

Virtual Council Meeting
December 7, 2020

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, Randy Lane and members of the public.

Invocation was given by Councilman McClain.

Pledge of Allegiance

Approval of Minutes: Councilwoman Sharpe made a motion to approve the minutes of November 16, 2020. Councilman Greene seconded with all in favor.

Ord. #20-11 (Shree Rama, Inc. Rezoning): This ordinance, rezoning property of Shree Rama, Inc. c/o Scottish Inn, located at 112 S. Cedar Street from General Business (GB) to Residential (R-8), was read for the second time. Councilman Greene made a motion to approve the ordinance. Councilman Paige seconded. The decision was unanimous.

Variance Request (Shree Rama, Inc.): This item, having been tabled at the last meeting, was brought back before the council. Councilman Cowart made a motion to approve the variance request to reduce the number of required parking spaces from 60 spaces to 40 spaces for the property located at 112 S. Cedar Street. Councilman McClain seconded. All were in favor.

Alcohol License Renewals: The following 2020 license holders have presented renewal applications and paid the appropriate fees. Councilwoman Sharpe made a motion to approve the 2021 renewals provided all requirements had been met. Councilman Paige seconded. There were no opposing votes.

D & L Gaskins Enterprises, LLC	103 S. Brookside Drive
El Carrisal Mexican Restaurant, Inc.	604 W. 4 th Street
Heny Enterprises, Inc.	1006 S. Elm Street
Krina & Shiv, LLC	1009 N. Hutchinson Ave.
Krishna & Krishna 1, LLC	1103 S. Hutchinson Ave.
Mahaganapati, LLC	615 N. Hutchinson Ave.
Sahi Lucky 7, Inc.	100 N. Hutchinson Ave.
Moon Sandhu, Inc.	1200 W. 4 th Street
JIYA 445, Inc.	415 S. Hutchinson Street
Reynolds IGA Foodliner, Inc.	714 W. 4 th Street
Happy Management, LLC	100 Old Quitman Road
Walgreen	715 W. 4 th Street
RP Harsh, LLC	2302 W. 4 th Street
Shree Verai Mata, LLC	101 W. 1 st Street
Wal-Mart Stores East, LP	351 Alabama Rd.

JMar Industries, LLC	1505 W. 4 th Street
Alina Jian, LLC	600 W. 4 th Street
DCOM Motorsports, Inc.	2521 US Hwy 41
Jassoki 1 Corporation	1503 W. 4 th Street

Manhole Bids (Recreation Facility): Manhole bids for the sanitary sewer to service the new recreation facility were received and were as follows:

Consolidated Pipe & Supply Co, Inc.	\$20,370.00
Lanier Municipal Supply	\$15,999.34

Councilman Paige made a motion to accept the low bid. Councilman Greene seconded. All were in favor. City manager John Flythe noted this would come out of the recreation funds. He further stated that at this point the contractor balance is \$2.3M to completion. There is currently \$200,000 in the county's SPLOST checking account balance for the project and the city will be transferring \$1M to this account. Approximately \$40,000 per month is being collected from sales tax and allocated to recreation. At present, we have a cash flow issue and he has talked with county administrator Faye Hughes who is getting with ACCG about financing the project balance while pledging monthly sales tax collections to pay off the loan.

Tourism Board Appointments: The council was advised that Sharon Harnage resigned from the tourism authority in September. The remaining members have met and are recommending Steve Schramm of "Your Onesource Solution" to serve as her replacement. Additionally, Dr. Mary Sue Ward's term has expired and they are recommending reappointment for another term. Both Sharon and Mary Sue's terms technically expired on 4/7/2018 so the appointment would be to serve the remainder of the existing term, which will expire on 4/7/2022. Councilman Cowart made a motion to approve the appointments of Steve Schramm and the reappointment of Dr. Mary Sue Ward to serve the remainder of the term with an expiration date of 4/7/2022. Councilman Paige seconded. The decision was unanimous.

David Wall: Mr. Wall addressed the council following up on his previous request to place restrictions on the race track. He stated that kids are being kept up until after 10:00 pm during the week on school nights and it is creating health issues for the elderly. They are requesting that during the week the time cut-off be at 9:00pm and for the city to enforce the rules that had previously been enacted by the county. He stated the reason the race track was annexed was because the county was enforcing the rules that had been adopted. It has affected their standard of living and the race track is running rampant with no concern for the well-being of the citizens. City Manager John Flythe asked Mr. Wall to advise the council how late they were running. Mr. Wall stated that with the last races, they ran past 1:00 am on Sunday, Monday, Tuesday and Thursday. On Saturday, they finished at approximately 3:30 am. He noted that with the passage of the ordinance, you can look at the time stamp to validate the times. Mayor Duke advised that he had met with the owner of the race track about 3 weeks ago, with the city attorney present. He had admitted to running until 3:30 am and advised that they plan to cut the number of races for 2021 down to approximately 35 during the course of a year. He admitted guilt and plans to start running earlier in the day to get finished earlier at night. The owner has indicated

they want to be pro-active and improve relations with the citizens. Mayor Duke advised Mr. Wall that the city attorney is gathering agreements that similar tracks have in place across the state. Bear with us, we are working on it. Mr. Wall stated that it is a “broken record” and the race track officials won’t abide until regulations are in place. He advised the city needs to reach out to the county to get what was happening before the race track annexed. The citizens are at their wit’s end. They have heard the race track’s side before and their intentions.

Lisa Collins (Prospect Discussion): Ms. Collins, executive director of the Cook County Economic Development Commission, addressed the council on behalf of the EDC and Adel Industrial Development Authority (AIDA). She advised that in 2019, the Georgia State Legislature passed House Bill 324 that established a legal framework for the in-state production and dispensing of low-THC oil for use by patients that reside in Georgia. Per the legislation, these patients must have one or more qualifying conditions to be eligible to receive treatment. The Georgia law states that qualifying conditions do have certain stipulations and include such illnesses as cancer, amyotrophic lateral sclerosis seizure disorders related to a diagnosis of epilepsy, multiple sclerosis, crohn’s disease, Parkinson’s disease, sickle cell disease, Tourette’s syndrome, autism spectrum disorder, Alzheimer’s disease, and post-traumatic stress disorder. Because of the state’s enabling legislation, approximately 5 months ago, the Cook County EDC and AIDA were contacted by Trulieve, a company founded in 2015. Trulieve currently operates in four states around the country and now wishes to expand its footprint to include the production of medical cannabis oil in Georgia. After many conversations and with much diligence, the Adel Industrial Development Authority has agreed, contingent on certain obligations being met, to sell the company approximately 54 acres in the South Cook Industrial Park. No incentives were offered to the company. Two months ago, the EDC and AIDA were contacted by Pure Peach Organic, Inc., a corporation registered in Georgia. They would also like to establish a facility in Adel in order to produce medical cannabis oil for distribution in Georgia. On Tuesday, December 8th, the AIDA will make a decision, contingent on certain obligations being met, to sell the company approximately 21 acres in the South Cook Industrial Park, with an option to purchase an additional 16 acres in the park. On November 25, 2020, the state of Georgia opened the application process for businesses who would like to manufacture cannabis oil for medical use in the state. The final application is due December 28, 2020. The Georgia Access to Medical Cannabis Commission’s application process is highly competitive. Applicants are asked to secure letters of support from differing agencies and organizations in the community including city and county government entities; law enforcement, fire and EMS agencies; economic development and development authority agencies; higher learning institutions such as our technical college, and our local hospital. The EDC and AIDA believe these 2 projects fulfill the mission of the Cook County EDC which is to promote economic growth in Cook County through the attraction of new business and industry, while also retaining and helping existing businesses to grow and prosper; thereby advancing the general well-being of the community. Tonight, the EDC and AIDA have come to Mayor Duke and the city council to inform you of these potential prospects and to ask for your input as we work together to make Cook County’s future brighter for all her citizens. During discussion, Ms. Collins advised that Trulieve will be making a \$20M investment and plan to employ up to 100 employees the 1st year and up to 200 employees within 24 months. Pure Peach Organic, Inc. will be making a \$8M to \$10M investment with 50 jobs initially and up to 100 within 24 months. She noted the application process is very competitive and the State is looking at Tier 1 and 2 counties for job creation. They pay much higher than minimum wage with Pure Peach Organic, Inc. starting at \$15 per hour on the low end. She noted

that Trulieve has already met with some members of community agencies. In 2021, the state will be deciding where dispensaries will be located. She added these would be mostly around the Atlanta area and possibly one in Savannah. The facilities being discussed for location in Adel will have 1 year to be up and running. If they are not, they will lose their opportunity. She added this is new to all of us but has been going on for a while. It will be similar to a pharmaceutical company. A general doctor will not be able to dispense the medical cannabis oil. They would make a referral for a patient to a doctor that can give you a medical card. Georgia has a strict law and we are limited to oil based products. Mayor Duke asked the council if they had any objections to moving forward. All of the members were in favor of continuing to work with the prospects.

Gang Task Force Discussion: Mayor Duke advised the council that he, along with the other Mayors in Cook County and the Chairman of the County Commissioners, had met with the District Attorney, Dick Perryman, last week at Mr. Perryman's request. Mr. Perry wanted to discuss related gang activity and wants to be proactive with this issue. He noted that this past weekend, there were random shootings around 6:00 am in three different locations. No one was struck; however, there were 47 shell casings found in one location. This has prompted a call from Mr. Perryman today who wants to meet again with the other community leaders this week in reference to the feasibility of instituting a person to working with the four cities and county to fight gang activity in Cook County. He noted that Mr. Perryman is an advocate of the Boys & Girls Club and they are a supporter of such efforts. He stated it would probably take around \$90-\$100K to fund this office. Using per capita estimates, it would equate to \$5 per person, with Adel's portion being around \$28,000 based on the estimated numbers. He noted the other elected officials are willing to pay their fair share. He presented this as information only at this time.

There was no further business and the meeting was adjourned.

Rhonda P. Rowe, City Clerk

Buddy Duke, Mayor
