

City of Flemington

December 10th, 2019

PRESENT: Mayor Paul Hawkins
Mayor Pro Tem Palmer Dasher
Council Member David Edwards
Council Member Gail Evans
Council Member Leigh Smiley

ALSO PRESENT: City Attorney Craig Stafford
City Clerk Jenelle Gordon
SGT Jason Colvin

ABSENT: Council Member Donnie Smith
Council Member Rene Harwell

1. The regularly scheduled meeting of the City of Flemington was called to order by Mayor Paul Hawkins on Tuesday, December 10th, 2019 at 4:34 p.m. in the conference room at City Hall in Flemington, GA. A quorum necessary to conduct business was visibly present.
2. Invocation by Mayor Hawkins, followed by the Pledge of Allegiance by Councilman Dasher.
3. *Councilwoman Smiley motioned to dispense with the reading of the November minutes and accept them as written. Councilman Edwards seconded the motion. All approved. The motion passed.*
4. SGT Colvin was in attendance to provide council with a list of statistics for the month of November.
5. Council reviewed the City Expense Report for November. The City Clerk notified Council that NAVKA (LaQuinta Inn & Suites) had failed to report and remit October 2019's Hotel/Motel Tax. Ms. Gordon stated that Mr. Whitford from GMA was diligently tracking the issue.
6. Ms. Gabby Hartage from the Liberty Consolidated Planning Commission was in attendance to present several items to Council for their consideration. The first was a new business license request for God Our Father Christian Outreach. While the home on Rockford Court would serve as the office, the clients would be seen at multiple outside locations and not at the home. Ms. Stacey Rogers, the owner of the business, was in attendance. Ms. Rogers stated that she had inquired about a permanent location in Hinesville and that she should receive an answer from the leasing agent by the end of December. Council expressed to Ms. Rogers that she would need to know her location in order to obtain a business license in the city in which she was conducting business. *Councilwoman Evans made a motion to disapprove the business license for God Our Father Christian Outreach until Ms. Rogers has settled on a location for her business. Councilman Edwards seconded the motion. All approved. The motion passed.*

Ms. Hartage then introduced the public hearing regarding a rezoning petition for PUD revision of setback requirements for Tranquil South. The request was a reduction of the front yard setback from 25 ft. to 15 ft. for standard single-family and garden-style lots. For corner lots in the single-family standard category, street side yards would be reduced from 20 ft. to 15 ft. and lot width reduction from 70 ft. to 60 ft. Mr. Trent Long stated that home buyers prefer smaller front yards and larger backyards. Also stated was that due to surmounting costs, more homes would need to be built for profitability. Mr. Long stated that additional homes were within the maximum previously approved by Council. When asked about flooding, it was shared that the buildings are not in the floodplain, however, parts of the property are in the flood zone, which would be

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disclosed to buyers. Ms. Hartage recommended approval with standard and special condition that deed disclosure shall be required per JLUS study. Councilwoman *Smiley made a motion to approve the requested setbacks with standard and special conditions. Councilman Edwards seconded the motion. All approved. The motion passed.*

Ms. Mardee Sanchez, an engineer with the LCPC, presented was the request for approval of the final plat for Tranquil South Phase 1, which consisted of 48 single-family dwellings. The LCPC's recommendation was approval with the condition that the final plat cannot be signed until the pump station is completed. *Councilman Edwards made a motion to approve Phase 1 with standard and special conditions. Councilwoman Smiley seconded the motion. All approved. The motion passed.*

Ms. Sanchez next presented the final plat for Flemington Village Phase 2, which is the final phase. The LCPC recommended approval standard and a special condition that the final plat would be withheld until stabilization has been completed. *Councilwoman Smiley made a motion to approve the final plat for Phase 2 at Flemington Village with standard and special conditions. Councilman Edwards seconded the motion. All approved. The motion passed.*

7. New Business

- a. Mr. Michael Whitten from the Armed Services YMCA came before Council to request continued support. Mr. Whitten shared numerous new programs and services. When asked if the ASYMCA participated in the Silver Sneaker program, Mr. Whitten responded that they did not due to Silver Sneakers being a for-profit organization. *Councilwoman Smiley made a motion approve the \$1,000.00 donation. Councilwoman Evans seconded the motion. All approved. The motion passed.*

8. Mr. Larry Golden from Golden and Associates presented the FY19 audit findings. Mr. Golden stated that the City saw a gain of assets and recommended adding a paragraph showing the Impact Fee revenue. He requested that Council approve a balancing adjustment \$7,500.00 to the budget. Councilwoman Evans made a motion to adjust and balance the budget. Councilman Dasher seconded the motion. All approved. The motion passed.

9. Unfinished Business

- a. Mayor Hawkins reported to Council that he had received three written bids to enclose the back porch. ACE Coastal Builders bid \$5300.00, Coast to Home bid \$4000.00 and Andrew Smith at Dream Builders bid \$3700.00. *Councilman Dasher made a motion to approve the lowest bid at \$3700.00 from Dream Builders. The motion was seconded by Councilwoman Smiley. All approved. The motion passed.*

10. Executive Session

- a. *Councilman Edwards made a motion to enter into Executive Session for the purpose of personnel. Councilwoman Evans seconded the motion. All approved. Motion passed at 6:07 p.m.*
- b. *Councilman Dasher made a motion to reenter into Open Session. The motion was seconded by Councilwoman Smiley. All approved. The motion passed.*

11. Adjourn – *Councilman Edwards made a motion to adjourn. The motion was seconded by Councilman Dasher. All approved. The motion passed. The meeting adjourned at 6:24 p.m.*