

Council Meeting
February 5, 2024

Members Present: Mayor Buddy Duke, members Terry McClain, Greg Paige, Walter Cowart, Celestine Hayes and Jody Greene.

Others Present: Mark Barber, Rhonda Rowe, Tim Tanner, members of staff and citizens.

Invocation was given by Rev. Lewis.

Pledge of Allegiance

Approval of Minutes: Councilman McClain made a motion to approve the minutes of January 16, 2024 as presented. Councilwoman Hayes seconded with all in favor.

Public Hearing (Rezoning Application – Charles Shiflett): Councilman Cowart made a motion to enter into public hearing to gain input on the rezoning application filed by Charles Shiflett for property located on S. Elm Street between W. Sixth and W. Seventh Streets. Councilwoman Hayes seconded with all in favor. The application requests that the parcel identified as Map A003-Parcel 068 be rezoned from General Business (GB) to Residential (R-8) to allow for construction of multi-family housing. It is noted the Greater Cook County Planning Advisory Commission met on January 25, 2024 and the request was approved by a unanimous vote. Mr. Shiflett spoke on behalf of the application stating he has paid taxes on the property for 20 years and needs to do something with it. There was no one in the audience to speak against the application. Councilman McClain questioned the number of units being planned? Mr. Shiflett stated it will be either 24 single story units or possibly 48 if it is designed as two-story. He noted the facility would also include a laundry mat for residents. There were no further comments and the public hearing was closed.

Ord. #24-01: This ordinance, rezoning property located on S. Elm Street (Map A003-Parcel 068) from General Business (GB) to Residential (R-8), was read for the first time.

Res. #24-01: This resolution, authorizing adoption of the Cook County Hazard Mitigation Plan, was presented to the council. City Manager Mark Barber explained that with the passage of the disaster Mitigation Act of 2000 and implementing regulations February 2002, the Georgia Emergency Management and Homeland Security Agency provided technical assistance to local governments in the development and update of their mitigation plans. GEMA helped local governments secure grant funding to develop a multi-jurisdictional hazard mitigation plan in each county. By June 2010, all 159 counties received federal approval of their local mitigation plans. These plans are updated and approved by FEMA every five years in order to remain eligible for mitigation funding. The required public hearing was held by Cook County Commissioners on January 16, 2024. The cities within the County are not required to conduct a public hearing, but must adopt a resolution stating the recognition of the Mitigation Act of 2000. Councilman Greene made a motion to approve the resolution. Councilman Cowart seconded with all in favor.

Police Vehicle Bids: The council was reminded that the FY 2024 Budget includes the purchase of two police vehicles. The approved vendor on the state contract for Dodge Chargers did not have available inventory of these vehicles. Akins Ford holds the state contract for the Dodge Chargers. Quotes were obtained from other vendors to check availability and pricing, and the results are as follows:

Woody Folsom CDJR	Year 2023	\$36,120.00	Do have inventory
Akins Ford Dodge	Year 2023	\$36,305.98	Do not have inventory
Cass Burch Automotive Group	Year 2023	\$37,687.00	Do have inventory

The appropriated amount for each vehicle is \$43,000. Staff recommends approval from the lowest quote. Councilwoman Hayes questioned if the vehicles were used to which she was advised they are brand new vehicles that have not been sold. It was also noted that 2024 Dodge Chargers are not being built. Councilman Paige made a motion to approve the low bid. Councilman McClain seconded with all in favor.

Electric Meters: The council was advised that in order to maintain an adequate inventory of electric meters, an order for 384 meters was placed on April 6, 2023. Due to the vendors estimated delivery time of 1.5 years, these meters were not budgeted in this year's fiscal budget, but were to be included in the FY 2025 budget request. The Electric Superintendent was recently notified that the order was ready to be shipped. The budget situation was explained to the vendor and in order for the City to consider receiving the meters, the unit price of each meter would need to be reduced substantially. The company agreed to price the meters at \$198 each as compared to \$263. The consolidated savings is \$24,950. Also, coupled with the price decrease these meters will have a five year warranty compared to the normal two year warranty. The total price of the 384 electric meters from Tri-State Utility Products would be \$76,032. Councilwoman Hayes had questions including where they will be located. It was explained these meters are for our inventory. Because of the trend in it taking 1/5 years to get meter in stock, you don't want to have to tell an economic prospect that we can't support their project because we have no meters. Mayor Duke added that considering Mr. Shiflett's project that was just discussed a few minutes ago, if he built 48 units, he would need 48 meters. We are getting low on our inventory. Councilman Greene made a motion to approve the purchase of the meters. Councilman McClain seconded. There were no opposing votes.

Extension of Moratorium (Crypto Mining and Data Mining Facilities): During an August 15, 2023 special called meeting, the mayor and council discussed and approved placing a 180 day moratorium on the issuance of permitting or licensing regarding crypto or data mining facilities. The current moratorium is planned to expire February 15, 2024. A new ordinance concerning crypto and data mining facilities has been completed and given to Mayor and Council for review. There is not adequate time for all questions and concerns to be addressed by the City Attorney and City Manager prior to the expiration date of the moratorium. Consideration of extending the moratorium for an additional 45 days was recommended. Councilwoman Hayes made a motion to approve the extension of the moratorium for 45 days. Councilman Greene seconded. The decision was unanimous.

Alcoholic Beverage License Renewal: Albertana Gonzalez (La Mexicana Restaurant and Store) has completed the requirements for the renewal of their 2024 alcohol license. Councilman Greene made a motion to renew the license, followed by a second from Councilman McClain. All were in favor.

Staff Comments:

Firefighter of the Year Dinner – Will be held on February 26, 2024 at the new city hall. All members are invited to attend.

Economic Placemaking Collaborative Award – The City of Adel was one of the cities recognized at the GMA Cities Summit for Storybook Park.

Paving Update – The paving crew for the Lavind Way area should mobilize in a couple of weeks. There were 2 wet spots they were waiting on to improve. Councilwoman Hayes asked if they were putting in drain pipe and was advised the engineer is taking a look at that.

Railroad Closures – We had been told that all crossing would be closed today except 4th Street; however, most were open. Their schedule is constantly changing but we will post the information as we receive it. Mayor Duke noted they are putting in a new rail and the rail is about ¼ mile long. They will be placing new cross ties and plates as well as re-asphalt the apron.

Council Comments:

Celestine Hayes – Asked for an update on the 13 warning sirens. She was advised we are waiting on an update from the county manager. As soon as that comes in it will be forwarded to her.

Other Business:

Jr. Chamber Board Member – Selena Velazco, representing the Jr Chamber Board, was recognized for being in attendance.

There was no further business and the meeting was adjourned.

Rhonda P. Rowe, City Clerk

Luther L. Duke III, Mayor
