

Virtual Council Meeting
October 18, 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 and Randy Lane

Invocation was given by Councilman McClain

Pledge of Allegiance

Approval of Minutes: Councilwoman Sharpe made a motion to approve the minutes of October 4, 2021 as presented. Councilman McClain seconded. All were in favor.

Ord. #21-06 (Electrical Rates): This ordinance, amending electrical rates for residential, general service non-demand, small power and medium power customers, was read for the first time. City Manager John Flythe noted this will be an approximate 10% overall decrease for these customers. He noted that large power and above are more market based rate tariffs. In addition, he advised that large additions to our system have made this rate reduction possible. Councilman Cowart noted that he was excited to pass on this reduction. "We have heard lots of folks talking and I'm glad this process can begin tonight".

Ord. #21-07: This ordinance, adopting an Extra Large Power High Load Factor No Distribution Infrastructure electrical rate (Schedule XLPHLF-1 NDI), was read for the first time. This rate will be applicable for 30MW or larger customers. In addition, the city will not have to build any of the connectivity, etc. City Manager John Flythe stated that we will put the cabinet in and the customer runs everything from the substation to that cabinet; we disconnect, and they run everything from that point. We do not have any cost in distribution.

Utility Billing Discussion: Councilman Cowart asked what the plan is to look out for citizens that are struggling and haven't received a bill in two months due to our current issue. City manager John Flythe stated that the new software provider has received additional data from our previous provider and he is hoping to have bills out soon. Mr. Flythe noted that although we cannot create the billing at this time, the collection of our readings are done through the separate AMI system. We can gather readings everyday so there is no problem with obtaining the readings. He further stated we need to decide how long we want to give the customers to pay without penalty once the bills are sent out. Mayor Duke suggested reacting after we see where we are when the bills actually go out.

Ord. #21-08 (Land Bank): This ordinance, adopting an intergovernmental contract between Cook County and the City of Adel to create the Adel Land Bank, was read for the first time. Mr. Flythe advised this will be a means for properties that have no ownership, with past due taxes, etc. to be cleaned up and placed back on the market. If we pick up something we don't need, the EDC can also market the piece of property. He noted this will be a separate entity with appointees from the city, county and school as representatives. The reason the school will have an appointee is because we would be asking the school

to charge off their portion of any past due taxes so it could be placed back on the market to hopefully become active again on the tax rolls. In accordance with state law, the land bank would not be effective until January 1, 2022, if approved.

Solar Generating Facility Agreement: Cook County GA S1, LLC is wanting to put in solar panels on a portion of the Del-Cook property (next to where you turn into Cook County Wood Preserving) for use as a solar field. Because of the territorial act, in order for Georgia Power to connect and receive this load, the City of Adel would have to approve. We would be part of a three party agreement that allows them to take power from this property. Mayor Duke asked if there will be any type of franchise agreement associated to which Mr. Flythe replied, no, that would only be in the case of where they sell, not generate. Councilman Greene made a motion to approve authorizing the city manager to sign a contract allowing Georgia Power to receive a load from this property. Councilman McClain seconded. Councilman Paige cast the only opposing vote.

Discussion on Lift Station Rehabilitations/Replacements: The council was advised of potential funding available through the State of Georgia Fiscal Recovery Fund for lift station rehab and replacement. Our engineers have completed preliminary work and the priority would be the replacement of lift station #18, which handles 100% of waste in the City of Adel. We would also refurbish the wet well we currently have there and would use as an overflow. The cost of this project would be \$1,480,000. The 2nd priority would be the replacement of lift station #13 which is located on the west side of the interstate beside Wal-Mart. Everything at the lift station currently travels north to Hwy 37, crosses the interstate and goes through 3 more lift stations and ends up at the lift station next to the fire station. The recommendation is to move south, directly west of where the fire station is and put a force main under the interstate. We would then connect to Lift Station #11 which is at fire station #2. This would allow growth and be more economical since the waste wouldn't have to travel through and be pumped through as many lift stations. The work between lift station 13 and 11 would be done in 3 phases. The total cost of these 3 phases is \$1,836,120. The decision before the council is that there is only \$200 Million available in totality and it is unknown how many applications for funding will be submitted. With our total projected project costs being \$4,135,460, the city would be expected to put in at least \$1,240,638; however, our application would be better received if we were willing to fund a 50% match. The risk is that depending on the number of applications received, the intent will be to fund as many projects as possible; therefore, would we receive a better chance of receiving \$1,480,000 than to ask for the total project costs and receive zero dollars. It was suggested that we might want to ask for the funding to complete our critical point, which is lift station #18. Councilman McClain asked if we could put feelers out for all of it to see how much we might get or do we have to decide now? Mayor Duke also suggested asking the state for all of it. During discussion, it was noted that the deadline is October 31st to submit the application. City Manager John Flythe stated that if we request the total project cost of over \$4M and don't get it, they will probably have committed the \$200M so we gamble getting all or nothing. After discussion, Councilman McClain made a motion to apply for the funding to complete lift station #18. Councilwoman Sharpe seconded. All were in favor.

ARPA Funding Allocations to Employees: The council was presented with a breakdown of what other cities and counties around us are providing to their employees through the ARPA funds and whether they are applying for the funding designated for first responders.

Environmental Review on Property: The council was advised we have received the Phase I environmental on a piece of property the city is interested in obtaining. He will be forwarding that document to the city attorney for review and will discuss at the next meeting.

Street of Sweets: This trick or treating event will be held again this year and will be from 4-6 pm on Saturday, October 30, 2021.

College Softball Game: The council was informed that the Adel-Cook Sports Complex will be hosting a college softball game this Sunday afternoon at 1:00pm. Georgia Tech will be playing Georgia Southern at the new facility.

Other Business:

Altheia Paige – Mrs. Paige asked for the new electrical rates. She stated that if you take 10% off then you really won't be seeing a 10% decrease if you have summer and winter rates. She asked for the monthly rate. Mr. Flythe advised her of the previous summer and winter rates per kilowatt hour and the proposed new rate. He also explained we would still have to include the environmental cost recovery/revenue adjustment as part of the tariff.

Councilman Paige – Councilman Paige asked if we had anything to report on the nuisance brought from Dr. Gear at the last meeting. Mayor Duke stated if there's a question, he wasn't sure what it is. As he reported at the last meeting, everything is supposed to be working correctly now. Altheia Paige began interjecting comments to which Mayor Duke advised her that she had not been recognized and to please not blare out while the council is having conversation.

There was no further business and the meeting was adjourned.

Rhonda P. Rowe, City Clerk

Luther L. Duke III, Mayor
