# City of Flowery Branch
# Council Meeting Minutes
# January 16, 2020 6:00 p.m.
# City of Flowery Branch City Hall
# 5410 Pine Street, Flowery Branch GA, 30542

**CALL WORK SESSION TO ORDER:**

PRESENT: Mayor James Miller and Council Members Chris Mundy, Ed Asbridge, Leslie Jarchow, Joe Anglin and Amy Farah

Also present were City Manager Bill Andrew, City Clerk Melissa McCain, Finance Director Alisha Gamble, City Planner Rich Atkinson, Police Chief David Spillers and Attorney Ron Bennett.

**PLEDGE OF ALLEGIANCE:**

Mayor Miller led the Pledge of Allegiance

**PROCLAMATION** - BRAD KELLER

Mayor Miller presented Kansas City Pitcher and former Flowery Branch alumni Brad Keller with a proclamation and declared January 1, 2020 Brad Keller Day in Flowery Branch.

**PRESENTATION** - Art Presentation - Chad Shore

Manager Andrew reviewed the idea of painting the Railroad Avenue storage building and showed some updated examples considering the comments made from the council at the last meeting.

Manager Andrew reminded the council of issues to consider:

- $10,000 is an excellent price
- Do we want to have this done now so it will work with promoting the coming Main Street Building?
- Should we consider an overall Art Program and a Branding Campaign?
- The Roberts Drive Tank is planned to be The Falcons Tank and the Old Town Tank is planned to be the Flowery Branch Tank.
- Do we need an Arts Advisory Group?

Manager Andrew further review some examples of logos for the painting of the water towers.

Mayor Miller inquired about the possibility of having High School Art Students involved.

Mr. Shore advised that he would be open to working with the schools but that in the past he has done that, but he has had to correct mistakes, or he would outline the drawing and they could paint in the lines.

Councilman Anglin advised that he would like to get the public involved and have an Arts Advisory Group.

Mayor Miller advised that he would like the blues in the example to match the shade of the flowery branch logo.

Councilman Mundy inquired on the timeline for completion.

Mr. Shore advised that it would take about a week.

Councilwoman Farah advised that she would like some feedback from the public prior to making a decision.

Mayor Miller requested three options for the public to review.

Mr. Shore advised that he could have the options to the staff within a week for public feedback.

Mayor Miller inquired if the train could be incorporated in the painting.

Mr. Shore advised that the railroad tracks are right next to the building and this design is a simple, pleasing design and adding tracks is to much. Mr. Shore noted that if the city wanted a train incorporated, it would be an entirely different mural.

Councilwoman Jarchow suggested making the flowers larger to calm the design.

Mayor Miller liked the wording “The Branch” but was not a fan of the flowers.

Mayor Miller thought the design would contain the dogwood flowers as that is the City’s logo.

Councilman Anglin suggested three option with one of those options including a dogwood flower or dogwood flowers on a branch.

*Mary Hall – Cash Roads, Flowery Branch*

Ms. Hall advised that she is part of Vision 2030 and that she would be interested in sitting on the advisory board if one is created.

It was noted that the three options would be submitted to staff for publishing in order to get feedback on a design.

**PUBLIC HEARING:**

There was no public hearing.

**UNFINISHED BUSINESS - WORK SESSION:**

There was no unfinished business.

**NEW BUSINESS -WORK SESSION:**

*Review Elevations for Proposed Townhome Development - 5702 Main Street*

Planner Atkinson reviewed the downtown elevations and noted that he did not have a materials list at the time of the presentation.

Planner Atkinson advised that he did have discussions with Mr. Hill about the ends of the units and making sure that the ends were not just plain walls.

Planner Atkinson further advised that there would be 20 units, 10 on each side of the ally.

*Chris Hill, Hillwood Realty and applicant*

Mr. Hill reviewed some color ideas and noted that the townhomes would be 2000 square feet or

Continuing, Mr. Hill would like a more useable space to break up the blank wall and suggested outdoor seating with some trees and a firepit as opposed to wrap-around porches.

Councilman Anglin inquired on parking.

Mr. Hill advised that there would be two car garages for each unit.

Manager Andrew advised that staff was looking for more brick work

Ms. Hill advised that he can add more brick and noted that they would be overlapping siding to add character as well as board and batten and unique paint jobs.

*Consider December 19, 2019 Meeting Minutes*

Clerk McCain advised that there were no changes.

*Consider January 2, 2020 Meeting Minutes*

Clerk McCain advised that there were no changes.

*Consider - Intergovernmental Agreement with Georgia Emergency Management and Homeland Security Agency (GEMA/HA) for Statewide Mutual Aid and Assistance Agreement*

Chief Spillers reviewed the agreement and advised that this agreement would allow the City to get assistance and give assistance in the case of an emergency.

Chief Spillers advised that this is the third revolution of this agreement with the last one signed in 2016 for a four-year term.

*Consider Resolution 20-002: Installment Agreement for Series 2020 Bonds with Gainesville and Hall Development Authority for Old Town Redevelopment Project*

Finance Director reviewed the history of the downtown redevelopment projects.

Director Gamble noted the importance of the Resolution as follows:

- Resolution 20-002 ensures to all involved that the City is committed to proceed with the financing for the development projects.
- This resolution covers the approval of the installment agreement and the amendment to the TAD intergovernmental agreement with Hall County.
    - Clarifies approved "TAD Financing"
- The Gainesville Hall County Redevelopment Authority will meet to approve their resolution after our City Council takes action through this resolution.
- Terms include:
    - Not to exceed $5.4 million
    - Not to exceed a rate of 5.00%
    - Maximum annual debt service of $450,000
    - Final maturity date of April 1, 2039
- Financing will only be up to the amount deemed necessary.

*Discussion - 8% Hotel Motel Tax*

Manager Andrew advised that Lake Lanier Islands and the City of Oakwood approached the City about increasing the current 5% hotel motel tax to 8%. The City of Gainesville went from 5% to 8% last year.

Manager Andrew reviewed the current split of the hotel motel tax.

5% Now – Divided 2% going to LLCVB ($27,336)*
3% going to FB GF ($41,004)

The additional 3% would be divided with half going to the LLCVB and half going to the City for Tourism Development, about $20,502 for each in additional revenue.

Manager Andrew noted that the LLCVB would like to have the City hire a person for the downtown events as they want to concentrate on tourism and not run the events.

Councilman Mundy advised that he was in favor of the increase.

Mayor Miller inquired if the additional amount could be used for a downtown manager.

Manager Andrew advised that it could be.

Mayor Miller advised that he was in favor of hiring a downtown manager and he would like to see those funds designated for that.

Manager Andrew further noted that a downtown manager could also oversee the Farmers Market.

*Consider - Winterset Land Exchange Agreement*

Manager Andrew reviewed the history of land swap and noted that the property Mr. Hill owned has a significant number of mature trees and the City's Mooney property is flat with no tree value. The Mooney property is further set up for stormwater maintenance if built upon.

Discussions ensued and the City and Mr. Hill felt a swap was a good option for both parties

Manager Andrew continued by stating that the City could utilize the swapped property as a park and spare the mature trees.

Further, Manager Andrew advised that the City had to get appraisals of the properties to be sure that the property the City was getting would have an equal or less value in order to move forward with the swap.

The Appraisals were as follows for Mr. Hill's properties:

| | |
|---|---|
| $297,000 | 5304 Church St. |
| $128,000 | 5405 Mitchell St. |
| $ 75,000 | 5314 Church St. |
| $130,000 | 5410 Chestnut St. |
| **$630,000** | **TOTAL – 1.206 acres** |

Manager Andrew stated that appraisal for the 5702 Main Street (1.406 acres) was $522,00 and the City paid $262,500 for the original 7.23 acres Mooney Site.

Continuing, Manager Andrew stated that the difference in the appraisals is $108,000 in favor of the city which allows for the land swap.

Manager Andrew reviewed a rendering of a possible park for the 1.206-acre site the City will receive in the swap.

Attorney Bennett reviewed the contract itself and advised that closing would be no later than May 29$^{th}$, 2020 and both parties would have until end of April to complete and due diligence.

Manager Andrew advised that the asbestos testing is under $2,200 and removal would be up to $25,000.

*Consider - Lease with Hill Wood Realty, LLC for 5512 Main Street*

Discussed with in conjunction with the American Eagle Lease.

*Consider - Lease with Lend USA, LLC d/b/a American Eagle Mortgage for 5514 Main Street*

Attorney Bennett reviewed the two lease agreements together.

Attorney Bennett reviewed the history of the lease.

These agreements will split the lease of the space between the two entities. Technically the Hill Wood Realty lease is an amendment and the American Eagle lease will be a new lease.

**DEPARTMENT REPORTS:**

City Manager

Manager Andrew reviewed the Mitchell St. Development Opportunity and advised that Tim Bassett Homes has indicated he would be willing and is ready to deposit $50,000 into an account and enter into a Development Agreement with the City for the development of infrastructure along the properties he owns on Mitchell Street. Staff would like to bring this Agreement to the Council for a vote on February 6th.

Manager Andrew continued by stating that the issue with building on the properties is the stormwater infrastructure and the roads are not sufficient.

Manager Andrew reviewed an estimate of $73,075 for improvements which would include surfacing the roads, installing sidewalks and stormwater structures to handle the stormwater.

Mr. Bassett is willing to contribute $50,000 for this endeavor and the City would be responsible for the difference. It was noted that this would be just for 7 lots on Mitchell as opposed to all thirteen lots.

Councilman Anglin was in favor of moving forward with partnering with Mr. Bassett to better this area.

Council Report

Councilwoman Jarchow gave a kudos to the Public Works Department and the City Manager for their recent work on the stormwater issues in Sterling on the Lake during the recent rain event.

**ADJOURNMENT WORK SESSION:**

Mayor Miller adjourned the work session at 7:04 pm

## VOTING SESSION MINUTES

**CALL VOTING SESSION TO ORDER:**

Mayor Miller called the voting session to order at 7:04 pm.

**PUBLIC COMMENTS:**

There were no public comments.

**CONSENT AGENDA:**

- December 19, 2019 Meeting Minutes
- January 2, 2020 Meeting Minutes
- Per Diem - Mike Miller

There was a motion made to approve the consent agenda as presented.

MOTION: Chris Mundy
SECOND: Ed Asbridge
AYES: Chris Mundy, Ed Asbridge, Leslie Jarchow, Joe Anglin, Amy Farah
NAYS: None
Motion carried

**UNFINISHED BUSINESS - VOTING SESSION:**

*Conditional Use Permit submitted by Mr. Calvin Tanner, to operate an auto repair shop as a home occupation*.

Planner Atkinson reviewed the request.

Councilman Asbridge advised that he felt this business does not fit into the downtown residential area but was agreeable to allow Mr. Tanner to operate until December 31, 2020 offering time for Mr. Tanner to relocate to a properly zoned area.

There was a motion made to approve a Conditional Use Permit for Calvin Tanner at 5505 Gainesville Street, Flowery Branch, Ga. 30542 to operate an auto repair shop in a residentially zoned property with the following conditions:

1. Time limit on CUP - CUP is required to be renewed at the same time of occupational tax license beginning June 30, 2020 - Council will review the CUP on June 18, 2020 and decide to allow the occupational tax license to be approved by staff if all the conditions were being met. If renewed the CUP will expire July 1, 2021.
2. Property Appearance - No more than two additional vehicles (meaning vehicles that are not owned and operated by Mr. Tanner or his family) may be parked anywhere on the premises. Cars may be kept in the garage located on Mr. Tanner's property.
3. All vehicles must be fully operational, insured and properly registered.
4. No signage of any kind will be allowed on the premises nor will any vehicular signage be permitted.
5. No additional buildings of any kind shall be permitted to be placed or constructed on the subject property.
6. No outdoor storage of any kind shall be permitted on the subject property.
7. No additional lighting of any kind shall be allowed to be installed on the subject property.
8. No tow trucks allowed to be on the subject property. The CUP is for repair only and does not allow the property to be used for anything above and beyond standard auto and RV repairs. A towing business is not approved as part of this CUP.
9. All oil and other vehicular fluids must be disposed of offsite and shall not be allowed to be stored on the premises.
10. Any proposed fencing must be approved by the Community Development Department prior to construction.
11. Hours of operation shall be limited to 7:00 AM to 9:00 PM.

MOTION: Amy Farah
SECOND: Joe Anglin
AYES: Chris Mundy, Leslie Jarchow, Joe Anglin, Amy Farah
NAYS: Ed Asbridge
Motion carried

**NEW BUSINESS - VOTING SESSION:**

*Intergovernmental Agreement with Georgia Emergency Management and Homeland Security Agency (GEMA/HA) for Statewide Mutual Aid and Assistance Agreement*

There was a motion made to approve the intergovernmental agreement with Georgia Emergency Management and Homeland Security Agency and authorize the Mayor to execute any necessary documents.

MOTION: Joe Anglin
SECOND: Chris Mundy
AYES: Chris Mundy, Ed Asbridge, Leslie Jarchow, Joe Anglin, Amy Farah
NAYS: None
Motion carried

*Resolution 20-002: Installment Agreement for Series 2020 Bonds with Gainesville and Hall Development Authority for Old Town Redevelopment Project*

Attorney Bennett read the caption to Resolution 20-002.

There was a motion made to approve Resolution 20-002: Installment Agreement for Series 2020 Bonds with Gainesville and Hall Development Authority for Old Town Redevelopment Project and authorize the Mayor and/or the City Clerk to sign any necessary documents.

MOTION: Chris Mundy
SECOND: Amy Farah
AYES: Chris Mundy, Ed Asbridge, Leslie Jarchow, Joe Anglin, Amy Farah
NAYS: None
Motion carried

*Lease with Hill Wood Realty, LLC for 5412 Main Street*

There was a motion made to approve the lease agreement amendment with Hill Wood Realty LLC at 5412 Main Street, Flowery Branch, Ga. 30542 and authorize the Mayor to execute the necessary documents.

MOTION: Amy Farah
SECOND: Joe Anglin
AYES: Chris Mundy, Ed Asbridge, Leslie Jarchow, Joe Anglin, Amy Farah
NAYS: None
Motion carried

Lease with Lend USA, LLC d/b/a American Eagle Mortgage for 5414 Main Street

There was a motion made to approve the lease agreement with Lend USA, LLC d/b/a/ American Eagle Mortgage for 5414 Main Street and authorize the Mayor to execute the necessary documents.

MOTION: Joe Anglin
SECOND: Ed Asbridge
AYES: Chris Mundy, Ed Asbridge, Leslie Jarchow, Joe Anglin, Amy Farah
NAYS: None
Motion carried

**EXECUTIVE SESSION:**

There was no executive session.

**ADJOURNMENT:**

There was a motion made to adjourn at 8:09 pm.

MOTION: Amy Farah
SECOND: Ed Asbridge
AYES: Chris Mundy, Ed Asbridge, Leslie Jarchow, Joe Anglin, Amy Farah
NAYS: None
Motion carried