City of Flowery Branch
City Council Meeting
Thursday, June 18, 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 Works Director Bill Whidden, Public Utilities Director Peter Woerner, Fun Director Renee Carden, Planning & Community Development Director Chris McCrary, Police Chief Chris Hulsey, 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:	Chris Mundy
Second:	Pete Lena
Ayes:	Chris Mundy, Joseph Mezzanotte, Charles Vanderbilt, Pete Lena
Nays:	None
Result:	passed

Awards & Recognitions: There were no awards or recognitions.

Public Hearing:

a. **Public Hearing and First Read for Consideration of Ordinances 702-A and 715-A to Modify Rezoning Approval Conditions at Hemingway Subdivision Concerning Perimeter Fencing**

City Clerk Cooper read the captions for Ordinances 702-A and 715-A.

Director McCrary presented Ordinances 702-A and 715-A, which would modify the rezoning approval conditions for Hemingway Subdivision at the intersection of

Spring St. & Gainesville St. The applicant is requesting to remove the required privacy fencing behind Lot 3 and Lots 39-46, to be replaced with existing vegetation and targeted replanting of any areas that have gaps in existing vegetation.

Applicant proposes the following to Ordinance 702A Revision of Conditions:

- Proposed change to Condition 5C is to allow the placement of a privacy fence rather than the design described in sub conditions a-d.
- Proposed change to Condition 9: After development, the area behind lots 3-8 is heavily vegetated and screens the adjoining property. Also, there is a drainage swale along this shared property line, which preexisted prior to development, with a large elevation change between the rear property line of the Hemingway lots with the adjoining properties. The request is to amend the condition to read to add 3 evergreen trees on lots 3, and 9-15 inclusive, in the side (3) or rear yards of lots 9-15. Trees to be 6 – 8’ at time of planting and placed out of any drainage swale or area. Granting this request will allow an evergreen screen to grow over time, while not impacting the existing and preserved screening between lots 3-8.

Applicant proposes the following to Ordinance 715A Revision of Conditions:

- Proposed change to Condition 5C is to allow the placement of a privacy fence rather than the design described in sub conditions a-d.
- Condition 8 on 715 called for a fence behind lots 39-48 to screen the neighbors. We have installed a fence approved by city staff behind lots 46-51 to screen the neighbors. Lots 39-46 have a wooded buffer between the city property that adjoins these lots. Also, there is a significant change in elevation between the Hemingway lots and the city property. A fence will do little to screen this change. Our request is to amend the condition to read to add evergreen trees, 16-20’ on center between lots 39-46 at the top of the shared property line. Granting this request will allow an evergreen screen to grow over time, while not impacting the existing and preserved screening in place.

Staff recommend Condition 5C remain as originally written. Staff recommend approval of the proposed revision to Condition 9 to now read as the following: “In lieu of installing a privacy fence, add evergreen trees and shrubs planted in staggered rows on lots 3, and 9-15 inclusive, in the side (3) or rear yards of lots 9-15. Trees to be 6 – 8’ at time of planting and placed out of any drainage swale or area. Final landscape plan, including density, species and placement, shall be reviewed and approved by the Director of Planning and Community Development.”

Staff recommend Condition 5C remain as originally written. Staff recommend approval of the proposed revision to Condition 8 to now read as the following: “In lieu of installing a privacy fence, add evergreen trees and shrubs planted in staggered rows on lots 39-46. Trees to be 6 – 8’ at time of planting. Final landscape plan, including density, species and placement, shall be reviewed and approved by the Director of Planning and Community Development.

Council held a discussion with Director McCrary.

In Favor:
Developer Corbitt Woods, Walker Anderson Homes, 390 Brogdon Road, Suwanee, Georgia 30024
Phil Strickland, 5406 Gainesville, Georgia 30542
Eric McBrayer, 5570 Spring Street, Flowery Branch, Georgia 30542
Abby McBrayer, 5570 Spring Street, Flowery Branch, Georgia 30542
Sandra Hinkey, Lot 45 is under contract, Flowery Branch, Georgia 30542

There being no opposition, Mayor McClellan closed the public hearing at 6:33 p.m.

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

New Business - Work Session:

a. **Presentation: Update on Gaines Ferry/McEver Road Roundabout**

Andrew Swicegood, ESG Engineering presented an update on the Gaines Ferry and McEver Road roundabout. The project is ninety to ninety-five percent complete. The remaining items before completion are splitter islands, final striping, landscape and grading and should be completed in late July or early August.

b. **Consideration to Award Contract to Inspire Placemaking Collective, Inc. for Bid #26-006 Professional Services for the Development of a Unified Development Code**

Budget and Purchasing Manager Nancy Rodriguez presented the proposed contract award to Inspire Placemaking Collective, Inc. for Bid #26-006, Professional Services for the Development of a Unified Development Code. Director McCrary introduced Sarah Sinatra Gould of Inspire Placemaking Collective, who provided additional details regarding the project rationale, process, scope, and next steps. The Unified Development Code will consolidate the City’s existing zoning, subdivision, land development, and related ordinances into one cohesive document. This effort will reduce redundancies, address inconsistencies, and create a regulatory structure that is easier to interpret and administer. The code will emphasize clarity and usability through concise language, consistent formatting, and user-friendly tools such as tables, graphics, and examples. These improvements will enhance accessibility for City staff, developers, elected officials, and the public while promoting transparency and ease of use.

Council held a discussion with Ms. Gould and Director McCrary.

c. **Consider Resolution 26-011 To Adopt the Fiscal Year 2027 Annual Budget and Related Fiscal Plans and Policies**

City Clerk Cooper read the caption for Resolution 26-011.

Director Hamby presented Resolution 26-011 to adopt the fiscal year 2027 annual budget and related fiscal plans and policies. The budget is designed to support the City's key priorities, including public safety, infrastructure improvements, internal controls, financial stability, and economic development. Full implementation of the classification and compensation study, including starting pay for police officers at $60,000+; up to a three percent merit based on annual review; proposed two new positions for an assistant city manager and a shared position for City Clerk and Human Resources Department.

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.

Mayor McClellan provided an analysis of the classification and compensation study.

Council held a discussion with Director Hamby.

d. **Consider Resolution 26-012 FY2026 Delinquent Property Tax Write-off**

City Clerk Cooper read the caption for Resolution 26-012 for delinquent property tax write-offs.

Director Hamby presented Resolution 26-012 to write off delinquent property taxes for tax years 2018 and earlier and to seek guidance from Council on issuing tax liens or conducting tax sales on currently (prior to 2025) delinquent property taxes.

Council held a discussion with Director Hamby.

e. **Consider Resolution 26-013: Reimbursement Resolution for Acquisition of Old Town Project**

City Clerk Cooper read the caption for Resolution 26-013 for reimbursement resolution for the acquisition of the Old Town Project.

City Manager Parrish presented Resolution 26-013 that establishes the City's intent to reimburse itself for eligible land acquisition costs for parcels located at 5611, 5615, and 5621 Church Street using the remaining 2020 TAD Bond proceeds. There is $589,861 remaining in the 2020 TAD Bond Project Fund. Approval of this resolution will authorize the City to draw down these remaining funds to reimburse the General Fund for eligibility acquisition costs associated with the Old Town Project. The City is actively acquiring strategically located parcels to support and expand the Old Town redevelopment area, a priority economic development initiative. These acquisitions are being funded initially with

General Fund dollars due to timing of transactions and closing requirements. The 2020 TAD Bonds were issued specifically to support redevelopment activities, including land acquisition, within the Old Town Project area. The 2020 TAD Project Fund has a remaining balance of approximately $589,861, plus any interest earnings to date, all of which are eligible for reimbursement of qualified redevelopment expenditures and should be fully utilized for intended project purposes. Federal tax regulations require the City to formally declare its intent to reimburse itself within a specific timeframe (generally within 18 months of the expenditure) in order to legally use bond proceeds for reimbursement. Adoption of this resolution ensures compliance with IRS requirements and preserves the City's ability to recover General Fund expenditures. Failure to adopt this resolution could result in the City being unable to reimburse itself, thereby requiring these land acquisition costs to remain in the General Fund rather than being appropriately allocated to the TAD Project. Bond counsel, Tread Syfan, has prepared the reimbursement resolution and confirmed it is appropriate for governmental purposes. He has advised that the City will need to amend the existing installment sale agreement associated with the 2020 bonds to formally address the governmental use of the property. Disbursement from the Project Fund cannot occur until this amendment is approved and executed by both the City and the Development Authority. Bond counsel is in the process of preparing the necessary amendment documents in coordination with the City Attorney.

Council held a discussion with City Manager Parrish.

Department Reports:

<u>Department of Fun Report</u>

Director Carden noted upcoming events.

<u>Police Department Report</u>

Chief Hulsey reported Officer Ken Nix is retiring after thirty-nine years of police service but will continue to serve as the volunteer sergeant for the police reserve program. He reported a successful four-day operation from June 3 - 6, involving over sixty local, state, and federal agencies resulted in fifty-nine arrests, serving eleven outstanding warrants, and five citations issued to businesses for selling alcohol to a minor. Finally, he reported the Flowery Branch Police Department officially became a state certified agency as of June 17, 2026, one of only one hundred forty-five certified agencies in Georgia. A formal presentation by the Georgia Association of Chiefs of Police is scheduled for the July 16th Council Meeting.

<u>Council Report</u>

Council Member Mundy reported a great police report, and the gateway signs look great.
Council Member Mezzanotte reported that what the police department has accomplished is outstanding.
Council Member Vanderbilt stated he appreciates the Police Chief and the police department.
Council Member Lena voiced his agreement with an amazing police department report.

Adjournment Work Session:

Mayor McClellan adjourned the work session at 7:30 p.m.

Voting Session Agenda

Call Voting Session to Order:

Mayor McClellan called the voting session to order at 7:30 p.m.

Public Comments: There were no public comments.

Consent Agenda:

a. Consider Mayor McClellan May 2026 Per Diem
b. Consider Council Member Vanderbilt Per Diem for February, March, April, and May 2026
c. Consider June 4, 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, Pete Lena
Nays:	None
Result:	passed

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

New Business - Voting Session:

a. **First Read for Consideration of Ordinances 702-A and 715-A to Modify Rezoning Approval Conditions at Hemingway Subdivision Concerning Perimeter Fencing.**

Council Member Vanderbilt made a motion to Table Ordinance 702-A and 715-A until all property owners were notified. Mayor McClellan asked the City Clerk to read the caption.

City Clerk Cooper read the captions for Ordinances 702-A and 715-A.

There was a motion made to Table Ordinances 702-A and 715-A.

Motion:	Charles Vanderbilt
Second:	None
Ayes:	None
Nays:	None
Result:	failed

There was a motion made to advance Ordinances 702-A and 715-A.

Motion:	Joseph Mezzanotte
Second:	Pete Lena
Ayes:	Chris Mundy, Joseph Mezzanotte, Pete Lena
Nays:	Charles Vanderbilt
Result:	advance

b. **Consideration to Award Contract to Inspire Placemaking Collective, Inc. for Bid #26-006 Professional Services for the Development of a Unified Development Code**

There was a motion made to award a Contract to Inspire Placemaking Collective, Inc. for Bid #26-006 Professional Services for the Development of a Unified Development Code.

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

c. **Consider Resolution 26-011 To Adopt the Fiscal Year 2027 Annual Budget and Related Fiscal Plans and Policies.**

City Clerk Cooper read the caption for Resolution 26-011.

There was a motion made to approve Resolution 26-011 and adopt the Fiscal Year 2027 Annual Budget and Related Fiscal Plans and Policies.

Motion:	Pete Lena
Second:	Chris Mundy

Council held a discussion prior to the vote.

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

d. **Consider Resolution 26-012 FY2026 Delinquent Property Tax Write-off**

City Clerk Cooper read the caption for Resolution 26-012.

There was a motion made to approve Resolution 26-012 to write off delinquent property taxes older than seven years, file FIFA’s, and proceed with any necessary tax sales.

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

e. **Consider Resolution 26-013: Reimbursement Resolution for Acquisition of Old Town Project**

City Clerk Cooper read the caption for Resolution 26-013.

There was a motion made to approve Resolution 26-013 Reimbursement Resolution for the Acquisition of the Old Town Project.

Motion:	Chris Mundy
Second:	Joseph Mezzanotte
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 7:36 p.m.

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

There was a motion made to exit executive session at 8:13 p.m.

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

Adjournment:

There was a motion made to adjourn the meeting at 8:13 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