

Council Meeting
July 6, 2020

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

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

Invocation was given by Councilman McClain.

Pledge of Allegiance

Approval of Minutes: Councilman Cowart made a motion to accept the minutes of June 15, 2020 as presented. Councilman Paige seconded.

Public Hearing (Williams Investment Company): Councilman Paige made a motion to enter into public hearing to gain input on the rezoning application filed by Williams Investment Company to rezone 15.056 acres of property located along Alabama Road between Washington Post Road and County Farm Road from General Business (GB) to Residential (R-8). Councilman McClain seconded the motion with all in favor. A representative for Williams Investment Company spoke stating the purpose of the rezoning is to allow for the construction of 52 one story apartments for seniors. They will be partnering with Gateway Companies and have already submitted the application for development. The project will go through the Department of Community Affairs. The units will consist of 1 and 2 bedroom apartments for ages 55 and older. City Manager John Flythe advised the council the property is located along Alabama Road and a portion of what is needed is located on Alabama Road. We will move the road east through a property swap. Mike Williams spoke stating that part of the property is presently in the road bed and he will be deeding land down the center of the right-of-way in exchange for a much smaller right-of-way. Mr. Flythe noted they have also agreed to provide the right-of-way needed for water/sewer for development further down the road. Councilman Paige made a motion to close the public hearing with Councilman McClain providing the second. All were in favor.

Ord. #20-05: This ordinance, rezoning property of Williams Investment Company, from GB to R-8, was read for the first time.

Public Hearing (Elliott Family of Adel, LLC): Councilman Paige made a motion to enter into public hearing to gain input on the request for a special exception filed by Elliott Family of Adel, LLC. The request is to allow a coin operated ice and corn vending machine in a general business zoning district. Councilman Cowart seconded the motion to enter into public hearing. All were in favor. There was no one present in the audience to speak either for or against the application. Councilman McClain questioned the size of the corn machine. It was noted the intent is to place the machines on the northwest corner of the lot. The property is the old Fred's location on South Highway 41 and the vacant building is currently for sale. There was no further discussion and the public hearing was closed.

Special Exception (Elliott Family of Adel, LLC): There was no motion to either approve or deny the request; therefore, the request died due to the lack of a motion.

Res. #20-05: This resolution, adopting the City of Adel Urban Redevelopment Plan, was presented to the council. Sherri Davidson, representing the Southern Georgia Regional Commission, was present and reviewed some of the benefits of the plan as it relates to cleaning dilapidated areas and removing blight conditions. The plan was presented to the council at the last meeting. Councilman Greene made a motion to adopt the resolution. Councilman Cowart seconded. All were in favor.

Ord. #20-04: This ordinance, designating an enterprise zone, was read for the second time. Councilman Greene made a motion to adopt the ordinance. Councilman Paige seconded. The decision was unanimous.

Handicap Parking Request: City manager John Flythe advised the council of a request to designate a handicap parking space on S. Hutchinson Avenue near Joseph Jewelers. A discussion was held concerning the need to give sufficient berth on the outside, so it may in fact take up two spaces. There are currently no designated spaces in the city block area. It was the consensus to review the entire city block area before making a decision. Councilman Paige made a motion to table this item until the next meeting. Councilman McClain seconded. All were in favor.

Library Board Appointment: Following a request for re-appointment, Councilman Paige made a motion to reappoint Shelva Keeley to the library board for a 3 year term beginning July 1, 2020. Councilman Cowart seconded. The decision was unanimous.

1st Amendment to Intergovernmental Agreement for Blockstream – The council was presented with an amendment to the intergovernmental agreement executed among the City of Adel, City of Barnesville, City of Forsyth, City of Monticello, City of Jackson, City of Sylvania, and City of Fitzgerald Water, Light & Bond Commission. Blockstream was initially given a rate effective until the end of June; however, this agreement would extend their current rate tariff until November 30, 2020. City manager John Flythe explained this rate is a market based rate plus margin. Councilman Greene made a motion to approve the amendment. Councilman Paige seconded with all in favor.

1st Amendment to Contract for Electric Power Service for Blockstream – Councilman Greene made a motion to approve the amendment to the contract with Blockstream for electric power service that would extend their current rate until November 30, 2020. Councilman Paige seconded. The decision was unanimous.

Rhonda P. Rowe, City Clerk

Luther L. Duke III, Mayor
