The City Council of the City of Harlem, Georgia met for their monthly Work Session on Thursday, February 23, 2023, at the Public Safety Building at 7:00 p.m. with Mayor Roxanne Whitaker presiding.

Present: COUNCIL: Mayor Roxanne Whitaker, Mayor Pro tem Gregg Stokes, Councilmember Daniel Bellavance, Councilmember Al Reeves, and Councilmember John Thigpen; STAFF: City Manager Debra Moore, City Clerk Leona Holley, City Attorney Adam Nelson, and City Attorney Tom Watkins.

The Work Session was opened by Mayor Whitaker at 7:00 p.m. Mayor Whitaker asked for a moment of silence in remembrance of former Harlem Police Chief Jesse Bowman.

The Invocation and Pledge of Allegiance was given and led by City Attorney Nelson.

UNFINISHED BUSINESS:

Consider Ordinance 2233 An Ordinance to Amend Chapter 108 Land Use; Sec. 108-66 General Provisions Table 1 and Sec. 108-68 Landscape Strips and Buffers – 2nd Reading & Action (tabled at January 2023 meeting): City Manager Moore explained Ordinance 2233 was tabled at the January 3, 2023, Planning Commission Meeting. This Ordinance has gone back to the Planning Commission for recommendation; the recommendation is for approval; the vote was 3-2. A Commissioner requested to add a definition for residential structures to the Ordinance; this has been added. The Planning Commission had concerns if “man-caves” and “she-sheds” would be allowed. City Attorney Nelson explained this ordinance is clarifying you are not allowed to have two detached structures for residential purposes on one lot.

Consider Ordinance 2301 An Ordinance to Amend Chapter 112 Stormwater Management; Sec. 112-203 Maintenance by Private Parties and Sec. 112-204 Maintenance by Property or Homeowner’s Association – 2nd Reading & Action: City Manager Moore reported this is the 2nd Reading for Ordinance 2301 An Ordinance to Amend Chapter 112 Stormwater Management. Ordinance 2301 went before the Planning Commission for a recommendation; recommendation is for approval. City Manager Moore stated the city owns the detention ponds at Cornerstone II and Phillips Crossing subdivisions. She does not know if the city will acquire Cornerstone III & IV. City Attorney Nelson stated the purpose of this ordinance is giving the city the ability to maintain detention ponds and not to incur a cost to the whole city; a special tax district can be imposed upon the lots contributing to stormwater. City Attorney Nelson stated the city did not accept the stormwater ponds in Hickory Woods. A HOA (Homeowners Association) is required in Hickory Woods.

Consider Ordinance 2303 An Ordinance to Amend Chapter 108 Land Use; Sec. 108-131 Billboards – 2nd Reading & Action: Ordinance 2303 is an Ordinance to Amend Chapter 108 Land Use, Sec. 108-131 Billboards. Ordinance 2303 went before Planning and Zoning for recommendation; the recommendation is for approval.

Consider Ordinance 2304 An Ordinance to Amend Chapter 4 Alcoholic Beverages; Sec. 4-127 Outside Consumption Regulations and Sec. 4-128 Signage – 2nd Reading & Action: Ordinance 2304 is an Ordinance
UNFINISHED BUSINESS (cont’d):

**Consider Ordinance 2304 An Ordinance to Amend Chapter 4 Alcoholic Beverages; Sec. 4-127 Outside Consumption Regulations and Sec. 4-128 Signage – 2nd Reading & Action:** amending Chapter 4 Alcoholic Beverages, Sec. 4-127 Outside Consumption Regulations and Sec. 4-128 Signage. Ordinance 2304 went before the Planning Commission for recommendation; the recommendation is for approval. This ordinance references anyone who desires to sell alcoholic beverages outside within the Harlem Arts and Entertainment District they must possess an alcoholic beverage license for retail sales for on premises consumption within the Harlem Arts and Entertainment District. It will allow beer and wine sales from tents and beer trucks at an Arts and Entertainment District event and would require notification signage and district maps for tents and beer trucks.

**Other:** N/A

NEW BUSINESS:

**Consider HPC Commission Appointment:** Mayor Whitaker asked Lynda Morris to serve on the Historic Preservation Commission to fill the remainder of Amanda Hullum’s term. Mayor Whitaker stated another Commissioner’s term will expire in June. Mayor Whitaker asked council to consider extending the term or look for another person to go on the Commission.

**Consider HMA Shamrock & Roll Event & Temporary Alcohol Permit:** Mayor Whitaker explained the HMA’s Shamrock & Roll Event is being moved from Phillips Park to the Library Plaza because it has gotten so large. The event will be on March 18th with a golf cart parade.

**Consider Resolution 2023-02 A Resolution for the Surplus of City Equipment – Public Works Department – 1983 Ford F-700:** Resolution 2023-02 is for the surplus of the following Public Works Equipment:

- 1983 Ford F-700 VIN: 1FDXK70U2EVA06702

Based on the information Public Works Director Robert Fields has provided, the equipment has not been used in years due to constant mechanical issues and is 40 years old.

Mayor Whitaker reminded council the quarterly work session will start at 8:30 in the morning at City Hall.

**Executive Session:** Mayor Pro tem Stokes made the motion to go into Executive Session; 2nd by Councilmember Reeves. The motion carried with Councilmembers Bellavance, Reeves, Stokes, and Thigpen voting in the affirmative. City Manager Moore asked for Community Development Director David Jenkins to stay for Executive Session. Executive Session opened at 7:27 p.m.

Mayor Pro tem Stokes made the motion to come out of Executive Session; 2nd by Councilmember Bellavance. The motion carried with Councilmembers Bellavance, Reeves, Stokes, and Thigpen voting in the affirmative. Executive Session closed at 7:51 p.m.

City Attorney Nelson reported that there was one real estate matter and one litigation matter discussed and no final action was taken. Mayor Pro tem Stokes made the motion to authorize the Mayor to sign the
Executive Session (cont’d): affidavit affirming this report; 2nd by Councilmember Reeves. The motion carried with Councilmembers Bellavance, Reeves, Stokes, and Thigpen voting in the affirmative.

With there being nothing further for discussion, Councilmember Thigpen made the motion to adjourn the meeting; 2nd by Councilmember Reeves. The motion carried with Councilmember Bellavance, Reeves, Stokes, and Thigpen voting in the affirmative. The meeting adjourned at 7:53 p.m.

Respectfully submitted,

Leona H. Holley
City Clerk