

Council Meeting
November 16, 2020

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

Others Present: Chad Castleberry, Randy Lane and members of the public. Rhonda Rowe and Tim Tanner were present by teleconference.

Invocation was given by Councilman McClain.

Pledge of Allegiance

Approval of Minutes: Councilwoman Sharpe made a motion to approve the minutes of November 2, 2020 as presented. Councilman Greene seconded with all in favor.

Public Hearing (Shree Rama, Inc.): Councilman Cowart made a motion to enter into public hearing to gain input on the rezoning and variance application filed by Shree Rama, Inc. c/o Scottish Inn, for property located at 112 S. Cedar Street. Councilwoman Sharpe seconded with all in favor. The application requests that the property be rezoned from GB (General Business) to R-8 (Residential) and requests a variance to reduce the required number of parking spaces from 60 to 40. John Courson, speaking on behalf of the owner, stated that the intent of the applicant was to remodel the old Scottish Inn Motel buildings to make 1 bedroom, 1 bath efficiency apartments. Additionally, there isn't enough room for 60 parking spaces and since the apartments are only 1 bedroom, they feel 40 spaces would be adequate to accommodate the residents. He stated that once everything is finalized, it should take approximately 6 months to complete the project. Julian Parrish, owner of the Dairy Queen and adjoining property, was present with a concern about the property line. Mr. Parrish stated he was not against the apartments but was concerned with two conflicting site surveys that show a difference in property boundaries. After a discussion, city attorney Tim Tanner stated the public hearing before the council is only for a ruling on the property rezoning. If someone tries to build something on property in question, there are avenues to address that situation. It was noted there is no new construction here, just a remodel. Mr. Parrish added the roof is in bad shape on the existing structure so he knows they will have to come over on his property to fix that so he just needs to know where the property line is. Mr. Tanner advised that would have to be decided between the land owners. They would need to arrange a way to accomplish that goal without harming the property of the landowners. He noted that Mr. Parrish's concerns are legitimate but rezoning has to be governed by land use. The property boundary issue doesn't affect the decision the council has to make as the applicant will only be rezoning his own actual property. Since the number of persons in the council room is restricted due to COVID issues, Chief Castleberry inquired as to whether there was anyone present outside the building to speak either for or against the application and there was not. The public hearing was then declared closed.

Ord. #20-11: This ordinance, rezoning property of Shree Rama, Inc. from General Business (GB) to Residential (R-8), was read for the first time.

Variance Request (Shree Rama, Inc.): Councilman Cowart made a motion to table any action on the variance request until the next meeting. Councilman Greene seconded. The decision was unanimous.

Alcohol License (Krushi 711, LLC): The council was presented with an alcohol license application filed by Krushi 711, LLC d/b/a Neighborhood Mart, located at 711 W. 4th Street. Based on the information presented, Councilwoman Sharpe made a motion to approve the issuance of the license. Councilman Greene seconded. The decision was unanimous.

Auditor Discussion: City Clerk Rhonda Rowe advised the council that Meeks CPA firm has been conducting the audit of the City of Adel for many years with Tony Eckler serving as the lead on our audit. Mr. Eckler has made the decision to open his own practice as of January (Eckler CPA, LLC) and will have a couple of current employees at Meeks to join him. After the transition period during which they are completing outstanding audits, the remaining partners at Meeks CPA will no longer perform governmental auditing but will focus primarily on tax work. Because of the knowledge Mr. Eckler has with our operations, coupled with the conversion of our accounting software to a new system this year, staff recommends we engage Tony Eckler to continue as our auditor. If we choose to go another route, it would take some time to solicit RFQ's, etc. and more than likely would require us to file for an extension from the state. Mr. Eckler has advised he would be ready to begin working on our audit for FY20 the beginning of January. Councilman Cowart made a motion to engage Eckler CPA, LLC as our auditor. Councilman Greene seconded. The decision was unanimous.

There was no further business and the meeting was adjourned.

Rhonda P. Rowe, City Clerk

Luther L. Duke III, Mayor
