



**City of Flowery Branch
City Council Meeting
Thursday, June 4, 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, and Pete Lena.

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

Absent: Council Member William McDaniel

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

Awards & Recognitions: There were no awards or recognitions.

Public Hearing:

a. FY2027 Proposed Budget Public Hearing

Director Hamby presented the proposed FY2027 budget as required by state law. He explained that the budget is designed to support the City's key priorities, including public safety, infrastructure improvements, internal controls, financial stability, and economic development. Notable items in the proposed budget include full implementation of the Classification and Compensation Study, up to a 3% merit increase based on annual performance evaluations, and two proposed positions: an Assistant City Manager and a shared position to support the Human Resources and City Clerk's offices.

On the revenue side, property tax revenue remains uncertain; therefore, estimates are based on a 3% increase over FY2026 actuals. Local Option Sales Tax revenue is projected to remain flat due to expectations of a slowing economy, while other revenue categories are expected to increase slightly or remain stable based on historical trends and approved residential growth. Fund balance is projected to decline due to reduced transfers to capital projects. Water and Sewer Fund revenues are expected to increase as a result of growth and approved rate adjustments, and the Employee Benefits Fund is projected to increase to support the proposed staffing additions.

Expenditures across several departments are projected to increase primarily due to the proposed positions, implementation of the compensation study, and merit adjustments. The City Manager, Finance, City Clerk, and Human Resources budgets reflect increases related to staffing and information technology costs. The Planning Department budget reflects a decrease due to the elimination of a third-party inspector. The Water and Sewer Fund include higher costs associated with wastewater expansion debt payments, and the Employee Benefits Fund reflects a modest increase to account for additional personnel.

There being none in favor or opposition, Mayor McClellan closed the public hearing at 6:12 p.m.

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

New Business - Work Session:

- a. Consider Awarding the 2026 Road Resurfacing Improvements Project Contract to the Low Bidder, Allied Paving Contractors, in the Amount of \$777,000.00.

Budget & Purchasing Manager Rodriguez presented the proposed contract for the 2026 Road Resurfacing Improvements Project. She reported that Allied Paving Contractors, Inc. submitted the lowest bid in the amount of \$777,000.00, and ESG Engineering recommended awarding the contract to that firm.

The Notice of Award was submitted to Council for consideration. If approved, ESG Engineering will coordinate execution of the contract documents with Allied Paving Contractors and move forward with the construction phase of the project. Funding for the work will be provided through the Annual Road Paving project included in the FY2026 Budget, which currently has an available balance of \$2,010,063.94.

Department Reports:

- c. Department of Fun Report

Director Carden noted upcoming events and provided an update on the fence being installed along Railroad Avenue along with updates on the Caboose renovations.

h. Public Utilities Report

Director Woerner provided an update on the sewer plant facilities expansion.

Adjournment Work Session:

Mayor McClellan adjourned the work session at 6:18 p.m.

Voting Session Agenda

Call Voting Session to Order:

Mayor McClellan called the voting session to order at 6:18 p.m.

Public Comments:

Marc Melkerson, 5211 Spring Street, Flowery Branch, Georgia 30542

Mr. Melkerson expressed concern about Ordinance 786, and questioned whether the city may be making it too easy to alter architectural standards and the character of the community in support of development.

David Worrell, 5973 Lights Ferry Road, Flowery Branch, Georgia 30542

Mr. Worrell thanked the City and Public Works Department and Utility Billing staff for helping identify a water leak and for responding promptly to repair it.

Consent Agenda:

- a. Consider May 21, 2026 City Council Meeting Minutes
- b. Consider Council Member Mezzanotte May 2026 Per Diem

There was a motion made to approve the consent agenda.

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

Unfinished Business - Voting Session:

- a. Second Read to Consider Ordinance 786 to Add a Definition for Mixed-Use Residential Over Business and add Mixed-Use Residential Over Business to Table 9.1
City Clerk Cooper read the caption for Ordinance 786.

There was a motion made to approve the second reading of Ordinance 786.

Motion: Chris Mundy
Second: Pete Lena

Council held a discussion regarding Ordinance 786 prior to the vote.

Ayes: Chris Mundy, Pete Lena
Nays: Joseph Mezzanotte, Charles Vanderbilt
Result: tie

The vote was a tie with 2 in favor and 2 in opposition. Mayor McClellan voted as a tie breaker.

Ayes: Chris Mundy, Pete Lena, Oliver MCCellan
Nays: Joseph Mezzanotte, Charles Vanderbilt
Result: passed

New Business - Voting Session:

- a. Consider Awarding the 2026 Road Resurfacing Improvements Project Contract to the Low Bidder, Allied Paving Contractors, in the Amount of \$777,000.00.

There was a motion made to approve awarding 2026 Road Resurfacing Improvements Project Contract to the low bidder, Allied Paving Contractors, in the amount of \$777,000.00.

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

- b. Consider the Lease Agreement for 5521 Main Street with Madame Hangover.
There was a motion made to approve the Lease Agreement for 5521 Main Street with Madame Hangover.

Motion: Chris Mundy
Second: Pete Lena
Ayes: Chris Mundy, Joseph Mezzanotte, Charles Vanderbilt, Pete Lena
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 6:27 p.m.

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

There was a motion made to exit executive session at 6:45 p.m.

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

Mayor McClellan advised during executive session that it became necessary to add an item to the agenda.

There was a motion made to purchase real estate with South Hall LLC.

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

Adjournment:

There was a motion made to adjourn the meeting at 6:45 p.m.

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

Oliver McClellan
Mayor

Date

Shelia Cooper
City Clerk