

*"Preserving Our Heritage,
Shaping Our Future"*

Historic Home of Gravel Hill
Est. 1815

Timothy Byler, MAYOR



City Hall

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CITY COUNCIL MEETING MINUTES
FEBRUARY 10TH, 2026 AT 4:30 P.M.
FLEMINGTON CITY HALL - 156 OLD SUNBURY RD

Present at City Hall: Mayor Timothy Byler
Mayor Pro Tempore ('MPT') Rene' Harwell
Councilman Larry Logan
Councilman Hasit Patel
Councilwoman Leigh Smiley
Councilman Paul Martin
Councilman Manish Patel
Shameka Hawkes, City Clerk
LT Anthony Gallob, Liberty County Sheriff's Office ("LCSO")

Present via Phone: None

Absent: Craig Stafford, City Attorney

1. The regularly scheduled meeting/swearing in ceremony of the Council of the City of Flemington was called to order by Mayor Byler on Tuesday, February 10th, 2026 at 4:30 p.m. on the front lawn at Flemington City Hall. A quorum necessary to conduct business was visibly present.
2. The invocation was given by Dr. Karen Bell and the Pledge of Allegiance was recited in unison.
3. Mayor Byler requested approval of the agenda with two amendments: to move the Audit Update to the Financial Report section and to add a request to the New Business section.
Mayor Pro Tem Harwell made a motion to approve the agenda with the stated amendments. Councilman Logan seconded the motion. All approved. The motion passed.
4. *Councilman Logan made a motion to approve the January 13th, 2026 Regular Meeting Minutes as written and Mayor Pro Tem Harwell seconded the motion. All approved. The motion passed.*

Mayor Pro Tem Harwell made a motion to approve the January 26th, 2026 Workshop Minutes as written and Councilman Patel seconded the motion. All approved. The motion passed.
5. Lt. Gallob reported that overall, Minor uptick in calls for service. Increase in traffic enforcement. No major incidents to report. Traffic Calming Proposal – LT Gallob. Presented proposal with color-coded map (green = no change, red = modifications). Plan to modify four intersections from one-way to two-way stop signs. Proposed speed table location on 1,400-foot stretch. He will coordinate with Hinesville Fire Department for approval. Resident notification letters to be sent before implementation. Target presentation at next council meeting

6. Financial Reports – Shameka Hawkes: As of January 31, the city collected approximately 60% of budgeted revenues and spent approximately 50% of budgeted expenditures. This produced a small (and temporary) net income of \$109K at the end of January. A review of the Income Statement illustrates where spending has occurred. Keep in mind that individual budgets were prepared in November and December, prior to identifying all expenses and commitments. As such, we will need to adjust certain accounts before the fiscal year ends. Additionally, the billing & payment status report recently received from the Liberty County Tax Commissioner’s office indicates that we have slightly overbudgeted the amount of property tax we will receive this year. Once the audit is complete, we will be able to revise this year’s budget and begin planning for the FY 2027 budget.
7. Audit Update-MPT Harwell: The Georgia Department of Audits & Accounts granted the city a 6-month extension to complete the audit. We continue to collaborate with the auditors from VAAS Professionals, providing the necessary documentation required to audit and opine on the activities of FY 2025. During January, the auditors made a second trip to Flemington and met with office staff here, as well as a representative from Golden & Associates. There are currently two pages of outstanding items left to gather and compile. This is down from the original four pages of items requested. I discussed these topics with the Mayor Pro Tem and noted that we will require input from both the City Attorney and the City Engineer on certain issues. Additionally, Golden & Associates continue to work on providing access to prior year work papers. This is a necessary requirement for the current auditors to issue an unqualified opinion. Once access to prior year work papers is provided, a third visit with VAAS Professionals will be scheduled.
8. Keep Liberty Beautiful-Dr. Bell Arbor Day Presentation

Tree Distribution Events:

- **February 20, 2026:** 300+ trees available
- Liberty County Recycling Center/Transfer Center (Hwy 84): 9 AM - 12 PM
- Mellow Bluff and Midway: 1 PM - 3 PM
- **February 21, 2026:** Additional pickup locations
- Hinesville City Hall: 9 AM - 1 PM
- Liberty County Community Complex (Midway): 9 AM - 1 PM
- Includes Recycle Fair and FREE tire turn-in (9 AM - 3 PM, cars/SUVs/light trucks only, tires off rim)

Proclamation: Mayor Byler read and signed proclamation declaring February 20, 2026 as Arbor Day in the City of Flemington, urging citizens to plant trees and protect woodlands.

9. **Business License – Presentation by LCPC**

Sharon Cadiz, representing the Liberty Consolidated Planning Commission (LCPC), presented a Business License, Business Owner Khai Huynh (Kenny), Name of Business: Caelis Nails & Spa Location & Parcel: 1429 E. Oglethorpe Hwy, Fleming Publix Plaza, Parcel # 069D020, Property Zoned PUD (Planned Unit Development Districts), Status of Location is Under Construction, soft opening date to be determined. LCPC Zoning Recommendation: Approval. *MPT Harwell made a motion to approve the Business License. Councilwoman Smiley seconded the motion. All approved. The motion passed.*

Alcohol License – Presentation by LCPC

Sharon Cadiz, representing the Liberty Consolidated Planning Commission (LCPC), presented an Alcohol License, Business Owner: Khai Huynh (Kenny), Name of Business: Caelis Nails & Spa Location & Parcel: 1429 E. Oglethorpe Hwy, Fleming Publix Plaza, Parcel # 069D020, Property Zoned PUD (Planned Unit Development Districts), The property location meets all distance requirements for on-premises consumption. Sunday sales are prohibited per Sec. 10-5. LCPC Zoning Recommendation: Approval. *Councilwoman Smiley made a motion to approve the Alcohol License. Councilman Logan seconded the motion. All approved. The motion passed.*

Sign Permit Application – Presentation by LCPC

Sharon Cadiz, representing the Liberty Consolidated Planning Commission (LCPC), presented a Sign Permit, Business Owner: Khai Huynh (Kenny), Name of Business: Caelis Nails & Spa Location & Parcel: 1429 E. Oglethorpe Hwy, Fleming Publix Plaza, Parcel # 069D020, Property Zoned PUD (Planned Unit Development Districts), The square footage of the wall sign meets the percentage requirement in the sign ordinance. LCPC Zoning Recommendation: Approval. *MPT Harwell made a motion to approve the Sign Permit. Councilman Logan seconded the motion. All approved. The motion passed.*

Sign Permit Application – Presentation by LCPC

Sharon Cadiz, representing the Liberty Consolidated Planning Commission (LCPC), presented a Sign Permit, Contractor: Sign Mart of Savannah, Name of Business: Little Ceasars Location & Parcel: 1427 E. Oglethorpe Hwy, Fleming Publix Plaza, Parcel # 069D020, Property Zoned PUD (Planned Unit Development Districts), Both the wall sign and the sign on the existing entrance sign meets the percentage requirement in the sign ordinance. LCPC Zoning Recommendation: Approval. *Councilman Hasit Patel made a motion to approve the Wall and Sign Permit as presented. Councilman Martin seconded the motion. All approved. The motion passed.*

Tranquil South Ph. 8 Final Plat– Presentation by LCPC

Mardee Sanchez, representing the Liberty Consolidated Planning Commission (LCPC), presented a Ph 8 Final Plat for Tranquil South. *Councilwoman Smiley recused herself from the discussion of this agenda item.* Developer: RTS Homes, Engineer: T. Long Engineering, 52 lots, Single-family dwellings on 11 3/4 acres (total parcel size is 96 ac), Location: Turpentine Trail, Lot Types 34 lots will be garden style (4,000 sq ft usable area 45 ft wide) and 18 will be the larger single- family style (5,000 sq ft usable area, 60 ft wide). Dedications to the City: New Streets: (2,154 ft/0.40 mi. total) Turpentine Trail 636 ft (extension) Pitch Line Drive (135 ft) Naval Trace (135 ft) Stormwater improvements and drainage easements for functional maintenance (ditches only in this phase) Dedication to the HOA: Underground utilities complete, Pump station nearly complete, Drainage easements for general maintenance. Letters of Credit: Primary improvements (paving, striping, signage): \$90,300, Pump station completion: \$288,000, Secondary improvements (sidewalks, and trees): \$236,000, \$102,000 for maintenance bond of improvements is also in-hand. Staff recommendation Approval of the Final Plat and Acceptance of Dedications noted on the Plat, with standard and special conditions. LCPC Standard Conditions, Applicant must obtain all required local, state, and federal licenses and permits prior to commencement of any construction. All plans, documents, materials, and statements contained or implied in this application are considered a condition of the action. No change or deviation from the conditions of approval are allowed without prior notification and approval of the Director of the LCPC or the Planning Commission, and the approving governmental authority. Special Condition, Certificates of occupancy for homes in this phase shall not be issued until the pump station is complete, satisfactorily tested, and deed transferring the pump station tract to the City of Hinesville is recorded. Council brought up, Traffic calming concerns on long straightaways, Need for proactive traffic control design in new subdivisions, Spillway elevation concerns near power lines (Engineer to review) 15-foot driveway variance issues citywide. Construction dust mitigation needed (Baconfield area). *Councilman Hasit Patel made a motion to approve with standard and special conditions. MPT Harwell seconded the motion. All approved. The motion passed.*

Unified Development Ordinance (“UDO”) Amendment-Presentation by LCPC

Mardee Sanchez, representing the Liberty Consolidated Planning Commission (LCPC), presented an Amendment to disallow single-wide and double-wide manufactured homes in Agricultural (AR and AR-1) districts, joining Midway's existing restrictions. **Public Hearing:** Opened at 5:11 pm no speakers for or against, Closed at 5:12 pm. Amendment applies to AR and AR-1 zones; other zoning districts already have restrictions in place. *Councilman Hasit Patel made a motion to accept UDO. MPT Harwell seconded the motion. All approved. The motion passed.*

10. 250 Liberty Committee-Michelle Ricketson

Committee Initiatives: Liberty Bell Display, 5 ft wide x 7.5 ft tall, red/white/blue, Features all municipality names plus Fort Stewart, Moveable by two adults, Available for city events (schedule

through Hinesville DDA)Hashtag: #250LibertyGA, Multilingual Liberty Sign, Gift to city: "Liberty" translated into 30+ languages, to be displayed at City Hall or city limits, Street Banners - "Sweetland of Liberty", Size: 18" x 36", Cost: \$30.80 per banner, Offer: Buy 5, get 5 free (first 10 banners), Hardware: \$60-\$105 per set depending on traffic conditions, Display period: May through September, Order deadline: March 1, 2026, Website: 250liberty.net Upcoming events: Fort Morris July 4th, Patriotic Parade June 13th, concerts, museum tours, Cities encouraged to submit local events for calendar. Personnel Update: Michelle stepping down as HDDA Director (3 days remaining), relocating to South Carolina for family care, will remain as 250 Committee Co-Chair and visit Georgia 4 days/month.

11. **Transient/Peddler's Business License**

Review Transient/Peddler's License requirements and develop a proposal for Council.

Committee Formed:

Councilman Martin (Chairperson)

Mayor Pro Tem Harwell

Councilman Hasit Patel

12. **Georgia Cities Week Sponsorship Request-City of Midway-Deadline March 13th, 2026**

- Bronze (\$500), Silver (\$750), Gold (\$1,000), Platinum (\$1,000+)

Council policy is to sponsor nonprofits, not other municipalities to avoid setting precedent.

Councilwoman Smiley made a motion that we do not do the sponsorship. MPT Harwell seconded the motion. All approved. The motion passed.

13. **MAYOR'S REQUEST - VISION WORKSHOP**

Proposal:

Schedule strategic planning workshop to establish cohesive city vision before addressing individual projects (downtown overlay, historic overlay, logo, infrastructure, annexation, DDA collaboration).

Current projects lack unified direction; establishing clear vision will provide framework for all initiatives.

- Half-day workshop (3-4 hours)
- Focus solely on vision/mission (not individual project details)
- Packet with committee rosters and current initiatives to be provided in advance
- Temporary moratorium on downtown overlay until vision established Council agreed; Shameka to send scheduling poll to Council Members.

14. **Engineering Report – Marcus Sacks**

Projects Update:

1. **2025 SPLOST Projects**

- Bids due March 18, 2026 at 10:00 AM
- Patriots Trail improvements
- Applebee's curb inlet

2. **Highway 84 Sidewalk**

- Contractor addressing erosion issues with stone
- Additional soil and grass planting planned for growing season
- Ongoing maintenance to prevent collapse

3. **DOT Right-of-Way Maintenance**

- Exploring intergovernmental agreement for city to maintain rights-of-way
- Goal: Prevent DOT damage to city improvements
- Engineer to reach out to DOT maintenance department

Business in Progress-update

Millage Collection Contract-Mayor Pro Tem Harwell

Previous contract covered county administrative fees only. A Separate contract needed for Tax Commissioner collection services Contract Terms: County: \$1.75 per parcel, capped at \$3,802 Tax Commissioner: \$1.75 per parcel, no cap. Covers postage, equipment, warranty per Georgia statute. Mirrors other municipalities' agreements. City Attorney Craig Stafford reviewed the contract and approved. *Councilwoman Smiley made a motion to approve contract. Councilman Martin seconded the motion. All approved. The motion passed.*

Councilwoman Smiley mentioned a comprehensive City/HOA/County maintenance responsibility list.

15. *The meeting adjourned at 5:50 pm*