

Council Meeting
September 5, 2023

Members Present: Mayor Buddy Duke, members Greg Paige, Walter Cowart, Celestine Hayes and Jody Greene. Councilman Terry McClain was present by telephone due to his being out of the jurisdiction.

Others Present: Mark Barber, Rhonda Rowe, Tim Tanner, Chad Castleberry and members of the public and press.

Invocation was given by Mayor Duke.

Pledge of Allegiance

Approval of Minutes: Councilman Paige made a motion to approve the minutes of August 21, 2023 as presented. Councilman Greene seconded. All were in favor.

Public Hearings: Councilman Cowart made a motion to enter into public hearing to gain input on two rezoning applications. Councilman Paige seconded. There were no opposing votes.

Rezoning Request (SOGA Properties): This application requests that property located at 1002 N. Hutchinson Avenue, Map 0039D Parcel 016, be rezoned from RP (Residential Professional) to GB (General Business). The rezoning is requested in order to construct a metal building on an existing slab. The Cook County Planning Commission met on July 27, 2023 and the request was approved by unanimous vote. There was no one present to speak either for or against the rezoning application.

Rezoning Request (Earl W. Stone): This application requests that property located on W. Fourth Street, near the intersection of West Mitchell Street, Map 0026D Parcel 014A, be rezoned from GB (General Business) to WLI (Wholesale Light Industrial). The rezoning is requested in order to construct storage units. The Cook County Planning Commission met on August 31, 2023 and the request was approved by unanimous vote. There was no one present to speak either for or against the rezoning application.

The public hearings were then declared closed.

Ord. #23-06: This ordinance, rezoning property of SOGA Properties located at 1002 N. Hutchinson Avenue from RP (Residential Professional) to GB (General Business), was read for the first time.

Ord. #23-07: This ordinance, rezoning property of Earl W. Stone located on W. Fourth Street, near the intersection of West Mitchell Street, from GB (General Business) to WLI (Wholesale Light Industrial), was read for the first time.

Ord. #23-05: This ordinance, establishing the 2023 millage rate at 6.000 mills, was read for the first time. City Manager Mark Barber provided a power point presentation that provided information including the uses of ad valorem taxes, changes between the 2022 and 2023 digest, a 10 year history of Adel's millage rates, the breakdown of the millage rate among the city, county, and school board; and a calculation of

sample property tax bills. He stated that based upon a review of the current tax digest and the suggested roll-back, staff recommends that 6 mills be approved for 2023. Adopting a rate of 6 mills will generate a \$1,051,593 tax levy, which represents an increase of \$176,141 as compared to last year.

Staff Comments:

Mark Barber – expressed his appreciation to city employees who went over and beyond during last Wednesday's Hurricane Idalia event. They all did a great job!

Council Comments:

Celestine Hayes – Asked about the status of the \$400 utility billing credit. She was advised it will be included on the next bills that are sent out; hopefully as early as tomorrow.

Asked about the paving status of Bill Street, Ayers Street and Lavind Way. She was advised that bids are about to be let and there will be an advertisement for the acceptance of bids in this week's paper. Bids for the project will be due on September 21, 2023. Hopefully this project will be underway within the next 6 weeks.

Asked what is going on with Blockstream, have they paid? It was noted that they have been without electricity since July 21, 2023. We have not heard anything further. Councilwoman Hayes asked what happens now? Mr. Barber noted we are in discussions with our attorney and we were in hopes that we would have someone to contact us by now. He added that the industrial authority is the landlord, and of course Blockstream is now sitting there with a lot of equipment that is non-operational, they have not hired the folks they said they were going to hire, have not mitigated the sound, so as far as the city, he feels very strongly we've done all we can do. He thought the next step may be for the authority to get involved and send a letter that they've not met their obligations.

Mayor Duke – Also thanked the city workers who did a tremendous job during the Hurricane. By noon time the following day, or shortly thereafter, 100% of our customers had electricity restored. He also noted the great communication between the departments.

Community Clean-Up: Brandie Dame, Community Engagement Director, advised the council of the community wide clean-up event taking place this week. You can call and be placed on the schedule. This is for yard debris, mattresses, tvs, tires, washer and dryers, pretty much anything. It is the intent to have this event quarterly. Councilwoman Hayes stated she had seen a house with a tree on it. Does this include items such as this. She was advised that the Cook County EMA is trying to find a company to help citizens with items such as this caused from the Hurricane. They had posted a telephone number that individuals could call that needed this type of assistance.

Executive Session: Councilman Paige made a motion to enter into executive session to discuss real estate. Councilman Greene seconded. All were in favor.

Following executive session, there was no further business and the meeting was adjourned.

Rhonda P. Rowe, City Clerk

Luther L. Duke III, Mayor
