



CITY OF FLOWERY BRANCH  
COUNCIL RETREAT MEETING  
Friday June 9, 2006, – 9:00 am



**Special Called Work Session/Retreat  
Meeting Minutes**

**CALL TO ORDER:** Mayor Hirling called meeting to order at 9:11 a.m.

**IN ATTENDANCE:** Mayor Hirling, Council Members Jim Herold, Jan Smith, Pat Zalewski, Allen Bryans, and Mary Jones. Also in attendance were City Manager Andrew, City Clerk Melissa McCain, City Attorney Richard Carothers and Attorney Ron Bennett.

Also in attendance were Facilitator Danny Lewis and Chris Ernst

**Discussion – Council/Manager Form of Government**

**Policy Setting vs. Management**

Mr. Lewis advised that in a management form of government that a city councils job is to set policies. City Councils should not be involved with the day to day operations of the City Departments. If a Council member has an issue with something within a department that concern is to be brought up to the City Manager as opposed to the department head. The City Manager will then research the concern and take proper steps to correct the concern if the concern is founded.

Mr. Lewis advised that the City needs to let the public know that there is a new council and that the City is moving forward to better and positive things. Mr. Lewis advised to use caution in discussions and to choose words carefully as things are often taken out of context.

**Discussion – Flowery Branch Comprehensive Plan**

Mr. Lewis and Mr. Ernst advised that the City's Comprehensive Plan should be the City's bible so to speak. The Comprehensive Plan documents where the City would like to go and what tools are available to accomplish the goal. The Comprehensive Plan does not include the City's finances.

It was noted that the Council and Staff should be familiar with the Comprehensive Plan and use this plan as a guide to operating the City and setting policies. This document should be readily available to the public at City Hall and on the City website. (Currently available at City Hall or website)

It was suggested as the City grows to look into a Planning Commission that can review applications and finalize applications before making recommendations to the Council for final approval. The Comprehensive Plan regulates site planning and review processes.

The Comprehensive Plan can be amended and will change as the City grows and changes. There are tow types of adjustments, minor – major. If there is a major change, for instance a

large subdivision is annexed into the City that was not in the Comprehensive Plan than those changes need to be approved through the State of Georgia and the RDC.

Note there is a mandatory update required every ten (10) years. The City's next update will be due 2016.

### **DISCUSSION - ISSUES**

Three main issues brought up were;

1. Districting
2. Water/Sewer
3. Finances

Mr. Lewis suggested that the City become more involved in seeking out grant monies for different projects.

Mr. Bryans advised that many grants are only paid out at 25% due to Hall County being a rich area.

Mr. Lewis suggested that the City look into impact fees as a source of revenue to support road projects, Police etc. To instill impact fees the process takes approximately 10-12 months.

It was brought up that neighboring cities are not charging impact fees and there is a strong resistance to charging impact fees.

It was mentioned that the City needs a Water/Sewer master plan. The following ideas were mentioned regarding sewer/water

1. City supply water if developer runs lines
2. Kubota has large grass areas that tractors are tested on-possible to supply reuse water for irrigation-problems comes in when attempting to get reuse lines that distance
3. Use of Wrigley fields-Wrigley has own well and restrictions-reuse not option
4. Falcon's complex ability to spray reuse in areas not traveled on by players.
5. Give Kubota cheaper water rate if allowed to spray reuse on their fields
6. Reuse ability at Gliddon-Problem there may be too much bacteria in paint if it uses the reuse water-may cause expansion in the paint can.
7. SKF ability for reuse-Ample amount of grass and wooded areas for reuse water spraying.

Manager Andrew advised that it is important to implement and work on the GIS mapping system to plat where reuse lines can be run.

The question was raised who could be used for the mapping if Moreland won't do the mapping in the City's price range. Suggestions were Hall County, RDC or Gainesville State College.

There was a suggestion to mix and make compost out of solid waste and sale to out of city buyers and give away to City residents. Check with University of Georgia to check on starting a program such as this.

One issue raised was bringing more business to the downtown area. Mr. Lewis advised that it is important to draw people into Flowery Branch. Some suggestions were;

1. Promote and build on;
  - a. Monday night auction
  - b. City Park
  - c. Marina-even though not in City limit-maybe annex?!
  - d. Falcon's Complex
  - e. Work on getting a nice hotel in City-Seek them out, don't wait for them
  - f. Make Flowery Branch unique
  - g. Promote location –close to lake, Atlanta, beach, Mountains.
  - h. Conference center
  - i. Quality sports bar

PROBLEM—NEED INFRASTRUCTURE/SEWER/WATER

**DISTRICTING-ATTORNEY RICHARD CAROTHERS AND RON BENNETT.**

See handout attached regarding districting requirements.

Attorney Carothers suggested that if the City were to pursue voting districts that a proposal should be presented to the legislators by September-October 06 for early review with adoption in March-April. Mr. Carothers further suggested that the City meet with the local legislative delegate to formulate a plan.

It was mentioned that if districting is implemented that any person elected to a certain post would need to reside in that district the post is assigned to. If approved the districting requirements would begin with the next election of post 1 and 2 then in the following 2 years the other 3 posts would be required to have persons filling those seats living within the assigned district. The Mayor position would remain an at-large position.

Councilman Herold requested a Special Called Work/Voting Session meeting to be held on June 14, 2006 at 9:30 a.m. Councilwomen Zalewski seconded the request. There was a consensus of the Council to hold a Special Called Work/Voting Session on June 14, 2006 at 9:30 a.m.

There was a consensus of the Council to direct Attorney Carothers to contact Mr. O'Conner with the State Office of Districting to discuss districting options.

Attorney Ron Bennett reviewed current sewer/water agreements the City is currently involved with. See attached hand out.

Councilman Herold inquired if Hall County or the City of Oakwood did not comply with the agreement as signed could the City discontinue services for the non-compliance. Councilman Herold further stated that Hall County has surpassed the clause that addressed "no more than 15% residential use". Does the plant have the capacity to handle the extra residential load?

It was suggested that the City of Flowery Branch continue to working on the GIS mapping system of the sewer lines and research what the City of Flowery Branch actually owns then

work with Hall County and the City of Oakwood to propose an agreement that would supersede the current agreement.

Mr. Lewis and Mr. Ernst summarized the discussions and made the following points;

#### FINANCIAL

- What are we missing?
  - Financial Management
  - Grants, Loans, Impact Fees
  - Reporting to Council

#### WATER/SEWER

- Increase Capacity
- Need 2MGD Sewer
- Funding?
- Need mapping
- Need W/S master plan
- Can we afford to run lines now

#### HOW TO BRING ECONOMIC DEVELOPMENT TO FLOWERY BRANCH

- Hotel Conference Center
- Quality Sports Bar
- Involve Falcons in a way that assists FB as well as the Falcons
- Make FB a destination point
- Revitalize downtown/New city hall complex
- Use marinas and parks to set FB apart from surrounding cities

Meeting adjourned at 3:30 pm.

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City Clerk - Melissa McCain

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Date

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Mayor Diane Hirling