

February 21, 2022
Meeting Cancelled

Council Meeting (Virtual)
March 7, 2022

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

Others Present: John Flythe, Rhonda Rowe, Tim Tanner, Chad Castleberry and Randy Lane. There were four members from the public in attendance remotely.

Invocation was given by Councilman Cowart.

Pledge of Allegiance

Approval of Minutes: Councilman Paige made a motion to approve the minutes of February 7, 2022 as presented. Councilman Greene seconded. Councilwoman Hayes stated that some of the information was omitted. City Manager John Flythe stated that he has a letter of record from Councilwoman Hayes that will be submitted later in the meeting. There were no further additions or deletions and all voted in favor to approve the minutes.

Alcohol Licenses: The council was presented with new alcohol licenses for Super Petroleum 21, Inc. located at 1503 W. 4th Street, Super Petroleum 22, Inc. located at 1200 W. 4th Street and Super Petroleum 23, Inc. located at 1003 W. 4th Street. The applicant of record is Mohammad Azam. The council was advised that all fees have been paid and background check completed. Councilman Greene made a motion to approve issuance of the licenses. Councilman Paige seconded. All were in favor.

Fire Dept. Turn Out Gear Bids: Bids were received for (4) sets of turn out gear and were as follows:

Bennett Fire Products Co., Inc.	\$12,808.00
Ten-8 Fire & Safety, LLC	\$13,474.92

Councilman Cowart made a motion to accept the low bid. Councilman Greene seconded. All were in favor.

Annette Tiveron: Mrs. Tiveron address the council concerning an update on the following: (1) Barrier – She advised there has been no more progress on the dirt berm beside Blockstream and it has not helped at all to reduce the noise. She feels like a prisoner in her own home. She has tried contacting the Adel Industrial Development Authority but cannot get any answers. Mayor Duke stated he thought Blockstream was going to increase the height of the berm; however, it is his understanding they are not finished with the berm as of yet. (2) She asked why Blockstream has been able to run in violation? She

has one year of decibel levels recorded. She stated you can't get away from it. You don't know unless you all come out here and listen. The whole house is full of noise. The decibel readings are 57 to 60 in their house. She doesn't understand why they can run over. She noted she didn't text anybody about it this weekend as she knows it gets very stressful. The sound has already damaged their ears and she is tired of not getting any answers. She is at her "wits end". She further added that she knows some sit in the road to listen but until you come in the back where they are to listen, that is where it's terrible. She further stated that the dirt berm will not stop that kind of noise unless they put something else on top. (3) She asked if they have said anything else about where they are going to move, adding that she had heard at one time the other location was too wet. She stated that residents on Caulie Harris Road are also being affected. She stated they need answers. Mayor Duke advised Mrs. Tiveron someone would be back in touch.

Billing Update: City Manager John Flythe reported that we are hoping every day that the next billing will go out soon. He does feel it is close. Today, electric meter information was being verified with the programmer, along with gas & water. Also, we have been working on validating calculations.

Letter for the Record: The following is a statement provided by Councilwoman Hayes.

February 7, 2022

My Statement To The Adel City Council

I have smelled that gas that emulates from Advance Cylinder I have smelled it when going to Dollar Tree, coming out of Church, it's a foul odor; and I have heard the complaints about it. I have researched and found that Advance Cylinder not only violates the City Code, Article III Nuisances, Sec. 30-67, b2, which reads: **"The following is hereby declared to be a nuisance, Obnoxious, offensive odors: The emission of obnoxious and offensive odors, the tainting of the air rendering it offensive or unwholesome so as to affect the health or comfort of reasonable persons residing in the neighborhood thereof."** But the company also violates the zoning ordinance of Wholesale Light Industrial, which reads under the Zoning Ordinance-City of Adel: WLI (Wholesale Light Industrial): The purpose of this district shall be to provide and protect areas for those industrial uses which do not create excessive noise, odor, smoke, dust, and which do not possess other objectionable characteristics which might be detrimental to surrounding neighborhoods, or to the other uses permitted in the district. Would any of you like to live under such conditions, smelling that odor every day, inhaling such fumes?

My understanding of this is that Advance Cylinder is breaking the law. Has a citation been given? Why isn't the law being enforced? If the City Council is the legislative governing body of the City, my understanding is that these laws were set in place to govern the health, safety, comfort and welfare of the city's residents. These laws are to protect the residents from such offenses. What is being done?

My second concern is the water that comes out of the faucets. This is one of the issues I referred to in the list that I sent to Mr. Flythe. The water in and around the area where I live and other surrounding areas has a rotten egg, foul smell. My place of employment has had that foul smelling water from day one and I have worked there for 10 years and the water stinks. I have talked with several of the neighbors who have the same problem. They do not cook with the water, they buy bottled water. I did some research on it as well.

I saw a statement on the WEB where the question was asked **“Can you Drink Tap Water in Adel. The answer was, We don’t have enough information to make a specific recommendation about the safety of drinking tap water in Adel, Georgia. Another statement showed in 2013 there were 3 incidents of maximum contaminant violations. Also what was alarming to me is that a 2017 Study found that Georgia is the lowest in the country for Safe Drinking Water.** We pay a utility bill that includes water that is not fit to drink and yet we have to bathe in it, wash our clothes with it. I have been told that it is safe. I do not agree. Would you drink water that was foul smelling? This has to stop. This must be fixed. **WE MUST HAVE CLEAN WATER, WE MUST HAVE CLEAN AIR.**

Also, I did not ask how many people can serve on the Land Bank Program. I reminded Mr. McClain that he had mentioned in the January 18th Virtual City Council Meeting that up to 11 people could serve on the board.

Executive Session: Councilman Paige made a motion to enter into executive session to discuss the potential acquisition of real estate. Councilman McClain seconded with all in favor.

Following executive session, the meeting was re-opened.

Property for Fire Training Facility: City Manager John Flythe discussed a piece of property that is available for the location of a fire training facility. He noted that an ISO study had been conducted for the county recently and the inspector had concerns with the burn house used for training. Based on that concern, and with an upcoming ISO review for the city, we started looking for a new location. The city has asked the county if they might be interested in a joint training facility, which is being discussed at their meeting tonight as well. Additionally, the new purchaser of the former Hebel facility has agreed to donate block left on that property for the training facility. The available property consists of approximately 3-1/2 acres on the corner of Industrial Parkway and Firing Range Road. With a negotiated price of \$30,000, the city’s investment would be 50% (\$15,000). It was noted the purchase would be subject to a title examination. We would also need to prepare an intergovernmental agreement with Cook County. Councilman Cowart made a motion to approve up to \$15,000 for the purchase of the property. Councilman Greene seconded. All were in favor.

Work Session: The council was reminded of the work session scheduled for 5:30 pm on Monday, March 14, 2022. He advised if they had any additional items to discuss other than those already received to advise either he or the city clerk.

There was no further business and the meeting was adjourned.

Rhonda P. Rowe, City Clerk

Luther L. Duke III, Mayor
