

Council Meeting
September 16, 2019

Member Present: Mayor Buddy Duke, members Terry McClain, Greg Paige, Michael Purvis, Vivian Sharp and Jody Greene.

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

Invocation was given by Councilman McClain

Approval of Minutes: Councilman Purvis made a motion to approve the minutes of September 3, 2019 as presented. Councilman McClain seconded. All were in favor.

Ord. #19-4: This ordinance, establishing the ad valorem tax rate for 2019 at 6.389 mills, was read for the second time. Councilman Purvis made a motion to adopt the ordinance. Councilman Greene seconded. The decision was unanimous.

Res. #19-10: This resolution, adopting the fiscal year 2019-2020 budget, was presented to the council. Councilman Paige requested placing the city marshall position back into the proposed budget and be under the direction of the community development director. After a discussion, Councilman Purvis made a motion to adopt the proposed budget of \$25,899,525 as presented. Councilman Paige seconded. The city marshall position will be brought back before the council at the next meeting for a budget amendment consideration. All members voted in favor.

Surplus Fire Truck: The council was advised that following our purchase of a used ladder truck from the City of Albany, we have a 1979 Ford ladder truck that is now surplus. The City of Nashville has inquired about gifting or selling this vehicle to them. The vehicle value is estimated between \$8,000-\$10,000. City manager John Flythe stated that years ago we gifted a used truck to the City of Cecil; however, this one has some value and he recommended selling the vehicle. After a discussion, Councilman Purvis made a motion to sell the 1979 Ford ladder truck for a price between \$10,000-\$12,000. Councilwoman Sharpe seconded. All were in favor.

Swa-Car Bids: Bids were received for 2 swa-cars and were as follows:

Clanton's Welding	\$9,600
Cook County Welding & Machine, Inc.	\$9,450

The council was advised that these swa-cars are included in the new budget for FY2019-2020 and will be paid for out of that budget year. Due to the need, we wanted to proceed with getting purchase approval to prevent further delays with construction time. Councilwoman Sharpe made a motion to accept the low bid. Councilman Paige seconded. There were no opposing votes.

Res. #19-11: This resolution, describing the boundaries of redevelopment areas within the City of Adel; to cause a redevelopment plan to be prepared for said areas, as well as for other purposes, was

presented to the council. Sherri Davidson, representing the Southern Georgia Regional Commission, spoke to the council regarding the resolution and the creation of an Urban Redevelopment Plan, followed by the creation of an Enterprise Zone. She explained that the general scope of this project is to outline the negative conditions present in the proposed redevelopment areas and allows the City to proceed with a workable redevelopment plan for the area(s) to be revitalized. These plans provide a mechanism to address deteriorated areas within a community, enabling them to redevelop. Having Urban Redevelopment plans in place can be a prerequisite for funding opportunities. She further explained that a windshield survey will be conducted of all buildings and parcels inside Adel with a GIS point placed on every driveway. These parcels will be noted as sound, dilapidated, deteriorating or vacant. This information will then be validated by comparison with information from the Cook County Tax Assessor's database, the zoning database and other available GIS data layers. The overall goal of the survey is to identify blocks of land conducive for redevelopment and buildings eligible for rehabilitation; the windshield survey will provide a good basis for understanding the overall property condition in the neighborhood, and consequently future development and redevelopment opportunities. In addition, it provides the legal framework for confirming the study area as containing "slum and blight" as defined by the official State of Georgia Urban Redevelopment Act. She noted there would be stake holders meetings, etc. and while this is a "process", it will give the rules to be able to redevelop properties. An Enterprise Zone can be designated through approval by the City once an Urban Redevelopment Plan is in place. The State Enterprise Zone program intends to improve geographic areas with cities and counties that are suffering from disinvestment, underdevelopment, and economic decline, encouraging private businesses to reinvest and rehabilitate such areas. Once the enterprise zone is created, it will open the door for our grant writer to apply for a RAZZ grant. This grant allows for revitalization in certain areas. She explained that these processes take a lot of red tape out of taking care of dilapidated properties and allows you to take over properties without going through the eminent domain process. The cost for the SGRC to perform these services is \$11,000. Mayor Duke questioned how the plan would be updated to which Ms. Davidson explained that it would be changed as information is updated by the tax assessor's office. During discussion, Community Development Director Randy Lane stated that GICH (Georgia Initiative for Community Housing) representatives came last week and a "land bank" was discussed. A land bank has to be created between the county and at least one city. It is used to buy, sell and trade property. There are probably 100 of these across the state. Councilman Purvis asked if this program ties in with the corridor overlay project. Ms. Davidson stated that corridor overlay takes existing zoning and adds a layer to it. It is a different program. The city manager recommended proceeding with adopting the resolution stating that this is the "meat" to identify and work on housing redevelopment. Councilwoman Sharpe made a motion to adopt the resolution and proceed with development of the plan. Councilman Purvis seconded. The decision was unanimous.

Adel Industrial Development Authority Loan Payment: The AIDA has requested that due to some pending transactions, they be allowed to make an interest payment only this year and postpone the \$125,000 principal portion until next year on the \$750,000 loan that was made to them in December 2016 to purchase property that the current Linde facility is located on. Councilman Purvis made a motion to accept the interest payment only at this time. Councilman Greene seconded. All were in favor.

Street Closing: Terry Moore, representing RCN Financial Advisors, requested that S. Burwell Avenue be closed from 7:00 am until 10:00 am on Saturday, September 28, 2019 for a 5K race to benefit the Boys and Girls Club. He advised that both Michelle's and Adel Hair Care have been contacted and they have no opposition to the closure during that time. Councilman Paige made a motion to approve the request. Councilman Purvis seconded. The decision was unanimous. Mr. Moore concluded by asking for the city's help in removing the household items off the sidewalk that have been brought out from the building next door.

Horizon Academy Request for Donation: Mayor Duke read a letter from Horizon Academy asking for the city's consideration of a donation to assist with their program and "student of the month" award. There was no action taken on this request.

There was no further business and the meeting was adjourned.

Rhonda P. Rowe, City Clerk

Buddy Duke, Mayor
