

Council Meeting  
April 19, 2021

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

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

Invocation was given by Councilman McClain.

Pledge of Allegiance:

Approval of Minutes: Councilman Greene made a motion to approve the minutes of April 5, 2021 as presented. Councilwoman Sharpe seconded with all in favor.

Gas Dept. Truck Bids: This item, having been tabled at the previous meeting due to the receipt of only one bid, was brought back before the council. We have received written correspondence from Prince Chevrolet that Chevrolet has stopped all fleet production due to the shortage in parts and the ability to build units; therefore, they are unable to quote a price on the truck submitted for bid. A bid has been received from Cook County Ford and was presented as follows:

Cook County Ford	\$27,860.28
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Councilman Cowart made a motion to accept the bid of Cook County Ford. Councilman Greene seconded. The decision was unanimous.

Fire Dept. Truck Bids: This item, having been tabled at the previous meeting to allow staff to review bids, was brought back before the council. Bids were as follows:

Cook County Ford	\$23,968.28 (2021 F150 – V8)
Cass Burch	\$21,268.00 (2021 Ram 1500 – 6 Cylinder)
	\$22,820.00 (2021 Ram 1500 – 8 Cylinder)

Mr. Flythe stated that a disclaimer with the Cass Burch bid was that the truck must be ordered by April 1<sup>st</sup> as the factory will stop building 2021 orders on that date; therefore, that bid would no longer be an option. Altheia Paige was in the audience and stated that she thought we were going to try to get bids on a used vehicle. City Manager John Flythe recommended that we accept the bid of Cook County Ford since the difference was only \$1148.28 along with the fact that they are a local business and contribute over \$150,000 annually into the city with taxes and utilities. It had also been noted that with the limited availability of used vehicles, we could not get two bids on the same, comparable vehicles. There is \$20,000 budgeted for a used vehicle; however, this difference should be made up through other line item expenses that come in under budget at year end and can be handled through a budget adjustment. After a call of the votes, Councilman Greene made a motion to purchase the vehicle from Cook County

Ford. Councilman McClain seconded. Members Sharpe, Cowart, McClain and Greene voted in favor. Councilman Paige cast the only opposing vote.

CDBG 2021 Conflict of Interest (City Employee): City Clerk Rhonda Rowe advised the council that we were applying for a CDBG grant for housing revitalization. A map of the target area was previously sent to each member. It extends from the East side of N. Pine Street over to the West side of N. Elm Street and from W. Meeting Street over to W. Second Street. As part of the application process, if an employee, agent, consultant, officer, or elected official or appointed official of the state, or of a unit of general local government, or of any designated public agencies, or sub-recipients could be affected in any way by CDBG funding, a Full Disclosure must be submitted to the Georgia Department of Community Affairs. It was determined that city employee Darrell Wright could have a potential conflict of interest since he lives in the target area and could be affected by CDBG funding.

CDBG 2021 Conflict of Interest (Elected Officials): City Clerk Rhonda Rowe advised the council that we were applying for a CDBG grant for housing revitalization. A map of the target area was previously sent to each member. It extends from the East side of N. Pine Street over to the West side of N. Elm Street and from W. Meeting Street over to W. Second Street. As part of the application process, if an employee, agent, consultant, officer, or elected official or appointed official of the state, or of a unit of general local government, or of any designated public agencies, or sub-recipients could be affected in any way by CDBG funding, a Full Disclosure must be submitted to the Georgia Department of Community Affairs. It was determined that Sandra O'Neal, a property owner in the target area, is related to both Councilwoman Sharpe and Councilman Paige. Due to the kinship, both members of the council have agreed to recuse themselves from participating in any discussions or vote related to the 2021 CDBG grant.

Res. #21-03 (CDBG 2021): This resolution, submitting an application to obtain FY 2021 community development block grant (CDBG) funds for neighborhood revitalization, was presented to the council. Councilman Greene made a motion to approve the resolution. Councilman McClain seconded. Members Cowart, Greene and McClain were all in favor. Councilwoman Sharpe and Councilman Paige abstained due to possible conflict of interest.

Dr. Victoria Meredith: Dr. Meredith appeared before the council stating that she had come before the council in 2016 asking for honesty and integrity as she was investing in some property located just outside of the city limits and she needed to make some business decisions. She had heard rumors about plans from the AIDA so she came here as a visitor. Now she has invested a lot of money, sweat and blood working on the land that she is developing into a natural healing rehabilitation center. Now she hears squeals and what sounds like 1000 hair dryers at one time. She hears early in the morning what sounds like freight cars dropping from several stories. She now feels that she was not given the correct information and was lied to. She would have sold portions had she been told the truth. She requested minutes from the Adel Industrial Development Authority and found discussions concerning Project Midnight, which later became Linde, concerning annexation and rezoning. She was not able to attend the public hearing but wrote a letter and had Ashley Knighton read it on her behalf. Dr. Meredith came to the next meeting and presented a letter. The letter, along with comments and replies, are not in the minutes. She noted that Mayor Duke is on the EDC and used to be chairman and may still be, along with

being on the AIDA. She felt that when she had previously asked questions, he knew then and denied the things she asked because it was confidential and according to Dr. Meredith, probably really none of her business. If it's the public's funds, she felt it was their business. She just wanted to get clarification concerning several items in the minutes. She had requested minutes under the Open Records Act from 2015 to present from the Adel Industrial Development Authority. She received October 2016 to present with several months missing in the middle. She had a note from Brent Dixon saying there were no minutes for that time in 2015 and 2016; however, according to minutes from the city council and EDC, both Brent Dixon and Howard McClain appeared several times representing the AIDA. In July 2016 Brent Dixon was present regarding a discussion of Project Midnight and power consumption at a city meeting. In October 2016 Howard McClain was at the meeting for the AIDA in favor of an annexation and in December 2017 Brent Dixon was present regarding an annexation. He was also at a meeting just before July 2018 where there was a discussion concerning power consumption. She asked for those minutes, stating by law she is allowed those minutes. She stated these things are a little disturbing and if there weren't any minutes, did they go on for 2 years without a meeting? There had to be some prior conversation. She then asked why has the AIDA been buying land? They have bought several pieces for \$7500 per acre and \$4900 per acre, but sold it for \$2500 per acre. She would like an explanation as to why they sold property for this amount. This is driving down land values based on their sales of property. She then stated that Lisa Collins, EDC Director, had emails from Blockstream asking to seek legislature for exempting electric taxes. The legislation was turned down. Is she for serving the people or corporations? She added that people are hurting in the community, they are crying out about Blockstream and then the very next day, Blockstream is installing another unit. Mayor Duke advised Dr. Meredith he would get back with her and would like to discuss this one on one. He noted she had some valid points, but we are not here to diminish land values, it goes to job creation, etc., but he would discuss this with her.

Ron Tiveron: Mr. Tiveron came before the council stating that he had lived at his residence for 28 years and wants to know why the noise level is now so high 24 hours a day 7 days a week? He has a letter from Blockstream that was submitted stating they would not exceed 38.2 decibels at 500 feet from their property line. He has a device that measures decibels and from Easter Sunday until now, it has been between 45.0 and 64.9 decibels inside their home. He has spent over \$6000 trying to sound-proof with insulation and insulated windows. They can't open their doors, it's hard to sleep, can't hardly watch tv and can't have family reunions or church members over due to the noise. He stated they are not against progress but shouldn't have to wear ear plugs. The city also has 10 city codes regarding noise ordinances where the county has only three. He would like to get the latest decibel levels provided by Blockstream. They have 7 units operating now but are going to 8. He asked that it be placed on record that he is inviting the mayor and council, along with the city manager, day or night to his home and listen. He is not here to lie or beat anyone up about this. Mrs. Annette Tiveron then added that the constant running of the units has affected their hearing and overall health. She stated that you go to the grocery store and cry on the way back home because you know what you're going to hear when you get home. She stated Blockstream conducted a noise study today so they cut it down and now you can hear a pin drop while that's going on. She's talked to Buddy and John and is tired of it. Mayor Duke advised her they are doing what they can.

Work Session: The council set a work session for Wednesday, April 21, 2021 at 5:30 pm to work on the ordinance regarding the race track and also to discuss the gas odor from Advanced Cylinder & Tank. He noted that according to company officials, they need more room and are looking for another site. The owner has agreed to have a discussion with the mayor and council.

Classic Main Street Designation: Brandie Dame, Main Street Director, advised the council that the presentation was made to Georgia Main Street on April 8, 2021. The culmination of what has been accomplished over the past three years was presented. The board was very pleased with our progress and Adel has been awarded as a Classic Main Street Community. The council commended Mrs. Dame for her work and this accomplishment. She noted that continued progress will be reviewed in three years.

There was no further business and the meeting was adjourned.

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Rhonda P. Rowe, City Clerk

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Luther L. Duke III, Mayor

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