

Council Meeting
June 15, 2020

Members Present: Mayor Buddy Duke, members Greg Paige, Walter Cowart, Vivian Paige and Jody Greene. Councilman McClain was present by teleconference.

Others Present: John Flythe, Rhonda Rowe, Tim Tanner, Chad Castleberry, Randy Lane and members of the public.

Invocation was given by city attorney Tim Tanner.

Pledge of Allegiance

Swearing-In Ceremony: City attorney Tim Tanner provided the oath of office to newly elected councilmember-at-large, Walter Edward Cowart. Mr. Cowart will complete the unexpired term of Michael Purvis which will expire on December 31, 2021.

Approval of Minutes: Councilman Paige made a motion to approve the minutes of May 18, 2020 as presented. Councilwoman Sharpe seconded with all in favor.

Public Hearing: Councilman Paige made a motion to enter into public hearing to gain input on the proposed Urban Redevelopment Plan. Councilwoman Sharpe seconded with all in favor. Aerial Godwin, representing the Southern Georgia Regional Commission, was present and explained that the adoption of this plan will provide extra points on low income tax housing applications. Along with the adoption of the enterprise zone, it provides more power for code enforcement to eliminate blight. This plan is a general blueprint for redevelopment and targeting of public investments in a redevelopment area. It expands opportunities for state/federal grant funding to repair and upgrade infrastructure. It provides cities with broad powers to redevelop blighted or threatened areas of the community. It encourages involvement of private enterprise/public private partnerships to redevelop neglected areas of the community. It permits use of tax exempt bonds for redevelopment purposes that may be secured by loans and grants. It allows a city to negotiate variances and waive many requirements of its existing zoning and development requirements in order to achieve the optimum economic and aesthetic results in the redevelopment area. It was noted that based on qualification criteria, this plan is city-wide for the City of Adel. No comments were provided by the public and the public hearing was then declared closed.

Ord. #20-04: This ordinance, designating an enterprise zone, was read for the first time.

Recreation Bids (Adel-Cook Athletic Complex): Following the receipt and opening of bids on May 14, 2020, Carter & Sloope engineers have checked and tabulated the bids received. The following bids were received and are presented for ratification of approval.

Barber Contracting Company	\$5,084,400
Quillian Powell Construction	\$5,172,000

Jones Construction	\$5,251,000
WBM Construction, Inc.	\$5,852,900
Burke Construction Group	\$5,905,000
Astra Group, LLC	\$6,152,000

Councilman Greene made a motion to approve the low bid of Barber Contracting Company. Councilwoman Sharpe seconded with all in favor.

Res. #20-04: This resolution, authorizing the execution of the lease supplement for a lease under the GMA Direct Leasing Program for 3 police vehicles, was presented to the council. Councilman Greene made a motion to approve the resolution. Councilman Paige seconded. The decision was unanimous.

2020 CDBG Engineering Selection: Eight engineering proposals were received for the 2020 CDBG application that will request grant funds to be used for road improvements, drainage and extension of water services to a proposed industrial project. Carter & Sloope received the highest score. Councilman Greene made a motion to approve Carter & Sloope as the engineering firm for the 2020 CDBG application. Councilwoman Sharpe seconded. All were in favor.

GMA Voting Delegate: Councilman Greene made a motion to appoint Councilman Paige as the 2020 voting delegate for the GMA conference which will be held virtually this year. Councilwoman Sharpe seconded. There were no opposing votes.

Res. #20-06 (MEAG Voting Delegate): Councilman Greene made a motion to appoint city manager John Flythe as the delegate and Mayor Buddy Duke as the alternate for the 2020 MEAG election. There will be no convention this year but the election will still be held. Councilman Paige seconded. All were in favor.

Housing Authority Appointment: This item was brought back to the table for consideration of reappointment of Altheia Paige to the housing authority board. The appointment will be for a period of 5 years that runs from March 21, 2020 to March 21, 2025. Councilman Paige and Councilwoman Sharpe both abstained due to the relation of wife and sister to Mrs. Paige. Councilman Cowart made a motion to reappoint Ms. Paige to the housing authority board. Councilman Greene seconded. Members Cowart, Greene and McClain voted in favor.

Flag Day: Councilman Paige made a motion to approve a ceremony to be held on June 19, 2020 at the Veteran's Park in honor of Flag Day. Ms. Gail Hughes requested permission in order to commemorate a veteran on this day. Councilman Cowart seconded. There were no opposing votes.

Letter of Support (Alabama Road Project): City attorney Tim Tanner advised the council that Mike Williams (Williams Investment Company) has requested a letter of support from the city regarding the location of a senior living facility on property located behind Wal-Mart. The road bed goes through our property and Mr. Williams is discussing an exchange of property with the city. He needs a letter from the city stating the city will not have a road placed through the middle of the proposed project. City manager John Flythe stated city officials had met with Mr. Williams and his attorney a couple weeks ago

and they asked for a number of items. On Alabama Road, when you pass Wal-Mart, the current road takes a sharp 90 and then go back left. We would do away with that and go straight, coming out at the county jail. We would need to relocate water and sewer lines as well as relocate the gas. Williams has asked the city to consider realigning the north end of Alabama Road. The total project is estimated at \$1.9 million and \$750,000 for utility relocation. Presently, we only committed to the road project on the south end of Wal-Mart. If the state approves, we will do the north end as well. City attorney Tim Tanner explained the road bed the city currently has is approximately 60' wide. We would be doing a property exchange with Williams Investment Company. He further explained that the city would only do the property exchange if what the city is getting is equal to or greater than what it would be giving up. In this case, the city would be getting a 100' right-of-way instead of the approximately 60' we have now.

EMA Director Report: Chief Johnny West, County EMA Director, came before the council to give an update on the coronavirus (COVID-19). Over the past 8 days there has been a rapid incline in the number of positives, going from 51 to 75. He stated the entire area is increasing and Cook County is up 3 since yesterday. He noted that more testing has been made available and we've also had an increase in farm labor coming into the area.

Other Business:

Altheia Paige – Stated that a positive march was held the prior week and it is time for the city to start having positive conversations as we don't want what has happened in other communities to come here.

There was no further business and the meeting was adjourned.

Rhonda P. Rowe, City Clerk

Luther L. Duke III, Mayor
