

The City Council of the City of Harlem, Georgia met for their Regular meeting on Tuesday, June 27, 2017 at the Public Safety Building at 7:00 p.m. with Mayor Robert W. Culpepper presiding.

Present: COUNCILMEMBERS: Mayor Robert W. Culpepper, Mayor Pro tem John Thigpen, Councilmember Daniel Bellavance, and Councilmember Jennifer Bennett; COUNCIL STAFF: City Manager Brett Cook, City Clerk Debra E. Moore, and City Attorney Adam Nelson; ABSENT: Councilmember Gregg Stokes.

Note: Work Session was not conducted prior to this meeting.

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

Invocation: City Attorney Nelson

Pledge of Allegiance: Mayor Robert W. Culpepper

Approve the Agenda: Mayor Pro tem Thigpen made the motion to approve the agenda with the recommendation to amend the Agenda by removing item 2(d) 1st Reading of Ordinance 1711 Consider of Adoption of Harlem Code of Ethics for further review by the City Attorney; 2nd by Councilmember Bennett. Councilmember Bellavance would like to amend the Agenda by removing item 2(b) 1st Reading of Ordinance 1709 Establish Sustainable Community Mixed Use District. After some discussion and explanation by the City Attorney as to 1st Readings and options for postponing the item, Councilmember Bellavance withdrew his request. Motion carried with Councilmembers Bellavance, Bennett, and Thigpen voting in the affirmative.

Approval of the Minutes: Mayor Pro tem Thigpen made the motion to approve the minutes of the May 2017 Regular meeting as written; 2nd by Councilmember Bellavance. Note: The minutes of the May 2017 Executive Session were not presented for review and will go to Council at the July meeting. Motion carried with Councilmembers Bellavance, Bennett and Thigpen voting in the affirmative.

Public Comment: Tut Baker – Sheppard Community Blood Center, 1533 Wrightsboro Rd., Augusta, GA 30904: Community Blood drive events at the New Harlem Library

UNFINISHED BUSINESS:

Ordinances – 2nd Reading:

- **Ordinance No. 1706 – Approve Standing Committees:** City Manager Cook explained this Ordinance is streamlined with the Charter and Ordinances. It provides for three Committees: Government Operations, Finance, and Legal Affairs. The committees shall consist of two Councilmembers and the Mayor will serve as an ex-officio non-voting member. The committee members will be appointed by the Mayor annually in January; the appointment will be for a term of one year. Council can reject any appointment by a majority vote. If a vacancy should occur, the Mayor may appoint a member at any time to fill the vacancy. The Committee shall meet whenever necessary and may be called upon by the Chair of each

UNFINISHED BUSINESS (cont'd):

Ordinances – 2nd Reading:

- **Ordinance No. 1706 – Approve Standing Committees (cont'd):** committee, the Mayor or the City Manager. The committees shall report any findings to full Council during regular meetings for consideration when necessary.

Mayor Pro tem Thigpen clarified that the Committee would consist of two Councilmembers and the Mayor; yes, the Mayor would serve as ex-officio and would be a non-voting member. Councilmember questioned the meeting time; it will be whenever needed. Mayor Pro tem Thigpen questioned if any two councilmembers could serve; City Manager Cook responded that the Mayor could appoint all Councilmembers. City Attorney Nelson commented that this it being put in place for whenever Council may need it.

Mayor Pro tem Thigpen made the motion to approve the 2nd Reading of Ordinance No. 1706 for the approval of Standing Committees; 2nd by Councilmember Bennett. Motion carried with Councilmembers Bellavance, Bennett and Thigpen voting in the affirmative.

- **Ordinance No. 1707 – Establish Downtown Commercial Overlay District:** Mayor Pro tem Thigpen made the motion to approve the 2nd Reading of Ordinance No. 1707 – Establish Downtown Commercial Overlay District; 2nd by Councilmember Bellavance. Discussion: This is an amendment pertaining to residential property. The overlay district will increase the uses of properties within the boundary by extending additional uses if the requirements are met. Motion carried with Councilmembers Bellavance, Bennett, and Thigpen voting in the affirmative.

Other: There was nothing at this time.

NEW BUSINESS:

Resolution No. 2017-12 – To Appoint a Deputy Judge for Municipal Court: Mayor Pro tem Thigpen made the motion to approve Resolution No. 2017-12 to appoint Christopher J. Hudson as Deputy Judge; 2nd by Councilmember Bellavance. Discussion: The Deputy Judge shall preside over Municipal Court when the Chief Judge is unavailable or there is a conflict of interest. Motion carried with Councilmembers Bellavance, Bennett, and Thigpen voting in the affirmative.

Ordinances – 1st Reading:

- **Ordinance No. 1708 – Establish Conservation Preservation Residential Zone:** Ordinance 1708 is amending Chapter 152 Planning and Zoning Code of the City of Harlem's Code of Ordinances by adding Code Section §152.042 Conservation Preservation Residential Zone (CP-R Zone). This is a new land use district. The Ordinance provides for the Purpose, Permitted Uses, Conditional Permitted Uses, Building Height, Front and Side Yard requirements, Placement of Buildings, Lot Area, Lot Area per Dwelling, Lot Width, Permissible Lot Coverage, Off-street Parking Requirements, Riparian Buffer Requirements, Site Analysis Map Requirement, and

NEW BUSINESS (cont'd):

Ordinances – 1st Reading (cont'd):

- **Ordinance No. 1708 – Establish Conservation Preservation Residential Zone (cont'd):** Single-family Residential Standards. It provides for an effective date. Mayor Pro tem Thigpen made the motion to approve the 1st Reading of Ordinance No. 1708 – Establish Conservation Preservation Residential Zone; 2nd by Councilmember Bellavance. Motion carried with Councilmembers Bellavance, Bennett, and Thigpen voting in the affirmative.
- **Ordinance No. 1709 – Establish Sustainable Community Mixed Use District:** Councilmember Bellavance made the motion to table the 1st Reading until the July meeting; 2nd by Mayor Pro tem Thigpen. Motion carried with Councilmembers Bellavance, Bennett, and Thigpen voting in the affirmative.
- **Ordinance No. 1710 – Consider Adoption of New Subdivision Regulations:** Ordinance 1710 is for the consideration of adopting new subdivision regulations. The Ordinance is establishing regulations governing the subdivision of land within the incorporated City of Harlem, Georgia; providing for the method of administration and amendment; prescribing penalties for the violation of its provisions; and for other purposes. Councilmember Bellavance made the motion to approve the 1st Reading of Ordinance 1710 – Consider Adoption of New Subdivision Regulations; 2nd by Councilmember Bennett. Motion carried with Councilmembers Bellavance, Bennett, and Thigpen voting in the affirmative.
- **Ordinance No. 1712 – Consideration of Annexation by 100% Method or Parcel Numbers 030-040B, 030-040A, and 030-040:** Ordinance 1712 is for the annexation of the following properties:

Owner: Clary Family Partnership LLLP; Address: Frontage on Robert Moore Road & Old Union Road; Map & Parcel: 030-040B; Zoning: A-1 Agriculture; Acreage: 186.91

Owner: Clary Family Partnership LLP; Address: Frontage on Appling-Harlem Road and Old Union Road; Map & Parcel: 030-040A; Zoning: A-1 Agriculture; Acreage: 446.38

Owner: Kenneth B. Clary; Address: Frontage on Appling-Harlem Road and Clary Cut Road; Map & Parcel: 030-040; Zoning: A-1 Agriculture; Acreage: 370.30

Mayor Pro tem Thigpen made the motion to approve the 1st Reading of Ordinance No. 1712 – Consideration of Annexation by 100% Method or Parcel Numbers 030-040B, 030-040A and 030-040; 2nd by Councilmember Bennett. Discussion: Mayor Pro tem Thigpen questioned about the annexation of the High School property; City Manager Cook responded that there was no tangible benefit. Motion carried with Councilmembers Bellavance, Bennett, and Thigpen voting in the affirmative.

Other:

- **Quarterly Meeting Schedule:** City Manager Cook will check the calendar and work to get something scheduled before the next Regular meeting.

Reports:

- **Council Reports:** Mayor Pro tem Thigpen and Councilmember Bellavance reported on their classes they attended at the GMA Conference. Councilmember Bennett expressed her appreciation for the City and Council's support during her recent loss.
- **Mayor Report:** Mayor Culpepper gave a report on his attendance at the GMA Conference.
- **City Manager Report:** City Manager Cook's report included updates on the old Library, zoning updates, 2017 Millage Rate, etc. City Manager Cook will look at scheduling the Quarterly Meeting for July 10; an e-mail will be sent out to confirm with Council.

Announcements:

July 4	City Offices Closed – Independence Day
July 11	Planning Commission Meeting; 6:00 p.m.; Public Safety Building
July 12	Urban Redevelopment Authority Meeting
July 17	Tax Hearings; 9:00 a.m. and 6:00 p.m.; Public Safety Building
July 20	City Council Work Session; 7:00 p.m.; Public Safety Building
July 24	Tax Hearing; 6:30 p.m.; Public Safety Building
July 24	Called Meeting; 6:45 p.m.; Public Safety Building
July 24	City Council Regular Meeting; 7:00 p.m.; Public Safety Building
July 27	HPC Meeting; 6:30 p.m.; Public Safety Building

Executive Session: Councilmember Bennett made the motion to go into Executive Session; 2nd by Councilmember Bellavance. Motion carried with Councilmember Bellavance, Bennett and Thigpen voting in the affirmative. The Regular meeting closed at 8:11; Executive Session opened at 8:14.

Mayor Pro tem Thigpen made the motion to come out of Executive Session; 2nd by Councilmember Bennett. Motion carried with Councilmembers Bellavance, Bennett and Thigpen voting in the affirmative. Executive Session closed at 8:32 p.m. and the Regular meeting reconvened.

City Attorney Nelson reported that two Real Estate items 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; 2nd by Councilmember Bellavance. Motion carried with Councilmembers Bellavance, Bennett and Thigpen voting in the affirmative.

With there being no further items for discussion, Councilmember Bellavance made the motion to adjourn the meeting; 2nd by Mayor Pro tem Thigpen. Motion carried with Councilmembers Bellavance, Bennett and Thigpen voting in the affirmative. The meeting adjourned at 8:35 p.m.

Respectfully submitted,

Debra E. Moore
City Clerk