

Council Meeting (Virtual)  
September 7, 2021

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

Others Present: John Flythe, Rhonda Rowe, Chad Castleberry, Randy Lane and Annika Register with Coleman Talley.

Invocation was given by Terry McClain.

Pledge of Allegiance

Approval of Minutes: Councilman Paige made a motion to approve the minutes of August 16, 2021 as presented. Councilwoman Sharpe seconded. All were in favor.

Public Hearing (FY 2021-2022 Budget): Councilman Paige made a motion to enter into public hearing to gain input on the proposed FY 2021-2022 budget. Councilwoman Sharpe seconded with all in favor. City Manager John Flythe provided a review of the budget totaling \$34,410,571. He noted the approximate \$5M difference between last year's budget and this year's budget is primarily due to the inclusion of a proposed new city hall in the capital outlay items. This year's budget includes a 5% COLA and noted that property tax valuations are down, which results in a decrease of \$61,000. He noted this is one of the reasons economic development is important, because it helps us grow. He went through the budget by fund and department and hi-lighted any significant differences. He noted a projects list which are in the process of being completed or are in the planning/development stages. Some of these will be grant funded. These projects include:

Adel – Cook Recreation Facility	\$7M
Resurfacing Project	\$1.6M
Lift Station #18 Rehab	\$1.3M
TIA Bypass Road Project	\$4.5M
Utility Relocation for TIA Project	\$2.5-3M
Lift Station Restructuring Fire Station/Birch St	\$400K
City Hall Estimated Cost	\$4-5M
Trulieve (Road)	\$1M
Truelieve (Water/Sewer Extension)	\$50K
Trulieve (Electric Service)	\$100K
Trulieve (Gas Service)	-
Communications Tower/Antennae	\$1.9M
Complete Conversion of Accounting/Billing System	
Complete Conversion of Meter Reading System	
Conversion of Email/Security/IT Services	

He further noted that the funds being received through the ARPA have not been included in this year's budget. There were no questions or comments from members of the council.

Altheia Paige went through the budget by department posing questions or comments about the budget allocations. Dr. Treva Gear also asked specific questions concerning budget allocations. There was no further questions or comments and the public hearing was declared closed.

Adoption of GCIC Standard Operating Procedures: The council was presented with the standard operating procedures for conducting background checks on alcohol license applicants. It was noted the process is already being followed; however, GCIC requires a written policy outlining the procedures. Councilman Greene made a motion to adopt the policy. Councilman Paige seconded. The decision was unanimous.

Housing Authority Appointment: Due to the expiration of John Humber's term on the housing authority board as of March 21, 2021 and his willingness to continue serving, Councilwoman Sharpe made a motion to reappoint Mr. Humber to the board. Councilman Cowart seconded with all in favor. His new term will expire on March 21, 2026.

Authorization for Execution of Proposal to Electric Customer: Councilman Terry McClain made a motion to authorize the city manager to execute an electrical agreement with a large electric customer outside of the county. He noted we do not have enough excess on our lines to serve the proposed customer; therefore, service will be provided out of Tifton. He reminded the council that the City of Adel already provides service to Orgill, which is located in Tifton. He noted that if property is located and there is enough power to provide to the site, we could serve this proposed customer. It would be a shared agreement between the City of Adel and 6 other cities, like the Blockstream agreement. Councilman Greene seconded. There were no opposing votes.

Ord #21-04: This ordinance, establishing the tax millage at 6.387 mills for 2021, was read for the first time.

Ord. #21-05: This ordinance, amending Article IV Commercial Racetracks of Chapter 10 "Amusements and Entertainments" of the Code of Ordinances, was presented to the council. This ordinance allows for a time extension due to weather/accident events and provisions that if a special permit is requested but not used, that permit will not be counted as part of the 3 limit special event permits allowed within a calendar year.

Architect Selection for new City Hall: The council was advised that our engineers, Carter & Sloope, sent out RFP's for architect services for a proposed new city hall. The engineers then scored the proposals and brought the top 4 in to do a presentation before a review panel committee. The committee unanimously agreed to the selection of Altman & Barrett. Their bid is 6% of contract price plus any out-of-pocket expenses. Their up-front Phase I costs, which will include design development, is \$0. It will take them 3 to 6 months to prepare a concept for us to review. Councilman Cowart made a motion to approve Altman & Barrett. Councilman Greene seconded. All were in favor.

David Johnson: Pastor David Johnson addressed the council concerning the paving of Lavind Way, which is currently dirt. A petition was also presented to the council signed by residents of Lavind Way as well as patrons of the Greater St. Mark Full Gospel Church and the Love Temple House of Prayer by Faith. The petition stated in part that there is no other street within the city limits, within the proximity of two schools and three houses of worship in constant neglect by city management and maintained in a totally unacceptable condition. The tax paying voters implore, request and demand this be addressed. It also states that they are calling for Lavind Way and the adjoining street, Ayers St., have immediate insertion into the current street improvement project and be given top priority on the list of roadway paving. Mayor Buddy Duke advised Mr. Johnson we will see what we can do to try to get some improvements.

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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