

The City Council of the City of Harlem, Georgia met for a Called meeting on Friday, January 9, 2015 at the Harlem Public Safety Building at 5:00 p.m. with Mayor Robert W. Culpepper presiding.

Present: COUNCIL: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilman Daniel Bellavance, Councilman Tom Blalock and Councilman Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore and City Attorney Barry Fleming.

Purpose: Presentation on Budget Issues  
Public Comment  
Instruct City Manager to Begin Police Chief Search

The meeting was called to order by Mayor Culpepper at 5:00 p.m.

**Invocation:** Councilman Blalock  
**Pledge of Allegiance:** Mayor Culpepper

**Presentation on Budget Issues:** City Manager Rizner reviewed his presentation on budget issues. He discussed the major revenue sources (General Fund only), the departments percentage breakdown on expenses, and an explanation on the Local Option Sales Tax (LOST). We are in an intergovernmental agreement with Columbia County and the City of Grovetown for LOST distributions. The most recent agreement went into effect January 1, 2013. We have two rates for the ten year period; the first five years we will receive a 3.5% share, the second five will be a 2.5% share. Based on a comparison of the original projections and the actual receipts, we are currently receiving fewer funds than originally projected and could be looking at an even lower receipt of funds in 2018. Mr. Rizner proceeded with information on property taxes and millage rates and how the taxes are calculated. We could be looking at a deficit of \$200,000.00 in the budget in 2018. If we stayed at the current millage rate, 7.35 mills, the net digest would need to grow by \$28 million to net these funds. This is the equivalent of 463 \$150K homes. The City will be reviewing this further.

**Public Comment:** The following citizens spoke in favor of keeping the police department a part of the City and not contracting with the County for services: Roxanne Whitaker of 120 Francis Street, Norm Selby of 205 W. Milledgeville Road, and former Mayor James B. Lewis of 362 E. Boundary Street.

Mayor Culpepper and Mayor Pro tem Thigpen addressed the public that was in attendance. It was expressed that upon further consideration and input from the public that the change would not be made. Mayor Pro tem Thigpen expressed his gratitude for the public as well as their input. As a Council, they will continue to strive to be good stewards of the City funds and appreciate the support of the citizens.

**Instruct City Manager to Begin Police Chief Search:** Councilman Stokes made the motion to instruct the City Manager to begin a search for the next Police Chief; 2<sup>nd</sup> by Councilman Blalock. Discussion: Advertising for the position will be included in the Augusta Chronicle, the City website and the GMA website. We will also advertise for a vacant Police Officer position and a Public Works Maintenance

Called Meeting, City of Harlem, Georgia  
January 9, 2015  
Continued from page 2764

Page 2765

**Instruct City Manager to Begin Police Chief Search (cont'd):** Technician I position. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

As there were no further items before Council for discussion, Councilman Blalock made the motion to adjourn the meeting; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The meeting adjourned at 5:30 p.m.

Respectfully submitted,

Debra E. Moore  
City Clerk

Present: COUNCIL: Mayor Robert W. Culpepper, Councilman Daniel Bellavance, Councilman Tom Blalock, and Councilman Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore and City Attorney Adam Nelson; CITY STAFF: Public Works Director Robert Fields, Lieutenant Jim March and Captain Chuck Meadows; ABSENT: Mayor Pro tem John Thigpen.

The meeting was called to order by Mayor Culpepper at 6:30 p.m.

**Invocation:** Councilman Blalock

**Pledge of Allegiance:** Mayor Culpepper

**Presentation-Pam Tucker-Emergency Operations Plan Update:** This is an update to the plan that was adopted in July 2011; updates are done every four years.

**Presentation-Mark Cann-Hannah Solar:** Mr. Cann addressed Council. Re-application is coming up. The application will include the use of the same five acres at the WWTP as in the last application. Hannah Solar will build and maintain the equipment (solar panels). The award will be done in April.

UNFINISHED BUSINESS:

**Ordinances-Second Reading:**

- **Veterinarian Offices:** This is an amendment to Code Section 152.047 Veterinarian Establishments & Animal Hospitals. The proposed change will permit veterinarian offices in professional and all business districts; they would not be permitted in industrial areas. The words "veterinarian hospitals" is removed from the Use for kennels. This will constitute the second reading.
- **Produce Stands:** This is an amendment to Code Section 152.083 Roadside Stands and Produce Markets. Provides for definitions of a produce stand and a produce or farmers market. Both stands and markets are temporary in nature. The stipulations pertain to "for profit" stands or markets. Provides for general standards, parking requirements, building and structure requirements, and permit requirements. This will constitute the second reading.
- **Massage Therapy:** This is an amendment to Code Section 115.02 Adult Entertainment Establishments; Definitions. The definition for bath house or massage parlor has been amended to leave out the words "specified anatomical area" which narrows the definition to only massage that is sexual in nature, not therapeutic. This is also an amendment to Code Section 152.005, 152.047 and 152.092 of the Planning and Zoning Code. The definition for massage therapy has been added to section 152.005 and comes straight from the State of Georgia code. Code Section 152.047 Conditional Uses-Commercial, has been amended to include the Use subject to the provisions of Code Section 152.092 Massage Therapy. This provides for the requirement of licensing. This will constitute as the second reading.

**Other:** There was none at this time.

**NEW BUSINESS:**

**Approve Emergency Operations Plan Update:** Council will need to approve the update to the plan that was originally adopted in July 2011. Updates are made every four years.

**Authorize Solar Project:** Council will need to approve the authorization of Hannah Solar submitting an application to the Georgia Power Advance Solar Initiative. Council can also at the same time authorize Hannah Solar to proceed with the project if our application is accepted.

**2015 Mayor Pro tem Election:** Council will need to nominate and elect the position of Mayor Pro tem.

**2015 Council Committee Appointments:** The Committees are as follows:

- Administrative Committee
- Public Works Committee
- Community Development Committee
- Public Safety Committee

The Community Development Committee replaces and assumes the responsibilities of the Community Services Committee. Each Committee is comprised of a Chairperson, with the Mayor serving as the Vice Chair, and three Council members. The Mayor will recommend the committee members, Chairs and officers of the City Council. They will be appointed by a vote by City Council.

**2015 Election:** This year's election is for the positions of Councilman Blalock and Councilman Stokes. The qualifying fee is 3% of the annual salary. This year's qualifying dates will be August 31, 2015 to September 2, 2015 from 8:30 to 4:30 daily. Council will need to approve the fee and dates.

**Proclamations:**

- **Arbor Day:** Proclamation recognizes February 17, 2015 as Arbor Day for the City of Harlem. This will be celebrated with the planting of trees.
- **STAR Student Program:** This is the 54<sup>th</sup> year of the program sponsored by the Harlem Women's Club. The Proclamation recognizes February 12, 2015 as Student Teacher Achievement Recognition Day in Harlem.

**Ordinance-1<sup>st</sup> Reading:**

- **Planning & Zoning Commission Meetings:** This is an amendment to Code Section 152.218 (A) Planning Commission Meetings. The text amendment is for the moving of the Planning & Zoning Commission meetings to the Public Safety building. It also allows for the holding of the meetings in other places as long as the required advertising and posting of notices is met. This will constitute as the first reading.

NEW BUSINESS (cont'd):

**Other-Regional Commission-Contract for Comprehensive Plan:** This item will be taken up at the February meeting.

As there was no further business before Council for discussion, Councilman Stokes made the motion to adjourn the Work Session and to reconvene in ten minutes for the Regular meeting; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock and Stokes voting in the affirmative. The meeting adjourned at 6:45 p.m.

Debra E. Moore  
City Clerk

The City Council of the City of Harlem met for their Regular meeting on Monday, January 26, 2015 at the Harlem Public Safety Building following the Work Session that was scheduled at 6:30 p.m. with Mayor Robert W. Culpepper presiding.

Present: COUNCIL: Mayor Robert W. Culpepper, Councilman Daniel Bellavance, Councilman Tom Blalock, and Councilman Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore and City Attorney Adam Nelson; CITY STAFF: Public Works Director Robert Fields, Lieutenant Jim March and Captain Chuck Meadows; ABSENT: Mayor Pro tem John Thigpen.

The meeting was called to order by Mayor Culpepper at 7:00 p.m.

**Approve Agenda:** Councilman Blalock made a motion to move item #1 Approve Emergency Operations Plan Update from New Business to the top of the agenda and to approve the agenda with this change; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, and Stokes voting in the affirmative.

**Approve Emergency Operations Plan Update:** Councilman Stokes made the motion to approve the Emergency Operations Plan Update and to authorize for the Mayor to sign it; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilman Bellavance, Blalock, and Stokes voting in the affirmative.

**Approval of the Minutes:** Councilman Blalock made the motion to approve the minutes of the following meetings: December 3, 2014 Called Meeting, December 15, 2014 Budget Hearing, December 19, 2014 Called Meeting and Executive Session, December 22, 2014 Regular and Executive Session as written; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, and Stokes voting in the affirmative.

**Public Comment:**

- Jim Davis, 347 G.R. Tucker Road, Harlem, GA: Addressed Council on bringing business to Harlem (restaurants).
- Janet Short, 165 W. Trippe Street, Harlem, GA: Member of the Harlem Arts Council. Brought in information on bids received for updates/renovations on the Wilson/Hoyle House. The bids included \$2,850.00 for the removal of the magnolia trees, \$7,946.00 to \$12,000.00 for the façade. The \$12,000.00 was for vinyl. They also received a bid to re-do the interior bottom floor, not including the electricity, for \$48,750.00. She is going to give copies to the City Manager.

**Department Reports:** The following departments gave reports for the month of December 2014:

Public Works Department	Robert Fields, Public Works Director
Police Department	Jim March, Lieutenant
Fire Department	Chuck Meadows, Captain
P&Z, Administrative, & Museum	Jason M. Rizner, City Manager

UNFINISHED BUSINESS:

**Ordinances-Second Reading:**

- **Veterinarian Offices:** Councilman Stokes made the motion to accept the second reading of the Ordinance to amend Code Section 152.047 Veterinarian Establishments and Animal Hospitals; 2<sup>nd</sup> by Councilman Blalock. Motion carried with Councilmen Bellavance, Blalock, and Stokes voting in the affirmative.
- **Produce Stands:** Councilman Stokes made the motion to accept the second reading of the Ordinance to amend Code Section 152.083 Roadside Stands and Produce Markets; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock and Stokes voting in the affirmative.
- **Massage Therapy:** Councilman Bellavance made the motion to accept the second reading of the Ordinance to amend Code Section 115.02 Adult Entertainment Establishments; Definitions, Code Sections 152.005 Definitions, 152.047 Conditional Uses-Commercial, and the addition of Code Section 152.092 Massage Therapy; 2<sup>nd</sup> by Councilman Blalock. Motion carried with Councilmen Bellavance, Blalock, and Stokes voting in the affirmative.

**Other:** There was none at this time.

NEW BUSINESS:

**Authorize Solar Project:** Councilman Blalock made the motion to approve the authorization to submit the application on the behalf of the City; 2<sup>nd</sup> By Councilman Stokes. Discussion: City Manager Rizner stated they could also approve the authorization to proceed with the project if the application is selected; Council did not want to do that at this time. Motion carried with Councilmen Bellavance, Blalock, and Stokes voting in the affirmative.

**2015 Mayor Pro tem Election:** Councilman Stokes made the motion to open the floor for nominations; 2<sup>nd</sup> by Councilman Blalock. Motion carried with Councilmen Bellavance, Blalock, and Stokes voting in the affirmative.

Councilman Bellavance nominated Councilman Thigpen for the position of Mayor Pro tem; 2<sup>nd</sup> by Councilman Stokes. Councilman Stokes made the motion to close the floor for nominations; 2<sup>nd</sup> by Councilman Blalock. Motion carried with Councilmen Bellavance, Blalock and Stokes voting in the affirmative.

Councilman Bellavance made the motion to approve the nomination of Councilman Thigpen as Mayor Pro tem; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock and Stokes voting in the affirmative.

**2015 Council Committee Appointments:** Mayor Culpepper put before Council the recommendation to leave the Committees the same as 2014. Councilman Stokes made the motion to approve the recommendation of Mayor Culpepper for the same Committee assignments as 2014; 2<sup>nd</sup> by

NEW BUSINESS (cont'd):

**2015 Council Committee Appointments (cont'd):** Commissioner Bellavance. Motion carried with Councilmen Bellavance, Blalock and Stokes voting in the affirmative. The 2015 Council Committees consist of the following:

- **Administrative Committee: Councilman Stokes, Chair; Mayor Culpepper, Vice Chair**
- **Community Development Committee: Councilman Bellavance, Chair; Mayor Culpepper, Vice Chair**
- **Public Works Committee: Councilman Blalock, Chair; Mayor Culpepper Vice Chair**
- **Public Safety Committee: Councilman Thigpen, Chair; Mayor Culpepper Vice Chair**

All Councilmembers are members of the Committee. The City Manager, City Clerk and Department Heads also attend the Committee meetings.

**2015 Election:** Councilman Stokes made the motion to approve the qualifying fee of \$108.00 and the qualifying dates of August 31-September 2, 2015 as the qualifying dates for the 2015 General Election; 2<sup>nd</sup> by Councilman Blalock. Motion carried with Councilmen Bellavance, Blalock, and Stokes voting in the affirmative.

**Proclamations:**

- **Arbor Day:** Councilman Blalock made the motion to approve the Proclamation recognizing February 17, 2015 as Arbor Day in the City of Harlem and the authorization of the Mayor's signature; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock, and Stokes voting in the affirmative.
- **STAR Student Program:** Councilman Stokes made the motion to approve the Proclamation recognizing February 12, 2015 as Student Teacher Achievement Recognition Day and the authorization of the Mayor's signature; 2<sup>nd</sup> by Councilman Blalock. Discussion: This is the 54<sup>th</sup> year. Councilman Blalock called the matter to question. Motion carried with Councilman Bellavance, Blalock and Stokes voting in the affirmative.

**Ordinance-First Reading:**

- **Planning & Zoning Commission Meetings:** Councilman Stokes made the motion to approve the 1<sup>st</sup> Reading of the Ordinance amending the location for the Commission meetings to the Public Safety Building; 2<sup>nd</sup> by Councilman Bellavance. Discussion: The Ordinance still allows for meeting in other locations as long as the advertisement and posting of notices requirement is met. Motion carried with Councilmen Bellavance, Blalock, and Stokes voting in the affirmative.

**Other:** There was none at this time.

NEW BUSINESS (cont'd):

**Announcements:**

February 3	Planning & Zoning Meeting; 6:00 p.m.; City Hall
February 12	GICH Meeting; 6:00 p.m.; City Hall
February 12	STAR Program Ceremony; 7:00 p.m.; Women's Club
February 16	City Offices Closed-President's Day
February 17	Pioneer Garden Club Arbor Day Ceremony; 4:00 p.m.; Women's Club
February 23	URP Public Hearing; 5:30 p.m.; Public Safety Building
February 23	Work Session/Council Meeting; 6:30 p.m.; Public Safety Building
February 26	HPC Meeting; 6:30 p.m.; City Hall

**Executive Session:** N/A

**Items from Executive Session:** N/A

As there were no further items for discussion, Councilman Stokes made the motion to adjourn the meeting; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock, and Stokes voting in the affirmative. The meeting adjourned at 7:35 p.m.

Respectfully submitted,

Debra E. Moore  
City Clerk

The City Council of the City of Harlem, Georgia met for a Called Meeting on Monday, February 9, 2015 at City Hall at 6:00 p.m. with Mayor Robert W. Culpepper presiding.

Present: COUNCILMEMBERS: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilman Daniel Bellavance, Councilman Tom Blalock and Councilman Gregg Stokes; Council Staff: City Manager Jason M. Rizner, City Clerk Debra E. Moore and City Attorney Adam Nelson; City Staff: Community Development Director William Butler.

Purpose: Police Chief Selection Process  
Executive Session-Real Estate  
Urban Redevelopment Plan Implementation  
Comprehensive Plan Agreement

The meeting was called to order by Mayor Culpepper at 5:00 p.m.

The Invocation was given by Councilman Blalock.

The Pledge of Allegiance was led by Mayor Culpepper.

**Police Chief Selection Process:** Councilman Thigpen commented that in the past we had received some sort of law enforcement guidance when hiring for the department. He would like to continue with that process and to include Al Reeves, a Harlem citizen with law enforcement experience, on the committee in that capacity. The Committee would consist of Mayor Culpepper, City Manager Rizner, City Clerk Moore, himself and Mr. Reeves. Councilman Thigpen made a motion to that effect for the sole purpose of finding a candidate for the position of Police Chief; 2<sup>nd</sup> by Councilman Stokes. Discussion: Councilman Stokes would like to amend the motion or discuss amending it to include a citizen at large due to the interest of the citizens. Mayor Pro tem Thigpen was open to the idea and asked if Councilman Stokes had anyone in mind; he did not at that time. Councilman Bellavance questioned when the process would start; Mayor Pro tem Thigpen responded that it would start anytime now. Councilman Bellavance commented that the decision would ultimately be left up to City Manager Rizner to make the decision on person for the position. The Committee is only making a recommendation to the City Manager for the hiring of the position. Mayor Pro tem Thigpen was open to amending his motion to include a citizen at large. Mayor Culpepper questioned how a decision would be made as to who the citizen would be. Each Councilmember would give a suggested person to City Manager Rizner by Thursday, February 12. The Committee would consist of Mayor Culpepper, Mayor Pro tem Thigpen, City Manager Rizner, City Clerk Moore, Al Reeves and a Citizen at Large. Councilman Stokes made the motion to amend the original motion to include on the advisory Committee a Citizen at Large that would be named by Thursday by the City Manager; 2<sup>nd</sup> by Councilman Blalock. Mayor Pro tem Thigpen accepted the amendment. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Executive Session-Real Estate:** Mayor Pro tem Thigpen made the motion to move to Executive Session to discuss Real Estate; 2<sup>nd</sup> by Councilman Blalock. Motion carried with Councilmen Bellavance, Blalock,

**Executive Session-Real Estate (cont'd):** Stokes and Thigpen voting in the affirmative. The Regular meeting closed at 5:10 p.m. and Executive Session convened at 5:15 p.m.

Mayor Pro tem Thigpen made the motion to come out of Executive Session and to reconvene the Regular meeting; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilman Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. Executive Session closed at 6:10 p.m. and the Regular meeting reconvened at that time.

City Attorney Nelson reported that one Real Estate item was discussed and that no final action was taken.

Councilman Blalock made the motion to authorize for the Mayor to sign the Affidavit acknowledging this report; 2<sup>nd</sup> by Mayor Pro tem Thigpen. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Urban Redevelopment Plan Implementation:** Community Development Director Butler reviewed the options for implementation of the plan. A body would have to be formed for the implementation of the plan. There are four options:

- The City (Mayor, Council & Staff)
- Urban Redevelopment Authority (Created by City)
- Downtown Development Authority (Created by City)
- Housing Authority

His recommendation is to form an Urban Redevelopment Agency; in his opinion, this is the best option. City Manager Rizner would recommend the same. His suggestions for the Agency would be Ken Coleman, Frank Beevers, Al Harris, John Neal, Larry Prather, and Jack or John DeRoor. The powers they would have are what Council would give them. The primary tasks of the Implementing Body would consist of:

- Selling property to developers for projects that fit the vision and goals of the redevelopment plan.
- Potentially acquiring property (although the plan does not specifically envision any properties being acquired, it could be a possibility in the future).

Policy changes (zoning changes, code amendments) would remain the responsibility of the City.

The Urban Redevelopment Plan will be on the agenda in February for approval. Council would need to also decide at that time on the implementation of the plan.

**Comprehensive Plan Agreement-City Manager Rizner:** The City's Comprehensive Plan will be redone this year. The agreement is with the Regional Commission. There is no charge to the City for this. The plans are funded thru DCA. We would be working with Martin Laws of the Regional Commission. City Manager Rizner made the recommendation to approve the agreement and the authorization of the Mayor's signature. Councilman Stokes made the motion to approve the agreement with the Regional Commission for the production of the City's Comprehensive Plan and the authorization of the Mayor's signature; 2<sup>nd</sup> by Councilman Blalock. Discussion: Mayor Pro tem Thigpen commented on some recent

Called Meeting, City of Harlem, Georgia  
February 9, 2015  
Continued from page 2771

Page 2772

**Comprehensive Plan Agreement (cont'd):** events with another projected that the Regional Commission has been working on for the City and expressed his displeasure. Motion carried with Councilmen Bellavance, Blalock and Stokes voting in the affirmative; Mayor Pro tem Thigpen voted in the negative.

As there was no further items for discussion, Mayor Pro tem Thigpen made the motion to adjourn the meeting; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The meeting adjourned at 6:35 p.m.

Respectfully submitted,

Debra E. Moore  
City Clerk

Present: COUNCILMEMBERS: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilman Daniel Bellavance, Councilman Tom Blalock, and Councilman Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore, and City Attorney Adam Nelson; CITY STAFF: Fire Chief Tripp Lonergan, Sergeant Brian Williams, Public Works Director Robert Fields and Community Development Coordinator William Butler.

The meeting was called to order by Mayor Culpepper at 6:30 p.m.

The Invocation was given by Fire Chief Lonergan.

The Pledge of Allegiance was led by Mayor Culpepper.

UNFINISHED BUSINESS:

**Ordinance-Second Reading:**

- **Planning & Zoning Commission Meetings:** This will constitute the second reading of the Ordinance amendment moving the meetings from City Hall to the Public Safety Building but also allows for meetings to still be held at City Hall as long as the required notification requirements are met.

**Other:** There was none at this time.

NEW BUSINESS:

**Urban Redevelopment Plan Adoption:** City Manager Rizner reported that the required Public Hearing was held this evening at 5:30 p.m. The four (broad) goals of the plan include:

- A more economically vibrant downtown
- New development that adds to our sense of place
- Great public places that allow residents to connect and interact
- Reinvigorated residential neighborhoods

Staff is making the recommendation to establish an Urban Redevelopment Agency to implement the plan. Details for the agency can be discussed at the upcoming quarterly meeting. Mayor Pro tem also commented on discussing the agency further before putting anything in place. Council can adopt the plan tonight and implement the agency at a later date.

**Ordinance-1<sup>st</sup> Reading:**

- **Historic Preservation Commission Meetings:** This is an Ordinance to amend the Code of Harlem, Georgia, Title XV, Chapter 153, §153.24(A) Regular Meetings. The meetings will be moved from City Hall to the Public Safety Building but will still allow for meetings to be held at other designated places provided that the locations are specified in the required notices. This will constitute the first reading.

**2014 Budget Amendment Resolution:** The Charter requires that Council approve an operating budget each year. Interdepartmental amendments and increases in the overall budget are also required to be

**2014 Budget Amendment Resolution (cont'd):** approved by Council. The Resolution is for amending the General Fund Budget in the amount of \$96,271.00. This is to cover an increase in revenues received and expenditures made. Council will need to approve the Resolution.

**Authorize Request for Proposals-City Hall Lobby Renovation:** Included in the 2015 budget is \$50,000.00 for renovations to the City Hall lobby area. The modifications are needed for the safety of the staff. Council would select the vendor at the March meeting. Council would need to authorize proceeding with the Request for Proposals.

**Other:** There was none at this time.

As there were no further items for discussion, Mayor Pro tem Thigpen made the motion to adjourn the meeting and to reconvene in ten minutes for the Regular meeting; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

Debra E. Moore  
City Clerk

The City Council of the City of Harlem, Georgia met for their Regular meeting on Monday, February 23, 2015 at the Harlem Public Safety Building following the Work Session that was held at 6:30 p.m. with Mayor Robert W. Culpepper presiding.

Present: COUNCILMEMBERS: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilman Daniel Bellavance, Councilman Tom Blalock, and Councilman Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore, and City Attorney Adam Nelson; CITY STAFF: Fire Chief Tripp Lonergan, Sergeant Brian Williams, Public Works Director Robert Fields and Community Development Coordinator William Butler.

The meeting was called to order by Mayor Culpepper at 7:00 p.m.

**Approval of the Agenda:** Mayor Pro tem Thigpen made the motion to approve the Agenda as written; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Approval of the Minutes:** Mayor Pro tem Thigpen made the motion to approve the minutes for the month of January 2015 as written; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Public Comment:** David Carlsen, 250 N. Hicks Street, Harlem, GA: Mr. Carlsen spoke to Council about Certified Local Governments and Stewardship of Property.

**Department Reports:** The following departments gave reports for the month of January 2015:

Public Works Department	Robert Fields, Public Works Director
Police Department	Brian Williams, Sergeant
Fire Department	Tripp Lonergan, Fire Chief
Planning & Zoning Department	William Butler, Community Development Coordinator
Administrative Department & Museum	Jason M. Rizner, City Manager

UNFINISHED BUSINESS:

**Ordinance-Second Reading:**

- **Planning & Zoning Commission Meetings:** Mayor Pro tem Thigpen made the motion to approve the second reading of the Ordinance to amend Code Section 152.218(A)(1) Planning Commission Meetings-General moving the meetings from City Hall to the Public Safety Building or in any other designated place as long as the notification requirements are met; 2<sup>nd</sup> by Councilman Blalock. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Other:** There was none at this time.

**NEW BUSINESS:**

**Urban Redevelopment Plan Adoption:** Mayor Pro tem Thigpen made the motion to approve the adoption of the Urban Redevelopment Plan as presented; 2<sup>nd</sup> by Councilman Stokes. Discussion: This is a living document and is open to change. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Ordinance-First Reading:**

- **Historic Preservation Commission Meetings:** Councilman Stokes made the motion to approve the first reading of the Ordinance amending code section §153.24(A) Regular Meetings moving the meeting of the Historic Preservation Commission from City Hall to the Public Safety Building and allowing for meetings to be held at other designated areas with the proper required notifications; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**2014 Budget Amendment Resolution:** Councilman Blalock made the motion to approve the 2014 Budget Amendment Resolution amending the General Fund Budget by \$96,271.00; 2<sup>nd</sup> by Mayor Pro tem Thigpen. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Authorize Request for Proposals-Lobby Renovations:** Mayor Pro tem Thigpen made the motion to authorize the issuance of a Request for Proposals for lobby renovations up to the \$50,000.00 budgeted for in 2015; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Other:** There was none at this time

**Announcements:**

February 26	HPC Meeting, 6:30 p.m., City Hall
March 3	Planning & Zoning Meeting, 6:00 p.m., City Hall
March 12	GICH Meeting, 6:00 p.m., City Hall
March 23	Work Session/Council Meeting, 6:30 p.m., Public Safety Building

**Executive Session:** Executive Session was not held.

As there were no further items for discussion, Mayor Pro tem Thigpen made the motion to adjourn the meeting; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Debra E. Moore  
City Clerk

Present: COUNCIL: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilman Daniel Bellavance, Councilman Tom Blalock and Councilman Gregg Stokes; STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore, and City Attorney Adam Nelson; CITY STAFF: Public Works Director Robert Fields, Lieutenant Jim March, Fire Chief Tripp Lonergan and Community Development Director William Butler.

The meeting was called to order by Mayor Culpepper at 6:30 p.m.

Invocation: Councilman Blalock  
Pledge of Allegiance: Mayor Culpepper

UNFINISHED BUSINESS:

**Ordinance-2<sup>nd</sup> Reading:**

- **Historic Preservation Commission Meetings:** The Ordinance is to amend Title XV, Chapter 153, §153.24 (A) Regular Meetings. The meetings will be moved to the Public Safety Building, but it also allows for meetings to be held in any other designated place as long as the location is specified in all notices required by law.

**Hoyle House Removal/Demolition:** Mayor Pro tem Thigpen reported that per our legal counsel, we do not have to go thru the surplus process. We will proceed with this item tonight.

**Other:** There was none at this time.

NEW BUSINESS:

**Resolution-Community Development Block Grant:** Council previously approved with the application for the Community Development Block Grant. This grant would include drainage work in the Evelyn Street and South Louisville Street area, additional sidewalks and replacement of an aging water line in that area. The resolution officially authorizes the filing of the application, states the provision of a 10% match by the City, as well as designating the Mayor as the official representative of the City.

**Alcohol License-BBQ Competition:** Application has been made by the Columbia County Memorial VFW to sell alcohol at the King of the Grill Backyard BBQ event on May 2, 2015. Our ordinance requires that application be made within 30 days of the event; this license is proposed to be issued on April 2, 2015. This will allow them time to get their state license application in. Councilman Blalock questioned the location of the event; it will be held at the City Park. Councilman Blalock also asked if there had been any comments or concerns from the residents in the area; there have been none.

**Conditional Use-Educational Facility:** This item went before the Planning and Zoning Commission and they are sending a recommendation for approval with the condition that before a license is issued to the applicant and for subsequent applications, any teacher or employee of the facility shall submit a criminal background check through the Columbia County Sheriff's office and be forwarded to the City of Harlem prior to issuance of a business license.

NEW BUSINESS (cont'd):

**Ordinance-First Reading:**

- **Subdivision Street Connection Amendment:** The ordinance is to amend Title XV, Chapter 155 Subdivision Regulations, §155.04 (F) *Streets (1) Access & (2) Alignment and Continuation*. Section §155.04 (F)(1) will be amended to read:

- (1) *Access*. Every lot of every subdivision shall abut a public street with a minimum right-of-way as indicated in subsection (F) (12) of this section, which is or shall be maintained by the appropriate governing body. Where the subdivision does not immediately adjoin a public street, the sub-divider shall provide a public street from the subdivision to a public street. In special situations, private roadways will be allowed per division (F) (15). Driveways connecting the public road with adjoining property are the responsibility of the property owner. Prior to installation, approval of any needed drainage pipe, under the driveway, must be received from the City Engineer.

Section §155.04 (F) (2) will be amended to read:

- (2) *Relation to present, proposed, and future streets*. The proposed street system within a subdivision shall be determined by the Planning Commission to adequately balance the privacy of the future occupants with connectivity throughout the City, and to adequately provide for access for public safety by fire, police and emergency medical vehicles, and for school buses. In making determination, satisfaction of the following requirements shall be considered by the Planning Commission:
  - Unless approved otherwise by the Planning Commission, a subdivision shall provide a street connection to each public street that it adjoins, and shall provide continuity through the subdivision between each connection.
  - To the greatest extent practical, cul-de-sacs should be avoided in favor of loop streets or curvilinear or grid system of streets.

This item went before the Planning and Zoning Commission and they are recommending for approval. There was a question on the right-of-ways by Councilman Bellavance; Mr. Butler provided explanation.

**City Hall Renovations-Proposal Selection:** City Manager Rizner reported that request for proposals were issued. There were three general contractors that attended the mandatory pre-proposal meeting and one proposal was received by the deadline. The proposal was from JH Cleveland Construction of Evans, GA for a total of \$58,503.00 to include access control and security cameras. The proposal was reviewed and found to meet the requirements of the RFP. The City will be providing a pass-through drawer for the drive-thru; the cost is approximately \$1,500.00. The total cost of the project will be \$60,003.00. The budget for this project was \$50,000.00. He will look for areas that there may be some cost savings to reduce the project cost without sacrificing the integrity of the project. City Manager Rizner is recommending the proposal for approval and to use any excess operating funds or reserves to cover the difference between the actual cost of the project and the budgeted amount. Council concurred with finding areas that may be able to be cut back on in order to cut costs.

**Other:** There was none at this time.

As there were no further items for discussion, Councilman Bellavance made the motion to adjourn the Work Session and to reconvene after a ten minute recess for the Regular meeting; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The meeting closed at 6:45 p.m.

Debra E. Moore  
City Clerk

The City Council of the City of Harlem, Georgia met for their Regular meeting on Monday, March 23, 2015 at the Public Safety Building following the Work Session that convened at 6:30 p.m. with Mayor Robert W. Culpepper presiding.

Present: COUNCIL: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilman Daniel Bellavance, Councilman Tom Blalock and Councilman Gregg Stokes; STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore, and City Attorney Adam Nelson; CITY STAFF: Public Works Director Robert Fields, Lieutenant Jim March, Fire Chief Tripp Lonergan and Community Development Director William Butler.

The meeting was called to order by Mayor Culpepper at 6:55 p.m.

**Agenda Approval:** Mayor Pro tem Thigpen made the motion to approve the Agenda with the following amendments:

- Move the Department Reports to New Business
- Add Executive Session-Personnel to item #1 under New Business

Councilman Blalock 2<sup>nd</sup> the motion. The motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Approval of the Minutes:** Councilman Thigpen made the motion to approve the Regular meeting and Executive Session minutes as written for the month of February; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Public Comment:** Richard Davis-Cochran, GA-Latter Day Saints Church: Charging of sewer for irrigation. They would like to get a second meter for irrigation purposes. This item will be referred to the Public Works Committee.

The following citizens addressed Council in reference to the Wilson/Hoyle House demolition:

For: Tripp Lonergan, Roxanne Whitaker, Mickey Lonergan, Steve Camp, Larry Prather, Jennifer Bennett and former Mayor James Lewis. Against: Mike Hill and Janet Short.

UNFINISHED BUSINESS:

**Ordinance-Second Reading:**

- **Historic Preservation Commission Meetings:** The Ordinance is to amend Title XV, Chapter 153, §153.24 (A) Regular Meetings. The meetings will be moved to the Public Safety Building, but it also allows for meetings to be held in any other designated place as long as the location is specified in all notices required by law. Mayor Pro tem Thigpen made the motion to approve the 2<sup>nd</sup> Reading of the Ordinance amending Code Section 153.24 (A) Regular Meetings; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

UNFINISHED BUSINESS (cont'd):

**Hoyle House Removal/Demolition:** Mayor Pro tem Thigpen made the motion to authorize the City Manager to proceed with the demolition and removal of the Hoyle/Wilson House; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Stokes and Thigpen voting in the affirmative; Councilman Blalock voted in the negative.

**Other:** There was none at this time.

NEW BUSINESS:

**Executive Session-Personnel:** Mayor Pro tem Thigpen made the motion to adjourn to Executive Session to discuss a Personnel matter; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The Regular meeting adjourned at 7:30 p.m.; Executive Session convened at that time.

Councilman Blalock made the motion to come out of Executive Session and to reconvene the Regular meeting; 2<sup>nd</sup> by Mayor Pro tem Thigpen. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. Executive Session closed at 7:40 p.m. and the Regular meeting reconvened at that time.

City Attorney Nelson reported that one Personnel matter was discussed and that no final action was taken.

Mayor Pro tem Thigpen made the motion to authorize the Mayor to sign the affidavit acknowledging this report; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

City Manager Rizner announced that he would be making an offer to Chuck Meadows for the position of Police Chief and an offer to Rob Lewis for second in command with the rank of Captain. He also expressed his appreciation for those who were involved in the process; Mayor Pro tem Thigpen expressed the same.

**Department Reports:** The following departments gave reports for the month of February 2015:

Public Works Department	Robert Fields, Public Works Director
Police Department	Jim March, Lieutenant
Fire Department	Tripp Lonergan, Fire Chief
Community Development	Will Butler, Community Development Director
Administrative and Museum	Jason Rizner, City Manager

NEW BUSINESS (cont'd):

**Resolution-Community Development Block Grant:** Councilman Blalock made the motion to adopt the Resolution for the authorization of the application of the Community Development Block Grant and the authorization of the Mayor's signature; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Alcohol License-BBQ Competition:** Mayor Pro tem Thigpen made the motion to approve the alcohol license for Columbia County Memorial VFW; 2<sup>nd</sup> by Councilman Bellavance. Discussion: This is for the King of the Grill BBQ event to be held on Saturday, May 2, 2015. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Conditional Use-Educational Facility:** Councilman Stokes made the motion to approve Conditional Use Permit CU-2015-02-02 for an educational facility; 2<sup>nd</sup> by Councilman Blalock. Discussion: Approval is made with the condition that before a business license is issued to the applicant and for subsequent applications, any teacher or employee of the facility shall submit a criminal background check through the Columbia County Sherriff's Office and be forwarded to the City of Harlem prior to issuance of a business license.

**Ordinance-First Reading:**

- **Subdivision Street Connection Amendment:** Mayor Pro tem Thigpen made the motion to approve the 1<sup>st</sup> Reading of the Ordinance amending code section §155.04(F) (1) & (2); 2<sup>nd</sup> by Councilman Blalock. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**City Hall Renovations-Proposal Selection:** Mayor Pro tem Thigpen made the motion to award the contract to JH Cleveland for and the additional funding; 2<sup>nd</sup> by Councilman Blalock. Discussion: The original budget is \$50,000.00. The contract came in at \$58,503.00. Councilman Blalock stated that we need to hold to the budget if at all possible; Mayor Culpepper stated it would be monitored and reviewed for any savings. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Other:** There was none at this time.

**Announcements:**

March 26	HPC Meeting; 6:30 p.m.; City Hall
April 19-25	Georgia Cities Week
April 20	Harlem Comprehensive Plan Public Hearing; 6:00 p.m., Public Safety Building
April 23	HPC Meeting; 6:30 p.m.; City Hall
April 27	Work Session/Council Meeting; 6:30 p.m.; Public Safety Building

NEW BUSINESS (cont'd):

**Executive Session:** Mayor Pro tem Thigpen made the motion to go into Executive Session to discuss Real Estate; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The Regular meeting adjourned at 8:00 p.m.; Executive Session opened at 8:05 p.m.

Councilman Stokes made the motion to come out of Executive Session; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. Executive Session adjourned at 8:15 p.m. and the Regular meeting reconvened at that time.

City Attorney Nelson reported that one Real Estate item was discussed and that no final action was taken.

Mayor Pro tem Thigpen made the motion authorizing the Mayor's signature to the Affidavit acknowledging this report; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

Mayor Pro tem Thigpen made the motion to approve the authorization of the purchase of two parcels of property in the amount of \$114,000.00 to come from Reserves to Canterbury LLC; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilman Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

Being no further business before Council, Mayor Pro tem Thigpen made the motion to adjourn the meeting; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Debra E. Moore  
City Clerk

Present: COUNCIL: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilman Daniel Bellavance, Councilman Tom Blalock, and Councilman Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore, and City Attorney Barry Fleming; CITY STAFF: Public Works Director Robert Fields, Police Chief Charlie Meadows, Fire Chief Tripp Lonergan, Community Development Director William Butler and Community Services Coordinator Stacie Hart.

The work session was opened by Mayor Culpepper at 6:30 p.m.

**Invocation:** Councilman Blalock

**Pledge of Allegiance:** Mayor Culpepper

**Special Recognition:**

- **“If I Were Mayor, I Would...” Essay Contest Winners:** Community Services Coordinator Hart and Mayor Culpepper recognized the following 6<sup>th</sup> graders from Harlem Middle School:
  - Kelly Garrett – 3<sup>rd</sup> Place Winner
  - Maggie Yelton – 2<sup>nd</sup> Place Winner
  - Alison Williams – 1<sup>st</sup> Place Winner
- **Senior Center Volunteers:** Community Services Coordinator Hart and Mayor Culpepper recognized the following Senior Center Volunteers:
  - Alma Daniels, Senior Center Coordinator
  - Eliza Emory, Volunteer

**UNFINISHED BUSINESS:**

**Ordinance-Second Reading:**

- **Subdivision Street Connection Amendment:** This is an ordinance to amend code section Title XV, Chapter 155, §155.04(F) (1) & (2). The ordinance will be amended as follows:

**Section 1.** That Title XV, Chapter 155 Subdivision Regulations, §155.04 (F) (1) be amended to read the following:

(1) *Access.* Every lot of every subdivision shall abut a public street with a minimum right-of-way as indicated in subsection (F) (12) of this section, which is or shall be maintained by the appropriate governing body. Where the subdivision does not immediately adjoin a public street, the subdivider shall provide a public street from the subdivision to a public street. In special situations, private roadways will be allowed per division (F) (15). Driveways connecting the public road with adjoining property are the responsibility of the property owner. Prior to installation, approval of any needed drainage pipe, under the driveway, must be received from the City Engineer.

**Section 2.** That Title XV, Chapter 155 Subdivision Regulations, §155.04 (F) (12) be amended to read the following:

(1) *Relation to present, proposed and future streets.* The proposed street system within a subdivision shall be determined by the Planning Commission to adequately balance the privacy

UNFINISHED BUSINESS (cont'd):

**Ordinance-Second Reading:**

- **Subdivision Street Connection Amendment (cont'd):**

**Section 2 (cont'd):** (1) *Relation to present, proposed and future streets (cont'd)*-of the future occupants with connectivity throughout the City, and to adequately provide for access for public safety by fire, police and emergency medical vehicles, and for school buses. In making such determination, satisfaction of the following requirements shall be considered by the Planning Commission:

- Unless approved otherwise by the Planning Commission, a subdivision shall provide a street connection to each public street that it adjoins, and shall provide continuity through the subdivision between each connection.
- To the greatest extent practical, cul-de-sacs should be avoided in favor of loop streets or a curvilinear or grid system of streets.

**Section 3.** The ordinance shall be effective upon its adoption by the City Council of the City of Harlem.

**Other:** There was none at this time.

NEW BUSINESS:

**Georgia Forestry Commission Cooperative Lease Agreement:** This is a renewal of the Rural Fire Defense Cooperative Lease Agreement and Memorandum of Understanding between the Georgia Forestry Commission and the Harlem Fire Department. The agreement is for the shared use of various equipment and resources.

**Change May Council Meeting Date:** Due to the Council Meeting date for May falling on the Memorial Day holiday, Council may elect to change the meeting date. Council discussed changing it to Tuesday, May 26, 2015. It would still be held at the Public Safety Building with the Work Session starting at 6:30 p.m. and the Council meeting to follow.

**Reject Bids and Authorize Re-bid on Hoyle House:** Due to the need of pre-demolition asbestos surveys, City Manager Rizner is recommending to Council to reject the bids that have been received and to re-authorize a re-bid after completion of the surveys. The surveys are needed otherwise the contractors may assume there is no asbestos or everything contains asbestos. All known interested contractors have been notified that the City planned to suspend the bid process in order to have the surveys completed. A bid was received from one contractor that did not receive the notification.

**Red Oak Manor Sign Denial Appeal:** The applicant applied for a permanent sign permit that was denied due to the material requirements. The review of the sign was done using the historic district sign guidelines. Since that time, the proposed material has been examined by staff and is now recommending approval provided that a wood grain texture is added to the sign. The material is used in signage at Fort Gordon and has the appearance of wood.

**Other- Additional 2014 Interdepartmental Budget Amendment:** After completion of adjustments to the General Fund, there were additional line item amendments and one interdepartmental amendment. Any interdepartmental budget adjustments are required to go before Council for approval. There is no increase to the total budget for the General Fund. The budget for the Administrative Department will decrease by \$105.00; the budget for the Museum will increase by \$105.00.

As there were no further items before Council for review, Mayor Pro tem Thigpen made the motion to closed the Work Session and to reconvene in ten minutes for the Regular meeting; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

The meeting closed at 6:40 p.m.

Debra E. Moore  
City Clerk

The City Council of the City of Harlem, Georgia met for their Regular meeting on Monday, April 27, 2015 at the Public Safety Building following the Work Session that was held at 6:30 p.m. with Mayor Robert W. Culpepper presiding.

Present: COUNCIL: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilman Daniel Bellavance, Councilman Tom Blalock, and Councilman Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore, and City Attorney Barry Fleming; CITY STAFF: Public Works Director Robert Fields, Police Chief Charlie Meadows, Fire Chief Tripp Lonergan, and Community Development Director William Butler.

The meeting was called to order by Mayor Culpepper at 6:55 p.m.

**Approve Agenda:** Mayor Pro tem Thigpen made the motion to approve the Agenda as written; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Approval of the Minutes:** Councilman Stokes made the motion to approve the minutes of the March Regular meeting and Executive Sessions as written; 2<sup>nd</sup> by Councilman Blalock. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Public Comment:** Mary Campbell, 430 Fairview Drive: Bench and Gazebo at the Library. Mrs. Campbell addressed Council on the possibilities of the rock bench at the Wilson/Hoyle House being placed somewhere in the park area of the new library and also suggested building a gazebo utilizing the columns of the Wilson/Hoyle House and placed in the new library park area. Mayor Pro tem Thigpen mentioned that the bench is meant to stay.

**Department Reports:** The following departments gave reports for the month of March 2015:

Public Works Department	Robert Fields, Public Works Director
Police Department	Charlie Meadows, Police Chief
Fire Department	Tripp Lonergan, Fire Chief
Community Development Department	William Butler, Community Development Director
Administrative Department	Jason Rizner, City Manager

UNFINISHED BUSINESS:

**Ordinance-Second Reading:**

- **Subdivision Street Connection Amendment:** Mayor Pro tem Thigpen made the motion to accept the second reading of the Ordinance to amend Title XV, Chapter 155 Subdivision Regulations, §155.04 Minimum Design Standards(F)Streets (1) Access & (2) Alignment and continuation; 2<sup>nd</sup> by Councilman Blalock. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Other:** There was nothing at this time.

NEW BUSINESS:

**Georgia Forestry Commission Cooperative Lease Agreement:** Councilman Stokes made the motion to authorize the Mayor to enter into the agreement with the Georgia Forestry Commission and Memorandum of Understanding; 2<sup>nd</sup> by Councilman Bellavance. Discussion: This is a renewal of the existing agreement. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Change May Council Meeting Date:** Mayor Pro tem Thigpen made the motion to move the May Council meeting date from May 25, 2015 to May 26, 2015 due to the Memorial Day holiday; 2<sup>nd</sup> by Councilman Stokes. Discussion: The Work Session will start at 6:30 p.m. with the Regular meeting following and will be held at the Public Safety Building. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Reject Bids and Authorize Re-bid on Hoyle House:** Mayor Pro tem Thigpen made the motion to reject any and all bids received for the demolition of the Hoyle House and to authorize the City Manager to re-bid the project to include the asbestos surveys; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Red Oak Manor Sign Denial Appeal:** Mayor Pro tem Thigpen made the motion to approve the sign per staff recommendation; 2<sup>nd</sup> by Councilman Stokes. Discussion: Staff changed the recommendation to approval after examining the proposed material (high density urethane) and found it to be acceptable provided that a wood grain texture is added to the sign to maintain the look of wood. Councilman Blalock commented that the new sign material is better. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Other-Additional 2014 Interdepartmental Budget Amendment:** Mayor Pro tem Thigpen made the motion to approve the 2014 Interdepartmental Budget Amendment as presented; 2<sup>nd</sup> by Councilman Stokes. Discussion: The Administrative Budget will decrease by \$105.00; the Museum Budget will increase by \$105.00. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Announcements:**

May 2	King of the Grill BBQ Competition; 10:00 a.m.-5:00 p.m.; Harlem City Park
May 14	Planning & Zoning Meeting; 6:00 p.m.; Public Safety Building
May 14	GICH Meeting; 6:00 p.m.; Public Safety Building
May 26	Work Session/Council Meeting; 6:30 p.m.; Public Safety Building
May 25	City Offices Closed; Memorial Day Holiday
May 28	HPC Meeting; 6:30 p.m.; Public Safety Building

NEW BUSINESS (cont'd):

**Executive Session/Item from Executive Session:** Executive Session was not held.

As there were no further items for discussion, Councilman Stokes made the motion to adjourn the meeting; 2<sup>nd</sup> by Councilman Blalock. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The meeting adjourned at 7:20 p.m.

Respectfully submitted,

Debra E. Moore  
City Clerk

Present: COUNCIL: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilman Daniel Bellavance, Councilman Tom Blalock and Councilman Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore, City Attorney Barry Fleming, and City Attorney Adam Nelson.

The meeting was called to order by Mayor Culpepper at 6:30 p.m.

**Invocation:** Councilman Blalock

**Pledge of Allegiance:** Mayor Culpepper

UNFINISHED BUSINESS:

**Award Demolition Bid:** An RFP for bids was put out for the following properties:

- 145 N. Louisville Street
- 140 Verdery Street
- CSX Depot Building on S. Hicks Street
- 180 Evelyn Street
- 195 Stone Street

Funding for the last two properties will come from the EIP Revolving Loan Fund; the others will come from the General Fund. The apparent low bidder is Thompson Building Wrecking Co. Inc. in the amount of \$45,300.00 for demolition; the total bid including asbestos abatement of \$6,500.00 is \$51,800.00.

**Other:** There was none at this time.

NEW BUSINESS:

**Rezoning Applications:**

- **Phillips Crossing Phase II-032 100:** RZ-2015-01-06; Applicant: Larry Prather; Map & Parcel: 032 100; Zoning: R1-A Residential; Acreage: 18.3 acres. The request is to rezone from R1-A to a Planned Unit Development. The location of the property is Phillips Crossing, Morgan Drive, Harlem, GA. This item went before the Planning and Zoning Commission and is coming with a recommendation for approval. It originally went before the Commission in February and was tabled in order for a revision to be made to the city ordinance to allow for more flexibility of the Commission in making a determination if a street connection is required. Upon review, the Commission did not make a recommendation to connect to Peachtree Street.
- **Appling Harlem Road-031 06:** RZ-2015-04-01; Applicant: EGHC Independence Village Harlem L.P.; Location: Appling-Harlem Road, Harlem, GA; Map & Parcel: 031 066; Zoned R1-A Residential; Acreage: 25.15 acres. The applicant is asking to have the property rezoned to R-3 Multi-Family Residential for the development of 125 apartment units broken into 80 units in Phase I and 45 units in Phase II. This item went before the Planning and Zoning Commission for review in May; the Commission is recommending the application for denial due to the request is not in keeping with the Comprehensive Plan (density and use) or the surrounding land uses.
- **N. Louisville Street-H01 068:** RZ-2015-04-04; Applicant: Peachtree Housing Communities, LLC; Location: North Louisville Street, Harlem, GA; Map & Parcel H01 068; Zoned: R-1A Residential; Acreage: 17.75 acres. The applicant is requesting to rezone the property to R-3 Multi-Family

NEW BUSINESS (cont'd):

**Rezoning Applications (cont'd):**

- **N. Louisville Street-H01 068 (cont'd):** Residential for a 48 unit senior housing apartment complex. This item went before the Planning and Zoning Commission in May for review. The Commission is recommending the application for approval with the following conditions:
  - Pedestrian access shall be provided from the interior of the site to the proposed pedestrian walkway along North Louisville Street.
  - Proof of deed filing as indicated on submitted documentation from the applicant will be presented to the City of Harlem upon filing. Any change pertaining to the land use restrictions placed on the property shall be presented at filing.
  - Inclusion of fencing along the walkway at Weeks Pond for safety purposes. The fencing is to be of aluminum or decorative and not a chain link fence.

Note: City legal counsel is working with the applicant's legal counsel to craft an agreement that the applicant will rezone to a new zoning classification that is for seniors only at a later date.

- **N. Bell Street-H01 068A:** RZ-2015-04-02; Applicant: Georgia Power Company; Location: North end of North Bell Street, Harlem, GA; Map & Parcel: H01 068A; Zoned: R-1A Residential; Acreage: 11.3 acres. The applicant is requesting to rezone the property to I-1 Industrial. The property is currently owned by Georgia Power/Southern Company and has an existing substation. They will be placing a communications tower on the site near this substation. Due to the property currently be zoned R1-A Residential, we could not allow it based on the local zoning code and the property would need to be rezoned. The substation never received a conditional use from the city as required by code. The rezone will remedy both issues. The submitted proposal is for a "slick" monopole that will stand 193 feet high located just north of the existing substation. According to city code, the tower will be required to be setback a distance equal to the height of the tower from any property containing a residential use. The proposed location will be within that setback to all existing properties, whether containing a residential use or not. This item was presented to the Planning and Zoning Commission in May for review; they are recommending the application for approval.
- **N. Bell Street-H01 069:** RZ-2015-04-03; Applicant: Georgia Power Company; Location: North end of North Bell Street, Harlem, GA; Map & Parcel: H01 069; Zoned R-1A; Acreage: .89 acres. The applicant is requesting to rezone the property to I-1 Industrial. This application is similar to RZ-2015-04-02 and is requesting for the property to be rezoned to I-1 Industrial. Georgia Power/Southern Company currently does not have plans for the property; it is adjacent to Map & Parcel H01 068A. This item was presented to the Planning and Zoning Commission in May for review; they are recommending the application for approval.

**Intergovernmental Agreement-Road Resurfacing:** This is for the road resurfacing projects to be done with the accumulated LMIG and T-SPLIST funds. The City's projects were included with Columbia County's LMIG bid package in order to receive more favorable unit pricing. The low bidder was C & H Paving; the City's portion is \$170,420.25. The streets to be resurfaced are West Forrest Street, North Hicks Street and East Trippe Street. The Intergovernmental agreement authorizes the performance of resurfacing to include some milling and curb work that will address some drainage issues. Columbia County's inspectors will oversee the resurfacing work.

NEW BUSINESS (cont'd):

**Other: Executive Session:** Mayor Pro tem Thigpen made the motion to adjourn to Executive Session; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The work session adjourned at 6:35 p.m.; Executive Session convened at 6:40 p.m.

Mayor Pro tem Thigpen made the motion to come out of Executive Session; 2<sup>nd</sup> by Councilman Blalock. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. Executive Session adjourned at 7:05 p.m. and the work session reconvened.

City Attorney Fleming reported that there were two legal issues discussed and that no final action was taken.

Councilman Stokes made the motion for Mayor Pro tem Thigpen to sign the affidavit affirming this report; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

Mayor Pro tem Thigpen made the motion to adjourn the work session; 2<sup>nd</sup> by Councilmen Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The work session adjourned at 7:05 p.m.

Respectively submitted,

Debra E. Moore  
City Clerk

The City Council of the City of Harlem, Georgia met for their Regular meeting on Monday, May 26, 2015 at the Public Safety Building following the work session that was held at 6:30 p.m. with Mayor Robert W. Culpepper presiding.

The meeting was called to order at 7:05 p.m. by Mayor Culpepper.

**Approve Agenda:** Mayor Pro tem Thigpen made the motion to approve the Agenda as written; 2<sup>nd</sup> by Councilman Blalock. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Approval of the Minutes:** Councilman Stokes made the motion to approve the minutes of the April 15 Regular meeting as written; 2<sup>nd</sup> by Mayor Pro tem Thigpen. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Public Comment:** The following members of the Public addressed Council on the issue of the re-zonings of the properties located at Appling Harlem Road next to Campbell's Crossing and North Louisville Street next to the Waste Water Treatment Plant: Gina Bennett, LaShan Bennett, Benjie Bennett, Jennifer Bennett, Darrell Cagle, Donna Cagle, Nick Cagle, Johnny Morris, Jennifer Dorn, Roxie Whitaker, Cin Wiltshire, Alli Hippenstihl and Casey Sterm (of Stack & Associates; represents the Bennett's). The applicants are requesting re-zonings from R-1A Residential to R-3 Residential (Multi-Family). They were all opposed to the re-zonings.

UNFINISHED BUSINESS:

**Award Demolition Bid:** Councilman Blalock made the motion to award the Demolition bid to Thompson Building Wrecking Co., Inc.; 2<sup>nd</sup> by Councilman Stokes. Discussion: Mayor Pro tem Thigpen stressed that we need to make sure that the bench in the front yard is protected/undisturbed during the demolition of the property located at 145 N. Louisville Street; Councilman Blalock mentioned the same for a fish pond located in the back yard. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Other:** There was none at this time.

NEW BUSINESS:

**Rezoning Applications:**

- **Phillips Crossing Phase II-032 100:** Mayor Pro tem Thigpen made the motion to approve the Staff recommendation and recommendation of the Planning and Zoning Commission to approve the application to rezone said property from R1-A to a Planned Unit Development; 2<sup>nd</sup> by Councilman Stokes. Discussion: This is for Phase II of Phillips Crossing, Map & Parcel 032-100. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

NEW BUSINESS (cont'd):

**Rezoning Applications (cont'd):**

Mayor Culpepper recused himself from presiding over the meeting at this time due to a conflict of interest with the next two rezoning applications. He turned the meeting over to Mayor Pro tem Thigpen and left the Council area.

- **Appling Harlem Road-031 066:** RZ-2015-04-01: Request to rezone the property located at Appling Harlem Road; Map & Parcel 031-066 from R-1A Residential (Single Family) to R-3 Residential (Multi Family). The Planning & Zoning Commission is recommending the application for denial.

Applicant Comments: Kelly Evans, Executive Director of the Harlem Housing Authority, 140 E. Milledgeville Road: Ms. Evans addressed Council and requested a reasonable accommodation; consider the least restrictive. Ms. Evans commented that they would like to apply for a PUD instead of the R-3 designation.

Phillip Searles of the Beverly Searles Foundation also addressed Council. They are proposing 45 single family units for Phase II. They are also proposing sewer improvements to Campbell's Crossing.

Harry Revill-Mr. Revill represents Ms. Evans and Mr. Searles. He spoke about legal issues in reference to Council choosing either least restrictive or most restrictive requirements. He also spoke about the Fair Housing Act. They are proposing to resubmit their application as a PUD.

Council Comments: Councilman Bellavance questioned Ms. Evans as to the location of her residence; she resides in Thomson.

Councilman Blalock commented on the area being low density residential and the use of the community agenda (Comprehensive Plan). There are two sides; chose to go the most restrictive. There were items brought before Council tonight that had not gone before the Planning and Zoning Commission for consideration. The change to a PUD was also not brought before the Commission. Councilman Blalock was not comfortable with all the new presentations.

As there was no further discussion, Councilman Stokes made to motion to uphold the recommendation of the Planning & Zoning Commission to deny the application; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

- **North Louisville Street-H01 068:** RZ-2015-04-04: Request to rezone the property located at North Louisville Street; Map & Parcel H01 068 from R-1A Residential (Single Family) to R-3 Residential (Multi Family) for senior living. The Planning & Zoning Commission is recommending the application for approval with conditions.

NEW BUSINESS (cont'd):

**Rezoning Applications (cont'd):**

- **North Louisville Street-H01 068 (cont'd):** The conditions include the following:
  - Pedestrian access shall be provided from the interior of the site to the proposed pedestrian walkway along North Louisville Street.
  - Proof of deed filing as indicated on submitted documentation from the applicant will be presented to the City of Harlem upon filing. Any change pertaining to the land use restrictions placed on the property shall be presented at filing.
  - Inclusion of fencing along the walkway at Weeks Pond for safety purposes. The fencing is to be of aluminum or decorative and not a chain link fence.

Note: City legal counsel is working with the applicant's legal counsel to craft an agreement that the applicant will rezone to a new zoning classification that is for seniors only at a later date.

Council Comments: Councilman Blalock expressed his concern with when the rezoning to the senior citizen classification would actually take place and if it would; City Attorney Fleming stated that Peachtree has agreed to be bound by the senior citizen zoning. Councilman Blalock still had issues with doing the rezoning to R-3. It would be enforceable. City Attorney Fleming commented that it would be legal and binding. If approved, it could be made contingent upon the R-3 55 rezoning.

Applicant Comments: Max Selby of Peachtree Housing Communities reviewed the project. There will be an age restriction of 55 and up and there will be no children. There is a possibility of a spouse being younger. They are willing to enter into a legal agreement for the R-3 55 Zoning and there will comply with the deed restrictions.

Emily Preston, attorney representing Peachtree Housing Communities, also agreed that they are willing to enter into the agreement for the R-3 55 Zoning. It is consistent with what they have done in other areas.

With there being no further discussion, Mayor Pro tem Thigpen made the motion to disagree with the recommendation of the Planning & Zoning Commission's to approve the application with conditions; 2<sup>nd</sup> by Councilman Stokes. Discussion: For clarification, the application is not being approved by Council. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

At this time Mayor Pro tem Thigpen made the motion to adjourn for a five minute break; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The meeting adjourned at 8:55 p.m. The meeting reconvened at 9:00 p.m. with Mayor Pro tem Thigpen turning the meeting back over to Mayor Culpepper.

NEW BUSINESS (cont'd):

**Rezoning Applications (cont'd):**

- **North Bell Street-H01 068A:** Request to rezone from R1-A Residential to I-1 Industrial. Mayor Pro tem Thigpen made the motion to approve the application as recommended by the Planning & Zoning Commission; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.
- **North Bell Street-H01 069:** Request to rezone from R1-A Residential to I-1 Industrial. Mayor Pro tem Thigpen made the motion to approve the application as recommended by the Planning & Zoning Commission; 2<sup>nd</sup> by Councilman Stokes. Discussion: Councilman Blalock asked for the purpose of the re-zonings; the first one was for the placement of a communications tower/pole that will be part of their meter read system. City Attorney Nelson commented that we are fixing the zonings to what they should be; currently they were grandfathered in. Councilman Blalock called the motion to question. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Intergovernmental Agreement-Road Resurfacing:** Councilman Stokes made the motion to enter into an Intergovernmental Agreement with Columbia County for road paving; 2<sup>nd</sup> by Councilman Blalock. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Department Reports:** As the department heads were not in attendance, the reports for the month of April 2015 will be reviewed by Council on their own time.

**Executive Session:** Executive Session was not held.

As there was no further business before Council for consideration, Councilman Stokes made the motion to adjourn the meeting; 2<sup>nd</sup> by Mayor pro tem Thigpen. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The meeting adjourned at 9:05 p.m.

Respectfully submitted,

Debra E. Moore  
City Clerk

Present: COUNCIL: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilman Daniel Bellavance, Councilman Tom Blalock, and Councilman Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore, and City Attorney Barry Fleming; CITY STAFF: Community Development Director William D. Butler, Public Works Director Robert Fields, Police Chief Charlie Meadows and Fire Chief Tripp Lonergan.

The meeting was called to order by Mayor Culpepper at 6:30 p.m.

**Invocation:** City Attorney Fleming

**Pledge of Allegiance:** Mayor Culpepper

**Special Recognition-Stephen Moody:** Moved to the Regular meeting as Mr. Moody had not arrived.

UNFINISHED BUSINESS:

**Other:** There was none at this time.

NEW BUSINESS:

**Resolution-Zoning Fee Schedule:** Community Development Director Butler presented Council with a Resolution approving a proposed rate schedule for zoning actions that had been discussed previously at the Community Services Committee Meeting. The proposed fees will help cover the costs incurred by the City during zoning actions and to lower some fees for new businesses.

**Resolution-CHIP Policies, Procedures, and Other Documents:** City Manager Rizner presented Council with a Resolution for the Adoption of the State of Georgia Community HOME Investment Program (CHIP) Policies and Procedures Manual. The City was approved in 2014 for a CHIP Grant in the amount of \$306,000.00 for a housing rehabilitation program. This Resolution will need to be approved prior to work beginning.

**Proposed Millage Rate-(Note: Item for discussion/determination of proposed rate only – actual rate to be set on July 20 after notice and hearings):** The City Millage rate is normally set in July. There are advertising requirements, hearings, and a final meeting to set the rate. Mayor Pro tem Thigpen reminded Council of an expected shortfall in 2018 due to the decrease in LOST percentage the City will be realizing. He would like to see us do small increases between now and then instead of doing one large increase at that time. Councilman Stokes mentioned that he had read where County Manager Scott Johnson quoted projections coming in higher; City Manager Rizner to look into this further as he was not aware of this. Councilman Blalock does not see the increases as a large impact on the budget; he would like to continue receiving services and supports the increase. City Manager Rizner reviewed proposed increases over the next couple of years; he is proposing a possible 1mil increase each year until 2018. Otherwise, we would be looking at going from 7.35 mils to 10.5 mils to cover the projected \$200,000.00 loss in LOST revenues (a 3.15 mil increase in one year). Mayor Pro tem Thigpen supports the 1 mil increase for this year; we would review each year thereafter. Mayor Culpepper brought up the rate reduction in homeowners insurance due to the decrease in the City's ISO rating; he asked Fire Chief Tripp Lonergan to address this. The homeowners would need to contact their insurance company for

NEW BUSINESS (cont'd):

**Proposed Millage Rate-(Note: Item for discussion/determination of proposed rate only – actual rate to be set on July 20 after notice and hearings) (cont'd):** the possible reduction in their rate. The City's ISO rating is currently a 4 and are working on a 3; they are waiting on notification. Mayor Culpepper would like us to put something in the City newsletter to let the citizens know. Councilman Stokes commented that a 4 is the lowest rate for residential; 3 is for commercial. The City has a copy of the notification of the ISO rating of a 4 that became effective March 1, 2015. Councilman Bellavance would also like to see the City departments visit their budgets for cutbacks. Councilman Stokes recommended advertising the proposed rate at 8.35 mils; we can come back down if we receive further information on the LOST collections coming in hired than projected.

**Other:** There was none at this time.

Councilman Stokes made the motion to adjourn and to resume with the Regular meeting after a ten minute break; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The meeting adjourned at 6:50 p.m.

Debra E. Moore  
City Clerk

The City Council of the City of Harlem, Georgia met for their Regular meeting on Monday, June 22, 2015 at the Public Safety Building following the Work Session that was scheduled at 6:30 p.m. with Mayor Robert W. Culpepper presiding.

Present: COUNCIL: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilman Daniel Bellavance, Councilman Tom Blalock, and Councilman Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore, and City Attorney Barry Fleming; CITY STAFF: Community Development Director William D. Butler, Public Works Director Robert Fields, Police Chief Charlie Meadows and Fire Chief Tripp Lonergan.

The meeting was called to order by Mayor Culpepper at 7:00 p.m.

**Approve Agenda:** Mayor Pro tem Thigpen made the motion to approve the agenda as written; 2<sup>nd</sup> by Councilman Blalock. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Approval of the Minutes:** Councilman Stokes made the motion to approve the Minutes of the May 2015 Regular meeting as written; Councilman Blalock made a motion to amend the motion to include the Executive Session minutes of the May 2015 meeting; 2<sup>nd</sup> by Mayor Pro tem Thigpen. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Public Comment:** Public Works Director Robert Fields recognized Wastewater Treatment Plant Operator Stephen Moody with a Certificate of Appreciation for his work and dedication to the City.

UNFINISHED BUSINESS:

**Other:** There was none at this time.

NEW BUSINESS:

**Resolution-Zoning Fee Schedule:** Mayor Pro tem Thigpen made the motion to approve the Resolution adopting a new Zoning Fee Schedule; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Resolution-CHIP Policies, Procedures and Other Documents:** Councilman Stokes made the motion to approve the Resolution adopting the State of Georgia Community HOME Investment Program (CHIP) Policies and Procedures Manual; 2<sup>nd</sup> by Mayor Pro tem Thigpen. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Other: Millage Rate Advertisement:** Mayor Pro tem Thigpen made the motion to approve to advertise the proposed millage rate for 2015 of 8.35 mils; 2<sup>nd</sup> by Councilman Blalock. Discussion: Mayor Pro tem Thigpen stated if information becomes available that shows the projections on LOST collections are coming in higher, we can drop it back. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Department Reports:** The following departments gave reports for the month of May 2015:

Public Works Department	Robert Fields, Public Works Director
Police Department	Charlie Meadows, Police Chief
Fire Department	Tripp Lonergan, Fire Chief
Community Development Department	William Butler, Community Development Director
Administrative Department	Jason M. Rizner, City Manager

**Announcements:**

June 25 HPC Meeting; 6:30 p.m., Public Safety Building  
June 26-30 GMA Annual Convention; Savannah  
July 3 City Offices Closed; Independence Day Holiday observed  
July 7 Planning & Zoning Meeting; 6:00 p.m., Public Safety Building  
July 9 GICH Meeting; 6:00 p.m.; City Hall  
July 13 Millage Rate Hearing; 9:00 a.m.; Public Safety Building  
July 13 Millage Rate Hearing; 6:00 p.m.; Public Safety Building  
July 20 Millage Rate Hearing; 6:00 p.m.; Public Safety Building  
July 20 Called Meeting-Set Millage Rate; 6:15 p.m.; Public Safety Building  
July 23 HPC Meeting; 6:30 p.m.; Public Safety Building  
July 27 Work Session/Council Meeting; 6:30 p.m.; Public Safety Building

**Executive Session:** Councilman Blalock made the motion to adjourn to Executive Session; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The Regular meeting adjourned at 7:22 p.m.; Executive Session opened at 7:28 p.m.

Mayor Pro tem Thigpen made the motion to close the Executive Session and to reconvene the Regular meeting; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. Executive Session closed at 8:02 p.m. and the Regular meeting reconvened at that time.

City Attorney Fleming reported that there was one Personnel and one Legal item discussed and that no final action was taken. Mayor Pro tem Thigpen made the motion to authorize the Mayor to sign the Affidavit affirming this report; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

As there was no further business before Council, Mayor Pro tem Thigpen made the motion to adjourn the meeting; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The meeting adjourned at 8:05 p.m.

Respectfully submitted,

Debra E. Moore  
City Clerk

Present: CITY STAFF: City Manager Jason M. Rizner and City Clerk Debra E. Moore

The Millage Rate Hearing was opened by City Manager Rizner at 9:15 a.m.

This is the first of three required Public Hearings on the proposed increase in the City Millage Rate from 7.35 mills to 8.35 mills.

**2015 Tax Digest and Millage Rate:** The increase is due in part to the expected reduction in LOST (Local Option Sales Tax) proceeds in 2018. Additional revenue will be required in order to be able to maintain the level of service provided by the City of Harlem. The proposed increase will generate \$481,668.00 in taxes. This is a 14.52% increase over 2014 or \$61,068.00. The digest increased \$460,301.00 due to reassessments, new construction and other changes to the tax digest. The current digest is at \$57,684,750.00.

**Public Comment:** N/A; there was no one in attendance.

City Manager Rizner closed the Millage Rate Hearing at 9:20 a.m.

Respectfully submitted,

Debra E. Moore  
City Clerk

Present: CITY STAFF: City Manager Jason M. Rizner and City Clerk Debra E. Moore

The Millage Rate Hearing was opened by City Manager Rizner at 6:00 p.m.

This is the second of three required Public Hearings on the proposed increase in the City Millage Rate from 7.35 mills to 8.35 mills.

**2015 Tax Digest and Millage Rate:** The increase is due in part to the expected reduction in LOST (Local Option Sales Tax) proceeds in 2018. Additional revenue will be required in order to be able to maintain the level of service provided by the City of Harlem. The proposed increase will generate \$481,668.00 in taxes. This is a 14.52% increase over 2014 or \$61,068.00. The digest increased \$460,301.00 due to reassessments, new construction and other changes to the tax digest. The current digest is at \$57,684,750.00.

**Public Comment:** N/A; there was no one in attendance.

City Manager Rizner closed the Millage Rate Hearing at 6:05 p.m.

Respectfully submitted,

Debra E. Moore  
City Clerk

Present: COUNCIL: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilman Danny Bellavance, and Councilman Tom Blalock; CITY STAFF: City Manager Jason M. Rizner and City Clerk Debra E. Moore; ABSENT: Councilman Gregg Stokes; VISITORS: Peter Chong of the Columbia County Tax Commissioner's Office.

The Hearing was opened by Mayor Culpepper at 6:00 p.m.

**Invocation:** Councilman Blalock

**Pledge of Allegiance:** Mayor Culpepper

This is the third of three required Public Hearings on the proposed increase in the City Millage Rate from 7.35 mills to 8.35 mills.

**2015 Tax Digest and Millage Rate:** City Manager Rizner presented Council with the proposed 2015 Tax Digest information and proposed Millage Rate.

The increase is due in part to the expected reduction in LOST (Local Option Sales Tax) proceeds in 2018. Additional revenue will be required in order to be able to maintain the level of service provided by the City of Harlem. The proposed increase will generate \$481,668.00 in taxes. This is a 14.52% increase over 2014 or \$61,068.00. The digest increased \$460,301.00 due to reassessments, new construction and other changes to the tax digest. The current digest is at \$57,684,750.00.

**Public Comment:** N/A; there was no one in attendance.

As there was no further discussion, Mayor Pro tem Thigpen made the motion to adjourn the Hearing; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock and Thigpen voting in the affirmative. The Hearing adjourned at 6:02 p.m.

Respectfully submitted,

Debra E. Moore  
City Clerk

The City Council of the City of Harlem, Georgia met for a Called Meeting on Monday, July 20, 2015 at 6:15 p.m. at the Public Safety Building with Mayor Robert W. Culpepper presiding.

Present: COUNCIL: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilman Danny Bellavance, and Councilman Tom Blalock; CITY STAFF: City Manager Jason M. Rizner and City Clerk Debra E. Moore; ABSENT: Councilman Gregg Stokes; VISITORS: Peter Chong of the Columbia County Tax Commissioner's Office.

PURPOSE: Approve 2015 Property Tax Digest and Millage Rate

The meeting was called to order by Mayor Culpepper at 6:15 p.m.

**Approve 2015 Property Tax Digest and Millage Rate:** Council is proposing an increase in the City's Millage Rate currently at 7.35 mills; the proposed increase is that of 1 mill for a total of 8.35 mills for 2015. There is an expected decrease in the LOST (Local Option Sales Tax) proceeds in 2018. The City currently receives 3.5% of the total proceeds; it will drop to 2.5% in 2018. Additional revenue will be required to make up the difference in order to be able to maintain the level of service provided by the City of Harlem. The proposed increase will generate \$481,668.00 in taxes for 2015. This is a 14.52% increase over 2014 or \$61,068.00. The digest increased \$460,301.00 due to reassessments, new construction and other changes to the tax digest. The current digest is at \$57,684,750.00.

Mayor Pro tem Thigpen made the motion to approve the millage rate increase from 7.35 mills to 8.35 mills as presented; 2<sup>nd</sup> by Councilman Blalock. Motion carried by a vote of 2-1 with Councilmen Blalock and Thigpen voting in the affirmative; Councilman Bellavance voted in the negative.

As there was no further business to come before the Council, Mayor Pro tem Thigpen made the motion to adjourn the meeting; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock and Thigpen voting in the affirmative. The meeting adjourned at 6:20 p.m.

Respectfully submitted,

Debra E. Moore  
City Clerk

Present: COUNCIL: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilman Daniel Bellavance, Councilman Tom Blalock, and Councilman Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore, and City Attorney Barry Fleming; CITY STAFF: Community Development Director William Butler, Police Captain Robert Lewis, Fire Chief Tripp Lonergan and Public Works Director Robert Fields.

The Work Session was called to order by Mayor Culpepper at 6:30 p.m.

**Invocation:** City Attorney Fleming

**Pledge of Allegiance:** Mayor Culpepper

UNFINISHED BUSINESS:

**Other:** There was none at this time.

NEW BUSINESS:

**Columbia County CVB Tourism Agreement:** This is a renewal of the agreement that has been in place for several years. Currently we collect a 6% Hotel-Motel tax per night per occupied room. We pay 2% to the Columbia County Convention and Visitors Bureau for tourism promotions. Council will need to approve the agreement and authorize the Mayor to execute the agreement on behalf of the City.

**Alcohol License Application-Habanero's:** Habanero's, a Mexican restaurant, will be located at 200 E. Milledgeville Road. They are requesting an alcohol license for beer, wine and liquor by the drink. Their application is in order and is being recommended for approval.

**Ordinance-First Reading:**

- **Revision to Livestock Ordinance:** The proposed text amendment is to Code Section §152.067 Agricultural, Farm and Livestock Structures and Uses. The current Ordinance does not provide for a definition of "livestock". The Official Code of Georgia defines livestock as "all animals of the equine, bovine, or swine class, including goats, sheep, mules, horses, hogs, cattle, and other grazing animals" (OCGA 4-3-2(1)). It is the opinion of staff that this definition fits within the context of our existing ordinance and will be added for clarity.

The proposed ordinance originally pertained to modifications to an existing ordinance for the keeping of miniature goats in residential areas and to also provide a clear definition of livestock for animals other than miniature goats. After review, the Planning Commission elected to eliminate in its entirety the miniature goat section of the proposal and keep the proposed definition. No other modifications to the existing ordinance were made. The Commission's recommendation is for approval with the modification.

**Other:** There was none.

With there being no further items for discussion, Mayor Pro tem Thigpen made the motion to adjourn the work session and return for the Regular meeting after a ten minute break; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The Work Session adjourned at 6:35 p.m.

Debra E. Moore  
City Clerk

The City Council of the City of Harlem met for their Regular meeting on Monday, July 27, 2015 at the Public Safety Building following the Work Session that started at 6:30 p.m. with Mayor Robert W. Culpepper presiding.

Present: COUNCIL: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilman Daniel Bellavance, Councilman Tom Blalock, and Councilman Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore, and City Attorney Barry Fleming; CITY STAFF: Community Development Director William Butler, Police Captain Robert Lewis, Fire Chief Tripp Lonergan and Public Works Director Robert Fields.

The meeting was called to order by Mayor Culpepper at 6:45 p.m.

**Approve Agenda:** Councilman Blalock made the motion to approve the Agenda as presented; 2<sup>nd</sup> by Mayor Pro tem Thigpen. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Approval of the Minutes:** Mayor Pro tem Thigpen made the motion to approve the minutes of the Regular and Executive Session for the month of June 2015 as written; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Public Comment:** Virginia Wilson, 946 Mesena Road, Thomson, GA-Ms. Wilson came before Council to present some information on Precision Waste. She is the Executive Vice-President. They current service over 17,000 customers including customers within the Harlem area. She would like to see the City put out an RFP for the garbage services this year. Note: The City's contract with Advance Disposal is up for renewal this year.

UNFINISHED BUSINESS:

**Other:** There was none at this time.

NEW BUSINESS:

**Columbia County CVB Tourism Agreement:** Mayor Pro tem Thigpen made the motion to approve the agreement with Columbia County CVB to provide tourism services and to authorize the Mayor to execute the agreement; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Alcohol License Application-Habanero's:** Mayor Pro tem Thigpen made the motion to approve the alcohol license application of Habanero's as recommended; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

NEW BUSINESS (cont'd):

**Ordinance-First Reading:**

- **Revision to Livestock Ordinance:** Councilman Thigpen made the motion to approve the 1<sup>st</sup> Reading of the Ordinance to amend Code Section §152.067 Agricultural, Farm, and Livestock Structures and Uses; 2<sup>nd</sup> by Councilman Stokes. Discussion: Mayor Pro tem Thigpen read the original recommendation and wanted to know why the change. The original recommendation is as follows:

§152.067 AGRICULTURAL, FARM, AND LIVESTOCK STRUCTURES AND USES

(A) Definitions.

- (1) **Livestock** means animals of the equine, bovine, or swine class, including goats, sheep, mules, horses, hogs, cattle, and other grazing animals. Miniature goats are not included under this definition.
- (2) **Miniature goat's** means goats that when fully mature do not measure over 25 inches in wither height.

(B) Buildings. Buildings and structures related to agriculture, farming, or the keeping of livestock, shall be set back a minimum of 100 feet from any property line.

(C) Lot size. The minimum lot size for the keeping of livestock shall be five acres. One horse may be boarded for non-commercial use on a lot containing five acres or more in area, and an additional acre of area shall be required for each additional horse to be boarded.

(D) Miniature goats.

- (1) Lot size. The minimum lot size for the keeping of miniature goats shall be two acres.
- (2) Number. Only two miniature goats may be located on any premises less than three acres in size. All male miniature goats shall be neutered.
- (3) Buildings & fencing. Enclosures for miniature goats shall provide a minimum of twenty-five square feet per goat, shall be located a minimum of twenty-five feet from any property line, and shall comply with accessory building ordinances. Fencing of wire, wood, stone, or other materials which are of sufficient height and strength for purposes of restraint and protection shall be provided. Invisible fencing is not suitable.

The Planning Commission was not in favor of excluding miniature goats from the definition and included all goats. They felt that this would open the door to allowing miniature pigs, ponies etc. They also felt that leaving the lot size at five acres was appropriate; it should be the same for both big ones and little ones. They also thought there would be issues with code enforcement. They felt the ordinance that is currently in place is a good one, but needed the definition on livestock.

Mayor Pro tem Thigpen feels that two acre lots are enough to contain the miniature goats and also will keep them out of subdivisions. He prefers the original recommendation.

NEW BUSINESS (cont'd):

**Ordinance-First Reading (cont'd):**

- **Revision to Livestock Ordinance:** City Attorney Fleming advised Mayor Pro tem Thigpen that he can withdraw his original recommendation and make the recommendation he would like to see in place; Councilman Stokes would have to withdraw his second. Mayor Pro tem Thigpen and Councilman Stokes withdrew their first and second motions that were on the floor. Mayor Pro tem Thigpen made the motion to approve the 1<sup>st</sup> Reading of the original staff recommendation (allow miniature goats with two acres of property); 2<sup>nd</sup> by Councilman Stokes. Motion carried by a vote of 3-1 with Councilmen Blalock, Stokes and Thigpen voting in the affirmative and Councilman Bellavance voting in the negative.

**Other:** There was none at this time.

**Department Reports:** The following Departments gave reports for the month of June 2015:

Public Works Department	Robert Fields, Public Works Director
Police Department	Robert Lewis, Police Captain
Fire Department	Tripp Lonergan, Fire Chief
Community Development	William Butler, Community Development Director
Administrative Department	Jason Rizner, City Manager

**Announcements:**

July 31	Quarterly Review Meeting; 8:30 a.m.; City Hall
August 24	Work Session/Council Meeting; 6:30 p.m.; Public Safety Building
August 31-September 2	Election Qualifying; 8:30 a.m. - 4:30 p.m.; City Hall

**Executive Session:** A closed meeting was not held.

As there was no further business to come before Council, Mayor Pro tem Thigpen made the motion to adjourn the meeting; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The meeting adjourned at 7:18 p.m.

Respectively submitted,

Debra E. Moore  
City Clerk

Present: COUNCIL: Mayor Robert W. Culpepper, Councilman Daniel Bellavance, Councilman Tom Blalock and Councilman Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore and City Attorney Barry Fleming; CITY STAFF: Chuck Meadows, William Butler, and Tripp Lonergan. ABSENT: Mayor Pro tem John Thigpen.

The meeting was called to order by Mayor Culpepper at 6:30 p.m.

INVOCATION: Reverend Rudolph Dixon  
PLEDGE OF ALLEGIANCE: Mayor Culpepper

**Audit Presentation:** Bonnie Cox of Cherry Bekaert presented and reviewed the year ending December 31, 2014 audited Financial Report. The audit came back clean.

UNFINISHED BUSINESS:

**Ordinance-Second Reading:**

- **Revision to Livestock Ordinance**-Councilman Blalock questioned City Attorney Fleming about making a motion to approve the Planning & Zoning Commission recommendation. City Attorney Fleming stated that he could if he so desired. Note: The first reading of the Ordinance was approved using the staff recommendation and not the Planning & Zoning Commission recommendation. The staff recommendation was to not include miniature goats under the definition of livestock, but to include a definition for miniature goats themselves, provide for regulations on buildings, lot size, number of, and fencing. The recommendation of the Planning & Zoning Commission was to approve the text amendment with modifications to staff's recommendation as follows:

**§152.067 AGRICULTURAL, FARM, AND LIVESTOCK STRUCTURES AND USES**

- *Definitions.*
  - **Livestock** means animals of the equine, bovine, or swine class, including goats, sheep, mules, horses, hogs, cattle, and other grazing animals.
- *Buildings.* Buildings and structures related to agriculture, farming, or the keeping of livestock, shall be set back a minimum of 100 feet from any property line.
- *Lot size.* The minimum lot size for the keeping of livestock shall be five acres. One horse may be boarded for non-commercial use on a lot containing five acres or more in area, and an additional acre of area shall be required for each additional horse to be boarded.

**Other:** There was nothing at this time.

NEW BUSINESS:

**Ordinance-First Reading:**

- **Revision to Purchasing Ordinance:** This ordinance amends the city's existing purchasing ordinance to bring it more in line with current business practices. It specifies approvals and processes required for purchase orders; varies based on the amount of the purchase. It

NEW BUSINESS (cont'd):

**Ordinance-First Reading (cont'd):**

- **Revision to Purchasing Ordinance (cont'd):** specifies when purchases are appropriate for informal purchasing and when a more formal process must be used. It allows for traditional bid process or proposal process.

**Demolition Project-Additional Structures:** City Manager Rizner reported that we were unable to auction the old fire station building on South Hicks Street. He is proposing to add it to the demolition project. The cost to remove the building is \$2,800.00; to remove the foundation it would be an additional \$2,400.00. He is recommending the removal of the building and to leave the foundation. The funds would come from the general fund.

City Manager Rizner received a quote for the asbestos abatement and demolition of a house at 155 Stone Street in the amount of \$7,700.00. We have been given permission to demolish the house by the homeowner. The demolition would be completed using revolving loan fund (CDBG) monies.

**Alcohol License Application-Jammin' in the Park-Will Butler:** The Columbia County Memorial VFW is applying for a temporary, non-profit civic organization license for the day of the Jammin' in the Park event only. They will be responsible for selling tickets for the alcohol, checking wristbands to insure that ticketholders are of age to drink, and pouring the beverage. AB Beverage will also be present to provide support; our Public Safety Department will provide security. The application has been reviewed and is found to be in order.

**Other:** There was none at this time.

As there was nothing further for discussion, Councilman Stokes made the motion to adjourn the work session and to reconvene for the Regular meeting after a ten minute break; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock and Stokes voting in the affirmative. The meeting adjourned at 7:03 p.m.

Debra E. Moore  
City Clerk

The City Council of the City of Harlem, Georgia met for their Regular meeting on Monday, August 24, 2015 at the Public Safety Building following the Work Session that was scheduled at 6:30 p.m. with Mayor Robert Culpepper presiding.

Present: COUNCIL: Mayor Robert W. Culpepper, Councilman Daniel Bellavance, Councilman Tom Blalock and Councilman Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore and City Attorney Barry Fleming; CITY STAFF: Chuck Meadows, William Butler, and Tripp Lonergan. ABSENT: Mayor Pro tem John Thigpen.

The meeting was called to order by Mayor Culpepper at 7:15 p.m.

**Approve Agenda:** Councilman Blalock made the motion to approve the Agenda as written; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, and Stokes voting in the affirmative.

**Approval of the Minutes:** For the month of July 2015 the following meetings were held and minutes were taken:

- Millage Rate Hearing, July 13, 2015, 9:00 a.m.
- Millage Rate Hearing, July 13, 2015, 6:00 p.m.
- Millage Rate Hearing, July 20, 2015, 6:00 p.m.
- Called Meeting, July 20, 2015, 6:15 p.m.
  - Purpose: Approve the 2015 Tax Digest and Millage Rate
- Work Session and Regular Meeting, July 27, 2015, 6:30 p.m.
- Quarterly Review, July 31, 2015, 8:30 a.m.
- Executive Session, July 31, 2015, 2:17 p.m.

Councilman Stokes made the motion to approve the Regular and Executive Session minutes for the month of July 2015. Councilman Blalock 2<sup>nd</sup> the motion and made the motion to amend the motion to include the Millage Rate Hearings and Quarterly Review. Councilman Bellavance 2<sup>nd</sup> the motion. Motion carried with Councilmen Bellavance, Blalock, and Stokes voting in the affirmative.

**Public Comment:** Jimmy Rivers, Madelyn Drive (Lamkin Springs Subdivision); water rates. Mr. Rivers addressed Council on the water rates for outside the City limits. He was questioning the difference between our fees and Columbia County's; he is paying double of what Columbia County charges. Mayor Culpepper reported that we are currently looking at our rates and that someone would get back with him.

UNFINISHED BUSINESS:

**Ordinance-2<sup>nd</sup> Reading:**

- **Revision to Livestock Ordinance:** Councilman Blalock made the motion to approve the recommendation of the Planning & Zoning Commission; 2<sup>nd</sup> by Councilman Bellavance.

**Ordinance-2<sup>nd</sup> Reading (cont'd):**

- **Revision to Livestock Ordinance (cont'd):** Discussion: The Planning & Zoning Commission recommended for approval the following:

**§152.067 AGRICULTURAL, FARM, AND LIVESTOCK STRUCTURES AND USES**

- *Definitions.*
  - **Livestock** means animals of the equine, bovine, or swine class, including goats, sheep, mules, horses, hogs, cattle, and other grazing animals.
- *Buildings.* Buildings and structures related to agriculture, farming, or the keeping of livestock, shall be set back a minimum of 100 feet from any property line.
- *Lot size.* The minimum lot size for the keeping of livestock shall be five acres. One horse may be boarded for non-commercial use on a lot containing five acres or more in area, and an additional acre of area shall be required for each additional horse to be boarded

The motion carried with Councilmen Bellavance, Blalock and Stokes voting in the affirmative.

**Other:** There was none at this time.

**NEW BUSINESS:**

**Audit Approval:** Councilman Blalock made the motion to approve the audit for year ending December 31, 2014 and to offer a commendation to the City Manager and City Clerk; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, and Stokes voting in the affirmative.

**Ordinance-First Reading:**

- **Revision to the Purchasing Ordinance:** Councilman Stokes made the motion to approve the 1<sup>st</sup> Reading of the Ordinance amending the current purchasing policy to bring it more in-line with the current business practices; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock and Stokes voting in the affirmative.

**Demolition Project – Additional Structures:** Councilman Stokes made the motion to approve the additional two buildings to the Demolition Project; 2<sup>nd</sup> by Councilman Bellavance. Discussion: This does not include the foundation of the old Fire Station. The funding will come from the General Fund in the amount of \$2,800.00 for the Fire Station and brick building; the funding for the house will come from the Revolving Loan Fund/CDBG in the amount of \$7,700.00. Motion carried with Councilmen Bellavance, Blalock and Stokes voting in the affirmative.

**Alcohol License Application-Jammin' in the Park:** Councilman Bellavance made the motion to accept the alcohol application of the Columbia County Memorial VFW as presented; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock and Stokes voting in the affirmative.

NEW BUSINESS (cont'd):

**Other:** There was none at this time.

**Department Reports:** The following departments gave reports for the month of July 2015:

Public Works Department	Written report included in packet; Director not in attendance due to a water main break in Cornerstone
Police Department	Chuck Meadows, Police Chief
Fire Department	Tripp Lonergan, Fire Chief
Community Development	William Butler, Director
Administrative Department	Jason M. Rizner, City Manager

**Announcements:**

August 31-September 2	Election Qualifying; 8:30 a.m.-4:30 p.m.; City Hall
September 7	City Offices Closed; Labor Day Holiday
September 22	Comprehensive Plan Open House; 5:00-8:00 p.m.; Public Safety Building
September 22	State of the Community Address; 5:00 p.m.; Grovetown Liberty Park
September 24	HPC Meeting; 6:30 p.m.; Public Safety Building
September 28	Work Session/Council Meeting; 6:30 p.m.; Public Safety Building

**Executive Session-Personnel and Legal:** Councilman Stokes made the motion to adjourn the Regular meeting and to go into Executive Session; 2<sup>nd</sup> by Councilman Blalock. Motion carried with Councilmen Bellavance, Blalock, and Stokes voting in the affirmative. The meeting adjourned at 7:39 p.m.; Executive Session convened at 7:42 p.m.

Councilman Blalock made the motion to come out of Executive Session; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, and Stokes voting in the affirmative. Executive Session ended at 8:05 p.m.; the Regular meeting reconvened at 8:05 p.m.

City Attorney Fleming reported that there was one personnel and one legal item discussed and that no final action was taken.

Councilman Stokes made the motion to authorize the Mayor to sign the Affidavit affirming the City Attorney's report; 2<sup>nd</sup> by Councilman Blalock. Motion carried with Councilmen Bellavance, Blalock and Stokes voting in the affirmative.

As there were no further items for discussion, Councilman Stokes made the motion to adjourn the meeting; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock and Stokes voting in the affirmative. The meeting adjourned at 8:07 p.m.

Respectfully submitted,

Debra E. Moore, City Clerk

Present: COUNCIL: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilman Daniel Bellavance, Councilman Tom Blalock, and Councilman Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore, and City Attorney Barry Fleming; CITY STAFF: Public Works Director Robert Fields, Police Captain Rob Lewis, Fire Chief Tripp Lonergan, and Community Development Director William Butler.

The meeting was called to order by Mayor Culpepper at 6:30 p.m.

Invocation: Reverend Rudolph Dixon  
Pledge of Allegiance: Mayor Culpepper

UNFINISHED BUSINESS:

**Ordinance – Second Reading:**

- **Revision to Purchasing Ordinance:** The ordinance amends the city's existing purchasing ordinance to bring it more in line with current business practices. It specifies approvals and processes required for purchase order; this will vary based on the amount of the purchase. It specifies when purchases are appropriate for informal purchasing and when a more formal process must be used. It allows for a traditional bid process or proposal process. Code Sections 36.51 thru 36.60 will be deleted in their entirety and new sections will be inserted (see Ordinance). Council will need to approve this as the second reading.

**Other:** There was nothing at this time.

NEW BUSINESS:

**Ordinances – First Reading:**

- **Annexations:**
  1. **830 Appling Harlem Road:** Property Owner-Donna L. Cagle; Map & Parcel-031A 042A; 1.27 acres; Zoned R-A (Residential Agricultural): Application has been received from Donna and Darryl Cagle to annex the property located at 830 Appling Harlem Road. Staff has posted and sent out required notices. Staff is recommending it for approval as well as recommending rezoning the property to R-1A Residential.
  2. **6484 Campbell's Way:** Property Owner-Kevin Stokes; Map & Parcel-031 194; .7 acres; Zoned R-1A (Residential): Application has been received from Kevin Stokes to annex the property located at 6484 Campbell's Way. Staff has posted and sent out required notices. Staff is recommending it for approval. It is currently zoned R-1A Residential under County guidelines and will be zoned R-1A under City guidelines.

Council will need to approve this as the first reading of the annexation ordinance.

- **Designate New Street as One Way:** The ordinance will designate New Street as One Way from the intersection with North Louisville Street to Bowdre Street. The change is being made due to the issues with on-street parking/visibility when turning onto North Louisville from New Street. All traffic on New Street would move from West to East with no turning onto North Louisville

NEW BUSINESS (cont'd):

**Ordinances – First Reading (cont'd):**

- **Designate New Street as One Way (cont'd):** from New Street. Bowdre Street will remain unaffected except for not being able to turn right onto New Street. The ordinance also calls for the installation of signage.

Council will need to approve this as the first reading of the ordinance designating New Street as One Way.

**Award Solid Waste and Recycling Contract:** The City issued a Request for Proposals for solid waste, recycling and bulk item pickup services. We received responses from the following: Advanced Disposal, Precision Waste, and Inland Waste Solutions. The proposals were scored based on a number of criteria and the results were as follows: Advanced Disposal – 217, Precision Waste – 248, and Inland Waste Solutions – 108. City Manager Rizner recommends awarding the solid waste, recycling and bulk pickup contract to Precision Waste on the terms outlined in the RFP and specified vendor's proposal. Council will need to select the proposal submitted by Precision Waste and they will need to authorize the Mayor to execute a contract consistent with the terms outlined in the RFP and the vendor's proposal. Councilman Blalock commented that he would like to see waste pickup changed to Monday and Thursday so that for any misses, the cans are not sitting out there for days. Robert Wilson of Precision Waste responded with they would like to negotiate for services to be on Monday and Tuesday; this will fall within their current schedule for customers they already have in the area. The decision will be made during contract negotiations.

**Resolution – Award Bid – Water System Improvements/Hydrants:** The City bid out for the replacement of 22 non-steamer hydrants. Included in the project are the replacement of a valve at US 78/US 221 intersections and the connection of a 10" and 6" line in the Verdery Street area. The City received bids from the following companies:

Murphy Brothers	\$237,523.97
Fortis Engineering	\$197,745.50
Dabbs Williams	\$154,190.00
Tri-Star Contractors	\$112,540.00

City Engineer John McClellan has reviewed the bids and is recommending awarding the project to Tri-Star Contractors in the amount of \$112,540.00. Funding has been set aside in the SPLOST 2011-2016 fund in the amount of \$150,000.00. In order to proceed, Council will need to approve the Resolution awarding the project to Tri-Star Contractors. Mr. McClellan will give updates on the project as it goes along.

**Resolution – Activate Urban Redevelopment Agency:** Council adopted the "City Center Plan" Urban Redevelopment Plan earlier this year. State law creates in each jurisdiction an Urban Redevelopment Agency that must be activated by the local government. The Resolution would activate an Urban Redevelopment Agency. The Agency is charged with carrying out the objective of the "City Center Plan".

NEW BUSINESS (cont'd):

**Resolution – Activate Urban Redevelopment Agency (cont'd):** The Resolution calls for five members appointed by City Council with terms of two years (except for the initial term of three members). The Mayor selects the Chair and Vice Chair. The Resolution specifies the following initial members: John Neal – 2 year term, Sheri Murphy – 2 year term, Frank Beevers – 1 year term and Al Reeves – 1 year term. The fifth member (1 year term) will be appointed at a future date. Council will need to approve the Resolution affirming the adoption of the “City Center Plan” and activating the Urban Redevelopment Agency of the City of Harlem. Mayor Pro tem Thigpen had an issue with who appoints the Chair and Vice Chair; City Manager Rizner responded that per State law, Council appoints the Agency members. Mayor Pro tem Thigpen questioned if we could do our own thing; City Attorney Fleming responded that we could not.

**Surplus Vehicle – 1997 Ford F150:** Public Works Director Robert Fields is recommending for approval the surplus of a 1997 Ford F150. The vehicle has high mileage (269,786) and is experiencing transmission issues. The vehicle will be placed on GovDeals for sale. Council will need to declare the vehicle as surplus in order to proceed.

**Other: Appointment of Reverend Rudolph Dixon as the City Chaplain** – Council will consider and make a motion during the Regular session.

As there were no further items for discussion, Mayor Pro tem Thigpen made the motion to adjourn the Work Session and to reconvene after a five minute break for the Regular meeting; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. Work Session closed at 7:00 p.m.

Debra E. Moore  
City Clerk

The City Council of the City of Harlem, Georgia met for their Regular meeting on Monday, September 28, 2015 at the Public Safety Building following the Work Session that was held at 6:30 p.m. with Mayor Robert W. Culpepper presiding.

Present: COUNCIL: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilman Daniel Bellavance, Councilman Tom Blalock, and Councilman Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore, and City Attorney Barry Fleming; CITY STAFF: Public Works Director Robert Fields, Police Captain Rob Lewis, Fire Chief Tripp Lonergan, and Community Development Director William Butler.

The meeting was called to order by Mayor Culpepper at 7:07 p.m.

**Approve Agenda:** Mayor Pro tem Thigpen made the motion to approve the agenda as presented; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Approval of the Minutes:** Councilman Blalock made the motion to approve the following Minutes for the month of August as written: August 10, 2015 Called Meeting, August 24, 2015 Regular Meeting and August 24, 2015 Executive Session; 2<sup>nd</sup> by Mayor Pro tem Thigpen. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Public Comment:** There was none at this time.

UNFINISHED BUSINESS:

**Ordinance – Second Reading:**

- **Revision to Purchasing Ordinance:** Mayor Pro tem Thigpen made the motion to approve the second reading of the Ordinance revising the current Purchasing Ordinance; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Other:** There was nothing at this time.

NEW BUSINESS:

**Ordinances – First Reading:**

- **Annexations:** Mayor Pro tem Thigpen made the motion to approve the first reading of the ordinance for the annexation of 830 Appling Harlem Road and 6484 Campbell's Way to include rezoning 830 Appling Harlem Road from R-A to R-1A and 6484 Campbell's Way from R-1A (County) to R-1A (City) as recommended; 2<sup>nd</sup> by Councilman Blalock. Discussion: Councilman Stokes recused himself as his son is the owner of 6484 Campbell's Way. Motion carried with Councilmen Bellavance, Blalock and Thigpen voting in the affirmative.
- **Designate New Street as One Way:** Councilman Stokes made the motion to approve the first reading of the ordinance to designate New Street as One Way; 2<sup>nd</sup> by Councilman Blalock.

NEW BUSINESS (cont'd):

**Ordinances – First Reading (cont'd):**

- **Designate New Street as One Way (cont'd):** Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Award Solid Waste and Recycling Contract:** Mayor Pro tem Thigpen made the motion to approve the award of the Solid Waste, Recycling and Bulk Item Services contract to Precision Waste per the RFP; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

Mayor Pro tem Thigpen made the motion to authorize the Mayor to execute a contract consistent with the terms outlined in the RFP and the vendor's proposal; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Resolution – Award Bid – Water System Improvements/Hydrants:** Councilman Blalock made the motion to approve the Resolution awarding the Water System Improvements/Hydrants project to Tri-Star Contractors in the amount of \$112,500.00; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Resolution – Activate Urban Redevelopment Agency:** Mayor Pro tem Thigpen made the motion to approve the Resolution to Activate the Urban Redevelopment Agency; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Surplus Vehicle – 1997 Ford F150:** Councilman Blalock made the motion to approve the surplus of the 1997 Ford F150 as recommended and to place it on GovDeals for sale; 2<sup>nd</sup> by Mayor Pro tem Thigpen. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Other – Appointment of Reverend Rudolph Dixon as City Chaplain:** Mayor Pro tem Thigpen made the motion to appoint Reverend Rudolph Dixon as City Chaplain for the City of Harlem; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Department Reports:** The following departments gave reports for the month of August 2015:

Public Works Department	Robert Fields, Public Works Director
Police Department	Rob Lewis, Police Captain
Fire Department	Tripp Lonergan, Fire Chief
Community Development	William Butler, Community Development Director
Administrative Department	Jason Rizner, City Manager

NEW BUSINESS (cont'd):

**Announcements:**

October 3	Oliver Hardy Festival; 9:00 a.m. to 5:00 p.m.; Downtown Harlem
October 6	Planning & Zoning Meeting; 6:00 p.m.; Public Safety Building
October 12	City Offices Closed – Columbus Day
October 22	HPC Meeting; 6:30 p.m.; Public Safety Building
October 26	Work Session/Council Meeting; 6:30 p.m.; Public Safety Building

**Executive Session:** Mayor Pro tem Thigpen made the motion to go into Executive Session; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The Regular meeting closed at 7:29 p.m.; Executive Session opened at 7:30 p.m.

Mayor Pro tem Thigpen made the motion to come out of Executive Session; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. Executive Session closed at 7:57 p.m. and the Regular meeting reconvened.

City Attorney Fleming reported that one legal and one personnel item were discussed and that no final action was taken.

Mayor Pro tem Thigpen made the motion to authorize the Mayor to sign the Affidavit affirming this report; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

Mayor Pro tem Thigpen made the motion to authorize the Mayor to sign conflict waiver letter for Fleming & Nelson, LLP as they represent Precision Waste in a separate matter from our contract with them for services; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

As there was no further business before Council, Councilman Blalock made the motion to adjourn the meeting; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The meeting closed at 8:00 p.m.

Respectfully submitted,

Debra E. Moore  
City Clerk

Present: COUNCIL: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilman Daniel Bellavance, Councilman Blalock, and Councilman Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore and City Attorney Barry Fleming; CITY STAFF: Fire Chief Tripp Lonergan, Police Chief Charlie Meadows and Community Development Director William Butler.

The meeting was called to order by Mayor Culpepper at 6:30 p.m.

**Invocation:** City Chaplain Reverend Rudolph Dixon

**Pledge of Allegiance:** Mayor Culpepper

UNFINISHED BUSINESS:

**Ordinances – Second Reading:**

- **Annexations: 830 Appling Harlem Road**-Owner Donna Cagle; Map & Parcel 031A 042A; Zoned R-1A; 1.27 acres; **6484 Campbell's Way**-Owner Kevin Stokes; Map & Parcel 031 194; Zoned R-1A; .7 acres: the owners of the two properties have requested annexation into the City. The Ordinance is for the annexation of the properties; they are contiguous to existing City boundaries. This will constitute the second reading.
- **Designate New Street as One Way:** The Ordinance would make New Street one-way from the intersection with North Louisville Street to Bowdre Street. Bowdre Street will still be two way; residents will not be able to make a right turn onto New Street. This will constitute the second reading.

**Other:** There was nothing at this time.

NEW BUSINESS:

**Proclamation – Red Ribbon Week:** During the month of October, cities across the nation issue proclamations recognizing Red Ribbon Week (October 23-31). The National Red Ribbon Campaign offers communities and citizens the opportunity to demonstrate their commitment to drug-free lifestyles. Columbia County Community Connections has a number of programs geared towards preventing drug and alcohol abuse. In a show of support, Council will need to approve the Proclamation.

**Resolution – Recreational Trails Grant Application:** The Resolution is to approve the submission of a grant application to the Georgia Recreational Trails Program. The City is applying for a \$100,000.00 grant that will be used for Phase II of the Sandy Run Creek Trail.

**Rezoning – 830 Appling Harlem Road:** The rezoning request RZ-2015-09-01 went before the Planning Commission; they are recommending it for approval. The request is to rezone the property from R-A (Residential Agricultural), as zoned under the Columbia County code to R-1A (Residential) per the City code. This is part of the annexation process; applying a zoning classification.

**Rezoning – 6484 Campbell's Way:** The rezoning request RZ-2015-09-02 went before the Planning Commission; they are recommending it for approval. The request is to rezone the property from R-A

NEW BUSINESS (cont'd):

**Rezoning – 6484 Campbell's Way (cont'd):** (Residential Agricultural), as zoned under the Columbia County code to R-1A (Residential) per the City code. This is part of the annexation process; applying a zoning classification.

**Cornerstone Creek Phase II, Section II Final Plat Approval:** The final plat for Cornerstone Creek, Phase II, Section II was presented to the Planning and Commission for approval. It has been reviewed by the city engineer and the Community Development Department for compliance and found to be in order. The Planning Commission approved the final plat at their October 6, 2015 meeting. Councilman Bellavance questioned if it was the same as Phase I; Community Development Director Butler responded that it is not held to the same standards as Phase I. Council will need to authorize for the City Manager to sign the plats so they can be recorded.

**Ordinance – First Reading:**

- **Annexations:**

1. **639 Fairview Drive:** Owner-Ricardo Jones; Map & Parcel-031 184; Zoned R-A (Residential Agricultural); 1.13 acres: Application has been made by Mr. Jones to annex his property into the city limits of Harlem. Staff is recommending the application for approval. It is expected to go before the Planning & Zoning Commission for a zoning classification at their November meeting. Currently the property is zoned based on the County code; it will more than likely be zoned as R-1A per City code.
2. **6312 Harlem Grovetown Road:** Owner-Karon Z. Bryant & Krista B. Ledbetter; Map & Parcel-042 163A; Zoned R-A (Residential Agricultural); 3.40 acres: Application has been made by Ms. Bryant and Ms. Ledbetter to annex their property into the city limits of Harlem. Staff is recommending the application for approval. It is expected to go before the Planning & Zoning Commission for a zoning classification at their November meeting. Currently the property is zoned based on the County code; it will more than likely be zoned as R-1A per City code.

**Surplus Vehicles:** The Police Department has three vehicles they would like to have declared surplus property. They are:

- 2005 Ford Crown Victoria; 2FAFP71W35X134484; 111,575 miles
- 2004 Ford Crown Victoria; 2FAFP71W74X154252; 158,714 miles
- 1985 Nissan 300Z; JN1HZ145XFX080988; 154,704 miles

The Crown Victoria's are patrol cars that have experienced serious or repeated mechanical issues; the Nissan was a seizure.

**Other: 90-Day Moratorium on Businesses Pertaining to Body Art-**Council will need to amend to agenda to include this item; it will be added to item #8-Other.

As there was no further business for discussion, Councilman Blalock made the motion to adjourn the meeting and to resume in ten minutes for the Regular meeting; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The meeting closed at 6:50 p.m.

Debra E. Moore  
City Clerk

The City Council of the City of Harlem met for their Regular meeting on Monday, October 26, 2015 at the Public Safety Building following the Work Session that was held at 6:30 p.m. with Mayor Robert W. Culpepper presiding.

Present: COUNCIL: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilman Daniel Bellavance, Councilman Blalock, and Councilman Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore and City Attorney Barry Fleming; CITY STAFF: Fire Chief Tripp Lonergan, Police Chief Charlie Meadows and Community Development Director William Butler.

The meeting was called to order by Mayor Culpepper at 7:00 p.m.

**Approve Agenda:** Mayor Pro tem Thigpen made the motion to approve the agenda with the addition of a 90 Day Moratorium to item #8-Other; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Approval of the Minutes:** Councilman Stokes made the motion to approve the minutes of the September 28, 2015 Regular meeting and Executive Session as written; 2<sup>nd</sup> by Councilman Blalock. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Public Comment:** There was none at this time.

UNFINISHED BUSINESS:

**Ordinances – Second Reading:**

- **Annexations: 830 Appling Harlem Road and 6484 Campbell's Way:** Mayor Pro tem Thigpen made the motion to approve the second reading of the ordinance to annex 830 Appling Harlem Road and 6484 Campbell's Way. Mayor Culpepper suggested amending the motion to approve each property separately. Mayor Pro tem Thigpen rescinded his motion. Mayor Pro tem Thigpen made the motion to approve the annexation of 830 Appling Harlem Road; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. Mayor Pro tem Thigpen made the motion to approve the second reading of the ordinance to annex 6484 Campbell's Way; 2<sup>nd</sup> by Councilman Blalock. Motion carried by a vote of 3-0 with Councilmen Bellavance, Blalock, and Thigpen voting in the affirmative. Councilman Stokes recused himself as this property is owned by his son.
- **Designate New Street as One Way:** Councilman Stokes made the motion to approve the second reading of the Ordinance designating New Street as a one way street; 2<sup>nd</sup> by Mayor Pro tem Thigpen. Discussion: New Street will be one way from North Louisville Street to Bowdre Street. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Other:** There was nothing at this time.

NEW BUSINESS:

**Proclamation – Red Ribbon Week:** Mayor Pro tem Thigpen made the motion to approve the Proclamation recognizing October 23-31, 2015 as Red Ribbon Week and to authorize the Mayor to sign it; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Resolution – Recreational Trails Grant Application:** Councilman Blalock made the motion to approve the Resolution approving the submission of the application for the Recreational Trails Grant; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Rezoning – 830 Appling Harlem Road:** Mayor Pro tem Thigpen made the motion to approve RZ-2015-09-01 to rezone the property at 830 Appling Harlem Road from R-A (Residential Agricultural) to R-1A (Residential); 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Rezoning – 6484 Campbell’s Way:** Mayor Pro tem Thigpen made the motion to approve RZ-2015-09-02 to rezone the property at 6484 Campbell’s Way from R-A (Residential Agricultural) to R-1A (Residential); 2<sup>nd</sup> by Councilman Bellavance. Motion carried by a vote of 3-0 with Councilmen Bellavance, Blalock and Thigpen voting in the affirmative. Councilman Stokes recused himself as the property is owned by his son.

**Cornerstone Creek Phase II, Section II Final Plat Approval:** Mayor Pro tem Thigpen made the motion to approve the authorization of the City Manager to sign the final plat for Cornerstone Creek Phase II, Section II; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen in the affirmative.

**Ordinance – First Reading:**

• **Annexations:**

- 1. 639 Fairview Drive:** Owner-Ricardo Jones; Map & Parcel-031 184; Zoned R-A (Residential Agricultural); 1.13 acres: Application has been made by Mr. Jones to annex his property into the city limits of Harlem. Staff is recommending the application for approval. It is expected to go before the Planning & Zoning Commission for a zoning classification at their November meeting. Currently the property is zoned based on the County code; it will more than likely be zoned as R-1A per City code.
- 2. 6312 Harlem Grovetown Road:** Owner-Karon Z. Bryant & Krista B. Ledbetter; Map & Parcel-042 163A; Zoned R-A (Residential Agricultural); 3.40 acres: Application has been made by Ms. Bryant and Ms. Ledbetter to annex their property into the city limits of Harlem. Staff is recommending the application for approval. It is expected to go before the Planning & Zoning Commission for a zoning classification at their November meeting. Currently the property is zoned based on the County code; it will more than likely be zoned as R-1A per City code.

NEW BUSINESS (cont'd):

**Ordinance – First Reading (cont'd):** Councilman Stokes made the motion to approve the first reading of the Ordinance to annex 639 Fairview Drive and 6312 Harlem Grovetown Road; 2<sup>nd</sup> by Mayor Pro tem Thigpen. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Surplus Vehicles:** Councilman Blalock made the motion to declare surplus the following vehicles: 2004 Ford Crown Victoria, 2005 Ford Crown Victoria, and 1985 Nissan 300Z; 2<sup>nd</sup> by Councilman Stokes. Discussion: The vehicles are from the Police Department and will be placed on GovDeals for sale. The Nissan is a seizure. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen in the affirmative.

**Other-Resolution-90 Day Moratorium on Businesses Pertaining to Body Art:** Mayor Pro tem Thigpen made the motion to approve the Resolution establishing a 90 Day Moratorium on Businesses pertaining to Body Art; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Department Reports:** The following departments gave reports for the month of September 2015:

Fire Department	Tripp Lonergan, Fire Chief
Police Department	Chuck Meadows, Police Chief
Public Works Department	Mr. Fields was not present; his reports was accepted by Council
Community Development	William Butler, Community Development Director
Administrative Department	Jason Rizner, City Manager

**Announcements:**

November 3	Election Day
November 3	Planning & Zoning Meeting; 7:00 p.m.; Public Safety Building
November 11	City Offices Closed – Veterans Day
November 13-14	Retreat; Athens
November 19	HPC Meeting; 6:30 p.m.; Public Safety Building
November 23	USDA Public Hearing-WWTP Financing; 6:00 p.m.; Public Safety Building
November 23	Work Session/Council Meeting; 6:30 p.m.; Public Safety Building
November 26-27	City Offices Closed-Thanksgiving Holiday

**Executive Session:** There was no Executive Session held.

As there was no further items for discussion, Councilman Stokes made the motion to adjourn the meeting; 2<sup>nd</sup> by Mayor Pro tem Thigpen. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The meeting adjourned at 7:30 p.m.

Respectfully submitted,  
Debra E. Moore, City Clerk

Present: COUNCIL: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilman Daniel Bellavance, Councilman Tom Blalock and Councilman Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore, and City Attorney Barry Fleming; CITY STAFF: Community Development Director William Butler, Public Works Director Robert Fields, Police Chief Chuck Meadows, and Fire Chief Tripp Lonergan.

The meeting was called to order by Mayor Culpepper at 6:30 p.m.

**Invocation:** Reverend Rudolph Dixon

**Pledge of Allegiance:** Mayor Culpepper

UNFINISHED BUSINESS:

**Ordinance – Second Reading:**

• **Annexations:**

- **639 Fairview Drive:** Owner: Ricardo Jones; Map & Parcel: 031 184; Zoned: R-A (Residential Agricultural); Acreage: 1.13 Acres.
- **6312 Harlem-Grovetown Road:** Owner: Karon Z. Bryant & Krista B. Ledbetter; Map & Parcel: 042 163A; Zoned: R-A (Residential Agricultural); Acreage: 3.40 Acres.

This will be the second and final reading of the ordinance. The subject properties were placed on the November 3<sup>rd</sup> agenda of the Planning & Zoning Commission where a recommendation of assigning R-1A Residential zoning was given by the Commission.

**Other:** There was nothing at this time.

NEW BUSINESS:

**Appoint City Forester:** Councilman Blalock has expressed a desire to continue serving the City in the capacity of assisting in the assessment of the condition of trees on city property and making recommendations on maintenance or removal. Mr. Blalock will continue these services at no charge to the City. Council will need to consider the appointment of City Forester and approve it.

**Conditional Use – 145 North Louisville Street:** Columbia County has requested a Conditional Use for a governmental building (library) at 145 North Louisville Street. The Planning Commission recommended the request for approval.

**Rezoning – Parcel H04 064:** The City has requested to rezone parcel H04 068 from R-3 Residential to B-1 Downtown Business for the new Harlem Library Project. The Planning Commission recommended the request for approval.

**Rezoning – 140 Verdery Street:** The City has requested to rezone 140 Verdery Street from R-3 Residential to B-1 Downtown Business for the new Harlem Library Project. The Planning Commission recommended the request for approval.

NEW BUSINESS (Cont'd):

**Rezoning – 639 Fairview Drive:** This is part of an annexation request. The property is currently zoned R-A (Residential Agricultural) under the Columbia County code. Staff is recommending R-1A Residential under the City of Harlem code of ordinances. The Planning & Zoning Commission is recommending approval.

**Rezoning – 6312 Harlem-Grovetown Road:** This is part of an annexation request. The property is currently zoned R-A (Residential Agricultural) under the Columbia County code. Staff is recommending R-1A Residential under the City of Harlem code of ordinances. The Planning & Zoning Commission is recommending approval.

**Resolution – Appoint Municipal Court Prosecutor:** Georgia law requires City Councils to formally appoint municipal court prosecutors. Per the City ordinance, the term of the appointment is one year; the current prosecutor's term has expired. Police Chief Meadows is recommending the appointment of Charles H. Rollins to the position. Council will need to approve the Resolution appointing Mr. Rollins as the Municipal Court Prosecutor.

**Proclamation – Betty Vandiver Day:** The Proclamation is in recognition of Betty Vandiver for her work in establishing the Mayor's Motorcade that supports Georgia's State Hospitals. The Proclamation recognizes December 1, 2015 as Mrs. Betty Vandiver Day.

**Other:** There was none at this time.

With there be no further business before Council, Mayor Pro tem Thigpen made the motion to adjourn the work session and after a ten minute break, resume for the Regular meeting; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The work session closed at 6:45 p.m.

Debra E. Moore  
City Clerk

The City Council of the City of Harlem, Georgia met for their Regular meeting on Monday, November 23, 2015 at the Public Safety Building following the Work Session that started at 6:30 p.m. with Mayor Robert W. Culpepper presiding.

Present: COUNCIL: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilman Daniel Bellavance, Councilman Tom Blalock and Councilman Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore, and City Attorney Barry Fleming; CITY STAFF: Community Development Director William Butler, Public Works Director Robert Fields, Police Chief Chuck Meadows, and Fire Chief Tripp Lonergan.

The meeting was called to order by Mayor Culpepper at 6:55 p.m.

**Approve Agenda:** Mayor Pro tem Thigpen made the motion to approve the Agenda of the November 23, 2015 Regular meeting as written; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Approval of the Minutes:** Councilman Stokes made the motion to approve the minutes of the October 26, 2015 Regular meeting as written; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Public Comment:** There was none at this time.

UNFINISHED BUSINESS:

**Ordinance – Second Reading:**

- **Annexations:**

- **639 Fairview Drive and 6312 Harlem-Grovetown Road:** Councilman Stokes made the motion to approve the second and final reading of the ordinance annexing 639 Fairview Drive and 6312 Harlem-Grovetown Road into the city limits of Harlem; 2<sup>nd</sup> by Councilman Blalock. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Other:** There was none at this time.

NEW BUSINESS:

**Appoint City Forester:** Mayor Pro tem Thigpen made the motion to approve the appointment of Tom Blalock to the position of City Forester; 2<sup>nd</sup> by Councilman Stokes. Motion carried by a vote of 3-0 with Councilman Blalock abstaining from voting.

**Conditional Use – 145 North Louisville Street:** Mayor Pro tem Thigpen made the motion to approve CU-2015-10-01 for the Conditional Use of a governmental building (library); 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**NEW BUSINESS (cont'd):**

**Rezoning – Parcel H04 068:** Councilman Stokes made the motion to approve RZ-2015-10-01 rezoning Map & Parcel H04 068 from R-3 Residential to B-1 Downtown Business; 2<sup>nd</sup> by Councilman Blalock. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Rezoning – 140 Verdery Street:** Mayor Pro tem Thigpen made the motion to approve RZ-2015-10-02 rezoning 140 Verdery Street from R-3 Residential to B-1 Downtown Business; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Rezoning – 639 Fairview Drive:** Mayor Pro tem Thigpen made the motion to approve RZ-2015-10-03 rezoning 639 Fairview Drive from R-A Residential Agricultural to R-1A Residential; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Rezoning – 6312 Harlem-Grovetown Road:** Councilman Bellavance made the motion to approve RZ-2015-10-04 rezoning 6312 Harlem-Grovetown Road from R-A Residential Agricultural to R-1A Residential; 2<sup>nd</sup> by Mayor Pro tem Thigpen. Motion carried with Councilmen Bellavance, Blalock, Stokes, and Thigpen voting in the affirmative.

**Resolution – Appointment Municipal Court Prosecutor:** Mayor Pro tem Thigpen made the motion to approve the Resolution appointing Charles H. Rollins as the Municipal Court Prosecutor; 2<sup>nd</sup> by Councilman Blalock. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen in the affirmative.

**Proclamation – Betty Vandiver Day:** Councilman Stokes made the motion to approve the Proclamation recognizing December 1, 2015 as Mrs. Betty Vandiver Day; 2<sup>nd</sup> by Mayor Pro tem Thigpen. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Other:** There was none at this time.

**Department Reports:** The following departments gave reports for the month of October 2015:

Public Works Department	Robert Fields, Public Works Director
Police Department	Chuck Meadows, Police Chief
Fire Department	Tripp Lonergan, Fire Chief
Community Development	William Butler, Community Development Director
Administrative Department	Jason M. Rizner, City Manager

**Announcements:**

November 26-27	City Offices Closed; Thanksgiving Holiday
December 1	Planning & Zoning Meeting; 6:00 p.m.; Public Safety Building
December 3	Christmas Tree Lighting; 6:30 p.m.; City Hall

NEW BUSINESS (cont'd):

**Announcements (cont'd):**

December 12	Christmas Festival & Parade; 10:00-3:00; Downtown Harlem
December 14	Budget Public Hearing; 5:30 p.m.; Public Safety Building
December 17	HPC Meeting; 6:30 p.m.; Public Safety Building
December 24-25	City Offices Closed; Christmas Holiday
December 28	Comprehensive Plan Public Hearing; 5:30 p.m.; Public Safety Building
December 28	USDA Public Hearing; 6:00 p.m.; Public Safety Building
December 28	Work Session/Council Meeting; 6:30 p.m.; Public Safety Building

**Executive Session:** Executive Session was not held.

**Items From Executive Session:** N/A

As there was no further business to come before Council, Mayor Pro tem Thigpen made the motion to adjourn the meeting; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The meeting adjourned at 7:15 p.m.

Respectfully submitted,

Debra E. Moore  
City Clerk

A duly advertised Budget Hearing for Public Comment was held on Monday, December 14, 2015 at the Public Safety Building at 5:30 p.m.

Present: COUNCIL: N/A; COUNCIL STAFF: City Manager Jason M. Rizner and City Clerk Debra E. Moore;  
VISITORS: N/A

The Hearing was opened at 5:30 p.m. by City Manager Rizner.

An Invocation and the Pledge of Allegiance was given and led by City Manager Rizner.

**2016 Budget:** City Manager Rizner presented the following proposed budget for 2016:

- **General Fund**                      **Revenues: \$2,490,387.00**                      **Expenses: \$2,490,387.00**
- **Water/Sewer Fund**                      **Revenues: \$1,623,999.00**                      **Expenses: \$1,623,999.00**

The General Fund reflects a decrease of 1.58% under 2015; the Water/Sewer Fund reflects an increase of 16.38% over 2015.

**Public Comment:** There was none at this time.

As there was nothing further, the Hearing was closed at 6:00 p.m.

Respectfully submitted,

Debra E. Moore  
City Clerk

Present: COUNCIL: Mayor Pro tem John Thigpen, Councilman Daniel Bellavance, Councilman Tom Blalock and Councilman Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore and City Attorney Barry Fleming; ABSENT: Mayor Robert Culpepper.

The meeting was called to order by Mayor Pro tem Thigpen at 6:33 p.m.

**Invocation:** Councilman Blalock

**Pledge of Allegiance:** Mayor Pro tem Thigpen

**Special Recognition – Tom Blalock:** Mayor Pro tem Thigpen presented Councilman Blalock with a Plaque of Recognition for his years of service to the City of Harlem. Councilman Blalock is retiring at the end of the month.

UNFINISHED BUSINESS:

**Other:** N/A

NEW BUSINESS:

**Resolution – 2016 Budget:** City Manager Rizner presented the Resolution to Council for review. The Resolution is for the FYE 12/31/2016 proposed budget for all funds. The 2016 proposed budget was presented to Council for discussion, review and input at the yearly Council Retreat in November. Council will need to approve the Resolution in order to approve the 2016 Budget. The General Fund and Water/Sewer Fund budgets are as follows:

- General Fund: \$2,490,387.00
- Water/Sewer Fund: \$1,623,999.00

**Planning & Zoning Commission Appointment:** Currently there is one vacancy on the Planning & Zoning Commission. Per City Code §32.41, members of the Commission are appointed by Mayor and Council. Mayor and Council will need to make nominations and vote on the nominees.

**2016 LMIG Project Selection:** The City receives a check annually from the Georgia Department of Transportation from the Local Maintenance & Improvement Grant (LMIG) program. In order to receive the funds we have to submit the project list by 12/31/2015. The proposed projects are as follows:

- Resurfacing of North Bell Street and North Hatcher Street - \$36,000.00
- Installation of LED-lighted signs at the 78/278 intersection - \$6,000.00

The City has to match 10% of the amount; these funds will come from the TIA/SPLOST funds. Council will need to approve the projects in order to proceed.

**Modification – Phillips Crossing Phase II:** The proposed modification is to increase the size of six lots on the western side of Kelly Greene Drive and modify the approved buffer along the western and southern property boundaries due to the approved PUD not extending to the western property line of the

NEW BUSINESS (cont'd):

**Modification – Phillips Crossing Phase II (cont'd):** applicant (this left a gap of unusable land between the proposed lots and the adjacent apartment complex). The modification does not change the buffer, only moves it to the new proposed property line. The Planning Commission met December 15<sup>th</sup> to review the request and is recommending it for approval.

**Ordinance – First Reading:**

- **Body Art:** The proposed ordinance is in response to a moratorium issued by City Council in October for body art business. There are two “options” being proposed; the first one is very similar to the City of Grovetown’s tattooing ordinance and the second is a recommendation by City Staff and City Attorney. The ordinance went before the Planning Commission at their December 15 meeting for review and recommendation. They are recommending approval of the second option.

Option one is more restrictive in that procedures would be performed by a physician or osteopath licensed under Chapter 34 of Title 43 of the Official Code of Georgia. It is not allowed with a conditional use in any zoning district.

Option two allows it with a conditional use in the B-2 and B-3 business districts and requires proof of licensure by the Columbia County Health Department.

City Attorney Fleming explained how tattooing is considered a right of free speech. There are currently some cases, including one in our district that could have an effect on this and we would be prepared.

**Other:** N/A

Being no further items for discussion, Mayor Pro tem Thigpen made the motion to close the work session and to reconvene for the Regular meeting after a short break; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The work session adjourned at 6:55 p.m.

Debra E. Moore  
City Clerk

The City Council of the City of Harlem, Georgia met for their Regular meeting on Monday, December 28, 2016 at the Public Safety Building following the Work Session that was held at 6:30 p.m. with Mayor Pro tem John Thigpen presiding.

Present: COUNCIL: Mayor Pro tem John Thigpen, Councilman Daniel Bellavance, Councilman Tom Blalock and Councilman Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore and City Attorney Barry Fleming; ABSENT: Mayor Robert Culpepper.

The meeting was called to order at 7:15 p.m.

**Approve Agenda:** Councilman Stokes made the motion to approve the agenda as written; 2<sup>nd</sup> by Councilman Blalock. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Approval of the Minutes:** Councilman Stokes made the motion to approve the minutes, Regular and Executive Session, for the month of November 2015 as written; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Public Comment:** There was none at this time.

UNFINISHED BUSINESS:

**Other:** N/A

NEW BUSINESS:

**Resolution – 2016 Budget:** Councilman Blalock made the motion to approve the Resolution adopting the FYE 12/31/2016 budget and authorization for the Mayor to sign it; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Planning & Zoning Commission Appointment:** Councilman Stokes made the motion to open the floor for nominations; 2<sup>nd</sup> by Councilman Bellavance. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

Councilman Bellavance nominated James Thomas, Jr. for the appointed position.

Councilman Blalock made the motion to close the nominations; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

Council took a vote on the nomination; it was unanimous with a vote of 4-0.

NEW BUSINESS (cont'd):

**2016 LMIG Project Selection:** Councilman Stokes made the motion to approve the 2016 LMIG Project List consisting the paving of N. Bell Street and N. Hatcher Street and the installation of LED-lighted signs at the intersection of 78/278; 2<sup>nd</sup> by Councilman Blalock. Discussion: Councilman Blalock wanted an explanation of the LED signs; City Manager Rizner explained that the street name signs that currently hang at the intersection would now be lit via LED lights. It makes them more visible. The County currently uses them in several areas. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Modification – Phillips Crossing Phase II:** Councilman Bellavance made the motion to accept the modification to Phillips Crossing Phase II as recommended by the Planning & Zoning Commission; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Ordinance – First Reading:**

- **Body Art:** The proposed ordinance is in response to a moratorium issued by City Council in October for body art business. There are two “options” being proposed; the first one is very similar to the City of Grovetown’s tattooing ordinance and the second is a recommendation by City Staff and City Attorney. The ordinance went before the Planning Commission at their December 15 meeting for review and recommendation. They are recommending approval of the second option.

The ordinance is amending Title XV, Chapter 152, §152.005 Definitions, §152.047 Conditional Use Table, and establishing §152.093 Body art establishment, body art studio, tattoo establishment, tattoo parlor or tattoo studio. The conditional use table is being amended to include a conditional use in the B-2 and B-3 Business districts. All body artists shall provide proof of a Columbia County Board of Health issued Body Art License prior to providing services at a location in the City.

Mayor Pro tem Thigpen made the motion to approve the second option on Body Art based on staff and Planning & Zoning Commission recommendation and to approve the first reading of said ordinance; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

**Other:** N/A

**Department Reports:** The following Departments gave reports for the month of November 2015:

Public Works Department	Robert Fields, Public Works Director
Police Department	Chuck Meadows, Police Chief
Fire Department	Tripp Lonergan, Fire Chief
Community Development	Will Butler, Community Development Director
Administrative Department	Jason Rizner, City Manager

NEW BUSINESS (cont'd):

**Announcements:**

January 1, 2016	City Offices Closed – New Year's Day
January 5, 2016	Planning & Zoning Meeting; 6:00 p.m.; Public Safety Building
January 18, 2016	City Offices Closed – Martin Luther King, Jr Day
January 25, 2016	Work Session/Council Meeting; 6:30 p.m.; Public Safety Building
January 28, 2016	HPC Meeting; 6:30 p.m.; Public Safety Building

**Executive Session:** Councilman Blalock made the motion to adjourn to Executive Session; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The Regular meeting adjourned at 7:40 p.m. Executive Session opened at 7:45 p.m.

Councilman Blalock made the motion to adjourn Executive Session and to reconvene the Regular meeting; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. Executive Session adjourned at 8:35 p.m. and the Regular meeting reconvened.

City Attorney Fleming reported that one personnel item and one legal item were discussed and that no final action was taken.

Councilman Bellavance made the motion to authorize Mayor Pro tem Thigpen to sign the affidavit affirming this report; 2<sup>nd</sup> by Councilman Stokes. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative.

As there was no further business to come before Council, Councilman Stokes made the motion to adjourn the meeting; 2<sup>nd</sup> by Councilman Blalock. Motion carried with Councilmen Bellavance, Blalock, Stokes and Thigpen voting in the affirmative. The meeting adjourned at 8:38 p.m.

Respectfully submitted,

Debra E. Moore  
City Clerk

