

Work Session Minutes
March 16, 2026
@ 5:00 PM
(Meeting began at 5:04)

Present: Mayor Ryan Jolly
Chris Proctor
Cassandra Lee
Tate Gilley
Danny Morris

Absent: Jason White

Meeting was opened by Mayor Jolly. Mayor Jolly recognized Mr. Lewis with Trident Development, who was present to speak to the Council. Mr. Lewis addressed the Council concerning the property owned by the Almons, who were also present, which is located between the RaceTrac on Al Hwy 157 and Franklin Smith Road. Trident Development has a contract with Almons on the (3-4 out parcels) in this area. In getting soil studies completed Mr. Lewis presented diagrams of the area and surrounding area that show that in this area the soil is not suitable for the construction of the projected business that could be interested in this area. There is commitment from Waffle House if Trident goes through with the purchase and preparation of the land. Trident has also talked with the landowner, and they have lowered their price and agreed to take soil from other areas and put them in this area after digging out the bad soil and the bad soil can be placed on the surrounding land also. Trident made it clear that they and the landowner have tried everything to get this deal worked out for everyone, but they also need the help of the City since the upfront cost is still going to be a lot even with all the landowner has agreed to allow. The cost of digging out the bad soil and replacing it will have to be done for this land to be utilized for any type of development in that area that is going to support the weight limit of businesses of this proportion. Trident has purposed that the City split the taxes for maybe up to 15 years for up to the amount of \$800,000.00 if that is met prior to 15 years the City will get all above the \$800,000.00 if in 15 years the \$800,000.00 is not received Trident will be the one to take the loss and the City will not be obligated to them for anything else. Mr. Lewis stated that he was up for discussion for the terms etc but he felt that the 15 years was a good place to be for everyone. There were a few questions from the Mayor and Council concerning the water flow to which he reiterated the retention pond that will be

built to take in the extra water flow and that there will be no increase in water leaving the area. Another question was whether the property was to be sold, leased or rented and Mr. Lewis stated no matter what was done with the property parcels, Trident would be responsible for the tax agreement. Mayor Jolly expressed his appreciation to Mr. Lewis, Mr. Almon and Mr. Gibson for all the information given to everyone at the meeting and that the Council will consider this and have an answer soon.

Vacating College Street between the Elementary and Middle School is a process that must be followed. The beginning of this process is to approve to advertise for a Public Hearing by Resolution which will be on the Council Meeting tonight for approval.

Ms. Lee had ask to speak on the Zoning Ordinance 2013-004 specifically pg 65 SEC 7.15 Accessory Structures. She stated that her concern was pertaining to the utility sheds that people are placing and that currently the Ordinance doesn't address items that she would like to see addressed. She doesn't want people to be living in these types of buildings or using them for things not intended for. Mayor Jolly stated that there are several items that have been needing updated in the zoning ordinance and it will be a time-consuming process which he will speak to the attorney to start the process on. Building inspector Johnston confirmed that many things were not addressed in the ordinance.

Mayor Jolly informed the Council that Chief Phillips and another employee has located a truck to replace the one sold to Brinlee Mountain it is 2011 and the old one was a 2009 and they are doing a pump test a complete service and giving a 3 month 50/50 warranty as well as upgrading it to be able to go 68 mph along with a few other items but with the sale of the two other trucks another \$10,000.00 is needed to meet the price of this truck which is \$120,000.00. Councilman Proctor ask where would the extra \$10,000.00 come from and Mayor Jolly stated that he hadn't talked to Emily the accountant, but he felt like if the Council approved the purchase the money could be realigned.

Ryan Jolly, Mayor

Deroma Pepper, City Clerk

Chris Proctor, Council Member

Cassandra Lee, Council Member

Tate Gilley, Council Member

Danny Morris, Council Member