

# *Millage Rate Presentation*

# *City of Flemington*

ESTABLISHED IN 1815

INCORPORATED AS A CITY FEB 1941  
84 YEARS OLD

## *Previous City Hall Locations*

- Classroom at the Presbyterian Church
- Conference rooms in business offices
- At the general store

## *Current City Hall*

- Former “manse” home (home of the pastors from the Flemington Presbyterian Church)
- Built in 1925 - turning 100 next year
- Acquired by the City in 2005



*Photo courtesy of the Georgia Archives ca. 1932*



**FLEMINGTON'S**  
**POST**  
**OFFICE**

**1889-1966**

Our post office operated from 1889 until 1966 when the USPS made ZIP codes mandatory. At that time, the USPS determined there were not enough Flemington rooftops to keep our PO in operation, and so they shut us down and had the Hinesville PO start delivering our mail.

And that is why our mailing address is Hinesville.

**?** *Do I live in Flemington  
or do I live in Hinesville?*

# **GOVERNMENT IN THE SUNSHINE**

**The City of Flemington is committed to transparency, adhering to the principle of being a "Government in the Sunshine."**

**Your Flemington City Council comprises members who serve "at large," representing a bipartisan approach. This structure eliminates designated districts and political party affiliations, ensuring that each council member is focused on representing the interests of all residents. Our contact information is readily available on our website, and we encourage you to reach out.**

**You have the legal right to request documents subject to open records, which can be requested via phone, email, or in person. Our City Clerk, Mrs. Jenelle Gordon, serves as the Records Custodian for the city. As a Master Certified Georgia Clerk, she is equipped to assist you with your inquiries.**



*What services does the City of Flemington provide for its residents?*



# OUR SERVICES

*Services are provided through Inter Governmental Agreements (“IGA’s”), contracts or agreements.*



## FIRE PROTECTION

- IGA with the City of Hinesville Fire Department
- ISO rating of a 3 = LOWER INSURANCE



## LAW ENFORCEMENT

- IGA with the Lib. Co. Sheriff's Department
- Two contracted Deputies stationed in Flemington



Georgia  
Power

## STREET LIGHTING

- Franchise agreement with Georgia Power
- All roadway lighting, including Hwy 84, main streets, and neighborhood streets



## WATER & SEWER INFRASTRUCTURE

- IGA with the City of Hinesville

# SERVICES *Continued.*



## ROAD & DRAINAGE DITCH MAINTENANCE

- IGA with Liberty County
- Includes filling potholes, drainage ditch maintenance twice annually



## ANIMAL CONTROL & MOSQUITO CONTROL

- IGA with Liberty County
- Mosquito control May - October



## LANDSCAPING & STREET SWEEPING

- Landscaping right of ways, Hwy 84, detention ponds
- Monument sign maintenance
- Sidewalk maintenance
- Street sweeping neighborhood streets

# SERVICES *Continued.*



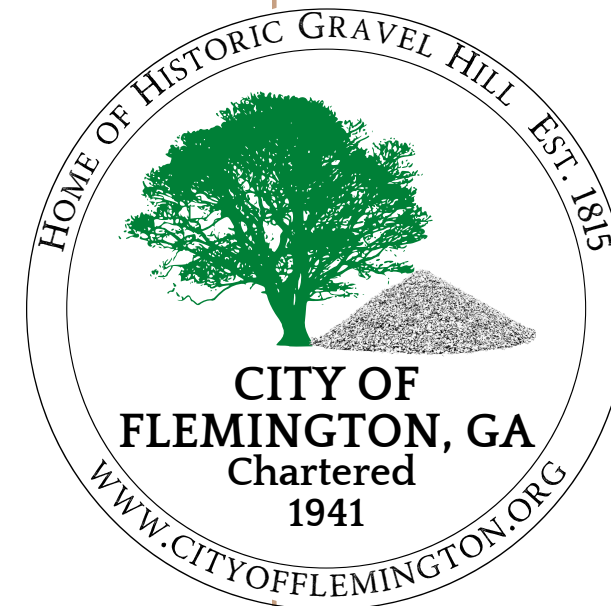
## PLANNING & ZONING

- IGA with the LCPC
- Includes property plats, commercial business licensing, Engineering oversight, zoning, sign permit requests



## PERMITTING & CODE COMPLIANCE

- IGA with Liberty County
- Building permits, code compliance



## CITY HALL

- Home-based business licensing
- Notary services
- Annual Community Events
  - Keep Liberty Beautiful City-wide Cleanup (x2)
  - Tree Lighting Event
  - Community Outreach Engagement BBQ (x3)
  - Santa Neighborhood Tour



# *Planning for the future*

- Creation of a Downtown Development Authority
- Creation of a Historic District
- Commercial Overlay District
- Road realignment projects
- Parks & Recreation
- Infrastructure Expansion
- Land acquisition
- A larger City Hall



**WORK IN PROGRESS**

# *Tentative Millage Rate*



**3.514  
MILLS**

This tentative increase will result in a millage rate of 3.514 mills, an increase of 3.514 mills. Without this tentative tax increase, the millage rate will be no more than 0 mills. The proposed tax increase for a fair market value of \$100,000.00 is approximately \$140.56 and the proposed tax increase for non-homestead property with a fair market value of \$150,000 is approximately \$210.84.

**CITY OF HINESVILLE MILLAGE RATE: 10.1 MILLS**

# *Why is there a need for a millage rate now?*

The City's capacity to uphold sustainability for more than 80 years prior to introducing a property tax showcases the local government's dedication to responsibly managing both the City and its financial resources.

The Fiscal Year 2025 General Fund budget stands at \$1.18 million, with service-related expenses surpassing revenues by \$85,000, a shortfall that can be covered by the reserves in the General Fund.

When expenses surpass income, it's essential to implement a proactive financial plan for future fiscal years.

# 1

THE COST TO MAINTAIN THE CITY AND ITS SERVICES EXCEEDS THE REVENUE GENERATED.

# 2

THE BUDGET EXPENSES MUST BE PAID WITH GENERAL FUNDS.

# 3

POSTPONING NOW WILL LEAD TO A **HIGHER INITIAL RATE** IN THE FUTURE.

# *Proactive Financial Planning*

The qualities that draw us to live here are the same factors that attract other residents and businesses to our City! Growth in the City of Flemington is unavoidable, driven by the demand for our available residential housing and commercial properties.



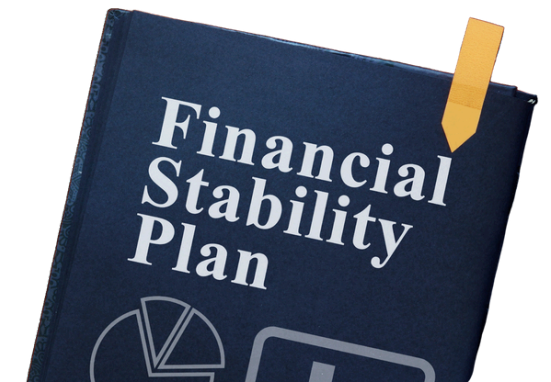
RESIDENTIAL  
AND  
COMMERCIAL  
GROWTH



SERVICE  
EXPANSION TO  
MAINTAIN  
COVERAGE FOR  
ALL



INCREASED  
SERVICES  
RESULTS IN  
HIGHER COSTS  
TO PROVIDE  
THEM

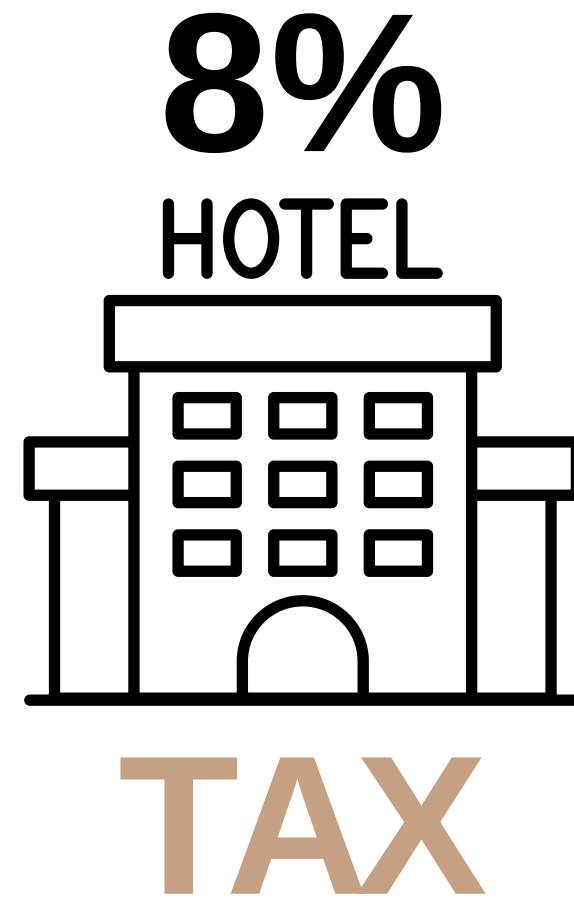


AN ACTION PLAN  
TO FUND THE  
RISING COSTS FOR  
SERVICES MUST  
BE MADE

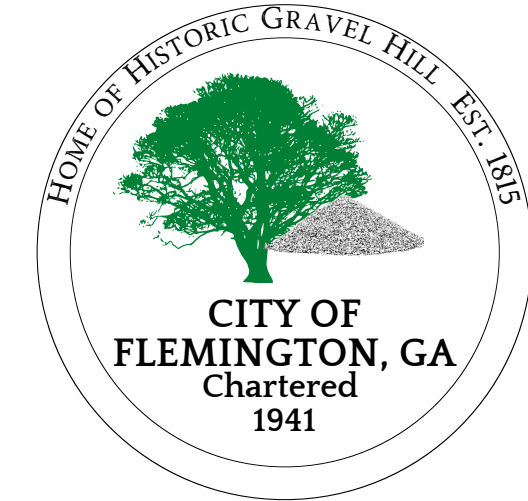
The Flemington City Council is committed to ensuring consistent service levels for all residents and businesses, whether they are new or long-established

# \$375,000 ON TOURISM?

*The disbursement is required by law when you receive Hotel Occupancy Tax.*



3%



5%



3.5% Promote tourism to Liberty County

1.5% Tourism DMO (Destination Marketing Organization)

# FAQ'S

## **WHY DID THE NEWSPAPER REPORT A 100% TAX INCREASE?**

The City has never established a millage rate before, so implementing even a 1 mill rate would be a 100% increase. The terminology is required by law.

## **WILL ALL MY TAXES INCREASE 100%?**

The City of Flemington's millage rate will **not** be applied to your entire property tax bill. It will show as a separate line item.

## **IS THE CITY IN A LOT OF DEBT?**

The City has always been debt-free and still operates on a cash basis; however, the cost to provide services increases significantly each year.

# FAQ'S *Continued.*

## **IS THE CITY FACING FINANCIAL DISTRESS?**

No, we have some general fund reserves. However, we all can understand that when you begin to utilize reserves to meet expenditures, it signals the need to implement a proactive plan for the next fiscal year.

## **IS THE CITY OVERPAYING FOR SERVICES?**

All City contracts go through a bidding process. Each IGA, contract, and agreement is regularly reviewed to confirm that the services offered are delivered at a reasonable and justifiable rate.

## **WHAT ABOUT UTILIZING IMPACT FEE MONEY?**

Impact fee funds have strict regulations that mandate their use. The City entered into an agreement with the Hinesville to purchase a fire truck utilizing \$800k in impact fee funds. In return, the City receives a \$171k credit per year (for 5 years) against fire protection fees. That FY25 expense is \$197k after applying the credit.

# FAQ'S *Continued.*

## **WHAT IS THE CITY DOING WITH THE 9 ACRES ACROSS FROM CITY HALL?**

The consistent feedback from residents highlights the necessity for a park where families can spend quality time together. While the creation of a park is part of our work in progress, it will require careful planning to ensure it connects the Downtown District and the Historic District seamlessly.

## **WHEN WILL NEIGHBORHOOD ROADS BE REPAVED?**

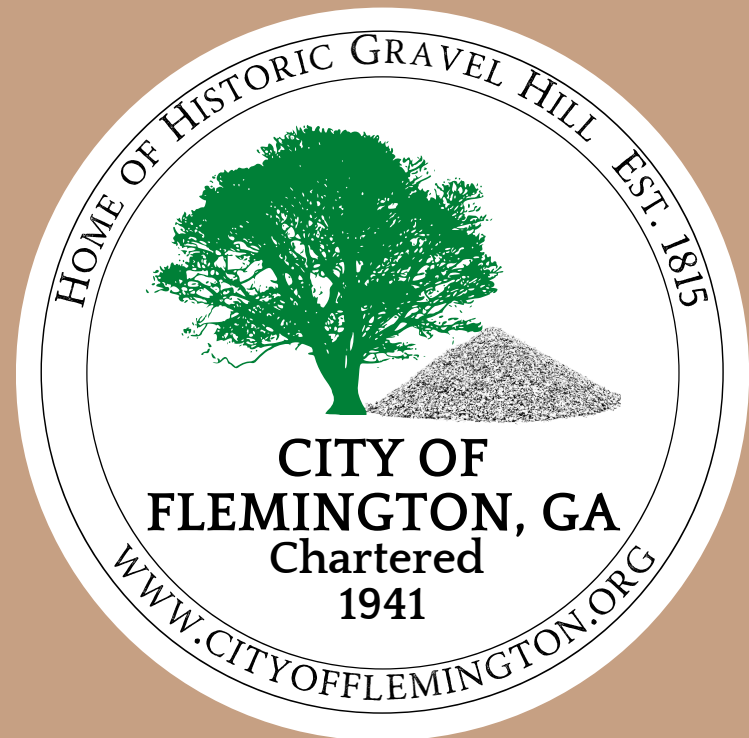
The City utilizes TSPLOST as one of the ways to fund road projects and repairs; however, the TSPLOST renewal referendum recently failed to pass. TSPLOST is not a new sales tax - it's a continuation of what we were already had. When it returns to the ballot, please consider renewing it.

## **CAN YOU REDUCE YOUR STAFF?**

The City of Flemington employs one full-time staff member, the City Clerk, along with one part-time Building Assistant.



The next step is to adopt the millage rate.



*Special Called*  
**MEETING**

*2024 Millage Rate Adoption*

**TUESDAY, DEC. 17TH, 2024 @ 4:30 PM**

The City Council of Flemington has scheduled a special meeting for December 17th, 2024, at 4:30 PM. The agenda for this meeting is to adopt the Millage Rate for 2024. The meeting will be held at Flemington City Hall, situated at 156 Old Sunbury Road.

***Members of the public are encouraged to attend.***

**WWW.CITYOFFLEMINGTON.ORG**

# HOW WE REACH YOU

BECAUSE REACHING YOU MATTERS!



**OUR WEBSITE**

[www.cityofflemington.org](http://www.cityofflemington.org)

**COASTAL  
COURIER**

**LEGAL ORGAN**

Online and print editions



**FACEBOOK**

[CityofFlemingtonGA](https://www.facebook.com/CityofFlemingtonGA)



**TEXT OR EMAIL  
ALERTS!** Sign up at

[www.cityofflemington.org](http://www.cityofflemington.org)



**CITY HALL**

156 Old Sunbury Rd.

# HOW YOU REACH US



## CITY HALL

156 Old Sunbury Rd.  
Flemington, GA 31313



## PHONE

912 877 3223



## EMAIL

[cityhall@cityofflemington.org](mailto:cityhall@cityofflemington.org)



## WEBSITE

[www.cityofflemington.org](http://www.cityofflemington.org)



**CITY HALL IS OPEN MONDAY - FRIDAY FROM 9AM TO 5PM, CLOSED NOON TO 1PM FOR LUNCH**

# CITY SERVICES

Animal Control  
Business Licensing  
Code Enforcement  
Community Events  
Drainage Maintenance  
Fire Protection  
Landscaping  
Law Enforcement  
Mosquito Control  
Notary Services  
Permitting  
Planning  
Right of Way Maintenance  
Road Maintenance  
Sewer Infrastructure  
Sidewalk Maintenance  
Street Lighting  
Street Sweeping  
Tourism  
Transit  
Water Infrastructure  
Zoning

## BASED ON FAIR MARKET VALUE



**\$150K**

\$211 or  
\$18 a month



**\$300K**

\$422 or  
\$35 a month



**\$200K**

\$282 or  
\$24 a month



**\$350K**

\$492 or  
\$41 a month



**\$250K**

\$352 or  
\$30 a month



**\$400K**

\$563 or  
\$47 a month

ESTIMATED TAX BASED ON ASSESEMENT BY THE LIBERTY COUNTY TAX COMMISSIONER'S OFFICE. AMOUNTS ROUNDED UP TO THE NEXT WHOLE DOLLAR.