

The City Council of the City of Harlem, Georgia met for a Called meeting on Wednesday, August 3, 2016 at the Public Safety Building at 5:30 p.m. with Mayor Robert W. Culpepper presiding.

Present: COUNCIL: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilmember Daniel Bellavance, Councilmember Jennifer Bennett and Councilmember Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore, and City Attorney Adam Nelson; CITY STAFF: City Engineer John McClellan, Community Development Director David Jenkins, and Public Works Director Robert Fields. VISITORS: Bryan Evans.

Purpose: Phillips Crossing – Phase II Plat  
Thomson Water Contract  
GAP Analysis Proposal  
Wastewater Treatment Plant Project/Water Projects  
Executive Session

The meeting was called to order by Mayor Culpepper at 5:33 p.m.

The Invocation was given by City Attorney Nelson.

The Pledge of Allegiance was led by Mayor Culpepper.

**Phillips Crossing – Phase II Plat:** Councilmember Bennett recused herself at this time due to a conflict of interest being an employee of Larry Prather, owner. Community Development Director David Jenkins addressed Council. Larry Prather is requesting approval of the Final Plat and As-Built drawings for Phillips Crossing Phase II in order to proceed with the development process and sale of the property. Review has been completed by the City Engineer with approval by same. During staff review a typographical error was found. Item #13 references a *“12 inch wide grass stripe between the back of the curb and the edge of the sidewalk”*. Mr. Jenkins consulted with the Public Works Director and found that the distance should be 36 inches. There were two solutions:

- Make corrections on the existing plat
- Approve the plat contingent upon the correction of the plat by the applicant with subsequent signatures

The Staff recommendation was for approval with the correction of the typographical error noted on the original drawings. This was brought before the Planning & Zoning Commission at their Regular meeting on August 2, 2016 for a recommendation. The Planning & Zoning Commission is recommending it for approval with the correction of the typographical error noted on the original drawings.

There was some discussion about where the responsibility of the City lied pertaining to the meter. The customers would still be responsible from the tie in to the meter on their side to their house. If a leak was to happen under the sidewalk and the slab had to be removed, the City would replace it.

Mayor Pro tem Thigpen made the motion to approve the Final Plat and As-built drawings for Phillips Crossing Phase II with the correction of the typographical error noted on the original drawings; 2<sup>nd</sup> by

**Phillips Crossing – Phase II Plat (cont'd):** Councilmember Stokes. Discussion: The change will be from 12 inches to 36 inches in item #13. Motion carried with Councilmembers Bellavance, Stokes, and Thigpen voting in the affirmative.

Councilmember Bennett returned to the council table at this time.

**Thomson Water Contract:** Mayor Pro tem Thigpen recused himself at this time as he has a conflict of interest as he is an employee of the City of Thomson.

City Manager Rizner stated that we needed to discuss if we are going to continue to receive water from the City of Thomson and if so, under what conditions. Mayor Culpepper questioned if we needed to make motions in order to discuss the issue; City Attorney Nelson did not feel it was needed as we had personnel present who could provide information. Public Works Director Fields stance was that until Thomson can solve their problem, he recommends cutting off taking in water from them. He did receive an e-mail showing they are below the THHM level, but it is only one report. Councilmember Stokes wanted to know if this puts us at the mercy of Columbia County and what protects us from them cutting us off. Mayor Culpepper felt we could renegotiate with Columbia County. Councilmember Bellavance understood that Thomson needed the water flow to correct the problem. He would like to help them but not at the City's expense. City Engineer McClellan stated that the City of Warrenton has the same issue (they receive water from Thomson as well). He concurs with Mr. Fields. Also, there is an item in the contract that states we can cancel the contract if the quality of the water is not good. Mayor Culpepper summarized it as the two we look to for guidance are recommending shutting off the intake of the water. Columbia County has plenty of water. City Engineer McClellan stated they should work thru their corrective action plan, dump water if necessary, and renegotiate the contract. Mayor Culpepper reviewed a chain of events that included meetings with Thomson management. Mr. Fields stated that he does not want to lose the connection with Thomson. After some further discussion, Councilmember Bellavance made the motion to table this matter; 2<sup>nd</sup> by Councilmember Stokes. Motion carried with Councilmembers Bellavance, Bennett and Stokes voting in the affirmative.

Mayor Pro tem Thigpen returned to the council table at this time.

**GAP Analysis Proposal:** At a previous meeting there was a discussion about the water losses. We have been in contact with Cavanaugh Solutions to do a NRW GAP Analysis report to determine our non-revenue water losses and the sources of the losses. They would do a review of the utility volumes and procedures. We have received a quote of \$15,465.00 to do the analysis. It would take about eight weeks to complete. In reviewing the current budget for available funds, we have some funds in contingency and expect some savings in the employee insurance. Mayor Pro tem Thigpen questioned if we had spoken with any other utility system to see what they do; Public Works Director Fields had spoken with Columbia County and Thomson-McDuffie County. Councilmember Bellavance made the motion to proceed with the GAP Analysis and to authorize the funding from Contingency and any excess funds from the Employee Insurance line item; 2<sup>nd</sup> by Mayor Pro tem Thigpen. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen voting in the affirmative.

**Wastewater Treatment Plant Project/Water Projects:** City Manager Rizner reviewed the potential projects. We would need to include water projects with the sewer project in to impact the USDA funding; USDA does not look at water revenue for sewer projects. Council will need to decide what water projects they would like to include. The potential water projects include the following:

- New well and/or treatment system
- Replace a/c pipe on S. Bell Street from Keener Street to Church Street
- Water system improvements along US 78 (potential line rehab or replacement)
- Lone Oak Water System Expansion
- Tank Interconnection Improvements
- Clary Cut Road Water System expansion
- Brown Road, Forest Drive, Lake Avenue and Lake Court water extension
- Old Blythe Road to G.R. Tucker Road water system loop
- Stanford Road and Haywood Drive water system expansion
- Large-scale meter replacement

Council needs to determine if there are items beyond this that they would like to add; they can be removed later if not needed before funding. It is difficult to add projects later. Mr. McClellan included a Comprehensive Engineering Assessment that was completed in November 2014. The majority of the proposed projects are included. The report showed the projects as being short term and long term. At that time there was a preliminary cost estimate of \$1,358,600.00. Mayor Pro tem Thigpen questioned if the items may be moved from one category to the other; yes they could. Mayor Culpepper expressed concerns that the Lone Oak project would cause us an issue like the one we currently have with Thomson. Mr. McClellan stated that we would need to do the surveys again; we should not do the project if there would not be enough connections. Mayor Pro tem Thigpen expressed the same concerns with the Pumpkin Center area; Councilmember Bennett responded that there would be development that consisted of 400 homes. Mr. McClellan spoke some about a high point area for tank storage. Councilmember Bellavance questioned on wells; the project list did include a new well.

Mayor Pro tem Thigpen made the motion to approve the list as written; 2<sup>nd</sup> by Councilmember Bellavance. Motion carried with Councilmember's Bellavance, Bennett, Stokes and Thigpen in the affirmative. Mr. McClellan will start work on the environmental report.

**Executive Session:** Councilmember Stokes made the motion to go into Executive Session; 2<sup>nd</sup> by Councilmember Bennett. Motion carried with Councilmember's Bellavance, Bennett, Stokes and Thigpen voting in the affirmative. The Called meeting closed at 6:36 p.m.; Executive Session opened at 6:40 p.m.

Mayor Pro tem Thigpen made the motion to come out of Executive Session; 2<sup>nd</sup> by Councilmember Stokes. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen voting in the affirmative. Executive Session closed at 7:22 p.m.

City Attorney Nelson reported that three real estate and one personnel item were discussed and that no final action was taken.

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**Executive Session (cont'd):** Councilmember Stokes made the motion to authorize the Mayor to sign the Affidavit affirming this report; 2<sup>nd</sup> by Mayor Pro tem Thigpen. Motion carried with Councilmember's Bellavance, Bennett, Stokes and Thigpen voting in the affirmative.

As there were no further items for discussion, Councilmember Bellavance made the motion to adjourn the meeting; 2<sup>nd</sup> by Councilmember Bennett. Motion carried with Councilmembers Bellavance, Bennett, 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, Councilmember Daniel Bellavance, Councilmember Jennifer Bennett and Councilmember Gregg Stokes; COUNCIL STAFF: City Manager Jason M. Rizner, City Clerk Debra E. Moore and City Attorney Barry Fleming.

The meeting was opened by Mayor Culpepper at 6:35 p.m.

The Invocation was given by City Attorney Fleming.

The Pledge of Allegiance was led by Mayor Culpepper.

UNFINISHED BUSINESS:

**Ordinance – Second Reading:**

- **Right-of-Way:** This ordinance creates a Chapter of the Official Code of the City of Harlem, Georgia to be known as “Streets, Sidewalks and Other Public Places”, in order to administer and regulate the public right-of-way in the public interest, and to provide for the issuance and regulation of right-of-way permits. Currently the location of towers is regulated by through the Land Usage Ordinances; utility poles are not. With recent changes on the national and state level confusion has resulted between towers, cellular towers and utility poles. The ordinance is based upon a model ordinance provided by the Georgia Municipal Association. It reduces confusion by assuring utility poles conform to the Georgia Department of Transportation definition and requirements. This would constitute the second reading.

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

NEW BUSINESS:

**Hazard Mitigation Plan Update – Pam Tucker:** Ms. Tucker gave a brief overview. The update to the Multi-Jurisdictional Hazard Mitigation Plan was recently completed. The plan is updated every five years. All parties involved, Columbia County, Grovetown and Harlem participated in the process. This plan supersedes any previous one that has been distributed. It will be taken to Committee for review and Commission approval and then will be sent to GEMA/FEMA. The next update will be in 2022.

**Thomson Water Contract:** Our current water contract with the City of Thomson has expired. Until a new contract is negotiated, Thomson-McDuffie has offered to sell water at a reduced rate of \$1.25/thousand gallons. We are currently contracted to purchase 3,000,000 gallons per month. If we decide to not purchase water from Thomson-McDuffie, Columbia County has indicated that they can supply the additional water. Council will need to decide on whether to continue or not and at what terms if they decide to continue purchasing water from Thomson-McDuffie.

Councilmember Bennett has been doing some reviewing on THHM’s. If exposed to them over a long period of time, there can be health issues. She is proposing that if Thomson-McDuffie fails a test for the THHM’s to not contract with Thomson-McDuffie unless they agree to keep the rate at \$1.25 per thousand gallons for a period of time due to the water quality for the last couple of years.

NEW BUSINESS (cont'd):

**Thomson Water Contract (cont'd):** Thomson-McDuffie is being watched by EPA; EPD has accepted their plan of action for remediation of the problem. Mayor Pro tem Thigpen confirmed that they are doing what they proposed in the plan.

Columbia County had done upgrades in the last ten years to their system. They have the capabilities to provide us with what we'd need. They would not cut us off unless there was a dire emergency. This could be done short term or long term.

Mayor Pro tem Thigpen reported that Thomson-McDuffie will be doing sampling again in September. He agrees with Councilmember Bennett's plan.

**HPC Appointment:** Mayor Culpepper will be recommending the appointment of Diane Holland to the Historic Preservation Commission.

**Planning Commission Appointments:** Commissioner Dale Arnold will be resigning after the September meeting. Mayor Culpepper will be recommending the appointment of Robert Holland to the Planning & Zoning Commission to fill the unexpired seat. Council will also need to reappoint Commissioner John Neal and Commissioner Lance Ellis as their terms have expired.

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

With no further items for discussion, Councilmember Bennett made a motion to adjourn for a ten minute break and then reconvene for the Regular meeting; 2<sup>nd</sup> by Councilmember Stokes. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen voting in the affirmative. The meeting adjourned 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, August 22, 2016 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, Councilmember Daniel Bellavance, Councilmember Jennifer Bennett and Councilmember 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 Chuck Meadows, Fire Chief Tripp Lonergan and Community Development Direct David Jenkins.

The meeting was called to order by Mayor Culpepper at 7:10 p.m.

**Approve Agenda:** Mayor Pro tem Thigpen made the motion to move agenda item “Hazard Mitigation Plan Update” under Public Comment and to approve the agenda with the amendment; 2<sup>nd</sup> by Councilmember Stokes. Motion carried with Councilmembers Bellavance, Bennett, 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 July 2016 as written; 2<sup>nd</sup> by Councilmember Bellavance. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen in the affirmative.

**Public Comment:** Allison Couch-President of the Harlem Merchants Association. They are planning an event, Ladies Night Out for October 22 from 5-8 p.m. The event would include entertainment, visitation of the businesses, etc. There will be food and wine at each stop. She has come before Council to find out the regulations. City Attorney Fleming will review the ordinance and see what can be done.

**Hazard Mitigation Plan Update – Pam Tucker:** Mayor Pro tem Thigpen made the motion to approve the update and to authorize the Mayor’s signature; 2<sup>nd</sup> by Councilmember Stokes. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen in the affirmative.

UNFINISHED BUSINESS:

**Ordinance – Second Reading:**

- **Right-of-Way:** Mayor Pro tem Thigpen made the motion to approve the second reading of the ordinance establishing a Chapter in the Code of Ordinances to be known as “Streets, Sidewalks, and Other Public Places”; 2<sup>nd</sup> by Councilmember Bellavance. Discussion: The ordinance will provide for the administration and regulation of the public right-of-way in the public interest and to provide for the issuance and regulation of right-of-way permits.

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

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

**Thomson Water Contract:** Mayor Pro tem Thigpen recused his self at this time due to a conflict of interest; he is employed with the City of Thomson.

Councilmember Bennett made the motion that if Thomson fails anymore tests consecutively we will stop the flow of water immediately. Also, a contract should not be drawn up until they can prove to us that they can pass EPD's regulations for water quality for at least the next six consecutive tests. At that time, we will renegotiate the contract at a rate of \$1.25 per thousand for the next two years. Also, the test results must be turned into Public Works Director Robert Fields upon completion. The motion was seconded by Councilmember Stokes. The motion carried by a vote of 2-1 with Councilmember's Bennett and Stokes voting in the affirmative; Councilmember Bellavance voted in the negative.

Mayor Pro tem Thigpen returned as a participant of the meeting.

**HPC Appointment:** Mayor Culpepper made the recommendation to appoint Diane Holland to the Historic Preservation Commission. Councilmember Bellavance made the motion to accept the recommendation and to approve the appointment of Diane Holland to the Historic Preservation Commission; 2<sup>nd</sup> by Councilmember Bennett. Motion carried with Councilmember's Bellavance, Bennett, Stokes and Thigpen in the affirmative.

**Planning Commission Appointments:** Mayor Culpepper made the recommendation to appoint Robert Holland to the Planning Commission. Mr. Holland would fill the unexpired term that runs from January 1, 2015 to December 31, 2018; this was the term for Commissioner Dale Arnold who will be resigning after the September 2016 meeting. Council will also need to reappoint Commissioner's Neal and Ellis. They would be reappointed for the following terms: Commissioner Neal – January 1, 2015 to December 31, 2018; Commissioner Ellis – January 1, 2014 to December 31, 2017.

Councilmember Bellavance made the motion to accept the Mayor's recommendation and appoint Robert Holland to the Planning Commission; 2<sup>nd</sup> by Councilmember Bennett. Motion carried with Councilmember's Bellavance, Bennett, Stokes and Thigpen in the affirmative.

Councilmember Stokes made the motion to reappoint John Neal and Lance Ellis to the Planning Commission; 2<sup>nd</sup> by Councilmember Bennett. Motion carried with Councilmember's Bellavance, Bennett, Stokes and Thigpen in the affirmative.

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

**Department Reports:** The following departments gave reports for the month of July 2016:

Public Works Department	Robert Fields, Public Works Director
Police Department	Chuck Meadows, Police Chief
Fire Department	Tripp Lonergan, Fire Chief



NEW BUSINESS (cont'd):

**Department Reports (cont'd):**

Community Development  
Administrative Department

David Jenkins, Community Development Director  
Jason Rizner, City Manager

City Engineer John McClellan reported on the conference call with EPD in reference to the status of the permit at the WWTP. We will not need to include the Speece cone in the WWTP project; we can move forward with the plans, etc. Mayor Pro tem Thigpen asked how it will affect the cost of the project; there will be a reduction in capital costs and O & M costs. We will still have to do some sort of aeration, but at a lower cost to the City.

**Announcements:**

August 26	Quarterly Review Meeting; 9:30 a.m.; City Hall
September 5	City Offices Closed – Labor Day Holiday
September 6	Planning Commission Meeting; 6:00 p.m.; Public Safety Building
September 14	Urban Redevelopment Agency Board Meeting; 9:30 a.m.; City Hall
September 22	State of the Community Address; 5:00 p.m.; Grovetown Exhibition Center
September 22	HPC Meeting; 6:30 p.m.; Public Safety Building
September 26	Public Hearing – WWTP Expansion; 6:00 p.m.; Public Safety Building
September 26	Work Session/Council Meeting; 6:30 p.m.; Public Safety Building

**Executive Session and Items from Executive Session:** Executive Session was not held.

As there were no further items for discussion, Councilmember Stokes made the motion to adjourn the meeting; 2<sup>nd</sup> by Councilmember Bennett. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen voting in the affirmative. The meeting closed at 7:45 p.m.

Respectfully submitted,

Debra E. Moore  
City Clerk

The City Council of the City of Harlem met for a Quarterly Review on Friday, August 26, 2016 at 9:30 a.m. at City Hall with Mayor Robert W. Culpepper presiding.

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

The meeting was called to order by Mayor Culpepper at 9:30 a.m.

The Invocation was given by City Attorney Fleming.

The Pledge of Allegiance was led by Mayor Culpepper.

#### **Public Safety Department – Police and Fire:**

- **Police Department – Chuck Meadows, Police Chief:**

- **Police Department Update:** Blake Murphy has accepted the open position and should be starting soon. The department had another condemnation case; the information has been sent to the District Attorney's office. Chief Meadows gave an update on the recordings.
- **Financial Review:** The Police Department Financial information was reviewed thru the month of July 2016. Chief Meadows was commended on keeping the overtime down in the department being short staffed. Councilmember Stokes wanted to discuss new vehicles for the department. Chief Meadows received some paperwork from the County on the State Contract. He reported on a three year lease program for two Tahoe's. It was estimated at \$22,000.00 per year for three years and we would own them at the end of the three year period. Hardy Chevrolet in South Georgia has the State Contract. He reported that Tahoe's and F-150's are what's being used. They have rear wheel drive, excellent brakes, etc. He believes that there is a three year 136,000 mile warranty. Mayor Culpepper commented that he thought we were supposed to be doing a turnover program with the County; Chief Meadows responded that they are using the vehicles longer. Chief Meadows also reported that he would like one truck; the F-150 has a base price of \$18,400.00. The State contract is with Allan Vigil Ford. There was some discussion about staggering the cars (2 this year; 2 next year), but we would be looking at paying double for a couple of the years. Mayor Culpepper asked Chief Meadows to get hard numbers for Council's consideration.
- **2017 Budget Discussion:** There was no discussion on 2017.

The Police Department session closed at 10:07 a.m.

- **Fire Department – Gregg Stokes, Councilmember; 10:07 a.m. (department head not available):**
  - **Fire Department Update:** Councilmember Stokes reported that he officially retired from the department. The department will be having a retirement dinner on September 19 that everyone will be invited to.

**Public Safety Department – Police and Fire (cont'd):**

- **Fire Department – Gregg Stokes, Councilmember (cont'd):**
  - **Fire Department Financial Review:** There was some discussion on the radio purchase. Council reviewed the estimated Multi-Year Budget so see when funds would be recouped.
  - **2017 Budget Discussion:** Councilmember Stokes stated that the department would be asking for one additional paid firefighter to be able to do four on/four off to have seven day week coverage.

The Fire Department session closed at 10:20 a.m.

Note: Council was ahead of schedule, so until the Public Works Director arrived they started on the Administrative Department.

**Administrative Department – Jason Rizner, City Manager; 10:20 a.m.:**

- **Tree Planting Program:** Mayor Culpepper talked to Council about the loss of trees in the City. He would like to see us implement a tree replacement program. He found a place in Athens that you can buy the trees and they will plant them. He would like to see the Tree Board reinvigorated. He also suggested maybe giving them a \$2,000.00 budget and they match the funds.
- **Financial Review:**
  - **Revenue:** City Manager Rizner reviewed the year to date (thru July 2016) Revenue numbers. There was further discussion on the LOST Revenues. A chart was provided showing there was no real increase over the years since 2014. The higher revenue came in at the holiday time.
  - **All Departments:** There was no discussion on the separate departments.
  - **Multi-Year Budget:** Council looked at this previously during the Fire Department Session. Note: The information provided did not include any capital projects or purchases. Also noted: The LOST Collections are projected to decrease in 2018 by an estimated (27.14%); this is the “cliff” that has been discussed in prior years. Our portion of the proceeds will go from 3.5% to 2.5%.
- **Merit Increases:** Council approved in the budget a 2.5% merit increase. The total cost over both funds is \$13,175.00. Mayor Pro tem Thigpen has an issue with the increases; merit is exactly that. We need to justify what for. He has an issue raising taxes and doing increases. He feels that are things that we could be doing ourselves, but the employees have no training. He feels that there are more reasons to not issue than issue. Mayor Culpepper is in agreement. Mayor Pro tem Thigpen commented again that we should be doing more for ourselves. Other Councilmembers concurred. City Manager Rizner stated he is not in disagreement with what Council said. He reminded them about the issues we have in getting quality applicants or multiple applicants when we do have openings; we have issues with being able to compete. The majority of Council concurred that there would be no increase this year across the board.

This session closed at 10:48 a.m.

**Public Works Department – Robert Fields, Public Works Director; 10:48 a.m.:**

- **Amendments to Solid Waste Ordinance:** City Manager Rizner presented this item to Council. We have customers wanting to decline garbage service; we have also had questions about bringing in another hauler. City Attorney Fleming stated that we can sign with a hauler as a Franchise, but we cannot require the residents to have service with us.
- **Wayfinding Signs:** Over the years this item has come up for discussion; requests had been made by some of the businesses. Mr. Fields got some information together for Council to review and comment on. Councilmember Bellavance was not in favor of the signs. Mayor Culpepper suggested getting with the Merchant's Association. Councilmember Bennett commented that she would like to see on street parking removed from downtown. There have been issues with seeing around vehicles for on-coming traffic.
- **Oakwood Drive Drainage Project:** Mr. Fields had some cost estimates on the completion of the project. They are as follows: City - \$12,285.23; Lonergan - \$18,800.00; Walnut Cut - \$19,994.69. We could look at running only 100 feet of pipe instead of the 200. There was no final decision. There was some discussion about a fee being charged to builders to help cover the costs of drainage issues; or the possibility of looking into a Stormwater Utility fee. Mayor Pro tem Thigpen was not in favor of charging anymore taxes. A Stormwater Utility is a separate enterprise like Water and Sewer; it is operated on fees not taxes.
- **Drainage Project Priority List:** The list was reviewed with Council. There was some discussion on a stormwater utility fee; Mayor Pro tem Thigpen commented that he would want public input on this fee.
- **FY2017 LMIG Project:** City Manager Rizner reported that we need to decide on a project before December; we should receive about \$33,000.00 for 2017.
- **Retrofitting New Meters to AMR:** Mr. Fields would like to increase the tap fees by \$250.00; this would help cover the cost to retrofit the meters.
- **Financial Review:** There were no specific comments from Council. There was some discussion on the unmetered usage. Councilmember Stokes questioned why there were black bags on some of the fire hydrants. The one on McArthur Drive has low pressure; the one across from It's a Man's Place needs to be replaced.
- **2017 Budget Discussion:** There was no discussion.

This session closed at 12:20 p.m.; lunch was served at this time.

**Community Development – David Jenkins, Community Development Director; 12:35 p.m.:**

- **Presentation – Potential PUD – Keith Lawrence of Meybohm:** Mr. Lawrence did a presentation on a proposed PUD to be located out by the new Harlem Middle School. They will be all single family detached homes; no attached. The project is a total of 245 acres with 484 lots. There will be approximately 53 acres of Greenspace/Buffers/Open Space. The density will be 2.1-2.6 units per acre. The lot sizes will be 50', 60' and 70'. The setbacks will be: Front-25' from Right of Way line; Side-for the 50' and 60' lots 5', for the 70' lots 7.5'; Rear-10' from the rear lot line. There was some discussion on materials; vinyl will only be on eaves and soffits. Mr. Lawrence presented Council with a copy of the Master Plan and Narrative for further review.

**Community Development – David Jenkins, Community Development Director; (cont'd):**

- **Columbia County Fee Schedule:** Mr. Jenkins reported that there have been some changes/updates to the County Fee Schedule and will be reviewing it to update ours.
- **Enforcement of International Property Maintenance Code (IPMC):** Mr. Jenkins presented Council with a proposed list of items that would need to be done in order to be able to enforce the International Property Maintenance Code as it pertains to rental property, mobile home parks, etc.
- **Revision of Nuisance Ordinance:** Mr. Jenkins provided Council with proposed Ordinance to amend Title IX of the Code by revising Chapter 94 Nuisances. This is listed under both Police and Land Use; look at combining. This will come before Council for approval.
- **Special Event Alcohol Permits:** Information has been sent to the City Attorney for review. Habanero's incident (Cinco de Mayo) was included with the information.
- **2016 CHIP Application:** The new application release date is September 1, 2016; we will be re-applying.
- **Community Services Update (Stacie Hart, Community Services Coordinator):**
  - **Senior Center:** It is in need of a new freezer. We are in need of some help at the Senior Center; different avenues (Experience Works, etc.) have been checked to no avail. Starting in October the meal program will go back thru AAA and the grant program. The City will be looking at a cost of \$.43 per meal compared to the \$2.75 we are currently paying. The City is paying about 68% of the cost for the meal program. It is felt that the senior program is in a steady decline as there is lack of participation for any program.
  - **Museum Update:** Having issues with the volunteers. Suggests hiring someone for two days a week. Recommends Gary Russeth; states he puts much of his own money into projects at the Museum. Councilmember Bennett suggested getting in touch with the High School; she believes that the AP students have volunteer hours they have to complete.
  - **Events Update:** Gave a report on the progress for this year's Festival; 90% complete. Also some information on other upcoming events and revenue information.
- **Financial Review:** There were no comments from Council.
- **2017 Budget Discussion:** There was no discussion on the 2017 Budget.
- **Other:** There was none at this time.

This Session closed at 2:05 p.m.; Council took a short break.

**Administrative Department – Jason Rizner, City Manager; 2:15 p.m.:**

- **Other:** Mayor Culpepper and City Attorney Fleming reported on what has been concluded on the rendition of the Hoyle house on the theatre; the County did not include it on the plans. The County is doing another bond; included in the bond for Harlem is "Complete Greenspace/Amphitheatre". There was a suggestion of opening the theatre on the same side for the amphitheater; put bathrooms up front, something in back. It could possibly cover paving the parking lot. The building is too small for a theater.
- **Merit Increases:** This was revisited to get a final say; there will be no increases this year.

**Administrative Department – Jason Rizner, City Manager; (cont’d):**

- **2017 Budget Discussion:** City Manager Rizner presented Council with some items for consideration:
  - Rewrite of zoning code-Mr. Rizner to get numbers together.
  - Georgia Power Park (corner of E. Boundary and Harlem-Grovetown Road); met with a vendor at the GMA Convention. Look at doing park equipment.
  - Public Works Shops Relocation
  - Replenish Reserves
  - Police Cars
  - Generator @ Senior Center
  - Old Police Station-Mr. Prather purchased the Old Masonic Building. Will be doing renovations to the upstairs into loft apartments; rehab on the commercial areas downstairs. The old Police station is in the concept; look at signing over to the URA.
- **Executive Session:** Executive Session was not held.
- **Other:** Councilmember Bennett asked about the progress of annexation. The Dillard’s have signed on. Al Harris and his Father have letters; spoke with John Neal – all on board. There will be a meeting with Mr. Clary.

As there were no further items for discussion, the meeting was closed at 3:10 p.m.

Respectfully submitted,

Debra E. Moore  
City Clerk