

Council Meeting
December 19, 2022

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

Others Present: Rhonda Rowe and Tim Tanner

Invocation was given by Councilman McClain.

Pledge of Allegiance

Approval of Minutes: Councilman Paige made a motion to approve the minutes of December 5, 2022 as presented. Councilman McClain seconded with all in favor.

Alabama Road Land Swap: City attorney Tim Tanner reminded the council that this has been in the making for some time and that several months ago we had worked on the land swap for Texas Road. The land swap for Alabama Road will follow the same process. We had to acquire appraisals to be sure that what the city is obtaining is equal to or greater in value than what it is giving up. That has been completed. The city is getting 8+ acres on Alabama Road and giving up 4+ acres. The city is getting \$478,000 in value as compared to the \$49,000 in value it is giving up. We are now ready to enter into the agreement to swap. This process will consist of checking titles, etc. and then will come back before the council for permission to close on the property. We have been running the ads in the local newspaper for weeks concerning the swap, as required. He is not sure how long the title exam will take. He reviewed the exhibits in the agreement that identifies the parcels. He referenced a small slither of property the city does not have possession of yet; however, the DOT may give that up and if so, we've agreed to that to Williams in exchange for the property they are giving us. We will also be getting property for a new pump station as well. There are a lot of easements, some of which are recorded and some not recorded. Language will be inserted that any easements cannot be removed before bringing back for a final vote. He noted the engineer would like to get started and plans to let the bids on December 21st. Obviously, nothing will be done until we get the property in the City's name. Councilman Cowart made a motion to move forward with the real estate exchange agreement between Williams Investment Company and the City of Adel. Councilman Greene seconded. The decision was unanimous.

Ord. #22-04: This ordinance, amending the zoning ordinance by rezoning property of James L. and Kourtni T. Traylor from Residential (R8M) to General Business (GB), was read for the second time. Councilman Paige made a motion to approve the ordinance. Councilwoman Hayes seconded. After a call of the votes, members Paige and Hayes voted in favor of the ordinance. Members McClain, Cowart and Greene opposed. Motion failed.

Alcohol License Renewals: The council was presented with three additional alcohol license renewal applications for 2023 and were from the following:

Krina & Shiv, LLC
Alina Jian, LLC
SRI holiday Mart, LLC

Councilman Greene made a motion to approve issuance of the renewal licenses. Councilman McClain seconded. All were in favor.

Alcohol License Application (Bajrangbali 2307, LLC): The council was presented with an application for the issuance of a new license to Bajrangbali 2307, LLC d/b/a Adel Express and located at 2302 W. 4th Street. Following the payment of all fees and successful background check, Councilman Greene made a motion to approve the license. Councilman McClain seconded. The decision was unanimous.

Request for Use of Depot (Christmas Day Dinner): Rhonda Zackery submitted a request for the use of the depot on Christmas Day for a Christmas Charity dinner from 1:00pm-3:00pm. This is for any family in need of a Christmas meal. This dinner was established in 2004 in memory of Derrick Allen Sr. who passed away on 12/25/2003. They have used the depot for the past two years to better serve the community and been a huge success, feeding over 100 people. Councilman Greene made a motion to approve the request. Councilman Paige seconded. All were in favor.

Altheia Paige: Mrs. Paige addressed the council stating that she had previously come and brought pictures concerning several streets that are in bad need of repaving. She stated that she didn't get a clear answer at that time but Mr. Flythe had asked her to get a list. She stated that on S. Maple, there is a pothole covered with a piece of steel and they have gotten much worse. She asked if ARPA funds could be used to pave the streets which include W. 9th to the Quitman Hwy, S. Maple from 9th to 7th, S. Railroad from 7th Street to end, corner of W. 8th to railroad on 9th at the bend before you turn to go across the railroad track. Mayor Duke noted that we have an excessive list and asked that she turn in the roads so they could be added to the list. Ms. Paige asked if he was speaking of Bill and Lavind Streets to which he replied, no, those have already been approved. She asked if the list of roads he was referring to were part of ARPA and was advised no, they were not. In response to using any balance remaining in ARPA funds, city clerk Rhonda Rowe advised we would not know the balance remaining in ARPA funds until after all the \$400 payment credits have been applied.

Other:

Celestine Hayes – She asked if the city clerk had an amount for her to which she was advised it is printed and ready for her.

She stated she had a text from Dr. Gear that Dr. Gear wanted read, was that permitted? Mayor Duke stated it was not on the agenda. Ms. Paige went through the process to be heard and he felt that if she wanted to be heard she needed to go through the same process, just for proper procedure. However, it was up to the council. Councilwoman Hayes stated it was addressed to her and she asked her to read it. She asked the members if they had an objection? Councilman Cowart stated he did and Councilman Greene added that everybody could start sending text or emails for everybody to start reading and we have a process that we normally follow.

There was no further business and the meeting was adjourned.

Rhonda P. Rowe, City Clerk

Luther L. Duke III, Mayor
