



## **City Meeting May 11<sup>th</sup> 2023**

The Adams Board of Commissioners met in regular session, at 7:00 p.m. in the Bell School Auditorium. Mayor Evans, Vice Mayor Hall, and Commissioner Baird were present.

### **Item 1: Open with A Prayer**

The meeting was called to order and Robert Evans lead in prayer. Mayor Evans requested all in attendance to stand for the Pledge of Allegiance.

### **Item 2: Minutes City Council April Meeting and Special Called Meeting April 27<sup>th</sup>**

Minutes from April were presented. Evans asked if there were any additions or corrections. With the no additions or corrections, the minutes were approved for city council meeting and special called meeting. Evans made a motion. Hall seconded it. All in favor, none opposed.

### **Item 3: Financials**

The financials were presented for April. Hall made a motion to approve the financials. Baird seconded the motion and the financials were approved. All in favor, none opposed.

### **Item 4: Ordinance 2023-040 – Second Reading**

Hall made a motion to approve building codes Ordinance 2023-40 for the second reading. Evans seconded the motion. A roll call was made; Baird “Aye”, Hall “Aye”, Evans “Aye”. Passed 3-0.

### **Item 5: Ordinance 2023-041 – Permit Fees**

Evans made a motion to approve permit fees Ordinance 2023-041 for the second reading. Hall seconded the motion. A roll call was made; Baird “Aye”, Hall “Aye”, Evans “Aye”. Passed 3-0.

### **Item 6: Silicon Ranch**

Morey Hill, Emma Tillitski, and a colleague were present from Silicon Ranch. Silicon Ranch is a solar developer out of Nashville, Tennessee. The corporation began operations in 2011. They have projects over 16 states. When Silicon Ranch solar department invests in property, they are committed to owning the acreage under their models and they have never sold any property once they invest it. The organization has a potential opportunity to develop on 171 acres. The land owner and the corporation have come to terms and Silicon Ranch has a period of time to study the property and make sure it is suitable to their development needs.

Mayor Evans asked Emma if they had a contract with Cumberland Electric. Emma explained that TVA passed LPC flex program, which allows local power companies, CEMC, to procure their own generation. This allows flexibility with local power companies to partner with solar developers, like Silicon Ranch. The solar company would develop the project and the local power company would purchase the electricity from the solar company. Vice Mayor Hall asked what the time frame would be for construction and Emma expressed that construction would not start until the year 2025. Vice Mayor Hall asked how long does it take until the project is complete



and the solar panels were operating. Mrs. Tillitski answered that the project complete date would take six to eight months.

Vice Mayor Hall asked how much of the solar panels absorb out of the 171 acres. Mrs. Tillitski answered it would be 10 acres to a megawatt and that the company was looking to develop 10 megawatts. Vice Mayor Hall asked if there could be any more development on the property, around the solar project. Emma answered that hypothetically, yes. Silicon Ranch leaves the grass under the panels and they do not lay concrete or gravel, but they do lay seed down when they start construction so neighboring projects are not an issue. Vice Mayor Hall asked if there were buffer areas around them. Mrs. Tillitski explained that buffer areas and setbacks are usually established by local jurisdiction regulations. Emma explained Silicon Ranch would not fence the entire property area, but only the fence, 8ft with barbwire on top, around the project itself.

Morey Hill showed a display of what the project would look like from the air to the city council. City Manager asked how far the panel poles go into the ground for ground disturbance. Mrs. Tillitski said it would depend on the bed rock, soils, and soils satiability but usually a couple feet of ground disturbance. Mayor Evans expressed that the city is currently undergoing some change to regulations to planning and zoning, as well as Robertson County. Morey Hill expressed there is no sound, smell, or traffic that goes along with this project after it is completely. They will come out at times to do maintenance on the panels, but no other related physical disturbance to Adams or neighboring citizens. The property is Map 41 Parcel 81 on Highway 76, South Church St, and Old Cedar Hill Road. It is currently zoned R-40 Low Density Residential District and spilt between Robertson County and Adams jurisdiction. The city council informed Silicon Ranch they appreciated them coming to the meeting and introducing themselves, but a plat or site plan would have to go before the Adams Planning Commission Board for reviewal.

#### **Item 7: LGIP Transfer General Fund**

Hall made a motion to transfer \$100,000 from the operating checking account to the general fund LGIP account. Baird seconded the motion. A roll call was made; Baird "Aye", Hall "Aye", Evans "Aye". Passed 3-0.

Evans made amotion to transfer \$20,000 from the street checking account to the street fund LGIP account. Hall seconded the motion. A roll call was made; Baird "Aye", Hall "Aye", Evans "Aye". Passed 3-0.

#### **Item 8: First Reading Ordinance 2023-042**

Hall made a motion to approve amendment of BZA fees Ordinance 2023-042 for the first reading. Baird seconded the motion. A roll call was made; Baird "Aye", Hall "Aye", Evans "Aye". Passed 3-0.

#### **Item 9: First Reading Ordinance 2023-043**

Evans made a motion to approve budget amendment Ordinance 2023-043 for the first reading. Hall seconded the motion. A roll call was made; Baird "Aye", Hall "Aye", Evans "Aye". Passed 3-0.



**Item 10: Public Hearing for Budget FY 2024**

Mayor Evans opened the floor up for public hearing on the budget for 2023-2024. There being no one to speak for public hearing, Mayor Evans closed the floor for the public hearing.

**Item 11: First Reading Ordinance 2023-044**

Hall made a motion to approve budget ordinance 2023-044 for the first reading. Baird seconded the motion. A roll call was made; Baird "Aye", Hall "Aye", Evans "Aye". Passed 3-0.

**Item 12: Resolution 2023-041 – West Robertson Water Authority – Perry Fisher**

Hall made a motion to approve Resolution 2023-41. Baird seconded the motion. All in favor, none opposed.

**Item 13: Resolution 2023-042 – West Robertson Water Authority – Becky Gunn**

Hall made a motion to approve Resolution 2023-42. Baird seconded the motion. All in favor, none opposed.

**Item 14: Resolution 2023-043 – Robertson County 911 Dispatch**

Hall made a motion to approve Resolution 2023-43. Baird seconded the motion. All in favor, none opposed.

**Fire Department** – Donovan Tucker will no longer be handling the Toys for Tots/Community Outreach starting July 1<sup>st</sup> 2023. Fire Chief Ray Brown would like to give Cedar Hill White Christmas the available funds, Community Outreach Liability line item of \$825.70, and do away with the fundraiser. Hall made a motion to donate the \$825.70 to Cedar Hill White Christmas program and do away with the fundraiser for the Fire Department. Baird seconded the motion. All in favor, none opposed.

Commissioner Baird would like for the city to continue the community outreach program but start a new fund and begin the collection of donations at the community events. The City Manager mentioned this would need to be completely separate from any other contributions/donations collected at events to make sure the accounting is reported correctly.

**Rec Club** – No one present for Recreation Club.

**Other Business:** Mayor Evans would like to hold off on cutting the trees on the right away streets located at North Commerce Street, due to the trees being included in the bid packet project for the stormwater drainage project. Vice Mayor Hall agreed.

Commissioner Baird has been getting some information together regarding a Community Watch to help with the concern with the new Rehabilitation Center on Keysburg road. She plans to put a Facebook poll asking questions to help with the interest for the community watch. The watch will not be affiliated with the city due to the city not having a local police department. It solely will be run by the community and possibly the county sheriff's department, depending on the level of involvement that is needed.



Vice Mayor Hall mentioned he got not get any interest for the concrete pad for the fire tower because the job is too small. Vice Mayor Hall mentioned possibly making the pad a 20x20, instead of a 16x16, and a 4ft sidewalk, instead of a 3ft sidewalk.

City Manager informed the board about City of Orlinda possibly purchasing the leftover playground mulch for \$500. City Manager has been talking with Kevin Breeding, City Manager of Orlinda, about the board wanting to purchase it at the next Orlinda city meeting. Vice Mayor Hall said he has seen several families and kids using the two playgrounds this year. Mayor Evans informed the commissioners that the Threshermen Association is going to rebuild the structure next to the ground bathrooms, since the wind storms destroyed the previous structure.

**Citizen Concerns: None.**

There being no further business, Mayor Evans moved to adjourned. Vice Mayor Hall seconded. Meeting adjourned at 7:34 pm.

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Robert Wayne Evans, Mayor