



City of Flowerly Branch
Special Called City Council Meeting
Saturday, February 7, 2026, 2:00 PM
Georgia Mountains Regional Commission, 1310 West Ridge Road
Gainesville, GA 30503



Call Work Session to Order:

Mayor McClellan called the meeting to order at 2:00 p.m.

Present: Mayor McClellan and Council Members Chris Mundy, Joseph Mezzanotte, William McDaniel, Charles Vanderbilt, and Pete Lena.

Also present were City Manager Tonya Parrish, City Clerk Shelia Cooper, Planning and Community Development Director Chris McCrary, Finance Director Matthew Hamby, and City Attorney Ted Baggett.

Pledge of Allegiance:

Mayor McClellan 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: Chris Mundy, Joseph Mezzanotte, William McDaniel, Charles Vanderbilt, Pete Lena

Nays: None

Result: passed

New Business - Work Session:

a. FY2027 Budget Discussion

Director Hamby presented the Fiscal Year 2027 budget discussion, outlining the budget process, key steps, and an accompanying timeline. He shared historical population statistics along with projected growth estimates and explained how these trends could affect the city's financial outlook. The primary focus areas include public safety, infrastructure improvements, internal operations, financial stability, and economic development. He also provided an overview of the General Fund's revenues and expenditure. Flowerly Branch population versus employee growth and gave an overview of the employee positions that have been requested for FY2027. He provided an update on the current capital projects and the FY2027 capital funding summary.

b. TAD Discussion

Gary Mongeon, KB Advisory Group, presented strategies to maximize the remaining life of the Tax Allocation District (TAD). The overview focused on Flowery Branch Tax Allocation District #1, which includes the Old Town and the Commercial Gateways. Tax Allocation District #1 was adopted and certified with a base digest of \$18,049,333 as of December 31, 2007. The City and Hall County entered into an Inter-Governmental Agreement (IGA) on September 25, 2008. The City sought consent from the School District in 2008 and 2009 but was unsuccessful. Key provisions in the County IGA include: “The Agreement shall remain in full force and effect until all TAD Bonds and other redevelopment costs have been paid in full” and the TAD is dissolved.

The 2025 TAD digest exceeded \$231.25 million. The TAD Fund balance at the close of FY 2026 is projected to be approximately \$1,850,000. In 2020, the City and the GHEDA issued \$4,995,000 maturing on April 1, 2039. This commitment requires the County to participate in the TAD for at least thirteen more years, including 2026.

He outlined the key risks that could affect future TAD revenue forecasts. Additional analysis should be completed before any final decisions are made about issuing bonds that would rely on TAD revenue for repayment.

Executive Session:

There was a motion made to enter executive session 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 at 3:51 p.m.

Motion: Chris Mundy
Second: William McDaniel
Ayes: Chris Mundy, Joseph Mezzanotte, William McDaniel, Charles Vanderbilt, Pete Lena
Nays: None
Result: passed

There was a motion made to exit executive session at 5:27 p.m.

Motion: Charles Vanderbilt
Second: William McDaniel
Ayes: Chris Mundy, Joseph Mezzanotte, William McDaniel, Charles Vanderbilt, Pete Lena
Nays: None
Result: Passed

There was a motion made to engage Baggett & Hartley, LLC to serve as City Attorney effective February 14, 2026.

Motion: Chris Mundy
Second: William McDaniel
Ayes: Chris Mundy, Joseph Mezzanotte, William McDaniel, Charles Vanderbilt, Pete Lena
Nays: None
Result: Passed

c. Flowery Branch Authority Discussion

Director McCrary reviewed the purpose and functions of a Downtown Development Authority (DDA), noting it is a separate legal entity that supports downtown revitalization through financing tools, property transactions, and redevelopment efforts. DDAs assist with business recruitment, events, long-term planning, and economic development.

Attorney Baggett emphasized the DDA's independent authority, its compliance with state rules, and that dissolving it would transfer all assets and liabilities back to the City.

d. Public Hearing Procedures Discussion

Director McCrary provided a brief overview of the procedures for public hearings, work sessions, and voting sessions.

e. Planning and Zoning — PUD, Variances, and UDC Discussion

Director McCrary led a brief discussion on updating the Unified Development Code (UDC), noting that the goal is to reorganize the existing code, identify discrepancies, address legal vulnerabilities, and improve overall usability.

Attorney Baggett provided an overview of the current variance standards and recommended that the variance requirements be rewritten.

Director McCrary also requested directions from the Council to develop a new PUD code intended to bridge the gap between R-2 and TND zoning districts.

f. Per Diem Discussion

Attorney Baggett led a brief discussion on Per Diem eligibility, noting that the current master eligibility list dates back to 2014 and requesting guidance on whether it should be updated.

Adjournment:

There was a motion made to adjourn the meeting at 7:38 p.m.

Motion: Chris Mundy
Second: William McDaniel
Ayes: Chris Mundy, Joseph Mezzanotte, William McDaniel, Charles Vanderbilt, Pete
Lena
Nays: None
Result: passed