

ATHENS CITY COUNCIL MINUTES OF MEETING

November 24, 2021

The Athens City Council met in called session on November 24, 2021, at 9:00 a.m. with Mayor Perkinson presiding. The invocation was given by Mayor Perkinson; and upon roll call, the following members were present:

Curtis, Pelley, Lockmiller, Perkinson

Council Member Witt-McMahan was absent.

The following decision was made and ordered made a part of the records of the Athens City Council.

The purpose of the meeting, as issued in the "Notice of Called Meeting" dated November 18, 2021, was read and made a part of these minutes:

NOTICE OF SPECIAL CALLED MEETING

There will be a called meeting of the Athens City Council at the Athens Municipal Building Burkett Witt Council Chambers located at 815 North Jackson Street, Athens, Tennessee, commencing at 9:00 a.m. on Wednesday, November 24, 2021.

The purpose of this meeting is to:

1. Approve the sale of city-owned land located at 2115 Redfern Drive.
2. Approve agreement to allow development on city-owned land located at 2115 Redfern Drive to proceed prior to closing.

Any interested citizen is invited to be present.

/s/ _____

William Bo Perkinson, Mayor

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NEW BUSINESS

APPROVE THE SALE OF CITY-OWNED LAND LOCATED AT 2115 REDFERN DRIVE

City Attorney Trew stated that he had handed out a draft of the purchase and sale agreement to everyone and exchanged several versions of it by email with Scott Wade, representative for the buyer. To date, Mr. Wade has not provided City Attorney Trew with any commitment to the agreement. It was his understanding that the buyer wanted to break ground by February. If the buyer wants to make any changes to the terms of the agreement, then their start date may be delayed. City Attorney Trew advised the Council that if Jamison Street ends before it gets to the property, the City may have an issue regarding ingress and egress. If the City does not have a right-of-way that goes all the way to this piece of property, they will either need to negotiate with the adjoining property owners to secure a right-of-way or come into the property from another direction. The buyer has agreed to run a six-inch water line from the main up on Hammerhill to the property and construct a road at their expense, but the City needs to have a right-of-way. It is the City's intent to subdivide the property into two parcels. The buyer will get five acres and the remaining property will be set aside for the Fire Department training facility. Mr. Wade had notified City Attorney Trew that they wanted to change the name of the buyer to US Farms and Mining, LLC. AUB General Manager Eric Newberry commented that they had gone over to see a similar project in Decatur. The finished project will be a gravel area with concrete pads on it. The company brings in storage containers

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specially built with huge air conditioners to cool the servers that churn through data and will be a huge consumer of power. Mr. Newberry stated that this project could generate enough revenue for AUB that they might not need any rate increases for at least four years. A discussion followed on issue of the right-of-way. City Attorney Trew reviewed the draft of the sales agreement and survey.

Council Member Pelley left the meeting at 9:43 a.m.

Council Member Curtis moved, Vice Mayor Lockmiller seconded, to approve the sale of approximately five (5) acres of city-owned land located at 2115 Redfern Drive, approve the agreement prepared by City Attorney Trew for the sale and allowing the buyer to proceed with development work on the property prior to closing, and approve a sixty (60) day due diligence period. This motion is subject to both parties agreeing on the ingress/egress to the property and that the Mayor and Finance Director will negotiate with the adjacent property owners for the right-of-way needed to provide road access off of Jamison Road. If the negotiations for right-of-way are successful, the offer is subject to the approval of the Athens City Council. Finance Director Keith advised that in the notice on the Called Meeting it mentioned two (2) different items. The Council was basically combining both of those items into one motion and that satisfies the Notice of the Call. Council Member Curtis noted that the City's ability to sell the City property is tied to the ability to negotiate the right-of-way. His part of the motion dealing with the right-of-way was, therefore, within the call of the meeting. Roll call vote:

AYES:	Curtis, Lockmiller, Perkinson
NAYS:	None
ABSENT:	Pelley, Witt-McMahan

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APPROVE AGREEMENT TO ALLOW DEVELOPMENT ON CITY-OWNED LAND LOCATED AT 2115 REDFERN DRIVE TO PROCEED PRIOR TO CLOSING

The motion as stated above combined both items of the Notice of Call into one. No additional action was required.

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ADJOURNMENT

There being no further business to come before the meeting and upon motion duly made and seconded, the meeting adjourned at 10:09 a.m.


C. SETH SUMNER, City Manager


WILLIAM BO PERKINSON, Mayor