



**City of Flowery Branch  
City Council Meeting  
Thursday, August 6, 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, Budget & Purchasing Manager Nancy Rodriguez, Police Chief Chris Hulsey, and City Attorney Ted Baggett.

Absent: None

**Pledge of Allegiance:**

Mayor McClellan led the Pledge of Allegiance.

**Adoption of Agenda:**

There was a motion made to adopt the agenda.

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

**Awards & Recognitions: There were no awards or recognitions.**

**Public Hearing:**

- a. Consider Millage Rate for Tax Year 2026; Fiscal Year 2027

Budget Manager Nancy Rodriguez presented a consideration to the millage rate for tax year 2026 and fiscal year 2027. This is the second of three public hearings, with the first being held earlier this day and the final one scheduled for August 20, 2026, at 6:00 p.m. The city's current millage rate of 3.247 is the lowest compared to surrounding jurisdictions. The proposal is to maintain this rate, which was rolled back last year. A breakdown showed that

for every tax dollar, Hall County Schools receives 58 cents, Hall County receives 30 cents, and Flowery Branch receives 12 cents. Maintaining the 3.247 rate would generate about \$35,000—\$40,000 in additional revenue to support a -3% budget growth, whereas a full roll-back would result in a \$55,000 revenue reduction.

Council held a discussion with Director Hamby.

There being no one in favor or opposition, Mayor McClellan closed the public hearing at 6:08 p.m.

- b. Public Hearing and First Read to Consider Ordinance 788 that Updates the Municipal Code to Reflect the Transition from Paper-Based Submittals and Processes to a Fully Digital Planning and Development System.

City Clerk Cooper read the caption for Ordinance 788.

Director McCrary presented Ordinance 788, which amends the code to replace paper-based requirements with digital processes for submittals, reviews, and permits. Staff recommended advancing the ordinance to August 20, 2026, for a final vote.

Council held a discussion with Director McCrary. Corrections were noted by Council Member Vanderbilt and Director McCrary will make the requested corrections by the next council meeting.

There being no one in favor or opposition, Mayor McClellan closed the public hearing at 6:15 p.m.

- c. Public Hearing and First Read to Consider Ordinance 789 to Align the City Code with Recently Passed State-Mandated Requirements Governing Plan Review Procedures, Required Timelines, and Standardized Definitions.

City Clerk Cooper read the caption for Ordinance 789.

Director McCrary presented Ordinance 789 to align the city code with recently passed state-mandated requirements governing plan review procedures, required timelines, and standardized definitions. This ordinance updates city code to comply with Georgia Senate Bill 447, which mandates specific timelines for plan reviews. Failure to meet these timelines results in automatic approval. The ordinance also updates definitions like "application" and "material changes" to manage the process.

Council held a discussion with Director McCrary. Corrections were noted by Council Member Vanderbilt and Director McCrary will make the requested corrections by the next council meeting.

There being no one in favor or opposition, Mayor McClellan closed the public hearing at 6:22 p.m.

### **Unfinished Business - Work Session:**

- a. Consider an IGA with Hall County and Flowery Branch for Maintenance of Hog Mountain Road

City Attorney presented an Intergovernmental agreement with Hall County and Flowery Branch for the maintenance of sections of Hog Mountain Road. In exchange, Hall County will drop its objection to the city's annexation of properties at 4651 and 4465 Hog Mountain Road. The City would immediately assume responsibility for the section between Spout Springs and the Cash Road roundabout and later for the section from the roundabout to Falcon Parkway after the county completes scheduled repairs.

Council held a discussion with Attorney Baggett and with Public Works Director Bill Whidden regarding the maintenance of the road.

### **New Business - Work Session:**

- a. Presentation Only - Update on the Wastewater Treatment Plant Expansion Project by Archer Western

Addison Shealy, Archer Western Project Manager, presented an update on the Wastewater Treatment Plan expansion. The project has had zero safety or significant quality incidents with over 15,000 work hours. It is currently three days ahead of schedule, with substantial completion expected in September 2026 and final completion by November 11, 2026. The work is far from over as during the time between substantial and final completion, they will begin functional testing of the membrane system owner punch list and final demo. The plant will effectively start treating wastewater in late September or early October of this year. Approximately ninety percent of the project's value has been billed, with \$330,000 remaining in the owner's contingency. A deductive change order is expected to be returned to the city.

- b. Presentation of Draft Masterplan for Public Safety Complex - Phase I

Andrew Swicegood, PE, ESG Engineering, presented a Masterplan for a new Public Safety Complex on land on Thurmon Tanner and East Main Street. Phase 1 will include a fleet maintenance building and a secure impound lot, with an estimated cost of \$2 million. This phase is prioritized to achieve cost savings on vehicle outfitting. Phase 2 will be a new 16,000 sq. ft. police and municipal court building, estimated to cost \$11–15 million. Funding for Phase 2 has not been identified. The new location is more central and avoids potential police response delays caused by stalled trains.

Council held a discussion with Mr. Swicegood.

- c. Consider Change Order #1 to Contract with Sol Construction, LLC for the Groundwater Wells #4 & #5 Reactivation Project.

Budget Manager Rodriguez presented a no-cost change order request to extend the contract duration for reactivating two groundwater wells from 270 days to 365 days. The extension is needed to accommodate the lead time for fabricating a precast chemical feed building.

- d. Consider Awarding Contract for 26-009 Cove Creek Dr & Spring St Sewer Main Replacement Project to Civil Construction & Utilities, LLC.

Budget Manager Rodriguez presented a contract for a sewer replacement project for Cove

Creek Drive and Springs Street to Civil Construction & Utilities. Eight bids were received for the sewer main replacement project. The contract was recommended for award to the lowest bidder, Civil Construction & Utilities, at \$175,000.00. The 30-day completion schedule was deemed feasible by the engineer, and no performance bond is required by state law for a contract of this size.

Council held a discussion with Budget Manager Rodriguez and Mr. Andrew Swicegood, PE, ESG Engineering.

e. Consideration of Memorandum of Agreement - Hog Mountain Road/Falcon Pkwy Stormwater Improvement Project

City Manager Parrish presented a Memorandum of Agreement with Hall County and the Atlanta Falcons Football Club for implementation of the Hog Mountain Road and Falcon Parkway Stormwater Improvement Project. The agreement formalizes project addition, funding commitments, and cost-sharing responsibilities among the participating parties. The city's contribution is capped at \$20,000 representing about 5.5% of the total project cost of \$341,000.

f. Consider Ordinance 790 – To Establish the Millage Rate for Tax Year 2026; Fiscal Year 2027

City Clerk Cooper read the caption for Ordinance 790.

Director Hamby presented Ordinance 790 to establish the millage rate for tax year 2026; fiscal year 2027 and sets the rate at 3.247 mills, the same as the prior year. The potential long-term revenue impact of House Bill 581, which limits homestead valuation increases, was noted as a factor to monitor.

Council held a discussion with Director Hamby.

## **Department Reports:**

### **City Manager Report**

City Manager Parrish presented the city manager's office and highlighted major city accomplishments, including paving projects, the on-schedule wastewater plant expansion, trail development, and railroad crossing improvements. New initiatives include the adoption of Objectives and Key Results (OKRs) for goal setting and the Finance Department receiving a "triple crown" award. City Manager Parrish presented a video produced by ICMA TV showcasing Flowery Branch's growth and community engagement.

### **City Clerk Report**

City Clerk Cooper advised qualifying for City Council Post 3 will run from August 10 to August 12, 2026, with a fee of \$216.00.

### **Department of Fun Report**

Director Carden noted upcoming events.

### Police Department Report

Chief Hulsey explained the Police Department's participation in the 287(g) program with ICE, stating the goal is to target criminals while allowing discretion for law-abiding residents, ensuring the community feels safe contacting the police.

### Council Report

Council Member Mundy praised the updates on the Wastewater Facility, the video showcased by City Manager Parrish, and the Chief's explanation of the 287(g) program.

Council Member Mezzanotte appreciates everything that happened at the meeting tonight, and he stated that it was a great meeting, great video and great job. He is proud to be in Flowery Branch.

Council Member Vanderbilt shares the same sentiment as the other council members.

Council Member Lena is proud to be a part of Flowery Branch.

### **Adjournment Work Session:**

Mayor McClellan adjourned the work session at 8:04 p.m.

### **Voting Session Agenda**

#### **Call Voting Session to Order:**

Mayor McClellan called the voting session to order at 8:04 p.m.

**Public Comments:** There were no public comments.

#### **Consent Agenda:**

- a. Consider June 18, 2026 City Council Meeting Minutes
- b. Consider July 15, 2026 Special Called City Council Meeting Minutes

There was a motion made to approve the consent agenda.

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

### **Unfinished Business - Voting Session:**

- a. Consider an IGA with Hall County and Flowery Branch for Maintenance of Hog Mountain Road

There was a motion made to approve an IGA with Hall County and Flowery Branch for Maintenance of Hog Mountain Road.

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

### **New Business - Voting Session:**

- a. Consider Change Order #1 to Contract with Sol Construction, LLC for the Groundwater Wells #4 & #5 Reactivation Project.

There was a motion made to approve Change Order #1 to Contract with Sol Construction, LLC for the Groundwater Wells #4 & #5 Reactivation Project.

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

- b. Consider Awarding Contract for 26-009 Cove Creek Dr & Spring St Sewer Main Replacement Project to Civil Construction & Utilities, LLC.

There was a motion made to Award Contract for 26-009 Cove Creek Drive & Spring Street Sewer Main Replacement Project to Civil Construction & Utilities, LLC.

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

- c. Consideration of Memorandum of Agreement - Hog Mountain Road/Falcon Pkwy Stormwater Improvement Project

There was a motion made to approve Memorandum of Agreement - Hog Mountain Road/Falcon Pkwy Stormwater Improvement Project.

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

- d. First Read to consider Ordinance 788 that updates the municipal code to reflect the transition from paper-based submittals and processes to a fully digital planning and development system.

City Clerk Cooper read the caption for Ordinance 788.

There was a motion made to advance Ordinance 788 to the Second Reading.

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

- e. First Read to consider Ordinance 789 align the city code with recently passed state-mandated requirements governing plan review procedures, required timelines, and standardized definitions.

City Clerk Cooper read the caption for Ordinance 789.

There was a motion made to advance Ordinance 789 to the Second Reading.

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

- f. Consider the First Reading of Ordinance 790 – To Establish the Millage Rate for Tax Year 2026; Fiscal Year 2027

Council held a discussion prior to the vote.

City Clerk Cooper read the caption for Ordinance 790.

There was a motion made to advance Ordinance 790 to the next City Council Meeting.

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

**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 8:12 p.m.

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

There was a motion made to exit the executive session at 10:03 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 10:03 p.m.

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

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Oliver McClellan  
Mayor

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Date

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Shelia Cooper  
City Clerk