



**City of Flowery Branch
City Council Meeting
Thursday, April 16, 2026, 6:00 PM
5410 Pine Street
Flowery Branch, GA 30542**



Call Work Session to Order:

Mayor McClellan called the meeting to order at 6:00 p.m.

Present: Mayor McClellan and Council Members Chris Mundy, Joseph Mezzanotte, Charles Vanderbilt

Also present were City Manager Tonya Parrish, City Clerk Shelia Cooper, Finance Director Matthew Hamby, Human Resources Director Krystle Hightower, Planning & Community Development Director Chris McCrary, Fun Director Renee Carden, Public Utilities Director Peter Woerner, Public Works Director Bill Whidden, Deputy Police Chief John Powell, City Planner Dani Nash, Budget & Purchasing Manager Nancy Rodriguez, and City Attorney Ted Baggett.

Absent: Council Members William McDaniel and Pete Lena

Pledge of Allegiance:

Mayor McClellan led the Pledge of Allegiance.

Adoption of Agenda:

There was a motion made to remove Discussion of Alcohol Ordinance Amendments from the agenda.

Motion: Joseph Mezzanotte
Second: Chris Mundy
Ayes: Chris Mundy, Joseph Mezzanotte, Charles Vanderbilt
Nays: None
Result: passed

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

Motion: Joseph Mezzanotte
Second: Chris Mundy
Ayes: Chris Mundy, Joseph Mezzanotte, Charles Vanderbilt
Nays: None
Result: passed

Awards & Recognitions: There were no awards or recognitions.

Public Hearing: There were no public hearings.

Unfinished Business - Work Session: There was no unfinished business.

New Business - Work Session:

- a. Consideration to Award Bid #26-003 to Pro Pump Solutions, LLC for the White Horse Creek Lift Station Rehabilitation

Budget Manager Rodriguez presented a request to award Bid #26-003 to Pro Pump Solutions, LLC for the rehabilitation of the White Horse Creek Lift Station located at 6334 Spring Cove Drive. The City of Flowery Branch solicited proposals for new equipment to rehabilitate the existing sanitary sewer lift station. Four (4) proposals were received; however, only three (3) were deemed valid after verification of mandatory pre-bid attendance. The valid proposals were submitted by Cornerstone H2O, Goforth Williamson, Inc. (GWI), and Pro Pump Solutions of America, LLC. Based on the evaluation, Pro Pump Solutions' pump efficiency was rated the highest at 46% compared to 29% for GWI and 20% for Cornerstone H2O.

Council held a discussion with Budget Manager Rodriguez.

- b. Consideration of Executing the Construction Contract with Sol Construction, LLC for the Groundwater Wells #4 & #5 Reactivation Project

Budget Manager Rodriguez presented consideration of executing a construction contract with Sol Construction, LLC for the Groundwater Wells No. 4 and No. 5 Reactivation Project. The project will be funded through a GEFA loan in the amount of \$1,773,855 and Water and Sewer Fund reserves totaling \$1,550,275 for a combined project cost of \$3,324,130.00. The City owns two inactive groundwater wells (Wells No. 4 and No. 5) located on City-owned property at the intersection of Atlanta Highway and Vireo Drive, which were acquired from the State of Georgia to supplement the City's drinking water supply. The City engaged ESG Engineering, Inc. to design and permit the necessary work to reactivate the wells and integrate them into the City's water system. On February 19, 2026, City Council formally recognized Sol Construction, LLC as the lowest responsive and responsible bidder. Since that time, the construction contract documents have been finalized and assembled into a confirmed set, which was presented for Council's consideration.

Council held a discussion with Budget Manager Rodriguez and City Manager Parrish.

- c. Presentation of Policy and Procedures for the Consideration of Ordinances

Director McCrary presented the policy and procedures governing the consideration of ordinances. He noted that at the April 2, 2026, Public Hearing, City Council approved the second reading of an ordinance codifying the procedures for ordinance consideration. In accordance with Code Section 2.12, an ordinance may not be adopted or approved on the same day it is introduced; therefore, a first reading does not require approval or denial. Pursuant to Code Section 35.9, City Council has four options following the conclusion of a public hearing (1) vote to deny ordinance passage, whether on first or second reading, with denial on first reading constituting final action; (2) allow an ordinance with only one reading to advance to a second reading, as any ordinance not denied after the first reading shall automatically advance and appear on the agenda of the next regular meeting; (3) vote to amend an ordinance, with final approval of an amended ordinance requiring an affirmative vote after a second reading; or (4) vote to postpone the second reading or the final vote following a second reading, provided such action occurs within ninety (90) days

of the public hearing.

Council held a discussion with Director McCrary and City Attorney Baggett.

- d. Consideration of Proposed Amendments to the Planned Unit Development (PUD) Conditions, for Purposes of Clarification, Applicable to the Commercial Use Section of Sterling on the Lake, Pursuant to Ordinance 239-N / 240-N.

City Clerk Cooper read the caption for Ordinance 239-N / 240-N.

Planner Nash presented proposed amendments to Ordinances 239-N and 240-N to clarify the permitted uses for Sterling on the Lake out parcels designated for commercial use on the Planned Unit Development (PUD) master plan. The Department of Planning and Community Development have met with developers interested in these parcels, including proposals for convenience stores. Under the approved PUD ordinances, the parcels are limited to uses consistent with the Neighborhood Shopping (NS) zoning district. While the current NS zoning code prohibits convenience stores, with or without fuel pump stations, such uses were not expressly prohibited at the time the PUD ordinances were originally adopted. The proposed amendments clarify that convenience stores, with or without fuel pumps, are not permitted on the subject properties.

Council held a discussion with Planner Nash and City Attorney Baggett.

Department Reports:

Department of Fun Report

Director Carden noted upcoming events in the city.

Planning Department Report

Director McCrary advised there will be a presentation of the draft Comprehensive Plan at the May 7th Council Meeting.

Public Utilities Report

Director Woerner advised that May 4th is recognized as Water Professionals Appreciation Day.

Council Report

Council Member Mundy invited residents to attend the cleanup day on Saturday, April 25th.

Adjournment Work Session:

Mayor McClellan adjourned the work session at 6:31 p.m.

Voting Session Agenda

Call Voting Session to Order:

Mayor McClellan called the voting session to order at 6:31 p.m.

Public Comments: There were no public comments.

Consent Agenda:

- Consider March 2026 Per Diem for Mayor McClellan
- Consider March 2026 Per Diem for Council Member Mezzanotte
- Consider April 2, 2026, City Council Meeting Minutes

There was a motion made to approve the Consent Agenda.

Motion: Chris Mundy
Second: Joseph Mezzanotte
Ayes: Chris Mundy, Joseph Mezzanotte, Charles Vanderbilt
Nays: None
Result: passed

Unfinished Business - Voting Session: There was no unfinished business – voting session.

New Business - Voting Session:

- a. Consideration to Award Bid #26-003 to Pro Pump Solutions, LLC for the White Horse Creek Lift Station Rehabilitation

There was a motion made to approve Bid #26-003 White Horse Creek Lift Station Rehabilitation Award the Contract to Pro Pump Solutions of America, LLC in the amount of \$64,505.80.

Motion: Charles Vanderbilt
Second: Chris Mundy
Ayes: Chris Mundy, Joseph Mezzanotte, Charles Vanderbilt
Nays: None
Result: passed

- b. Consideration of Executing the Construction Contract with Sol Construction, LLC for the Groundwater Wells #4 & #5 Reactivation Project

City Manager Parrish recommended this item be postponed to the May 7th meeting to allow staff time to verify the project budget and the funding sources.

There was a motion made to postpone the consideration of executing the Construction Contract with Sol Construction, LLC until the May 7, 2026, City Council Meeting.

Motion: Joseph Mezzanotte
Second: Chris Mundy
Ayes: Chris Mundy, Joseph Mezzanotte, Charles Vanderbilt
Nays: None
Result: passed

- c. Consideration of Proposed Amendments to the Planned Unit Development (PUD) Conditions, for Purposes of Clarification, Applicable to the Commercial Use Section of Sterling on the Lake, Pursuant to Ordinance 239-N / 240-N.

City Clerk Cooper read the caption for Ordinance 239-N / 240-N.

There was a motion made to approve the first reading of Ordinance 239-N / 240-N.

City Attorney advised Council to amend this motion to coincide with the new ordinance procedures.

There was a motion made to advance Ordinance 239-N / 240-N to the Second Reading.

Motion: Joseph Mezzanotte
Second: Chris Mundy
Ayes: Chris Mundy, Joseph Mezzanotte, Charles Vanderbilt
Nays: None
Result: passed

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 6:36 p.m.

Motion: Joseph Mezzanotte
Second: Chris Mundy
Ayes: Chris Mundy, Joseph Mezzanotte, Charles Vanderbilt
Nays: None
Result: passed

There was a motion made to exit the executive session at 7:38 p.m.

Motion: Chris Mundy
Second: Joseph Mezzanotte
Ayes: Chris Mundy, Joseph Mezzanotte, Charles Vanderbilt
Nays: None
Result: passed

There was a motion made to appoint the City Attorney to serve as the City's Case Coordinator in the Annexation Arbitration Case of 4651 & 4665 Hog Mountain Road currently pending with the Department of Community Affairs.

Motion: Chris Mundy
Second: Charles Vanderbilt
Ayes: Chris Mundy, Joseph Mezzanotte, Charles Vanderbilt
Nays: None
Result: passed

Adjournment:

There was a motion made to adjourn the meeting at 7:40 p.m.

Motion: Chris Mundy
Second: Josphe Mezzanotte
Ayes: Chris Mundy, Josphe Mezzanotte, Charles Vanderbilt
Nays: None
Result: passed

Oliver McClellan
Mayor

Date

Shelia Cooper
City Clerk

