fund for Community Development.

There was a motion to approve two new fleet vehicles with funding coming from SPLOST VIII and the Local Resources Fund.

MOTION: Chris Mundy

SECOND: William McDaniel

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

NAYS: None

Motion carried

Consideration of Resolution 22-022 Fourth Quarter Budget Amendment FY2022

Attorney Bennett read the caption.

There was a motion to approve Resolution 22-022.

MOTION: Joe Anglin

SECOND: Oliver McClellan

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

NAYS: None

Motion carried

EXECUTIVE SESSION: There was no executive session.

ADJOURNMENT:

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

MOTION: Oliver McClellan

SECOND: Joe Anglin

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

NAYS: None

Motion carried

Ed Asbridge, Mayor

Date

Shelia Cooper, City Clerk