



CITY OF FLOWERY BRANCH
COUNCIL MEETING
Wednesday, June 14, 2006 – 9:30 a.m.
VOTING SESSION MINUTES



OPEN MEETING: Mayor Hirling opened the meeting at 9:32 a.m.

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

Also present were Wastewater Treatment Director Jimmy Dean, Public Works Superintendent Johnny Thomas, Chief Gerald Lanich, City Planner James Riker, Deputy Clerk Lou Camiscioni and Consultant Jeremy Perry.

ABSENT:

Councilwoman Pat Zalewski

UNFINISHED BUSINESS:

Discussion - 06/07 FY Budget Review

City Manager Andrew highlighted the following budget items;

- Urban Redevelopment \$7,500 Anticipating grants funds to match
- Legal fee increased to include voting district fees
- Removal of 4% pay increase for the City Manager Position-Manager Rate to be reviewed at 6 months anniversary and annually.
- Working on lower \$119,000. Cost for burial of lines on Main Street for TE Grant. Move this item to Public Works Capital Fund.
- 33% increase for Water Sewer due to 3 new employees for 24/7 service and \$100,000. for re-use lines
- \$54,000 for watershed protection - required by the EPD.
- \$20,000. for EPD compliance – fines that may be imposed
- \$20,000 added for gasoline for departments
- \$50,000. addition to contingency fund for aging water lines/reserves
- Millage rate reduction from 2.84 to 2.37
- Workers Comp increased to a 140% rating and should be 100% or below. Working on lowering this number.
- \$20,000 added for codification of Ordinances
- \$15,000. CSI Maintenance
- Save \$70.00 for removal of phone at the Depot. Emergency phone in elevator will stay as required.
- New contract added for depot. Includes termite control.

- Comprehensive Plan and Zoning Plan fees reduced as the two projects are finishing up.
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Councilman Bryans inquired if the November 20% was included in the proposed budget.

Deputy Clerk Camiscioni advised that that increase has not been included in the water/sewer revenue.

There was a consensus of the Council that the increase be included in the final budget.

City Manager Andrew reviewed proposed revenues.

City Planner James Riker reviewed building permit fees and advised that the projections do not include the Halverson development. Anticipated that the permitting may be started in the 06/07 F/Y budget but to remain conservative Halverson Projects will be included in the 07/08 FY budget.

Councilwoman Jones inquired on the permitting fees for a mobile home and expressed concerns due to the fact that mobile homes are pre-built upon placement on a lot and should not be charged the same fees as a home being built on the site.

Planner Riker advised that the fees are included in the Zoning Ordinance and that the fee schedules will be revised at the time the Zoning Ordinance is completed.

City Manager Andrew reviewed the court fines and advised that the increase is due to the addition of 6 more court dates per year.

Consultant Perry reviewed the City Fund Balance History (Attached)

Consultant Perry advised that the City would need to borrow monies from the water/sewer fund in the amount of \$356,278 to balance the support the General Fund.

The past two years monies were not borrowed from the water/sewer fund due to the increase of building revenue with the new subdivision development.

Consultant Perry further advised that with the development of the Halverson property the general fund should be self sufficient for the 07/08 FY budget but that the City in the following years may have to borrow monies again from the waster/sewer fund. In short the Property Taxes do not bring in enough funding to support the General Fund.

Consultant Perry advised that the General Fund should support itself through property taxes. Currently the City taxes support only 14% of the General Fund.

Councilman Herold suggested updating the Norfolk Southern lease agreement from \$6,000 to \$1,200 and suggested this be a separate line item.

Manager Andrew advised that the revised budget will reflect \$2,000 for the lease payment and \$4,000 will be relocated to a beautification line item.

Monies for park repairs scheduled for upgrade of bathrooms as requested by the US Army Corps of Engineers.

It was noted that the roof was in need of serious repair for safety issues. There was a consensus of the City Council to use the monies scheduled for the bathroom upgrade for the replacement of the roof on the shelter. Monies left over will be spent toward the upgrade of the bathrooms.

Planner Riker advised the Council that he has received information that the owner of the property adjacent to the Flowery Branch Depot may be interested in donating that property to the City. The owner is currently an absentee owner and the property is run down and in need of repair.

Chief Lanich advised that the large increase in gas is due to the price of gas rising and the fact that Sterling on the Lake tends to have numerous alarm calls which require a two officer response.

Councilwoman Smith suggested reviewing other options and fees charged for gasoline at other companies.

Councilman Herold suggested that staff research the idea of billing homeowners for excessive alarm calls.

It was mentioned about the possibility of a precinct located in the Sterling on the Lake area. Chief Lanich advised that the cost to the City would be approximately four (4) million dollars to operate a precinct in the Sterling on the Lake area.

Councilman Bryans inquired if the RR lease is accepted could items be stored in the metal building on the RR property. Planner Riker advised that the building condition has not been evaluated as far as pests, security and weather controls.

Chief Lanich advised that prison costs have increased as officers' arrest out of town residents. These out of town residents tend not appear for court. A non-appearance then requires a bench warrant and the payment to have a deputy serve the warrant. Further, the Chief is looking into lowering these fees. The Hall County Sheriffs Department is now considering deputizing certain Flowery Branch Officers, which would allow them to serve warrants for the City instead of paying a deputy to serve the warrant.

There was a consensus between Chief Lanich and Manager Andrew to reduce the proposed State Fine Fund from \$50,000 to \$40,000.

Manager Andrew advised the Council that Doug Derrer has offered the services of four (4) inmates for use by the City of Public Works Department as laborers. The only cost to the City of Flowery Branch would be the salary of the guard in the amount between \$28,000 and \$29,000.

Manager Andrew and Wastewater Director Dean reviewed costs for the installation of reuse lines. Fees discussed were City installation and installation by an outside company. Consultant Perry reviewed Splost Funds.

There was a consensus of the City Council to make payment and pay off the Thurmond Road Tanner Project.

It was noted that the budget would be amended in August to reflect the numbers received from the Hall County Tax Assessors Office regarding property tax revenue amounts. Also an amendment would be made regarding the status of the upgrade of the Lift Station on Lights Ferry Road.

Discussion – City of Flowery Branch implementation of Voting Districts

Attorney Carothers reviewed implementing voting districts in Flowery Branch.

There was a motion made to direct the City Attorney and staff to investigate single district, single member districting.

MOTION: Jim Herold
SECOND: Jan Smith
AYES: Jim Herold, Allen Bryans, Mary Jones, and Jan Smith.
NAYES: None
Motion carried.

PUBLIC COMMENTS:

No public comments

Recess for Lunch

There was a motion made to adjourn the meeting for lunch at 1:03 p.m.

MOTION: Jim Herold
SECOND: Mary Jones
AYES: Herold, Allen Bryans, Mary Jones, and Jan Smith.
NAYES: None
Motion carried.

RECONVENE OPEN SESSION AND ENTER INTO EXECUTIVE SESSION:

There was a motion made to adjourn into Executive Session at 1:32 pm.

MOTION: Jim Herold
SECOND: Allen Bryans
AYES: Allen Bryans, Jan Smith, Jim Herold and Mary Jones.
NAYES: None
Motion carried

ADJOURN EXECUTIVE SESSION AND RECONVENE OPEN SESSION:

There was a motion made to exit Executive Session and reconvene open session at 3:02 pm.

MOTION: Jim Herold
SECOND: Jan Smith
AYES: Allen Bryans, Jan Smith, Jim Herold and Mary Jones.
NAYES: None
Motion carried

ADJOURN VOTING SESSION:

There was a motion made to adjourn the Voting Session at 3:03 pm.

MOTION: Jim Herold
SECOND: Allen Bryans
AYES: Allen Bryans, Jan Smith, Jim Herold and Mary Jones.
NAYES: None
Motion carried

City Clerk - Melissa McCain

Date

Mayor Diane Hirling