

Council Meeting
September 18, 2023

Members Present: Mayor Buddy Duke, members Terry McClain, Walter Cowart, Celestine Hayes and Jody Green. Greg Paige was absent due to illness.

Others Present: City Manager Mark Barber, City Clerk Rhonda Rowe, Chief Chad Castleberry, City Attorney Tim Tanner, members of staff and the public.

Invocation was given by Councilman McClain.

Pledge of Allegiance

Approval of Minutes: Councilman Greene made a motion to approve the minutes of September 5, 2023 as presented. Councilman McClain seconded. All were in favor.

Ord. #23-06: This ordinance, rezoning property of SOGA Properties located at 1002 N. Hutchinson Avenue from RP (Residential-Professional) to GB (General Business), was read for the second time. Councilman Greene made a motion to adopt the ordinance. Councilman McClain seconded. All were in favor.

Ord. #23-07: This ordinance, rezoning property of Earl Stone located on W. 4th Street near the intersection with W. Mitchell Street from GB (General Business) to WLI (Wholesale Light Industrial), was read for the second time. Councilman McClain made a motion to approve the ordinance. Councilman Cowart seconded with all in favor.

Ord #23-05: This ordinance, establishing the 2023 ad valorem tax rate at 6.000 mills, was read for the second time. Councilman Cowart made a motion to approve the ordinance. Councilman McClain seconded. The decision was unanimous.

Electric Dept. Bids (Pole Mount Transformers): Bids were received for pole mount transformers needed for inventory and were as follows:

Gresco	\$27,090
Irby	\$36,525

Staff recommends acceptance of the low bid. Councilman Greene made a motion to approve acceptance of the low bid from Gresco. Councilman Cowart seconded. Councilwoman Hayes asked when this will be in effect as she didn't think we could get poles. City Manager Mark Barber explained this will replenish the inventory lost during the recent storm.

Water Well Repairs: Mr. Barber advised that we experienced pump issues with well #6 located on Bozeman Road. Since we already had a crew in place working on well #11, they were able to quickly respond. Woodrow Sap Well Drilling pulled the pump and went through a complete inspection of the pump, motor and column. The cost was \$11,850. Given the urgency of the repair, normal procurement policies were not followed. We have received the invoice but it has not been paid. Councilman Greene made a motion to approve payment of the invoice for emergency repairs. Councilman McClain seconded. Councilwoman Hayes questioned the location of Bozeman Road. There was no further discussion and the motion was unanimously approved.

Public Comments:

Stephanie Miller/Clint Hardin: Stephanie Miller, owner of Stephanie Renee's Salon in Adel, addressed the council inquiring as to how she could obtain a liquor license. They have a building in mind that is located at 301 N. Hutchinson Avenue. City manager Mark Barber stated that generally a petition that requires a percentage of voter signatures is necessary in order to be placed on the ballot. He will get back in touch with her concerning the details of that process. Councilman Hayes questioned what kind of business this would be and was advised that it would be an off-premises package store.

Treva Gear – Presented a letter to the elected officials and staff serving as an official complaint against Global Biomass and Energy located at the former Del Cook property. She stated they have debris and wood products that has expanded since August 2022 when a Georgia EPD complaint was filed. She noted the owner, Scott Corbett, had been reached out to in April, May and August. There are snakes, rodents and pests as a result of the debris, which is located adjacent to a federal housing authority. She asked the council to enforce the nuisance ordinance and noted the sections of violations. She further added that Mr. Corbett had stated he has been taking debris from the City of Adel at no cost. She hoped that would not hinder the City from reacting to

protect the community and hoped to have a response in writing within 3 days. City Manager Mark Barber requested a response period of 10 business days. Ms. Gear was in agreement.

Expressed her appreciation to those who voted in favor of the moratorium and stated that during the 6 months she hoped they would consider to protect further. This is an energy intensive industry that does not give anything to the community, it does not provide jobs and we had to go searching for other communities to help provide that energy. It caused a bunch of noise and abuse and the only reason we could get rid of them is because they decided not to pay their bill despite the Tiverons coming up here since 2019 and 2021 to complain about this issue, that's a shame. When we talk about praying for wisdom and knowledge to help people, come on now! She asked if Blockstream had paid their bill, stating that she was sure they owed millions. She stated that's what these companies do, come into the area for a couple of years, used up the energy, soak up the resources and leave. Now there is another company pending, Clean Spark. She saw the aerial photos of what Global Biomass and Energy has going on behind our community, yet again, in a heavy industry zoning. She asked that the council considered zoning, because if we keep doing the same thing we're gonna get the same thing. They don't want an industrial facility right there beside their community suffering from cancer and as a result of the creosote and other things from Del-Cook, so please consider that.

Noted they are concerned that people are starting to get light bills. They are not happy because they're having to pay the current bill plus 1/24 of the previous balance due. She stated this was not well thought out because of the snafu in general and needs to be considered and looked at what we can do for these citizens. She stated this was created by the city, not by the people. Furthermore, the bill needs to be detailed so you know what you're paying, what the current bill is and then what your past due amount is, it's not detailed so nobody knows what in the world they're paying, not to mention the questionability in the past that nobody could get in advance anyway.

Addie Woods Mitchell – Ms. Mitchell stated that after reading the proposed budget, what she saw was that unfortunately, Jim Battle Park is yet again not budgeted. She stated this has been going on for years and there have been letters and citizen requests. She stated there are only 2 items there. There are many items that need to be addressed. She doesn't know if there is a committee, but need to sit down and talk with them. There are no outside restrooms and the inside is locked. No water fountains. She is requesting that concerned citizens be able to sit down and go over the list. Some have said to tear the existing building down and start over. On two different times there were problems with the building when it was going to be used. She added there are 3 different age groups practicing ball at the facility and that it is in no condition for them to be in.

Staff Comments:

Mark Barber – Reminded the council of the budget public hearing tomorrow at 5:30 p.m.

Councilman McClain – Stated there was a group of citizens that has interest in doing work at the Jim Battle Park at no cost. They would like to come to the next meeting and provide their plan.

Councilwoman Hayes – Questioned the amount of \$175,000 for Jim Battle Park. She stated last year there was SPLOST money given and from a work session Jim Battle was supposed to receive anywhere from \$150K - \$200K. In April we agreed to a \$500K work program that was applied for. Then we had that in the paper last week listing the various improvements. It seems like there's 3 different localities where the money is coming from. Mr. Barber explained that the \$175K in the budget is the matching money that will be added to the grant. What was in the paper is where in April you guys agreed to apply for the LWCF grant where we could have received up to \$500K for recreation improvements, not all at Jim Battle, but a majority. We made it through round 1 and have now moved to round 2. November is when we may find out if we made it through round 2. In the budget is the match for that so we still have something in the budget we can use. We applied for \$500K but we didn't get it; however, will be getting a minimum of \$178K if we make it through this next round. She questioned the SPLOST dollars. Mr. Barber is not aware of the SPLOST dollars but is not saying there is not an opportunity for that. Mayor Duke added that the SPLOST funds come in over a 6 year period and noted it is used mainly for larger projects, such as the new recreation facility. Improvements for Jim Battle will be strictly from city funds. Mr. Barber explained that even if we don't receive the grant, we do have something budgeted to get some projects going. If we get the \$178K we will add that to the \$175 budgeted for the match part.

There was no further business and the meeting was adjourned.

Rhonda P. Rowe, City Clerk

Luther L. Duke III, Mayor
