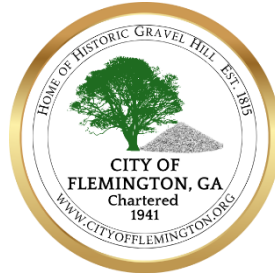


*"Preserving Our Heritage,
Shaping Our Future"*

Historic Home of Gravel Hill
Est. 1815

Paul Hawkins, MAYOR



City Hall

156 Old Sunbury Rd.
Flemington, GA 31313

912.877.3223
cityhall@cityofflemington.org

COUNCIL MEETING AGENDA

September 9th, 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. Meeting Minutes
 - ~~August 12th, 2025 Regular Meeting Minutes~~ – Tabled to next meeting
 - **August 16th, 2025 Minutes -Millage Rate Public Hearing #2 @ 1000**
 - **August 19th, 2025 Minutes -Millage Rate Public Hearing #3 @ 1630**
 - **August 29th, 2025 CPA/Audit Proposal Opening @ 1000**
5. August 2025 Law Enforcement Report – LT Anthony Gallob, Liberty County Sheriff's Office ("LCSO")
6. August 2025 Financial Update – Ms. Jenelle Gordon, City Clerk
 - General Fund Register
 - Balance Sheet (thru 8.31.25)
 - FY26 Profit & Loss Budget vs. Actual (thru 8.31.25)
7. **NEW BUSINESS**
 - Liberty Consolidated Planning Commission ("LCPC")
 - a) **Liberty County Joint Comprehensive Plan Adoption**
 - b) **Flemington Animal Hospital Sign Permit Application**
 - c) **Old Savannah House Holiday Event Permits (11/28/25 & 12/13/25)**
8. **BUSINESS IN PROGRESS**
 - Status Update(s)
 - **CPA & Auditor Proposal Discussion & Award**
 - Work in Progress/Tasked Parties (for future updates)
 - 564 Tremain Drive – MPT Edwards/Councilman Logan/M. Sack
 - Herty Lane Drainage – MPT Edwards/M. Sack
 - Solid Waste Contract – MPT Edwards/C. Stafford
 - Street Names for fka Old Hines Rd - Council

9. ENGINEERING REPORT – M.E. Sack Engineering

- Old Sunbury Road Full-Depth Reclamation Update
- Hwy 84 Sidewalk Update

10. ON THE HORIZON

- SEPTEMBER 2025
 - ✓ 13th - TSPLOST/FLOST Event @ DE DIOS ES EL PODER Church Of God (1130-1330)
 - ✓ 19th – GMA District 12 Fall Meeting @ Lib. Co. Head Start in Riceboro (1100-1300)
 - ✓ 25th & 26th – Countywide Planning Workshop @ SSI
- OCTOBER 2025
 - ✓ 13th – City Hall Closed in Observance of Columbus Day/Indigenous People's Day
 - ✓ 26th – River's Alive City-wide Clean Up w/ KLB (0900-1130)

11. Executive Session – Personnel

12. Adjourn

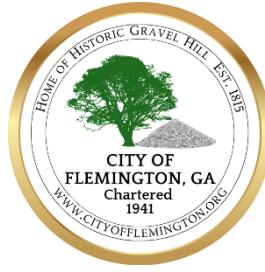


Individuals with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities are required to contact the ADA Coordinator at 912-877-3223 promptly to allow the city to make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

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CITY COUNCIL MINUTES
MILLAGE RATE PUBLIC HEARING #2
AUGUST 16TH, 2025 AT 10:00 A.M.
FLEMINGTON CITY HALL - 156 OLD SUNBURY RD

Present at City Hall: Mayor Pro Tempore David Edwards ("MPT")
Councilwoman Rene' Harwell (exited @ 10:57 a.m.)
Councilman Larry Logan (exited @ 10:27 a.m.)
Councilman Hasit Patel
Councilwoman Leigh Smiley
Jenelle Gordon, City Clerk
LT Anthony Gallob, Liberty County Sheriff's Office ("LCSO")

Present via Phone: None

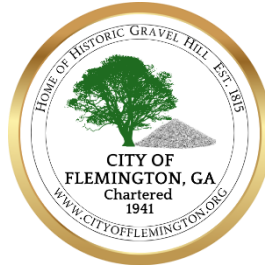
Absent: Mayor Paul Hawkins
Councilwoman Gail Evans
Craig Stafford, City Attorney

1. The millage rate public hearing #2 of the Council of the City of Flemington was called to order by Mayor Pro Tempore Edwards on Saturday, August 16th, 2025 at 10:00 a.m. in the Council Room at Flemington City Hall. A quorum necessary to conduct business was visibly present.
2. MPT Edwards welcomed all attendees and shared some quick expectations of decorum for a productive public hearing.
3. MPT Edwards gave a presentation regarding the reasons for the necessity of a millage rate to be enacted in order to balance the budget and provide services to the citizens.
4. After the presentation concluded, the MPT opened the floor to public comment and asked if any member of the audience in attendance wished to speak. Although the public hearing was for the proposed millage rate, it morphed into a town hall-style Q&A session. The overwhelming majority of comments were centered around homeowners' associations, a few general questions about special fund revenues (and allowable usages), and one question about the city having its own police department.
5. The Council reconfirmed that the millage rate was to maintain current services and to grow; citing the need for a much larger city hall, parks and recreation, and eventually standing up a Flemington police and fire department.
6. With no other public comments or questions regarding the proposed millage rate, the public hearing adjourned at 6:25 p.m.

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CITY COUNCIL MINUTES
MILLAGE RATE PUBLIC HEARING #3
MILLAGE RATE ADOPTION • FLOST ADOPTION
TAX COMMISSIONER CONTRACT • CITY-WIDE SOLID WASTE BID AWARD
AUGUST 19TH, 2025 AT 4:30 P.M.
FLEMINGTON CITY HALL - 156 OLD SUNBURY RD

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

Present via Phone: None

Absent: Mayor Paul Hawkins
Councilwoman Leigh Smiley
Craig Stafford, City Attorney

1. The millage rate public hearing #3 of the Council of the City of Flemington was called to order by Mayor Pro Tempore Edwards on Tuesday, August 19th, 2025 at 4:40 P.m. in the Council Room at Flemington City Hall. A quorum necessary to conduct business was visibly present.
2. MPT Edwards welcomed all attendees and shared some quick expectations of decorum for a productive public hearing.
3. MPT Edwards gave a presentation regarding the reasons for the necessity of a millage rate to be enacted in order to balance the budget and provide services to the citizens. After the presentation concluded, the MPT opened the floor to public comment and asked if any member of the audience in attendance wished to speak.

*MPT Edwards opened the public hearing on the proposed millage rate at 4:58 p.m.
With no audience members in attendance wishing to speak, MPT closed the public hearing at 4:58 p.m.*

4. *Councilwoman Evans made a motion to adopt a millage rate of 2.829 mills. Councilwoman Harwell seconded the motion. All approved, the motion passed.*
5. The next item on the agenda was a resolution to place Floating Local Option Sales Tax ("FLOST") on the November 4th, 2025 ballot and the FLOST intergovernmental agreement ("IGA") with Liberty County to collect the funds should voters pass the referendum. *Councilwoman Harwell made a motion to adopt the FLOST resolution and IGA. Councilman Logan seconded the motion. All approved, the motion passed.*

6. MPT Edwards presented the Council with a contract for the Liberty County Tax Commissioner, Mr. Jamie Sharp, to collect property tax for the City. *Councilman Patel made a motion to execute the contract with Mr. Sharp. Councilwoman Harwell seconded the motion. All approved, the motion passed.*
7. After being tabled at the regular meeting on August 12th, 2025, the bid award for the City-wide Residential & Light Commercial Solid Waste Provider RFP was revisited. Representatives from both ABC Waste and Atlantic Waste were present for the bid presentation. Each company was given the chance to highlight their strengths and discuss their tipping rates in Liberty County vs. Chatham County. Both companies proposed a franchise fee of \$500.⁰⁰ per month for exclusive commercial provider rights within the city, as commercial service was not included in the RFP.
 - ABC Waste emphasized their identity as a small, family-owned business, showcasing their commitment to excellent customer service, plans for a new transfer station, and quick response times.
 - Atlantic Waste highlighted their advanced truck technology, extensive fleet, plans for a transfer station in Ludowici, and also their rapid response capabilities.

MPT Edwards mentioned a conversation with Mr. Joseph Mosely, County Administrator for Liberty County, regarding an upcoming cost increase from \$15.90 to \$77.94 per property owner for the use of the recycling center and landfill. This increase is attributed to a loss of revenue for the county due to the City of Walthourville privatizing sanitation and the private provider not tipping in Liberty County. MPT Edwards asked Mr. Mosley about the possibility of negotiating the rate for Flemington citizens if the selected provider was required to tip in Liberty County; however, Mr. Mosley stated that the rate would remain unchanged. *Councilman Patel proposed a motion for the selected provider to utilize the Liberty County transfer station for tipping. Councilwoman Harwell seconded the motion. All approved, the motion passed.*

Councilman Logan expressed that both companies delivered strong presentations, but he preferred Atlantic Waste, citing greater reliability for citizens, experience serving other local municipalities, and a larger fleet. *Councilman Logan made a motion to award the city-wide solid waste collection and commercial franchise for \$500.⁰⁰ per month to Atlantic Waste. Councilman Patel seconded the motion. All approved, the motion passed.*

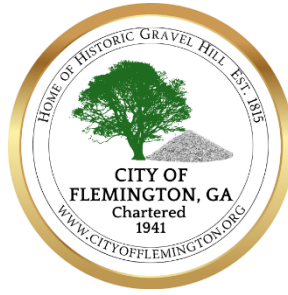
Councilman Patel directed Mr. Sam Sullivan from Atlantic Waste to consult with business owners about Atlantic's pricing schedule. Mr. Sullivan stated that he would match the rates the commercial customers currently have with Liberty County Solid Waste.

8. *Councilwoman Harwell made a motion to adjourn the meeting. Councilman Patel seconded the motion. All approved, the motion passed and the meeting adjourned at 5:50 p.m.*

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CPA/AUDITOR PROPOSAL OPENING

RFP 2025-2

August 29th, 2025 AT 10:00 AM.
FLEMINGTON CITY HALL • 156 OLD SUNBURY RD.

Present at City Hall: Mayor Pro Tempore ("MPT") David Edwards
Jenelle Gordon, City Clerk

Present via Phone: None

Absent: Mayor Paul Hawkins
Councilwoman Rene' Harwell
Councilman Larry Logan
Councilwoman Gail Evans
Councilman Hasit Patel
Councilwoman Leigh Smiley
Craig Stafford, City Attorney
LT Anthony Gallob, Liberty County Sheriff's Office ("LCSO")

1. The special called meeting of the Council of the City of Flemington was called to order by Mayor Pro Tempore David Edwards on Friday, August 28th, 2025 at 10:02 a.m. in the Council Room at Flemington City Hall.
2. MPT Edwards stated that four proposals were submitted in answer to the Request for Proposals ("RFP") 2025-2 – CPA/Auditor Firm, and the firm would be selected at the September 12th, 2025 meeting. Proposals were received from:
 - Morris & Waters, LLC
 - Maulden & Jenkins, LLC
 - VAAS Professionals, LLC
 - James Moore & Co.
3. *MPT Edwards adjourned the proposal opening at 10:04 a.m.*

City of Flemington

9/5/2025 2:53 PM

Register: 111100 · General Fund

From 08/01/2025 through 08/31/2025

Sorted by: Date, Type, Number/Ref

| Date | Number | Payee | Account | Memo | Payment | C | Deposit | Balance |
|------------|--------|---------------------------------|-------------------------------|-----------------------|----------|---|---------|------------|
| 08/01/2025 | | | -split- | Deposit | | | 77.25 | 305,436.04 |
| 08/06/2025 | | | -split- | Deposit | | | 77.25 | 305,513.29 |
| 08/07/2025 | 12536 | City of Hinesville {Water} | EXPENDITURES:520 · Streets... | 28804-144723 | 14.40 | | | 305,498.89 |
| 08/07/2025 | 12537 | GA Power {Roadway Lighti... | EXPENDITURES:520 · Streets... | 26319-02408 | 1,898.56 | | | 303,600.33 |
| 08/07/2025 | 12538 | GA Power {Street Lights} | EXPENDITURES:520 · Streets... | 00031-48409 | 458.40 | | | 303,141.93 |
| 08/07/2025 | 12539 | GA Power {TS Phase 4} | EXPENDITURES:520 · Streets... | 89631-37017 | 250.41 | | | 302,891.52 |
| 08/07/2025 | 12540 | GA Power {FV Residential} | EXPENDITURES:520 · Streets... | 86439-94010 | 796.64 | | | 302,094.88 |
| 08/07/2025 | 12541 | GA Power {TS Phase 3} | EXPENDITURES:520 · Streets... | 54631-41045 | 397.09 | | | 301,697.79 |
| 08/07/2025 | 12542 | GA Power {TS Phase 5} | EXPENDITURES:520 · Streets... | 43838-03025 | 245.26 | | | 301,452.53 |
| 08/07/2025 | 12543 | GA Power {Old Hines Rd} | EXPENDITURES:520 · Streets... | 42833-31022 | 375.95 | | | 301,076.58 |
| 08/07/2025 | 12544 | GA Power {100 Turpentine ... | EXPENDITURES:520 · Streets... | 08238-48086 | 192.20 | | | 300,884.38 |
| 08/07/2025 | 12545 | GA Power {Flem. Village Bl... | EXPENDITURES:520 · Streets... | 08033-42118 | 498.19 | | | 300,386.19 |
| 08/07/2025 | 12546 | Sky E. Carpenter | -split- | Mileage Reimbursem... | 57.96 | | | 300,328.23 |
| 08/07/2025 | 12547 | Liberty Consolidated Plannin... | EXPENDITURES:505 · Planni... | Inv #: 1887 | 988.75 | | | 299,339.48 |
| 08/07/2025 | 12548 | Liberty Consolidated Plannin... | EXPENDITURES:505 · Planni... | Inv #: 1886 | 988.75 | | | 298,350.73 |
| 08/07/2025 | 12549 | HdL Companies | EXPENDITURES:516 · Touris... | Inv #: SIN052278 | 826.17 | | | 297,524.56 |
| 08/07/2025 | 12550 | Jody Smiley Landscaping | EXPENDITURES:520 · Streets... | Inv #: 18519 | 1,750.00 | | | 295,774.56 |
| 08/07/2025 | 12551 | Jody Smiley Landscaping | EXPENDITURES:520 · Streets... | Inv #: 18510 | 4,300.00 | | | 291,474.56 |
| 08/07/2025 | 12552 | Gordon, Jenelle | -split- | PP Ending 8.7.25 | 1,918.72 | | | 289,555.84 |
| 08/07/2025 | 12553 | Kennedy, Nahalia | -split- | PP Ending 8.7.25 | 1,090.52 | | | 288,465.32 |
| 08/07/2025 | 12554 | Paul Hawkins {v} | EXPENDITURES:1300 · Coun... | Council | 850.00 | | | 287,615.32 |
| 08/07/2025 | 12555 | David Edwards {v} | EXPENDITURES:1300 · Coun... | Council | 650.00 | | | 286,965.32 |
| 08/07/2025 | 12556 | Rene' Harwell {v} | EXPENDITURES:1300 · Coun... | Council | 450.00 | | | 286,515.32 |
| 08/07/2025 | 12557 | Larry Logan | EXPENDITURES:1300 · Coun... | Council | 450.00 | | | 286,065.32 |
| 08/07/2025 | 12558 | Gail Evans {v} | EXPENDITURES:1300 · Coun... | Council | 450.00 | | | 285,615.32 |
| 08/07/2025 | 12559 | Hasit Patel {v} | EXPENDITURES:1300 · Coun... | Council | 450.00 | | | 285,165.32 |
| 08/07/2025 | 12560 | Leigh Smiley {v} | EXPENDITURES:1300 · Coun... | Council | 450.00 | | | 284,715.32 |
| 08/07/2025 | 12561 | void | Ask my accountant | VOID: | | X | | 284,715.32 |

City of Flemington

9/5/2025 2:53 PM

Register: 111100 · General Fund

From 08/01/2025 through 08/31/2025

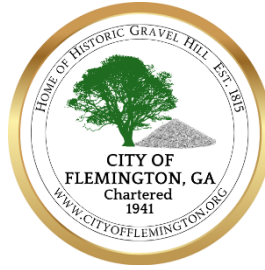
Sorted by: Date, Type, Number/Ref

| Date | Number | Payee | Account | Memo | Payment | C | Deposit | Balance |
|------------|--------|-------------------------------|-------------------------------|--------------------------|----------|---|-----------|------------|
| 08/07/2025 | 12562 | void | Ask my accountant | VOID: | | X | | 284,715.32 |
| 08/07/2025 | 12563 | void | Ask my accountant | VOID: | | X | | 284,715.32 |
| 08/14/2025 | 12564 | void | Ask my accountant | VOID: | | X | | 284,715.32 |
| 08/14/2025 | 12565 | Brightspeed {Formerly Cent... | EXPENDITURES:541 · Occup... | 306023049 | 237.18 | | | 284,478.14 |
| 08/14/2025 | 12566 | GA Power {Old Sav. Rd Mai... | EXPENDITURES:520 · Streets... | 12913-39011 | 19.05 | | | 284,459.09 |
| 08/14/2025 | 12567 | GA Power {City Hall} | EXPENDITURES:541 · Occup... | 78656-12029 | 322.15 | | | 284,136.94 |
| 08/14/2025 | 12568 | GA Power {Old Savannah Rd} | EXPENDITURES:520 · Streets... | 15554-14091 | 125.29 | | | 284,011.65 |
| 08/14/2025 | 12569 | GA Power {NLC LED City ... | EXPENDITURES:520 · Streets... | 15394-46057 | 41.98 | | | 283,969.67 |
| 08/14/2025 | 12570 | GA Power {LED LT @ City ... | EXPENDITURES:520 · Streets... | 05719-04017 | 18.82 | | | 283,950.85 |
| 08/14/2025 | 12571 | YMCA of the Coastal Empire | EXPENDITURES:550 · Social ... | FY26 Donation | 1,000.00 | | | 282,950.85 |
| 08/14/2025 | 12572 | void | Ask my accountant | VOID: | | X | | 282,950.85 |
| 08/15/2025 | | | -split- | Deposit | | | 30,904.66 | 313,855.51 |
| 08/15/2025 | EFT | Internal Revenue Service | -split- | | 1,318.02 | | | 312,537.49 |
| 08/21/2025 | | | -split- | Deposit | | | 166.86 | 312,704.35 |
| 08/21/2025 | EFT | The Ameris Bank | Ameris Bank CC | 4798 5100 5330 9480 | 1,350.55 | | | 311,353.80 |
| 08/21/2025 | 12574 | David Edwards {c} | EXPENDITURES:515 · Office ... | Spare Key for front d... | 5.81 | | | 311,347.99 |
| 08/21/2025 | 12575 | J.C. Lewis | EXPENDITURES:561 · Law E... | Customer #: 315597 | 134.02 | | | 311,213.97 |
| 08/21/2025 | 12576 | Gordon, Jenelle | -split- | PP Ending 8.21.25 | 2,290.77 | | | 308,923.20 |
| 08/21/2025 | 12577 | Flemington Outdoor Mainten... | EXPENDITURES:541 · Occup... | 1st Mowing - August... | 180.00 | | | 308,743.20 |
| 08/21/2025 | 12578 | Alejandro Figueroa | EXPENDITURES:541 · Occup... | Period Ending: 8.21.25 | 62.50 | | | 308,680.70 |
| 08/21/2025 | 12579 | Yates Astro | EXPENDITURES:541 · Occup... | Acct #: 381323 - Inv ... | 59.00 | | | 308,621.70 |
| 08/25/2025 | | | -split- | Deposit | | | 2,406.14 | 311,027.84 |
| 08/27/2025 | | | REVENUE:35.1100 · Court Fi... | Deposit | | | 75.00 | 311,102.84 |
| 08/28/2025 | | | REVENUE:31.3100 · Local Op... | Deposit | | | 18,431.65 | 329,534.49 |
| 08/28/2025 | 12580 | Grant Cain | EXPENDITURES:541 · Occup... | Inv #: 1008 | 105.00 | | | 329,429.49 |
| 08/28/2025 | 12581 | Flemington Outdoor Mainten... | EXPENDITURES:541 · Occup... | 2nd Mowing - Augus... | 180.00 | | | 329,249.49 |
| 08/28/2025 | 12582 | Yates Astro | EXPENDITURES:541 · Occup... | Acct #: 381323 - Inv ... | 59.00 | | | 329,190.49 |
| 08/29/2025 | | | -split- | Deposit | | | 48,015.52 | 377,206.01 |

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City of Flemington Balance Sheet As of August 31, 2025

| | | Aug 31, 25 |
|---------------------------------------|---|---------------------|
| ▼ ASSETS | | |
| ▼ Current Assets | | |
| ▼ Checking/Savings | | |
| 111100 · General Fund | ▶ | 377,206.01 ◀ |
| 111111 · SPLOST | | 323,308.81 |
| 111112 · Certificates of Deposit (CD) | | 114,578.42 |
| 111114 · Impact Fee | | 540,864.02 |
| 111115 · TSPLOST MM | | 542,072.43 |
| 111116 · LMIG MM | | 645,275.20 |
| 111118 · GDOT Land Purchase - Ameris | | 61,550.00 |
| 111120 · LRA Account | | 41,006.64 |
| Total Checking/Savings | | <u>2,645,861.53</u> |

2:50 PM

09/05/25

Cash Basis

City of Flemington
Profit & Loss Budget vs. Actual
 July through August 2025

| | Jul - Aug 25 | Budget | % of Budget |
|--|--------------|--------------|-------------|
| Ordinary Income/Expense | | | |
| Income | | | |
| REVENUE | | | |
| 31.1100 · Property Tax | | 246,500.00 | |
| 31.1315 · Title Ad Valorem Tax (TAVT) | 5,632.85 | 31,500.00 | 17.9% |
| 31.1340 · Intangible Tax (IRT) | 1,830.16 | 10,000.00 | 18.3% |
| 31.1600 · Real Estate Transfer Tax (RTT) | 190.30 | 3,500.00 | 5.4% |
| 31.1700 · Franchise Fees | 2,986.61 | 130,000.00 | 2.3% |
| 31.3100 · Local Option Sales Tax (LOST) | 37,399.42 | 225,000.00 | 16.6% |
| 31.4000 · Alcohol Beverage Tax | 6,685.83 | 30,000.00 | 22.3% |
| 31.4100 · Hotel Occupancy Tax (HOT) | 264,370.56 | 850,000.00 | 31.1% |
| 31.6200 · Insurance Premium Tax | | 80,000.00 | |
| 32.1100 · Alcohol License Tax | | 27,000.00 | |
| 32.1200 · Business License Tax | 800.00 | 11,000.00 | 7.3% |
| 34.1400 · Other Income (incl. Admin Fee) | 2,134.00 | 1,500.00 | 142.3% |
| 35.1100 · Court Fines & Fees | 871.00 | 6,000.00 | 14.5% |
| Total REVENUE | 322,900.73 | 1,652,000.00 | 19.5% |
| Total Income | 322,900.73 | 1,652,000.00 | 19.5% |
| Gross Profit | 322,900.73 | 1,652,000.00 | 19.5% |
| Expense | | | |
| EXPENDITURES | | | |
| 1300 · Council Fees | 7,500.00 | 54,600.00 | 13.7% |
| 500 · Financial Administration | 56.08 | 1,000.00 | 5.6% |
| 501 · Legal Fees | 57.96 | 30,000.00 | 0.2% |
| 502 · Subscriptions/Dues/Memberships | | 15,000.00 | |
| 505 · Planning & Zoning/LCPC | 1,977.50 | 14,000.00 | 14.1% |
| 507 · Code Enforcement IGA | 200.00 | 2,400.00 | 8.3% |
| 51.1100 · Salaries | 12,423.76 | 85,000.00 | 14.6% |
| 51.2000 · Payroll Taxes | 212.07 | 750.00 | 28.3% |
| 510 · General Administration | | 2,500.00 | |
| 513 · Conventions, Meetings & Events | 2,300.00 | 45,000.00 | 5.1% |
| 514 · Professional Fees | 1,677.71 | 45,000.00 | 3.7% |
| 515 · Office Supplies | 5.81 | 5,000.00 | 0.1% |
| 516 · Tourism | 193,995.67 | 540,000.00 | 35.9% |
| 518 · Insurance | | 14,500.00 | |
| 519 · Contingencies | | 48,000.00 | |
| 520 · Streets & Drainage | 22,764.48 | 159,000.00 | 14.3% |
| 530 · Public Health {Mosquitos} | 62.48 | 1,900.00 | 3.3% |
| 541 · Occupancy | 2,171.29 | 20,000.00 | 10.9% |
| 542 · Furniture/Fixtures/Equipment | | 500.00 | |
| 550 · Social Services (Donations) | 1,000.00 | 2,000.00 | 50.0% |
| 561 · Law Enforcement Officer Expense | 24,965.44 | 220,000.00 | 11.3% |
| 562 · City Car Auto Expense | | 750.00 | |
| 563 · Equipment Expense | | 750.00 | |
| 564 · Fire Services | | 307,000.00 | |
| 565 · Transit | | 7,500.00 | |
| 566 · Election Expense | | 22,500.00 | |
| Total EXPENDITURES | 271,370.25 | 1,644,650.00 | 16.5% |

2:50 PM

09/05/25

Cash Basis

City of Flemington
Profit & Loss Budget vs. Actual
 July through August 2025

| | Jul - Aug 25 | Budget | % of Budget |
|------------------------------|-----------------------|-----------------------|--------------|
| 592 · Capital Outlay | 1,008,266.14 | | |
| Total Expense | 1,279,636.39 | 1,644,650.00 | 77.8% |
| Net Ordinary Income | (956,735.66) | 7,350.00 | (13,016.8)% |
| Other Income/Expense | | | |
| Other Income | | | |
| 31.3500 · TSPLOST Revenue | 135,627.17 | 60,000.00 | 226.0% |
| 33.4000 · GDOT LMIG Grants | 23,908.99 | | |
| 33.7100 · SPLOST Revenue | 8,745.22 | 51,600.00 | 16.9% |
| 34.1300 · Impact Fee Revenue | 23,741.88 | 100,000.00 | 23.7% |
| 36.1000 · Interest | 5,561.05 | 1,375.00 | 404.4% |
| Total Other Income | 197,584.31 | 212,975.00 | 92.8% |
| Other Expense | | | |
| Ask my accountant | | | |
| FDR of WM, JM, OSR | 574,366.84 | 1,753,557.00 | 32.8% |
| Impact Fee Eligible Expenses | 3,075.10 | | |
| TSPLOST Eligible Expenses | 8,270.96 | | |
| Total Other Expense | 585,712.90 | 1,753,557.00 | 33.4% |
| Net Other Income | (388,128.59) | (1,540,582.00) | 25.2% |
| Net Income | <u>(1,344,864.25)</u> | <u>(1,533,232.00)</u> | <u>87.7%</u> |

**RESOLUTION REGARDING THE
2025 LIBERTY COUNTY JOINT COMPREHENSIVE PLAN
FOR LIBERTY COUNTY, GEORGIA**

WHEREAS, the Georgia Planning Act of 1989 requires local governments to develop and maintain a comprehensive plan to retain their Qualified Local Government status and eligibility for State permits, grants, and loans; and

WHEREAS, the comprehensive plan is intended to serve as a policy guide for future physical growth and land development in all of Liberty County and its municipalities; and

WHEREAS, the Liberty Consolidated Planning Commission has been designated by the local governments in Liberty County as the organization responsible for conducting comprehensive planning activities in Liberty County, the Town of Allenhurst, and the Cities of Flemington, Gum Branch, Hinesville, Midway, Riceboro, and Walthourville; and

WHEREAS, the 2025 Liberty County Joint Comprehensive Plan for Liberty County was developed through a comprehensive and cooperative planning process in coordination with state and local officials; and

WHEREAS, Liberty County has been notified by appropriate cognizant authority that the most recent efforts updating the local comprehensive plan did adequately address the minimum standards and procedures promulgated by the Georgia Department of Community Affairs to facilitate compliance with said act; and

NOW, THEREFORE BE IT RESOLVED, that the City Council of the City of Flemington hereby officially adopts the 2025 Liberty County Joint Comprehensive Plan this 9th day of September 2025.

Paul Hawkins, Mayor

David Edwards, Mayor Pro Tem

Gail Evans, Councilmember

Rene Harwell, Councilmember

Larry Logan, Councilmember

Hasit Patel, Councilmember

Leigh Smiley, Councilmember

ATTEST:

Jenelle Gordon, City Clerk

Liberty Consolidated Planning Commission – Report

Governing Authority: The City of Flemington



Mayor & Council Date: September 9, 2025

Sign Permit Application: Flemington Animal Hospital
Flemington, Parcel 084026

Contractor: Signarama (Kenneth Boyd)

Zoned: C3 (Highway Commercial District)

Comments: Putting into place a sign that is 4 feet by 8 feet which says "FLEMINGTON VETERINARY HOSPITAL" and has a small drawing of a tree, a cat, and a dog

LCPC Staff: Katelyn Esters
Katelyn Esters

09/02/2025
Date

THE LIBERTY CONSOLIDATED PLANNING COMMISSION
DIRECTOR – JEFF RICKETSON, AICP
100 MAIN STREET, SUITE 7520
HINESVILLE, GA 31313



CITY OF FLEMINGTON SIGN PERMIT APPLICATION

REQUIRED INFORMATION FOR SIGN PERMIT APPROVAL

(AN INCOMPLETE APPLICATION WILL BE RETURNED TO APPLICANT WITHOUT ACTION)

- | | |
|---|--|
| 1. Letter of Authorization from Property/Building Owner | 6. Inventory of other signs on same parcel |
| 2. Scaled Site Plan | 7. Wind structural load information |
| 3. Scaled Sign Drawing | 8. Engineered Footer Details |
| 4. Electrical Permit for Illuminated Signs | 9. UL Certificate for Electric Sign |
| 5. Fee \$85.00/sign | |

SIGN OWNER INFORMATION

Name Brynn Huggins Business Name Flemington Animal Hospital
Business Address 3263 E. Ogelthorpe Hwy Type of Business Veterinary Hospital
Business Phone 912-368-3226 Mobile Phone 912-368-3226
Email Address bdavis.5759@gmail.com Signature _____

BUILDING OWNER INFORMATION

Name Davis Huggins Properties LLC Type of Ownership ☐ Individual; ☒ Corporation; ☐ Other
Mailing Address 53 Marsh Cove City Richmond Hill State GA
Phone _____ Mobile _____ Signature _____

CONTRACTOR/INSTALLER INFORMATION

Name Signarama (Kenneth Boyd) sales@signarama-
E-Mail Address brunswickga.com Signature Kenneth Boyd
Business License # OCC-2266 Issuing City/County Brunswick/Glynn Expiration Date 31Dec2025

SIGN INFORMATION

Choose Appropriate Corridor ☐ Gateway ☐ Old Towne ☐ Contemporary
Wall _____ Stanchion/Pylon ☒ Window _____ Parapet _____ Mansard _____ Projecting _____
Canopy _____ Monument _____ Entrance _____ Pole & Panel _____ Sandwich Board _____ Other _____
One tenant ☒ Multi-tenant _____

SIGN SPECIFICATIONS

Sign Height for Pylon/Monument Signs 16' Single Face ☐ Double Face ☒
Sign Face Area 32' 59 sq. ft. Building Front (Length x Height) (not required for freestanding signs) _____
Proposed Distance between leading edge of sign to right-of-way 50' off Hwy 84 and 34' from the drive (A min. of 10 ft. is required)

ZONING REVIEW

LCTM 084 Parcel 026 Zoning District C3 Approved As: ☒ Conforming ☐ Non-Conforming
Reviewer's Name Kathy S. [Signature] Date 09/02/2025

STRUCTURAL/ELECTRICAL REVIEW

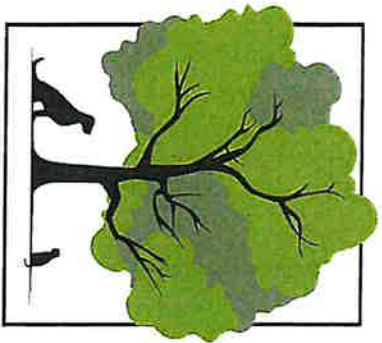
| | | |
|-------------------|-----------------------------------|--------------------------------------|
| Installation Plan | <input type="checkbox"/> APPROVED | <input type="checkbox"/> DISAPPROVED |
| Structural Plan | <input type="checkbox"/> APPROVED | <input type="checkbox"/> DISAPPROVED |
| Electrical Plan | <input type="checkbox"/> APPROVED | <input type="checkbox"/> DISAPPROVED |

FLEMINGTON MAYOR & COUNCIL REVIEW

☐ APPROVED ☐ DISAPPROVED DATE _____

Permit # _____ Project # _____ Check # _____

4'x 8'



FLEMINGTON VETERINARY HOSPITAL



Project Manager:

8x6.js

7/9/2025

3:11:45 PM

Signarama
The way to grow your business.

5701-3 Atlanta Ave.
Brunswick, GA 31525
912-265-6453
design@signarama-brunswickga.com

Approval Signature

Date:

Proof Prepared For:

Fonts Used

Arial-Regular
Futura Bk BT-Book

Colors Used

- Black
- PANTONE Process Black C
- PANTONE 7490 C
- PANTONE 5615 C

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4'x 8'



Project Manager:

8x6's

8/19/2025

11:32:54 AM

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The way to grow your business.

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5701-3 Atlanta Ave.
Brunswick, GA 31525

912-265-6453

design@signarama-brunswickga.com

Approval Signature

Date:

Proof Prepared For:

Fonts Used

Arial-Regular
Futura Bk BT-Book

Colors Used

● Black

● PANTONE Process Black C

● PANTONE 7490 C

● PANTONE 5615 C

● Gray

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Liberty Consolidated Planning Commission – Report

Governing Authority: The City of Flemington



Mayor & Council Date: September 9, 2025

Event Permit Application: Old Savannah House Bed and Breakfast
Flemington, Parcel 067011

Applicant: Sherry Storms

Event Date(s): Saturday, November 28, 2025, and
Saturday, December 13, 2025 from
2:00 PM to 6:00 PM each day

Comments: This is a two-part event which involves a
Santa for kids to take pictures, food
trucks, and a movie playing. There are
~100 people expected to attend each day.
All parking will be on-prem.

LCPC Staff: Katelyn Esters
Katelyn Esters

09/02/2025
Date



CITY OF FLEMINGTON EVENT/ASSEMBLY PERMIT REQUEST

Check One: ☐ Parade ☐ Assembly ☐ 5K ☒ Other

(Must be submitted to the Sheriff's Department at least 230 days prior to the event)

Name and type of event (purpose) Sherry & Wes Storms Date Received: _____
'Victorian Christmas with Santa'

Section A. INDIVIDUAL APPLICANT INFORMATION

Name _____ Sex _____ Date of Birth _____

Daytime Phone # _____ Mobile Phone # _____

Address: _____

Section B. ORGANIZATION APPLICANT INFORMATION

Organization Name: Old Savannah House B+B time: 2-6

Description of Organization: 2 dates - 11-28 (Sat.) + 12-13 (Saturday)
We are having a Christmas celebration on our property.

We are going to have Santa & elves + picture taking opportunities.
We're going to have a Christmas movie (atside), cookies, cider, outdoor games,
crafts, + food trucks.

Organization Address: 318 Old Savannah Rd., Hinesville

Name of representative completing application: Sherry Storms Title: _____

Daytime Phone Number: same Mobile Phone Number: 919-924 2009

Section C. EVENT PLAN

(Attach additional pages if needed)

1. Anticipated number of Participants max 100 per day (adults + kids)

2. Event date(s): 11-28 (Sat.) + 12-13 (Sat.) 2025

3. Event hours: 2-6 pm

4. Will this event involve food being served/sold?

Yes: ☒

No: ☐

Food trucks (approved ones)
+ I will have cookies, h. choc., cider, popcorn machine



CITY OF FLEMINGTON EVENT/ASSEMBLY PERMIT REQUEST

Section C. Continued

5. Will there be a cost to attend:

Yes: ☒

No: ☐

6. Will this event involve alcohol being served/sold?

Yes: ☐

No: ☒

7. Event location: 318 Old Savannah Rd.

Event route (attach map): Go on Sunbury Rd., turn right on Old Savannah Rd. Go 1/2 mile and our house is on the left.

8. Will sound amplification be used?

Yes: ☐

No: ☒

9. Will artificial lighting be used:

Yes: ☐

No: ☒

10. Will structures be constructed or employed:

Yes: ☐

No: ☒

11. Will vehicles be employed:

Yes: ☐

No: ☒

If yes, include a detailed description.

Food trucks (we will (max) have 3). They will come + set up before people arrive + will not leave until people are gone.

Food trucks
but will be there

12. Describe the safety, police, medical, sanitation and other personnel or equipment required. Include numbers, locations and times such personnel and equipment will be needed:

Erin Sliker (photographer) Austin Sliker (in the Army) - parking, Lindsey Miles (help with all aspects, her kids (Miles + Tegan Moore) help with whatever is needed, Wes Storms help with dry + everything) Sherry Storms (all aspects) Milan Ave. Raining (any help required)

13. Describe the provisions necessary to the safety and welfare of the event participants and of the general public in both the area where your event will take place and on the routes to and from your event:

We will need 1-2 parking attendants (Austin Sliker - Army Soldier) will lead that with the help of Rory Miles (+ possibly Tegan Moore). We will need various ppl to supervise kids getting pics made with Santa

14. Will your event require changes to the normal/customary use of public spaces or facilities?

Y ☐

N ☒

a. Will your event require changes to the routes to and from your event?

Y ☐

N ☒

b. Will your event limit the use of and access to the event location by other private or public users?

Y ☐

N ☒

Please give a detailed description of any "yes" responses:

Will a sign be handheld or fixed?

Handheld: ☐

Fixed: ☒

? X - I have signs that go into the ground (metal)



Section D.

APPLICANT/ORGANIZATION DISCLOSURES
(Attach additional pages as needed)

1. Have you previously conducted or participated in an event of a substantially similar nature to the present event? If 'yes, detail date(s), location(s), and whether or not the applicant or organization came under any legal action (civil, criminal, or administrative).

NO

2. Have you or the organization defaulted upon or are in arrears as to any civil, criminal, or administrative judgement? Prove an Explanation of the non-compliance, judgement, or order.

NO

(no criminal or civil issues)

People involved (so far)

Sherry & Wes Storms - (919) 924-2009 / (919) 909-0777

Erin Slinger - (930) 252-1470

Austin Slinger - (930) 252-1470

Lindsay Miles - (509) 435-2682

Milani Mic Reator Group (various volunteers) - (919) 610-1158

Rory Miles - (509) 435-2682

Teegan Moore

Angie Baykin Swinton (craft vendor) - (912) 792-3535

Dakota Griffin (craft vendor)

* I plan to have more volunteers but do not want to get them until I have permission 1st.



This event permit will be heard by Flemington Mayor and Council

09/09/2025

DATE

TIME

LOCATION

LCPC Recommendation:

parking will be on-property ;
food trucks will be on-property as well

APPROVAL: special condition of ensuring off-duty
officers on-site if required

Mayor and City Council final action:

APPROVED _____ DISAPPROVED _____

APPROVED W/COND.

City Clerk _____
Signature

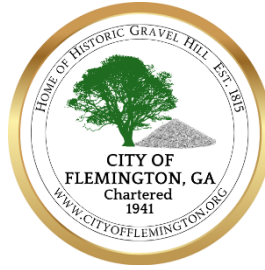
Date



*"Preserving Our Heritage,
Shaping Our Future"*

Historic Home of Gravel Hill
Est. 1815

Paul Hawkins, MAYOR



City Hall

156 Old Sunbury Rd.
Flemington, GA 31313

912.877.3223
cityhall@cityofflemington.org

AUDITOR PROPOSAL SUMMARY

| BILLING FEE SCHEDULE | A | B | C | D |
|----------------------|----------|---------------|------------|-------|
| First Year | \$15,950 | \$18k - \$24k | \$8,130.21 | \$25k |
| Second Year | \$16,750 | \$18k - \$24k | \$8,374.12 | \$25k |
| Third Year | \$17,550 | \$18k - \$24k | \$8,625.34 | \$25k |

| | | | | |
|------------------------------|----------|----------|----------|-------------------|
| Year-Round Consultation | Included | Included | Included | Included |
| Travel Expense Reimbursement | Included | Included | Included | \$150/hr. + miles |

EXPERIENCE

| | | | | |
|----------------------------------|-----|-----|-----|-----|
| Downtown Development Authorities | Yes | Yes | Yes | Yes |
| Impact Fee CIE's | Yes | Yes | Yes | Yes |
| | | | | |
| | | | | |

TEAM DYNAMICS

| | | | | |
|--------------------------------|---|--------|--------|-------------------|
| Years of Gov. Audit Experience | <i>All companies have 20+ years' experience in governmental auditing.</i> | | | |
| Virtual or In Office | Hybrid | Hybrid | Hybrid | Virtual Preferred |
| | | | | |