

Special Called Joint Town Council and I/EDA Meeting Minutes

July 6, 2026

Present:

Mayor Joe Beasley
Councilmember Jonathan Hankins
Councilmember Gleen Keen, Jr.
Councilmember Elisabeth Takach

Absent:

Councilmember Danny Willis
Councilmember David Fox
Councilmember Zach Cline

I/EDA Chairperson Cara Spivey
I/EDA Member Tammy Smith
I/EDA Member Alicia Bales
I/EDA Member Rick Alley
I/EDA Member Luce D'Amato
I/EDA Member Justin Takach
I/EDA Member Daniel Ingram

Staff members present were Town Manager, Leeanne Regon; Clerk-Treasurer, Jessica Hayes; Building and Zoning Official, Chris Hurley; Town Attorney, Brad Pyott; Public Works Director, Dave Scrotsky; Recreation Director, Addie Hurst.

Call to Order

Cara Spivey, Chair of the I/EDA, called the meeting to order on behalf of the I/EDA.

Mayor Joe Beasley called the meeting to order on behalf of the Town Council.

Ramey's Lot Property – Conceptual Designs Presentation

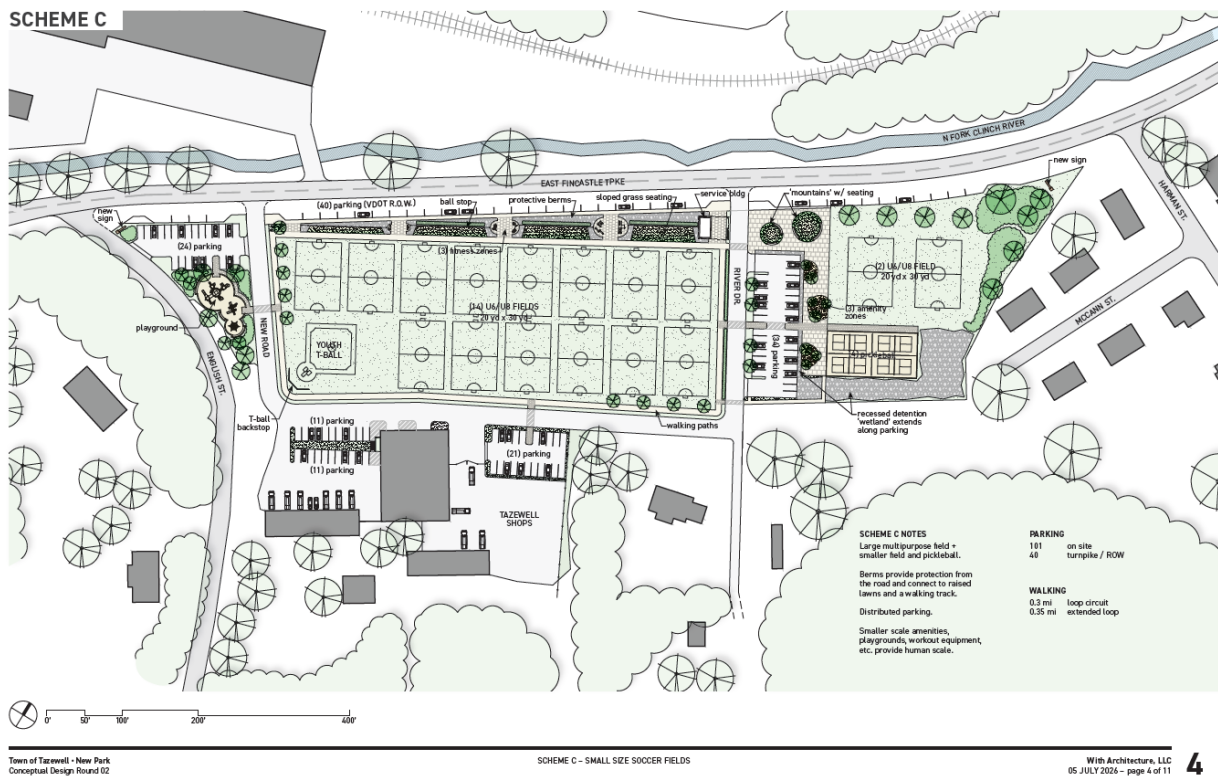
Kevin Jones of Architecture, LLC returned to present updated conceptual designs for the Ramey's Lot property. He explained that the I/EDA tasked him with developing plans that would provide multi-purpose fields and activities for multigenerational use. He presented two new options, Scheme C and Scheme D, along with the existing site layout for reference.

Scheme C

Keeps River Road in its current location. A berm along the edge of the field would act as a buffer from traffic and double as spectator seating.

- **Amenities:**

- 4 pickleball courts
- A small additional field to the right side
- Loop road around the large field for additional parking and improved access
- Approximately 140 parking spaces including parallel parking beside the street.
- Loop track with walking paths
- Multi-functional spaces with seating, tables, hammocks, and plantings
- **Flexibility:** Options for soccer field layouts and possible t-ball practice space.
- **Utilities:** Existing utilities under River Drive make leaving the road in place potentially more practical.
- **Challenges:** Requires engineering for drainage and flood mitigation.



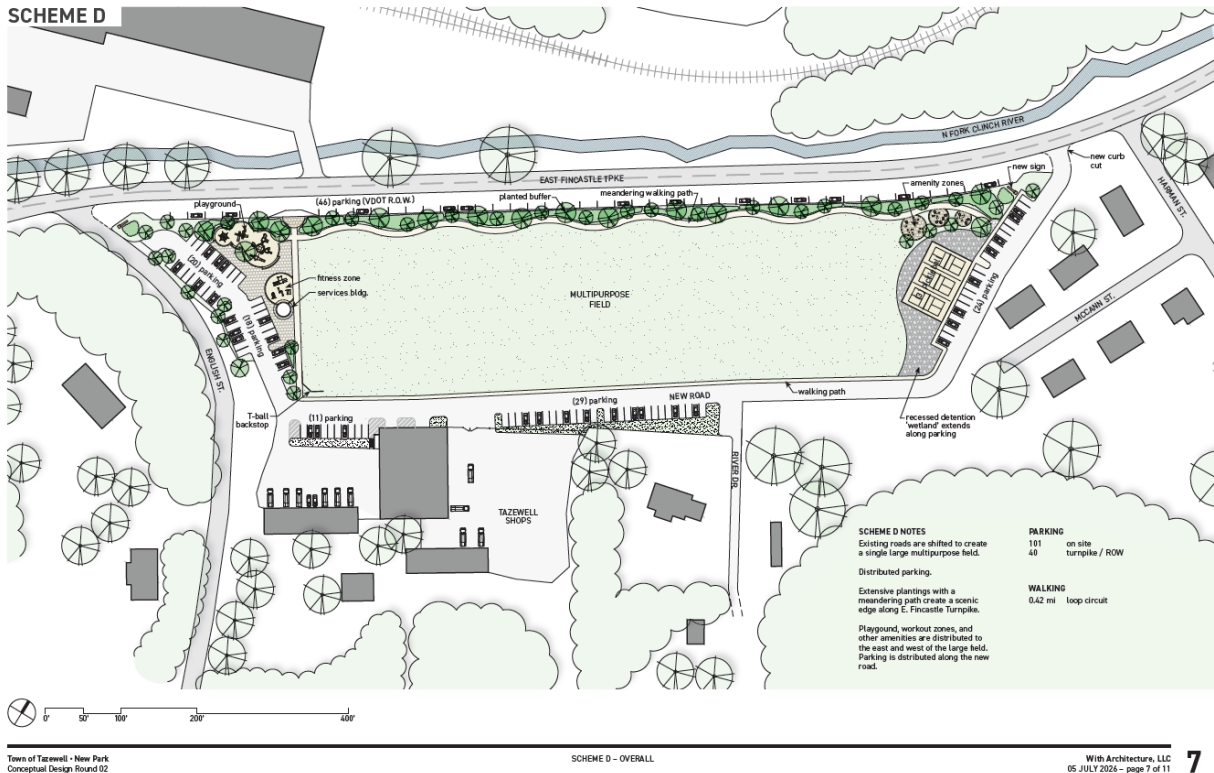
Scheme D

Moves River Road to create one large green space field.

- **Amenities:**

- Loop road connecting to River Drive
- Playground and amenities on the west end
- 3 pickleball courts
- Approximately 140 parking spaces including parallel parking beside the street
- Larger soccer field setups, allowing for tournaments

- **Advantages:** Mayor Beasley noted the benefit of having two full-size fields, which would allow the town to host tournaments and attract visitors.
- **Challenges:** Requires engineering for drainage and flood mitigation and causes concerns for residents on River Drive regarding relocation of the road.



Council and Public Discussion

- **Flooding & Drainage:**
 - Members of the public raised concerns about flood mitigation, noting that drainage solutions must be integrated.
 - Councilmember Takach emphasized that the park design should help mitigate flooding rather than worsen it. She referenced earlier designs that incorporated water features to manage low flow and expressed interest in reintroducing those ideas.
 - Mr. Jones confirmed that drainage solutions would be engineered into the project.
- **Community Enhancement:**
 - I/EDA Chairperson Spivey highlighted the project as a major enhancement for the community, encouraging growth and attracting new residents and visitors.
 - Mayor Beasley supported the potential for tournaments and year-round use, stressing that the park should be both functional and attractive.

- **Resident Input:**

- Councilmember Keen asked residents about moving River Drive; they expressed preference for **Scheme C**, citing practicality and less disruption.
- Town employee attendees voiced concerns about accessibility for Public Works vehicles. Councilmember Takach noted that Scheme C seemed more practical for road access.
- Suggestions included adding a bathroom closer to the playground (Scheme C), creating an access road at English Street for Public Works, and addressing steep drop-off concerns, as an alternate Public Works access. This option seems unlikely due to the drop off height.

- **Transparency & Planning:**

- Mayor Beasley asked for public's input on the ideas presented and how the space would be utilized. The consensus was strong support for a multi-use park.
- Public concerns centered on ensuring accessibility, safety, and flood mitigation as first-phase priorities.

I/EDA Chairperson Spivey asked the council for direction. The consensus was that Scheme C best meets community needs. The project will be added to the Comprehensive Plan, with flood mitigation and accessibility as key priorities in the first phase of development.

Adjournment

Councilmember Keen made a motion to adjourn. Councilmember Hankins seconded the motion. On Vote: Councilmember Hankins, aye; Councilmember Keen, aye; Councilmember Takach, aye.

I/EDA Member Takach made a motion to adjourn. I/EDA Member D'Amato seconded the motion. On Vote: I/EDA Chairperson Spivey, aye; I'EDA Member Smith, aye; I/EDA Member Bales, aye; I/EDA Member Alley, aye; I/EDA Member Ingram, aye; I/EDA Member D'Amato, aye; I/EDA Member Takach, aye.

Meeting adjourned at 5:28pm.