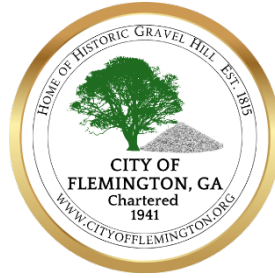


*"Preserving Our Heritage,  
Shaping Our Future"*

Historic Home of Gravel Hill  
Est. 1815

*Timothy Byler*, MAYOR



*City Hall*

156 Old Sunbury Rd.  
Flemington, GA 31313

912.877.3223  
cityhall@cityofflemington.org

## **COUNCIL MEETING AGENDA**

January 13<sup>th</sup>, 2025 AT 4:30 PM.  
FLEMINGTON CITY HALL • 156 OLD SUNBURY RD.  
Public Participation in Person

1. Call the Meeting to Order
2. Welcome/Introductions
3. Invocation and Pledge of Allegiance by Invitation
4. Swearing-In Ceremony for newly elected Mayor and Council
5. Election of Mayor Pro Tem
6. Meeting Minutes
  - **December 9<sup>th</sup>, 2025 Regular Meeting Minutes**
7. December 2025 Law Enforcement Report – LT Anthony Gallob, Liberty County Sheriff's Office
8. December 2025 Financial Update -Kim McGlothin
  - General Fund Register
  - Balance Sheet (thru 12.31.25)
  - FY26 Profit & Loss Budget vs. Actual (thru 12.31.25)
9. **NEW BUSINESS**
  - Liberty Consolidated Planning Commission ("LCPC")
    - a) **Rezoning Petition 2025-51-F**
  - Liberty CVB Bi-Annual Review-Leah Poole
  - Keep Liberty Beautiful- Dr. Bell Arbor Day Presentation
  - Transient/Peddlers Business License

### **ENGINEERING REPORT – M.E. Sack Engineering**

- Paving Project Update
- LMIG Grant

### **10. BUSINESS IN PROGRESS**

#### Status Update(s)

- **Audit Update**
- **Millage Collection Contract**

Work in Progress/Tasked Parties (Updates)

**\*\*See attached List\*\***

**11. ON THE HORIZON**

- JANUARY 2026
  - ✓ 19<sup>th</sup>-City Hall closed in observance of Martin Luther King Day
- FEBRUARY 2026
  - ✓ 1<sup>st</sup>-3<sup>rd</sup>-Mandated Training for City Clerk-Jekyll Island
  - ✓ 10<sup>th</sup>-Council Meeting
  - ✓ 16<sup>th</sup>-City Hall closed in observance of Presidents' Day

**12. Executive Session- *If needed***

**13. Adjourn**

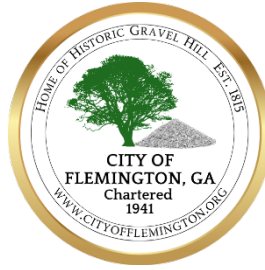


Individuals with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Coordinator at 912-877-3223 promptly to allow the city to make reasonable accommodations for those persons.

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*Paul Hawkins*, MAYOR



*City Hall*

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**CITY COUNCIL MEETING MINUTES**  
**DECEMBER 9<sup>TH</sup>, 2025 AT 4:30 P.M.**  
**FLEMINGTON CITY HALL - 156 OLD SUNBURY RD**

Present at City Hall: Mayor Pro Tempore ("MPT") Rene' Harwell  
Councilman David Edwards  
Councilwoman Gail Evans  
Councilman Larry Logan  
Councilman Hasit Patel  
Councilwoman Leigh Smiley  
Shameka Hawkes, City Clerk  
Craig Stafford, City Attorney  
LT Anthony Gallob, Liberty County Sheriff's Office ("LCSO")

Present via Phone: None

Absent: Mayor Paul Hawkins

1. The regularly scheduled meeting of the Council of the City of Flemington was called to order by Mayor Pro Tempore Rene' Harwell on Tuesday, December 9th, 2025 at 4:32 p.m. in the Council Room at Flemington City Hall. A quorum necessary to conduct business was visibly present.
2. The invocation was given by Councilman Logan and the Pledge of Allegiance was recited in unison.
3. The Mayor Pro Tem and Council presented plaques to Councilwoman Gail Evans and Councilman David Edwards in appreciation of their years of dedicated service to the City.
4. *Councilman Edwards made a motion to approve the November 5th, 2025 Regular Meeting Minutes as written and Councilman Patel seconded the motion. All approved. The motion passed. Councilwoman Smiley made a motion to approve November 21<sup>st</sup>, 2025 Solid Waste Bid Opening Minutes as written. Councilman Logan seconded the motion. All approved. The motion passed. Councilman Logan made a motion to approve November 24<sup>th</sup> Workshop Minutes as written and Councilwoman Evans seconded the motion. All approved. The motion passed. Councilman Edwards made a motion to approve the November 28<sup>th</sup>, 2025 Millage Rate Public Hearing #1 Meeting Minutes as written and Councilman Patel seconded the motion. All approved. The motion passed. Councilwoman Smiley made a motion to approve the November 28<sup>th</sup>, 2025 Millage Rate Public Hearing #2 Meeting Minutes as written and Councilman Logan seconded the motion. All approved. The motion passed. Councilman Patel made a motion to approve the December 5<sup>th</sup>, 2025 Millage Rate Public Hearing #3 & Adoption Minutes as written and Councilwoman Evans seconded the motion. All approved. The motion passed.*
5. LT Gallob from the LCSO presented a report on law enforcement activities for November 2025. Lt. Gallob reported a decrease of 10 calls for service, along with a significant decrease in traffic crashes. Alarm calls decreased, while domestic-related calls increased. Reported thefts declined. Lt. Gallob also noted an increase in crime prevention efforts, including enhanced direct patrol controls and additional business

checks. Lt. Gallob further reported that a traffic survey is being conducted on Old Sunbury Road and will consist of two phases, with the first phase completed. Preliminary results show the 85th percentile speeds at 42–43 miles per hour, which does not yet meet the threshold for enforcement. The average speed on the roadway is approximately 37–38 miles per hour. Traffic volume was reported at nearly 20,000 vehicles over a four-day period.

6. Financial Reports -The Mayor Pro Tem noted that Kim McGlothlin was out; however, if there were any questions regarding the Financial Report, City Clerk Shameka Hawkes could possibly address them. Council expressed approval of the new format of the report. Councilwoman Smiley inquired about the legal fee amount listed on page two. The City Clerk was unable to answer the question at that time and advised she would follow up with Kim McGlothlin upon her return and relay the information to the Mayor Pro Tem.

7. **Jalapenos Mexican Grill #11, LLC – Presentation by LCPC**

Jeff Ricketson, representing the Liberty Consolidated Planning Commission (LCPC), presented a Business License application for a business located at 1419 E. Oglethorpe Highway, within the Publix Shopping Center Planned Unit Development (PUD), Parcel No. 069D020. The LCPC recommended approval of the Business License. *Councilwoman Smiley made a motion to approve the Business License. Councilman Edwards seconded. All approved. The motion passed.*

Jeff Ricketson, also presented an Alcohol Sales License application. The distance to the nearest protected use was reported as 100 feet; however, the information presented listed the required distance as 300 feet from libraries, schools, and churches. The LCPC recommended approval of the Alcohol Sales License. *Councilman Patel a motion that we accept the alcohol license application. Councilwoman Smiley seconded. All approved. The motion passed.*

Jeff Ricketson, also presented an Alcohol–Sunday Sales License application. *Councilwoman Smiley made a motion to approve. Councilman Patel seconded. All approved. The motion passed.*

A Sign Permit Application was presented for signage to be placed above the front door. The contractor is Denyse Signage. The proposed sign meets the City of Flemington Sign Ordinance requirements and Publix design guidelines. The sign dimensions are 17 feet 8 inches wide and 4 feet tall. *Councilwoman Smiley made a motion to approve. Councilwoman Evans seconded. All approved. The motion passed.*

**Vaden Car Rental dba Savannah Car Rental – Location Change only Business License and Sign Permit-Presentation by LCPC**

Jeff Ricketson presented a Location Change Only Business License and Sign Permit application for Vaden Car Rental, dba Savannah Car Rental. The new business address is 1559 E. Oglethorpe Highway, Hinesville, replacing the former location at 116 Patriots Trail. The Liberty Consolidated Planning Commission (LCPC) recommended approval. *Councilwoman Smiley made a motion to approve. Councilman Logan seconded the motion. All approved. The motion passed.*

The Sign Permit contractor is Signarama of Hilton Head, South Carolina. The proposed sign meets the City of Flemington Sign Ordinance requirements. *Councilwoman Smiley made a motion to approve. Councilman Logan seconded the motion. All approved. The motion passed.*

**Soawk, LLC – Home Based Business License (Presented by Jeff Ricketson, LCPC)**

Jeff Ricketson, presented a Home-Based Business License application, owned by Eva Harrison, doing business as SOAWK, LLC. The business specializes in online clothing sales and screen printing and is proposed to operate from a single room within the residence located at 103 Turpentine Trail. The LCPC reviewed the application and determined that the proposed use is permitted under the City's ordinance and the applicable homeowners association guidelines. The LCPC recommended approval of the Home-Based Business License. *Councilwoman Smiley made a motion to approve. Councilwoman Evans seconded. All approved. The motion passed.*



**8. Lockbox Storage Unit**

The Mayor Pro Tem reported that the City received a list of outstanding items related to the Lockbox Storage Units on O.C. Martin Road. While some items may have been completed, written verification from the engineer is required, including documentation for required bonds and landscaping. At this time, the Liberty Consolidated Planning Commission (LCPC) considers the items outstanding. Mr. Ricketson stated that payment to the tree fund was previously approved in lieu of additional landscaping; however, no written confirmation has been received by LCPC or the engineer. A landscaping maintenance bond is also required. Trent Long stated he has a copy of the maintenance bond. A fence is required behind the building. A request to install a four-foot fence instead of the six-foot fence required by ordinance, along with a 30-day extension, was denied. Council agreed to enforce the ordinance and require a six-foot fence. *Councilman Edwards made a motion to approve the Business License contingent upon installation of the required fence, with the Mayor Pro Tem authorized to sign once all fees are paid. Councilman Logan seconded. All approved. The motion passed.*

**9. Transient/Peddlers Business License**

Council discussed the proposed Transient/Peddlers Business License fees, including a rate of \$30 per day for no more than seven (7) days, a \$250 application fee, and a \$25 administrative fee. Council also discussed the allowable duration for sales. The matter was tabled for further discussion and will be revisited at the next Council meeting.

**10. Speed Abatement/Traffic Calming in Neighborhoods (Tranquil South)**

Due to a recent traffic accident and subsequent citizen complaints, Lt. Gallob addressed Council regarding traffic safety concerns. Lt. Gallob conducted traffic studies in the affected area and consulted with the Fire Department regarding potential traffic-calming measures. He advised that any traffic-calming devices implemented would require Fire Department approval. Lt. Gallob also consulted with Emergency Medical Services (EMS) concerning response times and reported that there is no significant concern regarding delays to emergency response. Lt. Gallob outlined available options for the City, including the continued use of stop signs at multiple intersections, noting this as the most cost-effective solution. He also referenced the existing speed zone of approximately 26–30 miles per hour and advised that grant funding may be available to assist with the installation of speed humps. Lt. Gallob will follow up with Marcus Sacks regarding potential grant opportunities and will provide a recommendation to Council. Councilman Patel suggested consideration of an ordinance establishing construction-related speed limits. Mayor Pro Tem Harwell advised that she will respond to the citizens of the Sapwood area regarding the matter.

**11. Sunday Brunch Bill**

Council discussed the Sunday Brunch Bill and considered a change to the allowable service start time. Council agreed to move forward with a referendum to amend the Sunday Brunch Bill, changing the permitted start time from 12:30 p.m. to 11:00 a.m. The matter will be submitted to voters for consideration. *Councilman Logan made a motion to approve the change the from 12:30 pm to 11:00 am for this Georgia Sunday Brunch Bill. Councilman Edwards seconded. All approved. The motion passed.*

**Engineering Report – Randy Dykes**

Randy Dykes reported that a new punch list was prepared for the project. After reviewing the outstanding items, Marcus Sacks and Randy Dykes reached the conclusion to recommend terminating ties with the contractor due to incomplete work and the project exceeding its original scope. It was recommended that the contract amount be reduced by \$50,000 to account for the unfinished work. The remaining funds would be used to hire another contractor to complete the road shoulder repairs and

obtain the required permits. Council noted that obtaining a quote for the remaining work was discussed at the previous meeting, and the City has since received a quote. Randy Dykes advised that he discussed these matters directly with the contractor and informed him that the situation and recommendation would be presented to Council. The City received a quote in the amount of \$37,500 to complete the remaining work, which is expected to cover all outstanding items with funds remaining. Council discussed enforcement provisions related to the Paving Project contract. A penalty of \$300 per day was referenced for each day the work remains incomplete, in addition to the previously discussed \$50,000 contract reduction and applicable fines. Council directed that the Paving Project contract be forwarded to the City Attorney, Craig Stafford, for review. It was further noted that funds for Invoice 7 and 8 are being withheld due to a breach of contract. Marcus Sacks will provide written correspondence to the contractor regarding these matters. An update will be provided to Council at the next scheduled meeting.

### ***Business in Progress-update***

#### **Solid Waste Contract- Reviewed by Council**

*Councilman Edwards made a motion to accept the contract for services effective February 1<sup>st</sup>, 2026. Councilwoman Evans seconded the motion. All approved the motion passed.*

#### **Contract for Services [Tax Collection]-Reviewed by Council**

*Councilman Logan made a motion to accept the contract for the County for collection of taxes. Councilman Edwards seconded the motion. All approved the motion passed.*

### ***Work in Progress-update***

- 564 Tremain Drive: **No update**
- Traffic Calming in Neighborhoods (Tranquil South and Others): **Discussed under New Business**
- Community Homeless Coalition/Homeless Ordinance-Councilman Logan & Councilman Patel: **No update**
- Branding and Marketing-Councilman Patel, Councilwoman Evans and Councilwoman Smiley: **No update**
- Annexation: **No update**
- Flemington Downtown Development Authority-MPT Harwell: **FDDA to meet after New Year**
- Highway 84 Corridor-Zoning, Architectural Standards, and Land Use: **No Update**
- City-wide Design & Architectural Standards- **No Update**
- Trash Fee Policy- **[Already set no further discussion]**
- Social Media Policy-**No Update**
- Ordinance Enhancements for Nuisance Abatement- **No Update**
- Parking Ordinance-HOA Rule vs City Ordinance-HOA rules and City ordinance enforceability **discussed.**
- Mobile Home Ordinance- **No Update**
- Welcome Sign Project- Councilman Patel, Councilwoman Evans and Councilwoman Smiley: **Council discussed potential locations for a Welcome Sign including the wall in front of Publix. Additional Welcome Sign location at the City limits including Welcome 3<sup>rd</sup> ID.**
- Establish Historic District- **Council to research getting a Historic District**
- Grant Writer Search & Design Planning for New City Park: **Council discussed the search for a grant writer. Marcus Sacks will assist with Grant opportunities.**
- Patriots Trail Paving: **Marcus Sacks**
- Community Engagement-FDDA: **Hosting and advertising events; business recruitment efforts discussed.**
- Measure Progress-Ongoing & Long-Term
  - Measure Progress and Establish Key Performance Indicators
  - Implement Phased Time Line **with specific dates short- and long-term goals.**

12. *Councilman Edwards made a motion to enter Executive Session for the purposes of Real Estate and Personnel. Councilwoman Evans seconded the motion. All approved, the motion passed and Executive Session began at 7:00 p.m. Open session resumed at 7:51 p.m.*

*Councilman Edwards made a motion to pay Christmas Bonuses same amount as last year. Councilman Logan seconded the motion. All approved, the motion passed.*

13. *The meeting adjourned at 7:54 p.m.*

# Transaction Report

City Of Flemington

December 1-31, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
100-11-1110 General Fund Cash						
	Beginning Balance					372,367.31
12/03/2025	Check	ACH	Ameris Bank	100-1500-52.3620 CC Process Fee	-25.78	372,341.53
12/04/2025	Bill Payment (Check)	12709	Robert Wilson Jr.	100-12-1100 Accounts Payable	-10.69	372,330.84
12/04/2025	Bill Payment (Check)	12710	Liberty County Board of Commissioners	100-12-1100 Accounts Payable	-15,200.00	357,130.84
12/04/2025	Bill Payment (Check)	12711	David Edwards {v}	100-12-1100 Accounts Payable	-450.00	356,680.84
12/04/2025	Bill Payment (Check)	12712	Rene' Harwell	100-12-1100 Accounts Payable	-650.00	356,030.84
12/04/2025	Bill Payment (Check)	12713	Kim McGlothlin	100-12-1100 Accounts Payable	-962.50	355,068.34
12/04/2025	Bill Payment (Check)	12714	Hasit Patel	100-12-1100 Accounts Payable	-450.00	354,618.34
12/04/2025	Bill Payment (Check)	12715	Gail Evans {v}	100-12-1100 Accounts Payable	-450.00	354,168.34
12/04/2025	Bill Payment (Check)	12716	Larry Logan	100-12-1100 Accounts Payable	-450.00	353,718.34
12/04/2025	Bill Payment (Check)	12717	GMA Workers' Compensation	100-12-1100 Accounts Payable	-2,075.00	351,643.34
12/04/2025	Bill Payment (Check)	12718	Shred-it	100-12-1100 Accounts Payable	-68.24	351,575.10
12/04/2025	Bill Payment (Check)	12719	Leigh Smiley	100-12-1100 Accounts Payable	-450.00	351,125.10
12/04/2025	Bill Payment (Check)	12720	Hon. Paul B. Hawkins	100-12-1100 Accounts Payable	-850.00	350,275.10
12/04/2025	Bill Payment (Check)	12721	Gretta Logan	100-12-1100 Accounts Payable	-1,170.88	349,104.22
12/04/2025	Bill Payment (Check)	12722	HdL Companies	100-12-1100 Accounts Payable	-826.17	348,278.05
12/04/2025	Bill Payment (Check)	12723	Flemington Outdoor Maintenance	100-12-1100 Accounts Payable	-490.00	347,788.05
12/04/2025	Bill Payment (Check)	12724	M.E. Sack Engineering	100-12-1100 Accounts Payable	-2,150.00	345,638.05
12/04/2025	Bill Payment (Check)	12725	City of Hinesville {Water}	100-12-1100 Accounts Payable	-14.40	345,623.65
12/04/2025	Bill Payment (Check)	12726	Jody Smiley Landscaping	100-12-1100 Accounts Payable	-4,850.00	340,773.65
12/04/2025	Deposit		Hampton Inn.	100-32.1200 Business License	1,950.00	342,723.65
12/05/2025	Deposit				4,825.00	347,548.65
12/05/2025	Deposit		Appliance Repair Near Me, LLC	100-32.1200 Business License	125.00	347,673.65
12/11/2025	Bill Payment (Check)	12727	GMA	100-12-1100 Accounts Payable	-836.87	346,836.78
12/11/2025	Bill Payment (Check)	12728	MICHEAL ROWLAND	100-12-1100 Accounts Payable	-300.00	346,536.78
12/11/2025	Bill Payment (Check)	12729	Robert Wilson Jr.	100-12-1100 Accounts Payable	-850.00	345,686.78
12/11/2025	Bill Payment (Check)	12730	Liberty County Chamber of Commerce	100-12-1100 Accounts Payable	-40.00	345,646.78
12/11/2025	Bill Payment (Check)	12731	United States Treasury IRS	100-12-1100 Accounts Payable	-194.17	345,452.61
12/11/2025	Bill Payment (Check)	12732	Georgia Power	100-12-1100 Accounts Payable	-5,159.26	340,293.35

# Transaction Report

City Of Flemington

December 1-31, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
12/11/2025	Bill Payment (Check)	12733	Coastal Courier	100-12-1100 Accounts Payable	-782.00	339,511.35
12/11/2025	Bill Payment (Check)	12734	Shameka M Hawkes	100-12-1100 Accounts Payable	-2,479.48	337,031.87
12/11/2025	Bill Payment (Check)	12735	Anthony Gallob {v}	100-12-1100 Accounts Payable	-850.00	336,181.87
12/11/2025	Bill Payment (Check)	12736	United States Postal Service	100-12-1100 Accounts Payable	-244.00	335,937.87
12/11/2025	Bill Payment (Check)	12737	Jorge L Ortiz	100-12-1100 Accounts Payable	-125.00	335,812.87
12/11/2025	Bill Payment (Check)	12738	GMA	100-12-1100 Accounts Payable	-1,050.00	334,762.87
12/12/2025	Deposit				18,269.67	353,032.54
12/12/2025	Deposit				250.00	353,282.54
12/12/2025	Check	ACH	United States Treasury IRS	Federal Withholding	-476.27	352,806.27
12/15/2025	Expense		ELAN FINANCIAL SERVICES		-6,325.45	346,480.82
12/15/2025	Deposit		Enabreeze Pressure Washing	100-32.1200 Business License	125.00	346,605.82
12/15/2025	Check	ACH	Ameris Bank		-10,428.95	336,176.87
12/16/2025	Deposit		Georgia Department of Revenue	100-31.3100 Local Option ST	96.43	336,273.30
12/18/2025	Bill Payment (Check)	12739	Yates Astro	100-12-1100 Accounts Payable	-59.00	336,214.30
12/18/2025	Bill Payment (Check)	12740	Georgia Power	100-12-1100 Accounts Payable	-567.96	335,646.34
12/18/2025	Bill Payment (Check)	12741	Coastal Courier	100-12-1100 Accounts Payable	-581.00	335,065.34
12/18/2025	Bill Payment (Check)	12742	Kim McGlothlin	100-12-1100 Accounts Payable	-900.00	334,165.34
12/18/2025	Bill Payment (Check)	12743	Shameka M Hawkes	100-12-1100 Accounts Payable	-80.58	334,084.76
12/18/2025	Bill Payment (Check)	12744	Brightspeed {Formerly CenturyLink}	100-12-1100 Accounts Payable	-348.74	333,736.02
12/18/2025	Deposit		Laila Jhane' LLC	100-32.1200 Business License	125.00	333,861.02
12/19/2025	Deposit		Lockbox Self Storage, LLC	100-32.1200 Business License	125.00	333,986.02
12/19/2025	Deposit				11,860.34	345,846.36
12/22/2025	Deposit		SOAWK, LLC	100-32.1200 Business License	125.00	345,971.36
12/23/2025	Bill Payment (Check)	12745	Hon. Paul B. Hawkins	100-12-1100 Accounts Payable	-24.99	345,946.37
12/23/2025	Bill Payment (Check)	12746	Axon Enterprise INC	100-12-1100 Accounts Payable	-10,385.78	335,560.59
12/23/2025	Bill Payment (Check)	12747	Georgia Power	100-12-1100 Accounts Payable	-34.55	335,526.04
12/23/2025	Bill Payment (Check)	12748	Shameka M Hawkes	100-12-1100 Accounts Payable	-1,798.15	333,727.89
12/23/2025	Bill Payment (Check)	12749	Liberty Shipping Solutions	100-12-1100 Accounts Payable	-1,422.94	332,304.95
12/23/2025	Bill Payment (Check)	12750	M.E. Sack Engineering	100-12-1100 Accounts Payable	-243.45	332,061.50
12/23/2025	Bill Payment (Check)	12751	Jorge L Ortiz	100-12-1100 Accounts Payable	-125.00	331,936.50

# Transaction Report

City Of Flemington

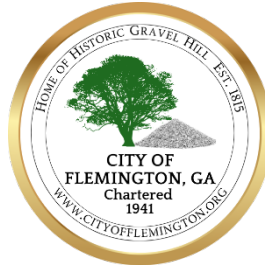
December 1-31, 2025

TRANSACTION DATE	TRANSACTION TYPE	NUM	NAME	ITEM SPLIT ACCOUNT	AMOUNT	BALANCE
12/24/2025	Deposit				2,719.22	334,655.72
12/24/2025	Deposit		Publix Super Markets, Inc.	100-32.1200 Business License	2,516.15	337,171.87
12/26/2025	Deposit		Julz Tanning Lounge	100-32.1200 Business License	125.00	337,296.87
12/30/2025	Deposit		Georgia Department of Revenue	100-31.3100 Local Option ST	18,850.12	356,146.99
12/31/2025	Bill Payment (Check)	12752	Shameka M Hawkes	100-12-1100 Accounts Payable	-178.85	355,968.14
12/31/2025	Bill Payment (Check)	12753	HdL Companies	100-12-1100 Accounts Payable	-826.17	355,141.97
12/31/2025	Bill Payment (Check)	12754	Shred-it	100-12-1100 Accounts Payable	-68.76	355,073.21
12/31/2025	Bill Payment (Check)	12755	City of Hinesville {Water}	100-12-1100 Accounts Payable	-14.40	355,058.81
12/31/2025	Bill Payment (Check)	12756	City of Hinesville {Fire}	100-12-1100 Accounts Payable	-61,242.50	293,816.31
12/31/2025	Deposit		Liberty County Tax Commissioner	100-31.1100 Property Tax	901.91	294,718.22
12/31/2025	Deposit				1,556.50	296,274.72
Total for 100-11-1110 General Fund Cash					-\$76,092.59	
TOTAL					-\$76,092.59	

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## Balance Sheet

City Of Flemington  
As of December 31, 2025

Account	Total
▼ Assets	
▼ Current Assets	
▼ Bank Accounts	
100-11-1110 General Fund Cash	296,274.72
100-11-1120 GDOT Land Purch Acc	61,550.00
100-11-1300 CD (GF Ameris)	116,453.43
230-11-1110 ARPA Cash	0.00
275-11-1110 Hotel/Motel Cash	-0.01
320-11-1110 SPLOST Cash	342,745.96
335-11-1110 T-SPLOST Cash	510,379.14
340-11-1110 LMIG Cash	710,940.60
340-11-1115 LRA Cash	41,006.64
350-11-1110 Impact Fee Cash	568,892.18
<b>Total for Bank Accounts</b>	<b>\$2,648,242.66</b>



# City Of Flemington

## Budget vs. Actuals: FY\_2025\_2026 - FY26 P&L

July 2025 - June 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING
<b>Income</b>				
100-31.1100 Property Tax	901.91	263,260.00	262,358.09	99.66 %
100-31.1315 TAVT	10,426.44	23,000.00	12,573.56	54.67 %
100-31.1340 Intangible Tax	3,157.63	6,500.00	3,342.37	51.42 %
100-31.1600 Real Estate Tax	1,576.84	3,500.00	1,923.16	54.95 %
100-31.1730 FF - Gas	1,072.60	2,000.00	927.40	46.37 %
100-31.1750 FF - Cable	3,750.91	6,000.00	2,249.09	37.48 %
100-31.3100 Local Option ST	111,442.89	225,000.00	113,557.11	50.47 %
100-31.4100 H/M (Admin %)	152,629.02	275,000.00	122,370.98	44.50 %
100-31.4200 Beer/Wine Excise	278.42		-278.42	
100-31.4210 Alcohol Excise Tax	16,517.95	34,000.00	17,482.05	51.42 %
100-31.6200 Insur Premium Tax	89,638.71	89,600.00	-38.71	-0.04 %
100-32.1100 Alcohol License	12,575.00	12,000.00	-575.00	-4.79 %
100-32.1200 Business License	15,282.05	15,000.00	-282.05	-1.88 %
100-32.1225 Business License-Insurance	502.50		-502.50	
100-34.1900 General Admin Fees	575.00	1,500.00	925.00	61.67 %
100-34.1910 Qualifying Fees	1,584.00	1,580.00	-4.00	-0.25 %
100-34.9400 Credit Card Fees	28.56	100.00	71.44	71.44 %
100-35.1100 Court Fines & Fees	1,446.00	6,000.00	4,554.00	75.90 %
100-36.1000 Interest Revenue	5,179.78	1,250.00	-3,929.78	-314.38 %
<b>Total Income</b>	<b>\$428,566.21</b>	<b>\$965,290.00</b>	<b>\$536,723.79</b>	<b>55.60 %</b>
<b>GROSS PROFIT</b>	<b>\$428,566.21</b>	<b>\$965,290.00</b>	<b>\$536,723.79</b>	<b>55.60 %</b>
<b>Expenses</b>				
100-1300 Mayor & Council				
100-1300-52.1100 Council Fees	27,850.00	45,000.00	17,150.00	38.11 %
100-1300-52.3500 Travel - Mayor		4,000.00	4,000.00	100.00 %
100-1300-52.3500 Travel Council	3,201.55	4,000.00	798.45	19.96 %
100-1300-52.3700 Education & Training	4,095.00	6,500.00	2,405.00	37.00 %
100-1300-53.11100 Office Supply	201.56	500.00	298.44	59.69 %
<b>Total 100-1300 Mayor &amp; Council</b>	<b>35,348.11</b>	<b>60,000.00</b>	<b>24,651.89</b>	<b>41.09 %</b>
100-1500 Administration				
100-1500-51.1100 Employee Wages	35,347.84	58,000.00	22,652.16	39.06 %
100-1500-51.2200 Payroll Taxes	1,395.85	4,450.00	3,054.15	68.63 %
100-1500-52.1200 Accounting	14,137.50	27,000.00	12,862.50	47.64 %
100-1500-52.2250 Auto Expense	135.00	100.00	-35.00	-35.00 %
100-1500-52.3100 Insurance	2,334.43	4,000.00	1,665.57	41.64 %
100-1500-52.3300 Advertise/Mktg	3,705.88	3,500.00	-205.88	-5.88 %
100-1500-52.3500 Travel (Clerk)	509.07	2,500.00	1,990.93	79.64 %
100-1500-52.3610 Bank Fees	98.60		-98.60	
100-1500-52.3620 CC Process Fee	439.37	350.00	-89.37	-25.53 %
100-1500-52.3650 Subscript/Dues	6,975.30	10,000.00	3,024.70	30.25 %
100-1500-52.3700 Education & Training	1,490.00	2,500.00	1,010.00	40.40 %
100-1500-53.1100 Office Supply	4,472.88	5,000.00	527.12	10.54 %

# City Of Flemington

## Budget vs. Actuals: FY\_2025\_2026 - FY26 P&L

July 2025 - June 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING
100-1500-53.1120 Postage & Mailing	314.45		-314.45	
100-1500-53.1300 Food	922.55	1,000.00	77.45	7.75 %
100-1500-53.1700 Other Supplies	3,800.43	2,500.00	-1,300.43	-52.02 %
100-1500-57.3000 Donations	1,000.00	1,000.00	0.00	0.00 %
<b>Total 100-1500 Administration</b>	<b>77,079.15</b>	<b>121,900.00</b>	<b>44,820.85</b>	<b>36.77 %</b>
100-1530 Legal Services				
100-1530-52.1200 Legal Fees	11,457.96	16,000.00	4,542.04	28.39 %
<b>Total 100-1530 Legal Services</b>	<b>11,457.96</b>	<b>16,000.00</b>	<b>4,542.04</b>	<b>28.39 %</b>
100-1535 Information Technology				
100-1535-52.1200 IT Services	1,190.00	1,200.00	10.00	0.83 %
<b>Total 100-1535 Information Technology</b>	<b>1,190.00</b>	<b>1,200.00</b>	<b>10.00</b>	<b>0.83 %</b>
100-1565 City Hall - Building & Grounds				
100-1565-52.2100 Cleaning Serv	1,882.62	3,100.00	1,217.38	39.27 %
100-1565-52.2140 Lawn Care	2,330.00	3,900.00	1,570.00	40.26 %
100-1565-52.2200 Repair & Maint	1,013.03	1,800.00	786.97	43.72 %
100-1565-52.3200 Communications	1,842.22	3,600.00	1,757.78	48.83 %
100-1565-52.3910 Other Purch Services	1,600.00	1,600.00	0.00	0.00 %
100-1565-53.1210 Water/Sewer	100.80	175.00	74.20	42.40 %
100-1565-53.1230 Electricity	1,995.47	4,000.00	2,004.53	50.11 %
<b>Total 100-1565 City Hall - Building &amp; Grounds</b>	<b>10,764.14</b>	<b>18,175.00</b>	<b>7,410.86</b>	<b>40.78 %</b>
100-1575 General Engineering				
100-1575-52.1200 General Engineering	4,504.52	6,500.00	1,995.48	30.70 %
<b>Total 100-1575 General Engineering</b>	<b>4,504.52</b>	<b>6,500.00</b>	<b>1,995.48</b>	<b>30.70 %</b>
100-3200 Flemington Law				
100-3200-52.3200 LEO Commun	152.04	250.00	97.96	39.18 %
100-3200-52.3910 LEO Auto Exp	129.34		-129.34	
100-3200-52.3920 LEO Equip Exp	11,268.20	1,500.00	-9,768.20	-651.21 %
100-3200-52.3930 LEO Supplies	49.11	250.00	200.89	80.36 %
100-3200-57.1100 LEO Contract	99,755.40	189,750.00	89,994.60	47.43 %
<b>Total 100-3200 Flemington Law</b>	<b>111,354.09</b>	<b>191,750.00</b>	<b>80,395.91</b>	<b>41.93 %</b>
100-3500 Fire Services				
100-3500-57.1100 Fire Service	61,242.50	265,000.00	203,757.50	76.89 %
<b>Total 100-3500 Fire Services</b>	<b>61,242.50</b>	<b>265,000.00</b>	<b>203,757.50</b>	<b>76.89 %</b>
100-4200 GF Roads & Walkways				
100-4200-52.3860 Lawn Care	25,300.00	44,400.00	19,100.00	43.02 %
100-4200-52.3865 Street Sweep	12,250.00	21,000.00	8,750.00	41.67 %
100-4200-53.1230 Street Lights	39,419.29	68,500.00	29,080.71	42.45 %
<b>Total 100-4200 GF Roads &amp; Walkways</b>	<b>76,969.29</b>	<b>133,900.00</b>	<b>56,930.71</b>	<b>42.52 %</b>
100-5144 Mosquito Control				
100-5144-52.3950 Mosquito Cont	765.20	1,900.00	1,134.80	59.73 %
<b>Total 100-5144 Mosquito Control</b>	<b>765.20</b>	<b>1,900.00</b>	<b>1,134.80</b>	<b>59.73 %</b>
100-7400 Planning & Zoning				

# City Of Flemington

## Budget vs. Actuals: FY\_2025\_2026 - FY26 P&L

July 2025 - June 2026

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% REMAINING
100-7400-52.3600 LCPC	4,377.21	14,000.00	9,622.79	68.73 %
100-7400-52.3910 LCPC Transit		7,500.00	7,500.00	100.00 %
100-7400-57.1100 Code Enforce	1,200.00	2,400.00	1,200.00	50.00 %
<b>Total 100-7400 Planning &amp; Zoning</b>	<b>5,577.21</b>	<b>23,900.00</b>	<b>18,322.79</b>	<b>76.66 %</b>
100-7500 Economic Dev & Tourism				
100-7500-52.1100 Admin -HDL Fee	4,130.85	9,915.00	5,784.15	58.34 %
100-7500-52.4010 Chamber Events	275.00	500.00	225.00	45.00 %
100-7500-52.4020 Clean Up Event	288.14	350.00	61.86	17.67 %
100-7500-52.4025 Tree Lighting	4,764.38	3,500.00	-1,264.38	-36.13 %
<b>Total 100-7500 Economic Dev &amp; Tourism</b>	<b>9,458.37</b>	<b>14,265.00</b>	<b>4,806.63</b>	<b>33.70 %</b>
100-8000 Debt Service				
100-8000-58.1100 Principle - Bonds	23,197.88	104,300.00	81,102.12	77.76 %
100-8000-58.2100 Interest - Bonds	18,517.92		-18,517.92	
100-8000-58.2300 Interest Other	6,500.00	6,500.00	0.00	0.00 %
<b>Total 100-8000 Debt Service</b>	<b>48,215.80</b>	<b>110,800.00</b>	<b>62,584.20</b>	<b>56.48 %</b>
Bonuses	850.00		-850.00	
LEO Bonus	1,700.00		-1,700.00	
<b>Total Expenses</b>	<b>\$456,476.34</b>	<b>\$965,290.00</b>	<b>\$508,813.66</b>	<b>52.71 %</b>
NET OPERATING INCOME	<b>\$ -27,910.13</b>	<b>\$0.00</b>	<b>\$27,910.13</b>	<b>0.00%</b>
NET INCOME	<b>\$ -27,910.13</b>	<b>\$0.00</b>	<b>\$27,910.13</b>	<b>0.00%</b>

# Rezoning Petition 2025-51-F

A rezoning request has been submitted by Aaron K. Duncan on behalf of the Estate of Otto Dykes, to rezone  $\pm$  2.57 acres from R-20 (Residential-20) to C-3 (Highway Commercial) in order for the estate to market the property.

The property is located at 1780 E. Oglethorpe Highway in Flemington and is further described as LCTM Parcel 069B006.

# Public Notification

## Rezoning Petition 2025-51-F

A rezoning petition has been submitted by Aaron K. Duncan on behalf of owner Ashley D. Dickerson, as Administrator C.T.A. of the Estate of Otto Dykes, to rezone  $\pm$  2.57 acres from R-20 (Single-family Residential-20) to C-3 (Highway Commercial) in order for the estate to market the property. The property is located at 1780 E. Oglethorpe

Highway in the City of Flemington, is further described as LCTM Parcel 069B006, and is bounded now or formerly as follows: NORTH by lands of Jacquelyn Davis; SOUTH by E. Oglethorpe Highway; EAST by lands of TLC Holding, Inc and WEST by lands of Hinesville Lodging, LLC.

## Variance Request 2025-52-W

A variance request has been submitted by Coastal Engineering & Consulting on behalf of owner, Reconciliation Church Ministries, Inc., to reduce the required 25-foot side yard setback to 10 feet for the construction of a new church. The property is located on Frasier Road in the City of Walthourville, is further described as LCTM Parcel 049C154, and is bounded now or formerly as follows: NORTH by lands of Carol T. King; SOUTH by Frasier Road; EAST by lands of Lorenzo and Deborah Dawson; and WEST by lands of Lorenzo and Deborah Dawson.

## Variance Request 2025-53-W

A variance request has been submitted by Talton, LLC on behalf of owner, Elton Dudley, to reduce the required 15-foot side yard setback to 9 feet to be able to rebuild the home destroyed by fire. The property is located at 110 Martin Court in the City of Walthourville, is further described as LCTM Parcel 040B012, and is bounded now or formerly as follows: NORTH by lands of Jaleel and Ariana Edwards; SOUTH by lands of Roy and Martha Owens; EAST by lands of Evelyn Perez; WEST by Long County.

## Conditional Use Request 2025-54-LC

A conditional use request for a type B home occupation has been submitted by owners, Dismas and Jasmin Williams, for a base of operations / commissary for a food truck. The property is located at 138 Drayton Court in the unincorporated Liberty County, is further described as LCTM Parcel 238B422, and is bounded now or formerly as follows: NORTH by lands of Derrick Williams and Carolyn Sydney; SOUTH by lands of Dino Buchanan, Jarod Fuller and David Groover; EAST by Drayton Court; WEST by lands of Ciguenza Semper and Carlos Ramirez.

## Rezoning Petition 2025-55-H

A rezoning petition has been submitted by Angel L. Martinez Del Valle, to rezone  $\pm$  0.90 acres from R-12 (Single-family Residential-12) to MFR (Multi-family Residential) for a multi-family residential development. The property is located at 1115 Kelly Drive in the City of Hinesville, further described as LCTM Parcel 047C074, and is bounded now or formerly as follows: NORTH by lands of Kenneth and Mavis Howard; SOUTH by lands of Happy Acres, LLC; EAST by Kelly Drive; WEST by lands of Estate of William D. McDonald.

## Public Hearings

The Liberty Consolidated Planning Commission will hold a public hearing on December 16, 2025, at 4:30 p.m., at the Liberty County Courthouse Annex, 112 North Main Street, 2nd floor, in Hinesville.

## Public Hearings to be Held by the Applicable Governing Authority:

**Tuesday, January 13, 2026, 4:30 p.m.** – The City of Flemington will meet at the Flemington City Hall, 156 Old Sunbury Road, Flemington.

**Tuesday, January 13, 2026, 6:00 p.m.** – The City of Walthourville will meet at the Walthourville Police Department, 192 B Talmadge Road.

**Tuesday, January 6, 2026, 6:00 p.m.** – The Liberty County Board of Commissioners will meet at 112 N. Main Street, Liberty Courthouse Annex.

**Thursday, January 15, 2026, 3:00 p.m.** – The City of Hinesville will meet at the Hinesville City Hall, 115 E. MLK Jr. Drive

**December 16, 2025 LIBERTY CONSOLIDATED PLANNING COMMISSION**

ACCOUNT # 04100401

5 2 3 9 6 / 1 1 / 2 7 / 2 0 2 5





# Vicinity Map

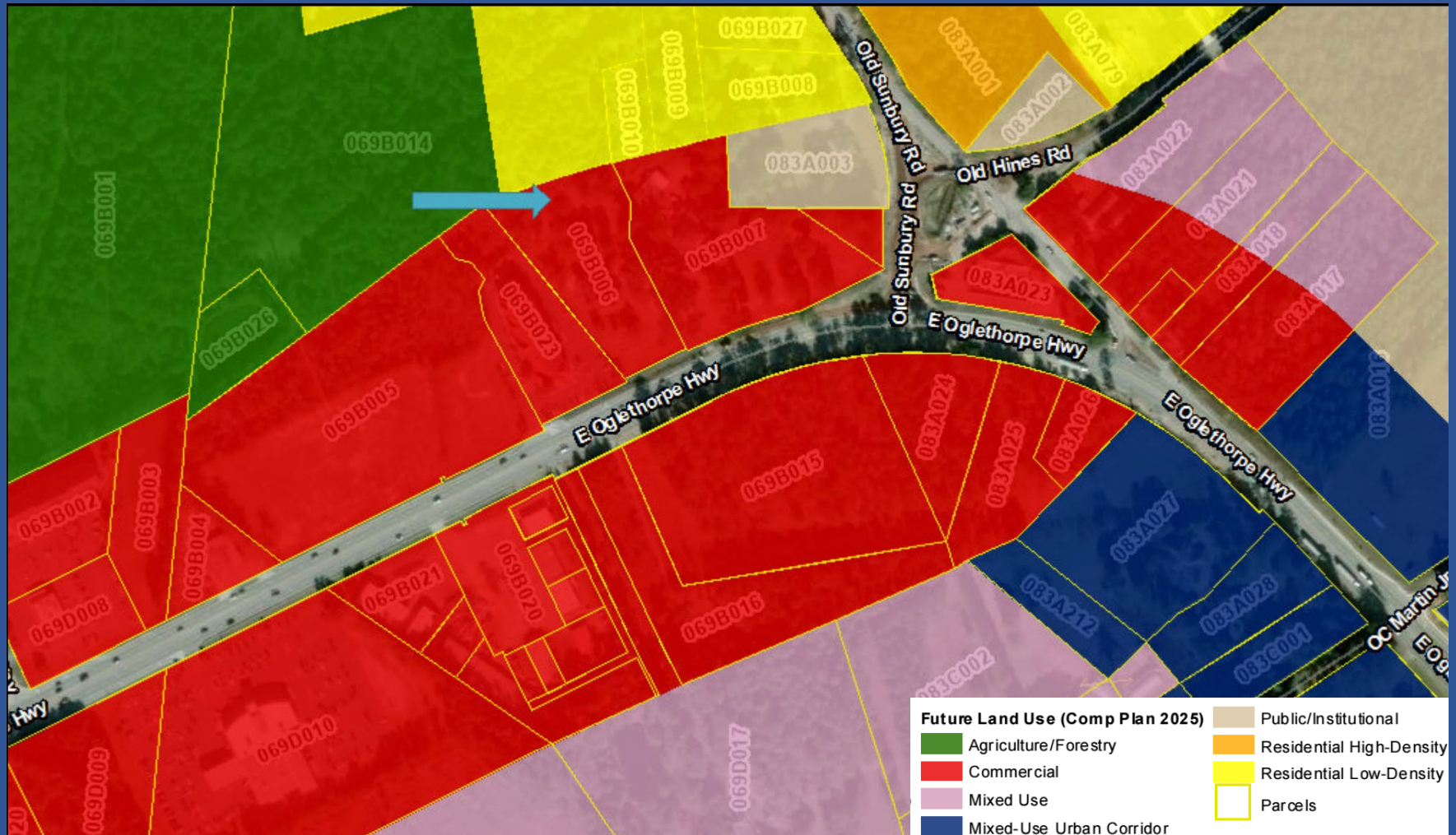






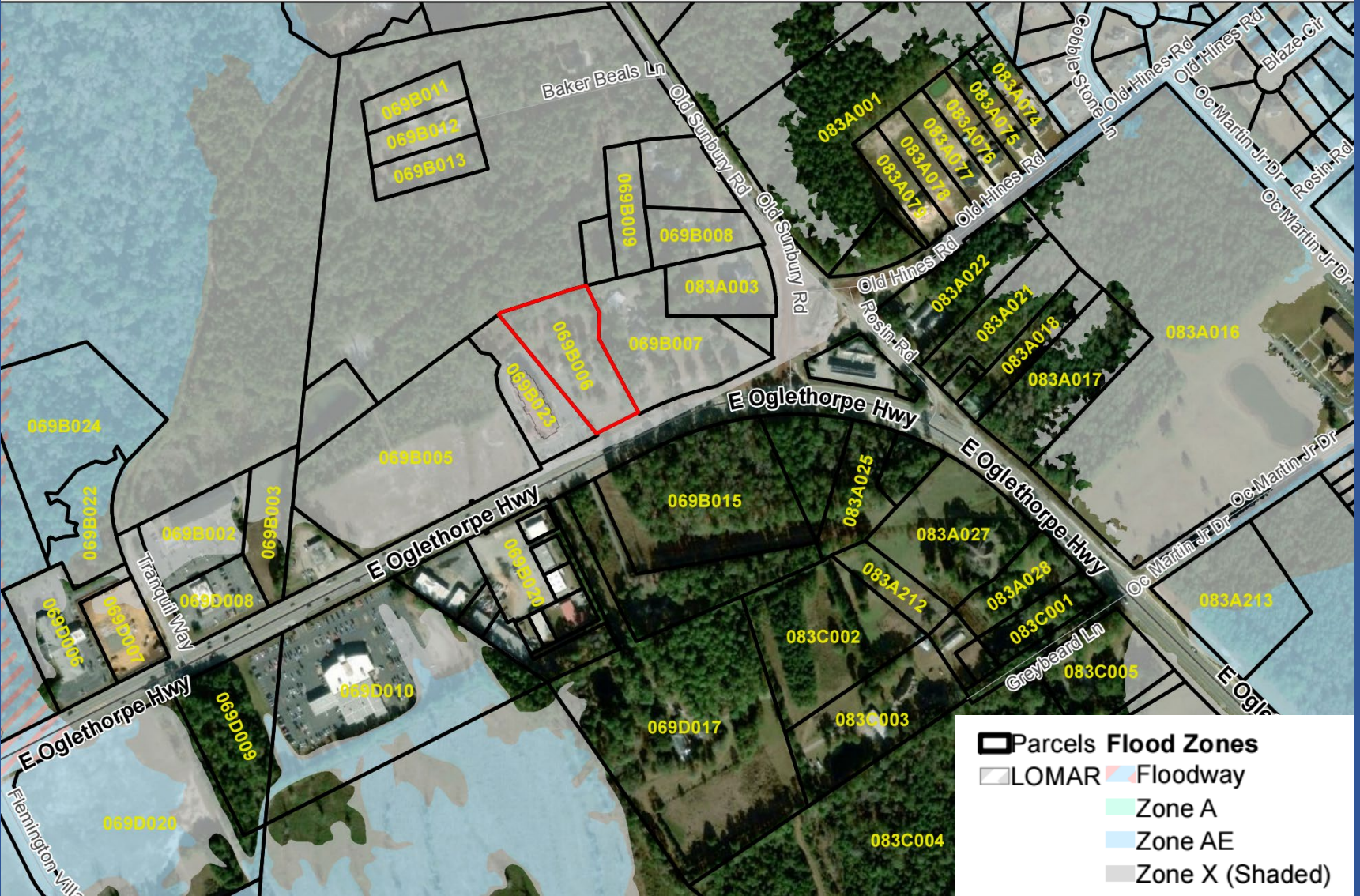


# Future Land Use Map





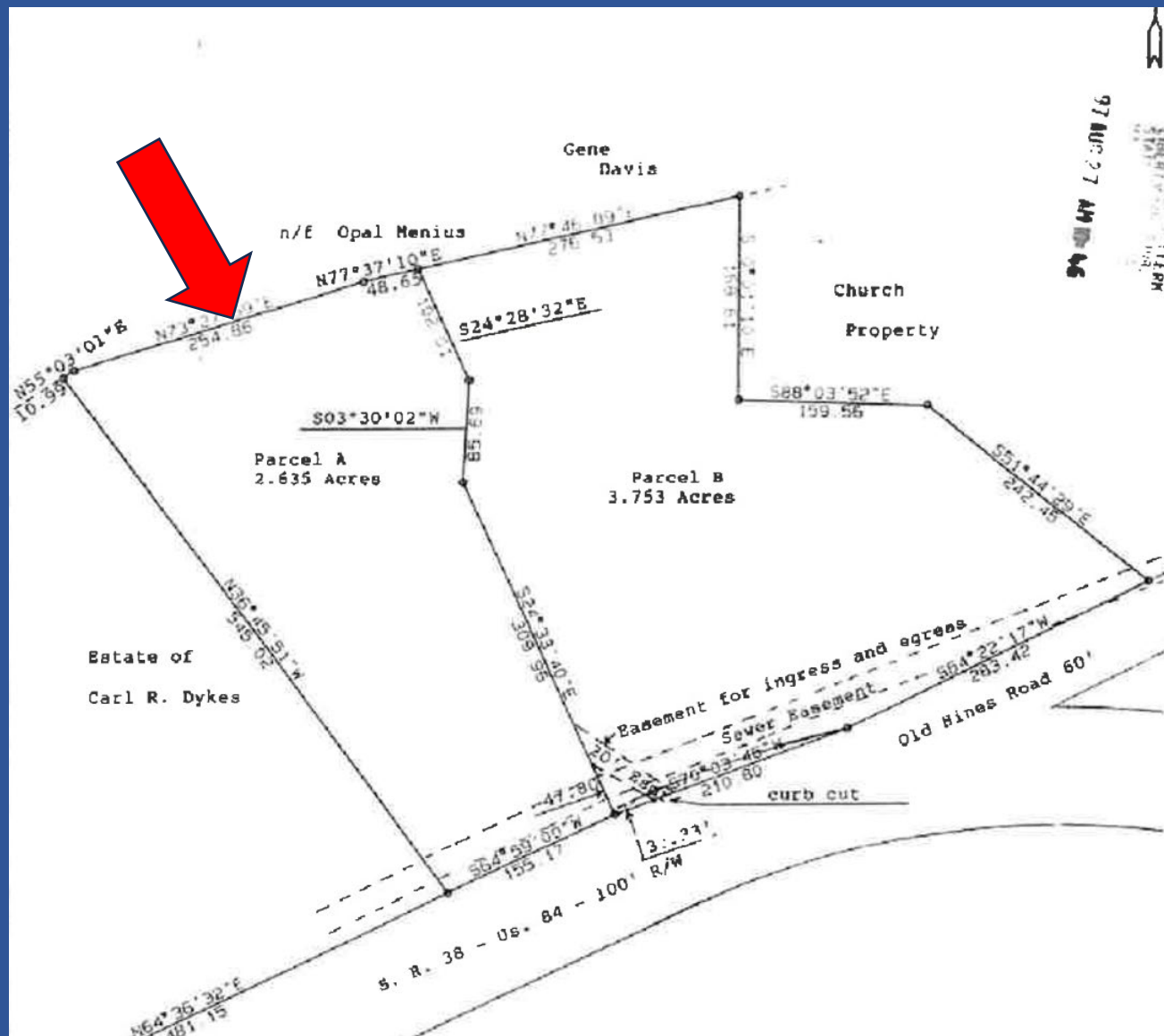
# Floodplain





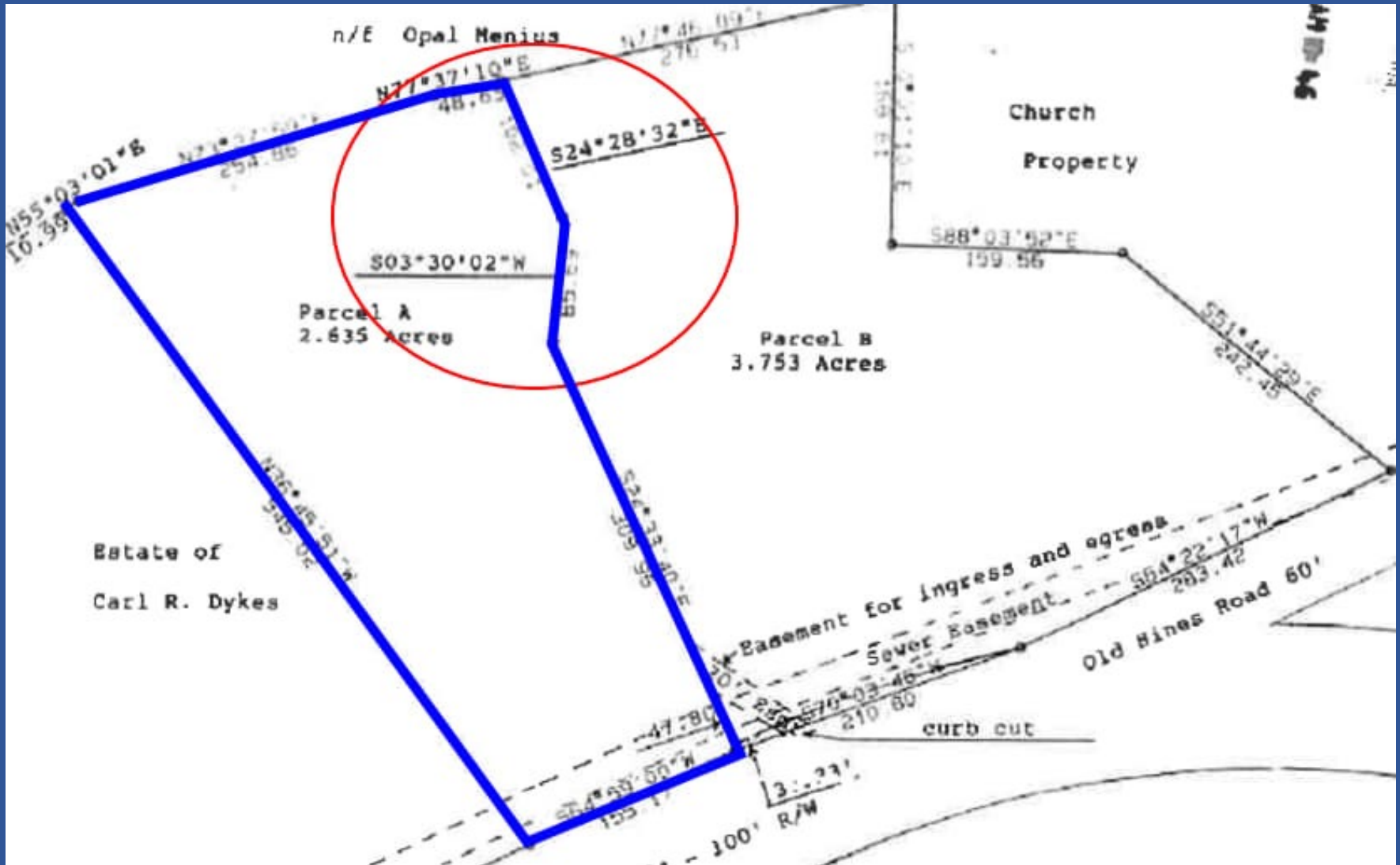
# Wetlands



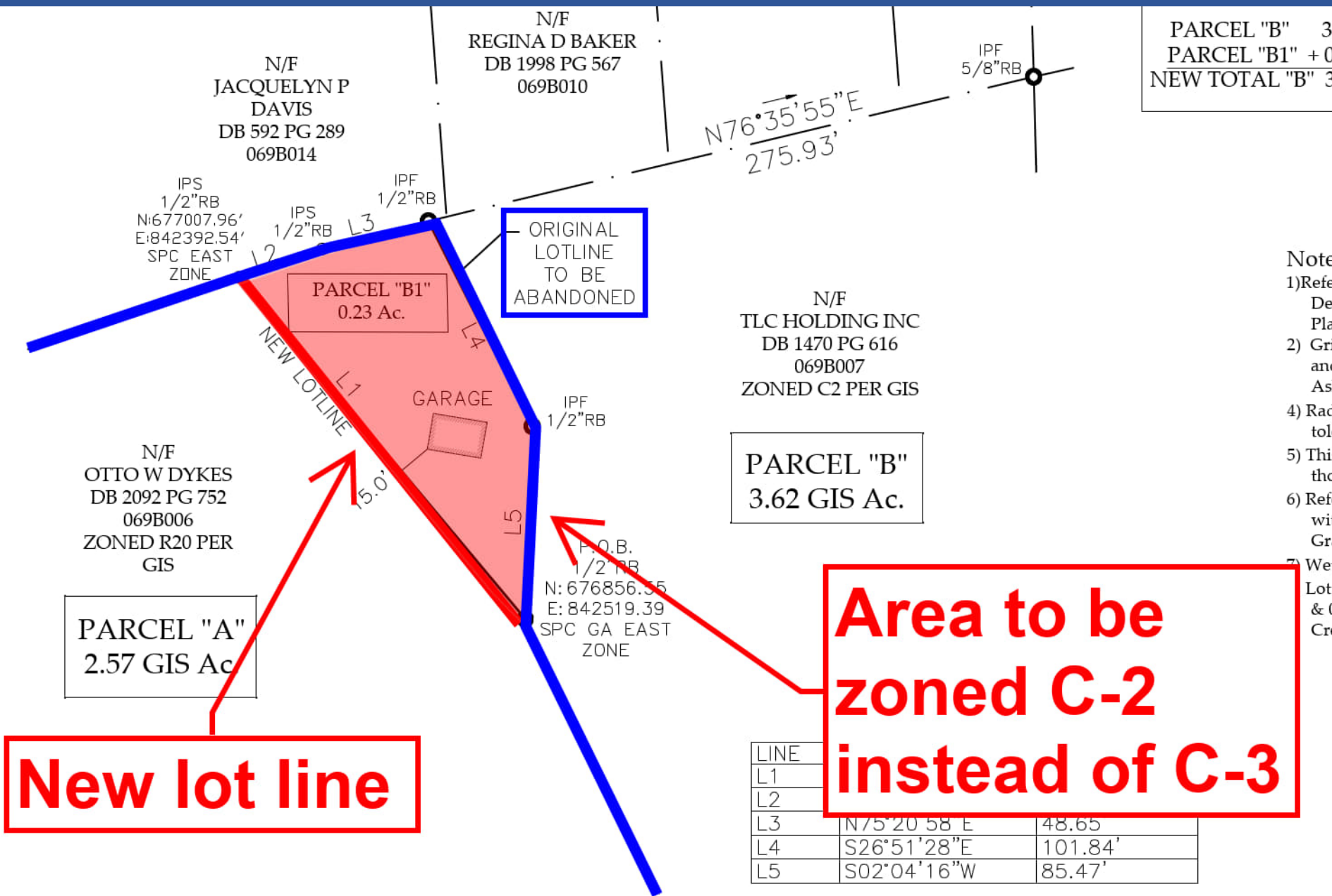




# Lot Line Adjustment



# Portion to be Rezoned to C-2



# Zoning Analysis

1. Does this property have reasonable economic value as currently zoned?
  - *Yes.*
2. Does the proposed use conform to the Fort Stewart Joint Land Use Study (JLUS)?
  - *Yes.*
3. Does the proposed use conform to the Liberty County Comprehensive Plan?
  - *Yes. The Comprehensive Plan designates the future land use of this property as Commercial in which C-3 (Highway Commercial) is a compatible zoning district.*



# Zoning Analysis

4. Will there be an adverse effect on the value and usability of nearby properties?
  - *No.*
5. Is the proposed use suitable in view of nearby uses?
  - *Yes.*
6. Will the zoning proposal create an undue burden on transportation including streets and transit, and on schools, utilities, or the provision of public safety?
  - *No.*

# Zoning Analysis

7. Would this allow a short-term gain at the expense of our local long-term goals?
  - *No.*
8. Would this change cause a “domino effect”?
  - *Not likely as most of the nearby parcels are already commercially zoned.*
9. Are there unique historical sites which may be adversely impacted?
  - *None noted.*

# Zoning Analysis

10. Is this parcel in a flood hazard area?

- *No.*

11. Is it spot zoning and unrelated to the existing pattern of development?

- *No.*

12. Are there unique conditions which support approval or denial?

- *None noted.*

# LCPC & Staff Recommendation

## Approval

Rezoning Petition 2025-51-F

## Conditions

Standard and Special

# Standard Conditions

1. The applicant must obtain all required local, state and federal licenses and permits prior to commencement of any construction.
2. All plans, documents, materials, and statements contained or implied in this application are considered a condition of this action.
3. 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

The 0.23 acres shown on the lot line adjustment plat that is to be part of the adjacent parcel shall be rezoned to C-2 instead of C-3 to be consistent with the existing zoning of that parcel.

# LCPC & Staff Recommendation

## Approval

Rezoning Petition 2025-51-F

## Conditions

Standard and Special





# Liberty County CVB Bi-Annual Update

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## Bi-Monthly Spouse Tours





# Bi-Monthly Spouse Tours

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# Booths @ Various Locations

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COUNTY  
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Letters  
to  
**SANTA**

*Special Delivery*

*North Pole*

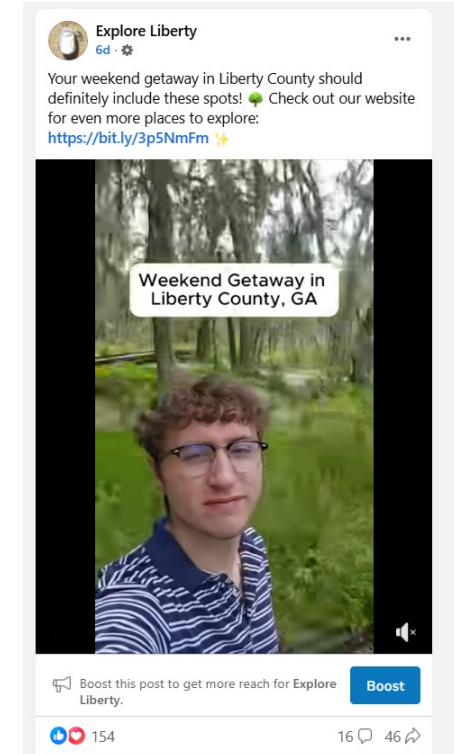
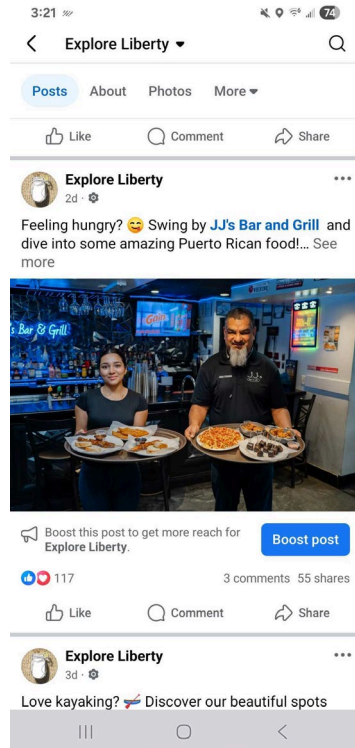












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**JOSEPH M. MOSLEY, AICP**  
COUNTY ADMINISTRATOR

December 18, 2025

Honorable Rene Harwell  
Mayor Pro Tem  
City of Flemington  
156 Old Sunbury Road  
Flemington, GA 31313

Re: Update on the City of Flemington's Request

Dear Mayor Pro Tem Harwell:

I hope that this letter finds you in good spirits. Per my email dated Wednesday, December 3, 2025, I promised to keep you posted on our efforts to assist the City of Flemington with the transition. Mr. Clenton Wells and Johnny Schaatdt have met with the vendor and have developed a plan of action for phasing our residential poly carts out.

I've also attached a spreadsheet detailing the cost for the County to continue the pickup to February 1, 2026. Please call me if you have any questions. Have a great holiday season.

Sincerely,

A handwritten signature in blue ink, reading "Joseph M. Mosley".

Joseph M. Mosley, AICP  
County Administrator

**January 2026 Collection Cost for  
City of Flemington**

Item No.	Residents	Cost Per Resident		Cost	
1.00	878	\$	21.44	\$	18,824.32
2.00	13	\$	21.44	\$	<u>278.72</u>
		Total		\$	<u><b>19,103.04</b></u>

Note: The SWA for Flemington 2026 is **\$77.94** pending price increase for FY2027

Prepared by Lori Wunderlick

*Work in Progress/Tasked Parties (for future updates)*

- 564 Tremain Drive –Councilman Logan/M. Sack-No Report
- Traffic Calming in Neighborhoods (Tranquil South and Others)
- Community Homeless Coalition/Homeless Ordinance-Councilman Logan & Councilman Patel
- Branding and Marketing-Councilman Patel, Gail Evans and Councilwoman Smiley
- Annexation
- Flemington Downtown Development Authority-MPT Harwell
- Highway 84 Corridor-Zoning, Architectural Standards, and Land Use
- City-wide Design & Architectural Standards
- Social Media Policy
- Ordinance Enhancements for Nuisance Abatement
- Parking Ordinance-HOA Rule vs City Ordinance
- Mobile Home Ordinance
- Welcome Sign Project- Councilman Patel, Gail Evans and Councilwoman Smiley
- Establish Historic District
- Grant Writer Search & Design Planning for New City Park
- Patriots Trail Paving
- Community Engagement-FDDA
- Measure Progress-Ongoing & Long-Term
  - Measure Progress and Establish Key Performance Indicators
  - Implement Phased Time Line