

The City Council of the City of Harlem, Georgia held a Called meeting on Monday, December 5, 2016 at 5:00 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 (arrived at 5:15 p.m.); COUNCIL STAFF: City Clerk Debra E. Moore, City Attorney Pierce Blitch and City Attorney Barry Fleming (via phone).

PURPOSE: Family Dollar Lighting
Executive Session

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

The Invocation was given by Mayor Culpepper.

The Pledge of Allegiance was led by Mayor Culpepper.

Family Dollar Lighting: Mayor Culpepper presented Council with a quote that he received from Georgia Power for the installation of decorative lighting at the new Family Dollar store. Normal procedure is to get the property owner/developer to put in decorative lighting when lighting is required. This fell thru the cracks with the leaving of the prior planner. The funds are available in the current year's budget. Georgia Power will be putting in two poles; we will be purchasing one and they will be replacing one that was located at the parking lot that is now part of the Library project. The cost of the decorative lighting is \$3,800.00. Mayor Pro tem Thigpen made the motion to approve the purchase and funding of the decorative lighting, in the amount of \$3,800.00, to be placed at the new Family Dollar; 2nd by Councilmember Bellavance. Motion carried with Councilmembers Bellavance, Bennett, and Thigpen in the affirmative. Note: Councilmember Stokes had not arrived at this time.

Executive Session: Mayor Pro tem Thigpen made the motion to move to Executive Session; 2nd by Councilmember Bellavance. Motion carried with Councilmembers Bellavance, Bennett, and Thigpen in the affirmative. Note: Councilmember Stokes had not arrived at this time. Executive Session opened at 5:10 p.m. Note: Councilmember Stokes arrived at 5:15 p.m. and joined the meeting.

Mayor Pro tem Thigpen made the motion to come out of Executive Session; 2nd by Councilmember Stokes. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen voting in the affirmative. Executive Session closed at 5:47 P.M. and the Regular meeting reconvened.

City Attorney Blitch reported that there were three personnel matters 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; 2nd by Councilmember Stokes. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen in the affirmative.

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As there was no further business for discussion, Mayor Pro tem Thigpen made the motion to adjourn the meeting; 2nd by Councilmember Bennett. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen voting in the affirmative. The meeting adjourned at 5:50 p.m.

Respectfully submitted,

Debra E. Moore
City Clerk

The City Council of the City of Harlem, Georgia held a duly advertised Public Hearing on Monday, December 12, 2016 at 5:30 p.m. at the Public Safety Building for the purpose of receiving public comment on the proposed 2017 Budget for the City of Harlem; Mayor Robert W. Culpepper presided over the hearing.

Present: COUNCIL: Mayor Robert W. Culpepper and Mayor Pro tem John Thigpen; COUNCIL STAFF: City Clerk Debra E. Moore and City Attorney Adam Nelson; CITY STAFF: Police Chief Chuck Meadows and Police Officer Brian Williams.

The Public Hearing was opened by Mayor Culpepper at 5:30 p.m.

2017 Budget Presentation: The 2017 Budget assumes the following items:

- Ad valorem tax millage rate will not increase
- Residential sanitation fees will increase \$.14 per month
- Water rates will increase by 1.9%
- Sewer rates will increase by 1.9%
- The City will continue to purchase water from Columbia and McDuffie Counties
- The water cost increase from Columbia County will be 1.9%
- The water cost from McDuffie County will not increase
- \$85,800 will be budgeted for TIA-LMIG streets and drainage improvements
- \$153,849 of SPLOST funds will be used toward retiring Public Safety building debt
- LOST funds allocation will remain the same as 2016; collections will decrease starting in 2018
- Capital purchases will equal \$36,000
- The City will adopt sound financial policies
- All proprietary funds will be self-supporting
- The City will adopt a capital improvement fund (sinking fund) for the general and utility funds
- The total number of City employees will not increase
- A one-time lump sum performance payment equaling 1.5% of salary will be paid to qualified full-time City employees in December 2017. Employees must score "At Expectations" or above on their 2017 performance evaluation and must have been a City employee at least twelve months to be eligible.

The proposed 2017 General Fund Budget is as follows:

REVENUES:		\$2,332,460
EXPENSES:	Administrative Department	470,559
	Police Department	797,443
	Fire Department	140,220
	Streets & Drains	353,655
	Garbage	276,000
	Meals on Wheels	15,000
	Senior Citizens Center	30,962

2017 Budget Presentation (cont'd):

The proposed 2017 General Fund Budget is as follows (cont'd):

EXPENSES:	Community Center	13,884
	Festival	20,300
	Museum	32,020
	Community Development	<u>182,417</u>
	Total	\$2,332,460

The proposed 2017 Water/Sewer Fund Budget is as follows:

REVENUES:		\$1,579,236
EXPENSES:	Water Department	942,208
	Sewer Department	<u>637,028</u>
	Total	\$1,579,236

Public Comment: Mayor Culpepper opened the floor for Public Comment; there was no one in attendance.

With there being nothing further, the Public Hearing closed at 5:40 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, December 12, 2016 at the Public Safety Building at 5:45 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 Clerk Debra E. Moore and City Attorney Adam Nelson.

PURPOSE: Executive Session

The meeting was called to order by Mayor Culpepper at 5:49 p.m.

The Invocation was given by City Attorney Nelson.

The Pledge of Allegiance was led by Mayor Culpepper.

Executive Session: Councilmember Bellavance made the motion to go into Executive Session; 2nd by Councilmember Stokes. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen in the affirmative. Executive Session opened at 5:51 p.m.

Councilmember Stokes made the motion to come out of Executive Session; 2nd by Councilmember Bellavance. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen in the affirmative. Executive Session closed at 6:05 p.m.

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

Councilmember Stokes made the motion to authorize the Mayor to sign the Affidavit affirming this report; 2nd by Councilmember Bennett. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen voting in the affirmative.

Mayor Pro tem Thigpen made the motion to approve the appointment of Brett Cook as City Manager and to approve the contract as written; 2nd by Councilmember Stokes. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen in the affirmative.

As there were no further items for discussion, Mayor Pro tem Thigpen made the motion to adjourn the meeting; 2nd by Councilmember Stokes. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen in the affirmative. The meeting adjourned at 6:08 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 Brett Cook, 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 Director David Jenkins.

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

The Invocation was given by City Attorney Fleming.

The Pledge of Allegiance was led by Mayor Culpepper.

UNFINISHED BUSINESS:

Other: Mayor Culpepper introduced Brett Cook, the new City Manager.

NEW BUSINESS:

Resolution-Adopt 2017 Budget: Mayor Pro tem Thigpen reviewed the Resolution. General Fund Budget for 2017 is \$2,332,460.00; Water/Sewer Fund Budget for 2017 is \$1,579,236.00.

2017 LMIG Project Selection: City Manager Cook reviewed. Paperwork is due by December 31, 2016. Council discussed requesting banking the funds over the next three years. City Manager Cook is recommending doing a paving and drainage project that includes Verdery Street and possibly Cook Street (after the Library project is completed). The 2017 anticipated funds are \$33,000.00; the estimated project costs would be \$65,000.00.

Rezoning – 6470 Campbell’s Way – Fire Station #2: Planning and Zoning is making a recommendation to approve the rezoning of the property from R-1A Residential to A-1 Agricultural. This is part of the refinancing of the project.

At this time Councilmember Bennett recused herself from the meeting due to a conflict with the next agenda item.

Rezoning – Parcel 031 102B – Sawdust Road/Fairview Drive: Request received to rezone from R-1B to a PUD. Planning and Zoning has reviewed and are recommending approval with ten conditions. Mr. Jenkins reported the applicant has addressed some of the conditions (the information was not available for Council’s review). There was some discussion about a left turn lane instead a decel lane on Sawdust and the possibility of widening Fairview. Mr. Jenkins reported that he had met with Columbia County and that they have no plan for improvements at this time for Harlem or the area. Staff is making suggestions for transportation issues. There was some discussion about contacting state officials.

Mayor Pro tem Thigpen asked about water pressure. Mr. Jenkins reported that Public Works Director Fields has gone out and did some testing; there is 50 lbs. on Sawdust and Fairview. There was some

NEW BUSINESS (cont'd):

Rezoning – Parcel 031 102B – Sawdust Road/Fairview Drive (cont'd): discussion on stormwater issues directly across from the proposed development, environmental and traffic studies (2008 current info; updating this year). Mayor Pro tem Thigpen met with city residents. Their concerns include the Georgia Power lines, stormwater, water pressure, and traffic. Some of the lots show that Georgia Power goes thru the properties. He would like to see multi-family homes removed from the narrative for the PUD. There was some further discussion about water pressure and volume.

Councilmember Bennett returned to the meeting at this time.

Other: There was nothing 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 for the Regular meeting after a ten minute break; 2nd by Councilmember Stokes. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen voting in the affirmative. The work session closed at 7:06 p.m.

Debra E. Moore
City Clerk

The City Council of the City of Harlem, Georgia met for their Regular meeting on Tuesday, December 27, 2016 following the Work Session that was held at 6:30 p.m. at the Public Safety Building 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 Brett Cook, 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 Director David Jenkins.

The meeting was called to order by Mayor Culpepper at 7:17 p.m.

Approve Agenda: Mayor Pro tem Thigpen made the motion to approve the Agenda as written; 2nd by Councilmember Bennett. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen voting in the affirmative.

Approval of the Minutes: Councilmember Bellavance made the motion to approve the Executive Session minutes for the month of October and the Regular and Executive Session minutes for the month of November as written; 2nd by Mayor Pro tem Thigpen. Motion carried with Councilmember Bellavance, Bennett, Stokes and Thigpen voting in the affirmative.

Public Comment: Public Comments were received from the following:

Gary Jones – Mayor of Grovetown – Mayor Jones wanted to extend a personal invitation to Mayor and Council to do a joint meeting

Daniel Decker – 240 W. Forrest Street – Building houses in the Historic District and Harlem City limits

Gail Sprayberry – 6562 Swint Combes Road – Sawdust Rd/Fairview Drive Property Rezoning: Driveway on Sawdust; Reinforce concern over traffic and noise; PUD, what will prevent future development of shopping center, industrial development, multi-family, etc. Development already has 104 lots; going to a PUD will add an additional 36.

Mayor Culpepper asked City Attorney Fleming if he could give an explanation of a PUD. City Attorney Fleming proceeded with information on the enhancement of sidewalks, streetlights, signs, etc.

Robin Meads – 6628 Ponderosa Lane – Sawdust Rd/Fairview Drive Property Rezoning: Ms. Meads spoke about the rezoning of the property in 2007 from R-1A to R-1B. There was an environmental impact study required in 2007; it is not part of the current package. She spoke about drainage issues as well.

Lindsey Germain – 721 Sawdust Road – Sawdust Rd/Fairview Drive Property Rezoning: Ms. Germain commented on the property being used for parks and recreation instead of a housing development. There could be fishing, a park area, etc. She suggested that the City could purchase it and develop it.

Public Comment (cont'd):

David Payne – 6623 Ponderosa Lane – Sawdust Rd/Fairview Drive Property Rezoning: Mr. Payne expressed his concerns with Sawdust Road. He mentioned waterlines in the middle of the road. He expressed concerns with a turn lane and flair at Fairview/Sawdust Road. He has concerns that there is nothing we can do. He suggests tabling the application. He commented it is out of the County's hands as well.

Robert Tanner – 651 Fairview Drive – Sawdust Rd/Fairview Drive Property Rezoning: Expressed concerns with the traffic and drainage run-off.

Todd Hanchey – 540 Fairview Drive – Sawdust Rd/Fairview Drive Property Rezoning: He has concerns with putting 120 houses on 60+ acres. The area is not prepared for growth. We should look at advantages; does not feel this is an advantage. It will put a strain on current services and infrastructure. We need to get more information.

Robert Cozart – 1215 County Line Road – Sawdust Rd/Fairview Drive Property Rezoning: He would like to see the City grow, but with houses on bigger lots. He has concerns with traffic; should look at a roundabout (Fairview/Highway 221).

Laura Dow – 649 Fairview Drive – Sawdust Rd/Fairview Drive Property Rezoning: Expressed concerns with traffic and school bus stop issues; not safe. Concerns with water pressure issues; 44 psi.

Bill Speer – 663 Fairview Drive – Sawdust Rd/Fairview Drive Property Rezoning: Feels a PUD will negatively affect the area. The density only supports 106 lots (referenced 152.19 and comp plan). Fairview is unsafe; walks his dogs. The traffic study numbers used are from 2011. Need sidewalks in the area. Expressed concerns with water pressure as well (44 psi). He does not feel that a PUD would fit; 80 houses in the R-1B current zoning would.

Calvin Coolidge – 6624 Ponderosa Lane – Sawdust Rd/Fairview Drive Property Rezoning: Concerns with traffic. Mr. Coolidge feels that 140 houses are too many for current infrastructure. Fort Gordon people are already here; no one of higher rank would move here. They go to Greenbrier.

Marie Turner – 6629 Green Plantation – Sawdust Rd/Fairview Drive Property Rezoning: Concerns with the water pressure, transportation. Sawdust is being used as a thoroughfare. The area is rural in nature; would like to keep it that way.

Gail Widener – 6618 Green Plantation – Sawdust Rd/Fairview Drive Property Rezoning: Concerns with traffic and increase in crime with higher density. Spoke about Harlem having 100 +/- vacant homes lots or properties up for sale.

UNFINISHED BUSINESS:

Other: There was none at this time.

NEW BUSINESS:

Resolution – Adopt 2017 Budget: Mayor Pro tem Thigpen made the motion to approve the 2017 Budget Resolution; 2nd by Councilmember Stokes. Discussion: City Manager Cook reviewed the budget information; it follows state laws. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen in the affirmative.

2017 LMIG Project Selection: Mayor Pro tem Thigpen made the motion to approve the recommendation of Verdery Street and Cook Street and to roll the funds over for three years; 2nd by Councilmember Stokes. Discussion: This is a drainage and paving project. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen voting in the affirmative.

Rezoning – 6470 Campbell’s Way – Fire Station: Councilmember Bellavance made the motion to approve the rezoning of 6470 Campbell’s Way from R-1A Residential to A-1 Agricultural as per staff and the Planning & Zoning Commission recommendation; 2nd by Councilmember Bennett. Discussion: The re-zoning is a technical issue and brings the facility into full land-use compliance. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen voting in the affirmative.

Rezoning – Parcel 031-102B – Sawdust/Fairview: Councilmember Bennett recused herself at this time due to a conflict of interest. She has submitted a letter to the Mayor for the files.

At this time due to wanting to receive further information, Mayor Pro tem Thigpen made the motion to postpone this item to a time certain to the earliest next meeting (January); 2nd by Councilmember Stokes. Discussion: The question arose as to whether this would be enough time. It will be on the next Agenda, but Council can decide to postpone it again. There is no time constraint like there is with Planning & Zoning. Motion carried with Councilmembers Bellavance, Stokes and Thigpen voting in the affirmative.

Councilmember Bennett returned to the meeting at this time.

Other: There was none at this time.

Department Reports: The department reports for the month of November will be reviewed as submitted.

Announcements:

January 2	City Offices Closed – New Year’s Holiday
January 3	Planning Commission Meeting; 6:00 p.m.; Public Safety Building
January 11	Urban Redevelopment Agency Board Meeting; 9:30 a.m.; City Hall
January 12	HPC Called Meeting; 6:30 p.m.; Public Safety Building
January 16	City Offices Closed-Martin Luther King Jr. Day
January 23	Work Session/Council Meeting; 6:30 p.m.; Public Safety Building
January 26	HPC 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; 2nd by Councilmember Stokes. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen voting in the affirmative. The Regular meeting closed at 8:17 p.m.; Executive Session convened at 8:21 p.m.

Mayor Pro tem Thigpen made the motion to come out of Executive Session; 2nd by Councilmember Stokes. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen in the affirmative. Executive Session closed at 8:38 p.m.

City Attorney Fleming reported that one personnel matter was discussed and that no final action was taken.

Councilmember Stokes made the motion to authorize the Mayor to sign the Affidavit affirming this report; 2nd by Councilmember Bellavance. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen in the affirmative.

As there was no further business to come before Council, Councilmember Bellavance made the motion to adjourn the meeting; 2nd by Councilmember Stokes. Motion carried with Councilmembers Bellavance, Bennett, Stokes and Thigpen in the affirmative. The meeting adjourned at 8:39 p.m.

Respectfully submitted,

Debra E. Moore
City Clerk