

**MINUTES, LIMESTONE COUNTY COMMISSION, APRIL 6, 2026,  
COMMISSION MEETING**

The Limestone County Commission met in a regular meeting today, at 9:56 a.m. at the Clinton Street Courthouse Annex, 100 South Clinton Street, Athens, Alabama.

Present: David Ruf, Johnny Turner, Derrick Gatlin, and LaDon Townsend. Absent: None. Collin Daly, Chairman presided.

The meeting began with the Pledge of Allegiance.

**MOTION** was made by David Ruf and seconded by Johnny Turner to approve the minutes of March 16, 2026.

The Chairman asked if there was any discussion. There was no discussion. The Administrator called the roll. David Ruf, aye; Johnny Turner, aye; Derrick Gatlin, aye; and LaDon Townsend, aye. Motion carries unanimously.

**MOTION** was made by Derrick Gatlin and seconded by LaDon Townsend to approve the following claims:

3/13/2026	0795003 – 0795070	\$ 2,222,449.19
3/17/2026	0795071	\$ 7,345.38
3/17/2026	0795072	\$ 600.60
3/17/2026	Bank Draft – AL Dept. of Rev. Motor	\$ 24.25
3/17/2026	Bank Draft – AL Dept. of Rev. Motor	\$ 2.50
3/20/2026	Bank Draft – AL Dept. of Rev. Motor	\$ 6.25
3/20/2026	0795073 – 0795134	\$ 473,958.05
3/20/2026	Bank Draft – Walmart	\$ 124.32
3/23/2026	Bank Draft – AL Dept. of Rev. Motor	\$ 3.75
3/27/2026	Bank Draft – Walmart	\$ 103.70
3/27/2026	0795135 – 0795197	\$ 2,260,223.61
3/31/2026	0795198 -0795243	\$ 721,616.20
4/2/2026	Bank Draft – AL Dept. of Rev. Motor	\$ 242.50
	<b>TOTAL</b>	<b>\$ 5,686,700.30</b>

The Chairman asked if there was any discussion. There was no discussion. The Administrator called the roll. Derrick Gatlin, aye; LaDon Townsend, aye; David Ruf, aye; and Johnny Turner, aye. Motion carries unanimously.

**MOTION** was made by Johnny Turner and seconded by Derrick Gatlin to approve to adopt a Resolution to clarify an authorized boot allowance provided to certain employee.

Resolution No. 1082-26

STATE OF ALABAMA            )  
  )  
LIMESTONE COUNTY         )

**RESOLUTION TO CLARIFY AUTHORIZED  
EMPLOYEE UNIFORM PURCHASES**

**WHEREAS**, on September 6, 2022, and on April 14, 2023, the Limestone County Commission (“the County”), through duly adopted resolutions, authorized the purchase of uniforms for certain employees whose job duties reasonably necessitated the use of a uniform for the safe and effective performance of those duties;

**WHEREAS**, as a part of the purchase of uniforms for the aforementioned employees, the County sometimes authorizes the purchase of footwear and provides that footwear by allowing employees a limited “boot allowance”; and

**WHEREAS**, the County now desires to clarify how often the boot allowance may be provided and the amount of the boot allowance when provided.

**MINUTES, LIMESTONE COUNTY COMMISSION, APRIL 6, 2026,  
COMMISSION MEETING**

**THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF LIMESTONE COUNTY, ALABAMA,** while in regular session on April 6, 2026, which immediately followed a work session at 9:00 a.m., as follows:

The County Commission hereby authorizes the boot allowance, provided to certain employees (1) who have been approved for County-provided uniforms and (2) who have jobs that reasonably necessitate the use of work boots or other specialized footwear for the safe and effective performance of their job duties, to be provided no more than annually and in an amount not to exceed One Hundred and Fifty Dollars (\$150.00) per year.

**ADOPTED AND APPROVED** this on the 6th day of April 2026.

\_\_\_\_\_  
Collin Daly, Chairman

ATTEST:

\_\_\_\_\_  
Ellen, Morell, County Administrator

Page 1 of 1

The Chairman asked if there was any discussion. There was no discussion. The Administrator called the roll. Johnny Turner, aye; Derrick Gatlin, aye; David Ruf, aye; and LaDon Townsend, aye. Motion carries unanimously.

**MOTION** was made by David Ruf and seconded by Johnny Turner to approve a Resolution to approve the Purchase and Sale Agreement with the Soule Co for real property located at 300 E Elm St.

Resolution No. 1083-74

**RESOLUTION APPROVING THE PURCHASE AND SALE AGREEMENT  
WITH THE SOULE CO FOR REAL PROPERTY  
LOCATED AT 300 E. ELM STREET, ATHENS, ALABAMA**

WHEREAS, the Limestone County Commission (the "Commission") is the governing body of Limestone County, Alabama, a political subdivision of the State of Alabama; and

WHEREAS, The Soule Co, a Florida corporation ("Seller"), is the owner of certain real property and improvements located at 300 E. Elm Street, Athens, Alabama, Limestone County, Alabama, more particularly described in the Purchase and Sale Agreement referenced herein (the "Property"); and

WHEREAS, the Commission has determined that the acquisition of the Property serves a legitimate public purpose and is in the best interests of the citizens of Limestone County; and

WHEREAS, the Commission has reviewed the terms and conditions of the Purchase and Sale Agreement by and between The Soule Co, as Seller, and Limestone County, Alabama, acting by and through the Limestone County Commission, as Buyer, for the purchase of the Property at a Purchase Price of Three Million Two Hundred Thousand and 00/100 Dollars (\$3,200,000.00), and has found said terms and conditions to be fair, reasonable, and acceptable (the "Agreement"); and

WHEREAS, the Commission finds it necessary and appropriate to authorize the Chairman to execute the Agreement, to execute such additional documents and agreements as may be necessary or appropriate to consummate the closing of the transaction, and to authorize the expenditure of funds reasonably necessary to complete the transaction;

NOW, THEREFORE, BE IT RESOLVED by the Limestone County Commission as follows:

Section 1. Approval of Purchase and Sale Agreement. The Commission hereby approves the Purchase and Sale Agreement by and between The Soule Co, as Seller, and Limestone County, Alabama, acting by and through the Limestone County Commission, as Buyer, for the purchase and acquisition of the real property located at 300 E. Elm Street, Athens, Alabama, Limestone County, Alabama, at a Purchase Price of Three Million Two Hundred Thousand and 00/100 Dollars (\$3,200,000.00), upon the terms and conditions set forth therein.

## MINUTES, LIMESTONE COUNTY COMMISSION, APRIL 6, 2026, COMMISSION MEETING

Section 2. Authorization to Execute Agreement. The Chairman of the Limestone County Commission, Collin Daly, is hereby authorized and directed to execute the Purchase and Sale Agreement on behalf of Limestone County, Alabama, and to deliver said Agreement to Seller or Seller's designated representative. The Chairman is further authorized to execute any amendments to the Agreement that he, in consultation with the County Attorney, deems reasonable and necessary to facilitate the closing of the transaction, provided that any such

### PURCHASE AND SALE AGREEMENT

This **PURCHASE AND SALE AGREEMENT** (this "**Agreement**") is made and entered into as of the Effective Date (hereinafter defined) by and between **THE SOULE CO**, a Florida corporation, ("**Seller**") and **LIMESTONE COUNTY, ALABAMA**, a political subdivision of the State of Alabama, acting by and through the Limestone County Commission, ("**Buyer**").

In consideration of the mutual promises and agreements contained herein and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by each party hereto, the parties hereto, intending to be legally bound, do hereby covenant and agree as follows:

1. **Sale of Property.** Seller agrees to sell and convey to Buyer and Buyer agrees to purchase and acquire from Seller on the terms hereafter stated, the following real property and improvements located at 300 E. Elm St, Athens, Alabama in Limestone County, Alabama, and more particularly described as follows:

Commencing at an existing railroad spike at the Northwest corner of Section 4, Township 3 South, Range 4 West, said railroad spike being in the center line of Elm Street, and also being the True Point of Beginning of the tract herein described; thence from the True Point of Beginning South 86 degrees 34 minutes 48 seconds East along the North boundary of said Section 4, also being along the center line of Elm Street, a distance of 660.03 feet to a set nail and shiner at the Northeast corner of the West one-half of the Northwest Quarter of the Northwest Quarter of Section 4; thence North 85 degrees 01 minutes 24 seconds West a distance of 661.84 feet to a point on the West boundary of Section 4, Township 3 South, Range 4 West; thence North 02 degree 35 minutes 28 seconds East along the West boundary of Section 4 a distance of 617.01 feet to the True Point of Beginning, passing a set nail and shiner on the South right-of-way of Elm Street at a distance of 55.01 feet from the True Point of Beginning.

**LESS AND EXCEPT:**

That portion of the above described tract which lies within the right-of-way of Elm Street, said right-of-way being recorded in Vol. 633, Page 650, in the office of the Judge of Probate of Limestone County, Alabama.

Also known as

Trace 2, Southeastern Subdivision, a subdivision according to the map or plat thereof on file and of record in the office of the Judge of Probate of Limestone County, Alabama, at Plat Book H, Page 377.

together with all easements, rights of way, licenses, privileges, hereditaments and appurtenances, if any, inuring to the benefit of such real property (the "**Property**"). The above description of the Property may be amended to reflect a more accurate legal description of the Property as reflected by the Survey, upon the request of Buyer, as also described herein.

2. **Purchase Price.** Subject to the adjustments and prorations hereinabove or hereafter described, the purchase price to be paid by Buyer to Seller for the purchase of the Property will be **Three Million Two Hundred Thousand and 00/100 Dollars (\$3,200,000.00)** (the "**Purchase Price**"). The Purchase Price will be paid in the following manner:

1

2.1. **Earnest Money Deposit.** On or before the date that is ten (10) Business Days (hereinafter defined) following the Effective Date, Buyer shall deposit by certified check or electronic wire transfer, **Twenty Five Thousand and No/100 Dollars (\$25,000.00)** in immediately available funds (the "**Deposit**") with Zachary Burgreen at Alexander, Corder & Shelly, P.C. (the "**Escrow Agent**"), as earnest money to be applied to the Purchase Price at the Closing (hereinafter defined) or as otherwise provided in this Agreement.

2.2. **Cash at Closing.** At Closing, Buyer shall pay the Purchase Price to Seller in cash, wire transfer, or other immediately available funds, with the Deposit being applied to the Purchase Price, subject to the prorations, costs and adjustments as provided herein.

3. **Buyer's Diligence/Contingencies.**

**MINUTES, LIMESTONE COUNTY COMMISSION, APRIL 6, 2026,  
COMMISSION MEETING**

3.1. Property Condition. Commencing upon the Effective Date and continuing through the Closing Date, Buyer shall, at Buyer's expense, have the right to access and make reasonable examinations and inspections of the Property and the contracts, books, records, leasing files, plans, reports and inspections relating to the environmental and physical condition of the Property, notices to or from third parties, and leases and accounts of Seller regarding the Property to the extent Seller possesses same. Buyer's access as aforementioned shall be provided upon reasonable request to Seller for same, and all documentation requested by Buyer shall be made available at the Property during normal business hours. In exercising its rights of access and inspection under this Section 3.1, neither Buyer, nor any of its contractors and/or agents shall cause any damage to the Property. Buyer agrees to promptly repair at Buyer's expense any material damage to the Property caused by Buyer. If, on or before 60 days after the effective date of this Agreement (the "**Inspection Period**"), Buyer determines in its sole discretion that the condition of the Property is unsatisfactory for any reason, the determination of which shall be in Buyer's sole and absolute discretion, Buyer will have the option to terminate this Agreement by serving written notice of termination to Seller, in which event the Deposit shall be returned to Buyer, and upon such termination this Agreement and the rights, duties and obligations of the parties hereunder shall terminate and be of no further force or effect.

3.2. Additional Terms: Buyer's purchase shall be contingent upon but not limited to Purchaser receiving and approving as acceptable in its sole discretion, 1) an appraisal (showing that the Purchase Price does not exceed appraised fair market value of the property), 2) an environmental inspection (including, but not necessarily limited to, a Phase I Environmental Site Assessment and, if recommended, a Phase II Environmental Site Assessment) and 3) a structural inspection. Appraisal and inspections shall be conducted by persons selected by Buyer and shall be at the expense of Buyer, unless otherwise mutually agreed upon. Appraisal and Inspections shall be conducted within the Inspection Period. For the elimination of doubt, if Buyer's appraisal of the Property does not show an appraised value of equal to or greater than the Purchase Price, then Buyer may terminate this Agreement and is entitled to the return of its Deposit funds.

3.3. Title. Buyer will obtain (a) a commitment for title insurance (the "**Title Commitment**") for issuance of an owner's title insurance policy in form and substance reasonably satisfactory to Buyer (the "**Title Policy**") issued by a title company designated by Buyer (the "**Title**

2

**Company**") containing the requirements and exceptions to coverage described therein, offering to issue title insurance to the Property for the benefit of Buyer, subject to the requirements and exceptions demonstrated by the Exception Documents (hereinafter defined), and (b) legible copies of all instruments creating title exceptions described in the Title Commitment (the "**Exception Documents**").

After Buyer's receipt of the Title Commitment (or any update thereto reflecting requirements or exceptions not reflected on the Title Commitment) and all of the Exception Documents, Buyer shall have the right to provide to Seller, prior to the Closing Date, a written notice setting forth all of Buyer's objections to Seller's title to the Property as reflected in the Title Commitment and the Exception Documents (the "**Title Objection**"). If Buyer gives such notice of Title Objection to Seller, Seller may, but is not obligated to, cure the Title Objection. If Seller does not cure the Title Objection prior to the Closing Date, then Buyer will have the option to either (i) waive such defect(s) or (ii) terminate this Agreement by written notice to Seller, in which event the Deposit shall be released and returned to Buyer, and this Agreement and the rights, duties and obligations of the parties hereunder shall terminate and be of no further force or effect. All title exceptions reflected in the Title Commitment (or any update thereto) and the Exception Documents not objected to, or objected to and waived, shall be deemed "**Permitted Exceptions.**"

3.3 Survey. As part of Buyer's due diligence and inspection of the Property, after the Effective Date, Buyer may obtain a survey of the Property at Buyer's own cost and expense. Upon obtaining a survey, Buyer will provide a copy of the same to Seller for Seller's review. At the election of the Buyer (absent the reasonable objection of the Seller based on defects identified by the Seller in the survey), the legal description of the Property shall be revised to reflect the legal description in the survey.

4. Closing. Buyer and Seller agree that the purchase and sale of the Property contemplated hereby (the "**Closing**") will be consummated as follows:

4.1. Closing Date. The Closing will occur on or before 30 days after the expiration of the Inspection Period, or upon such other earlier or later date as may be agreed upon by Buyer and Seller (the "**Closing Date**"). The Closing will take place at the office of the Escrow Agent, who shall act as the attorney for the Buyer.

4.2. Seller's Instruments. At the Closing, Seller will deliver or cause to be delivered to Buyer the following items (all documents will be duly executed and acknowledged where required):

**MINUTES, LIMESTONE COUNTY COMMISSION, APRIL 6, 2026,  
COMMISSION MEETING**

4.2.1. General Warranty Deed. A general warranty deed prepared by Buyer and in form and substance reasonably acceptable to Seller (the “Deed”) executed by Seller conveying the Property to Buyer, subject only to (i) the Permitted Exceptions, (ii) encroachments, overlaps, boundary line disputes, and other matters that would be shown by an accurate survey or inspection; provided, however, that if Buyer obtains a survey of the Property, then this matter shall be eliminated and replaced by any matters shown on said survey, and (iii) any lien for ad valorem taxes not yet due.

3

4.2.2. Title Affidavits. Such affidavits and other documents as might be reasonably requested by the Title Company to issue the Title Policy in accordance with the terms of the Title Commitment;

4.2.3. Evidence of Authority. Such resolutions and other evidence of authority with respect to Seller and the person or persons acting on behalf of Seller as might be reasonably requested by the Title Company;

4.2.4. Nonforeign Affidavit. An affidavit in the form prescribed by Treasury Regulation §1.1445-2 stating Seller’s taxpayer identification number/social security number and confirming that Seller is not a foreign person within the purview of 26 U.S.C. §1445 and the regulations issued thereunder;

4.2.5. Additional Documents. Such additional documents as might be reasonably requested by the Title Company to consummate the sale of the Property to Buyer.

The foregoing documents are sometimes hereinafter collectively referred to as “**Seller’s Closing Documents**”.

4.3. Buyer’s Instruments. At the Closing, Buyer will deliver to Seller the following items (all documents will be duly executed and acknowledged where required):

4.3.1. Payment. Payment of the Purchase Price in accordance with Section 2 of this Agreement;

4.3.2. Title Affidavits. Such affidavits and other documents as might be reasonably requested to issue the Title Policy in accordance with the terms of the Title Commitment;

4.3.3. Evidence of Authority. Such resolutions and other evidence of authority with respect to Buyer and the person or persons acting on behalf of Buyer as might be reasonably requested by the Title Company;

4.3.4. Additional Documents. Such additional documents as might be reasonably requested by the Title Company to consummate the sale of the Property to Buyer.

4.4. Possession. Possession of the Property will be delivered by Seller to Buyer at the time of closing, free from all liens, encumbrances, tenancies and parties claiming rights to possession of or having claims against the Property (other than any such rights arising out of the Permitted Exceptions). Effective on the delivery of the Deed, beneficial ownership and the risk of loss of the Property will pass from Seller to Buyer (subject to Seller’s obligations under Section 3.2 above).

4

4.5. Closing Costs.

4.5.1. Seller Costs. Seller shall pay for the following costs and expenses: (a) the cost of the preparation of Seller’s Closing Documents (except for the Deed, as the Deed will be prepared by the Buyer at Buyer’s expense); and (b) Seller’s attorney fees.

4.5.2. Buyer Costs. Buyer shall pay for (a) the cost of the preparation of Buyer’s Closing Documents; (b) Buyer’s attorney fees, not related to those charged for closing the transaction as Escrow Agent; (c) the cost of any special and non-standard endorsements specially requested by Buyer to the Title Policy; and (d) the Survey.

4.5.3. Shared Costs. Buyer and Seller shall each pay for 50% of the following costs and expenses related to the Closing: (a) all state, county and municipal transfer taxes, documentary stamps taxes, surtax, recording charges and taxes, and all other impositions on the conveyance, and the recording fee of the Deed; (b) all costs of abstracting, title examination and other costs relating to the issuance of the Title Commitment, and the premium expense for the Title Policy in the amount of the Purchase Price; and (c) the legal fees charged by the Escrow Agent for closing the transaction.

**MINUTES, LIMESTONE COUNTY COMMISSION, APRIL 6, 2026,  
COMMISSION MEETING**

5. Adjustments; Prorations. All receipts and disbursements of the Property will be prorated between Seller and Buyer as of 11:59 p.m. on the Closing Date and the Purchase Price will be adjusted on the following basis:

5.1. Disbursements. All sums due for accounts payable which were owing or incurred by Seller in connection with the Property prior to the Closing Date will be paid by Seller. Buyer will promptly furnish to Seller any bills for such sums for such period received after the Closing Date for payment, and Buyer will have no further obligation with respect thereto.

5.2. Property Taxes. All real and personal property ad valorem taxes, if any, for the calendar years preceding the year in which the Closing Date occurs will be paid by Seller. Seller shall be responsible for any special assessments assessed against the Property prior to the Closing, even if such special assessments are to be paid in installments. All real and personal property ad valorem taxes for the calendar year in which the Closing Date occurs will be prorated to the Closing Date. If the actual amounts to be pro-rated are not known as of the Closing, the proration shall be made at the Closing on the basis of the best evidence then available without subsequent adjustment. If for any reason ad valorem property taxes for the then-current tax year have not been assessed on the Property (other than due to the Property being exempt from taxes), such proration shall be estimated based upon the property taxes for the immediately preceding tax year, and Seller and Buyer shall subsequently make a cash adjustment when exact amounts are available. Seller shall be responsible for the payment of any "roll-back" or similar assessment or tax as a result of Seller's assessment of the Property as "current use" or "agricultural use" or other property designation which triggers the recapture of taxes upon change of use.

5.3. Insurance. Seller will terminate any existing insurance policies concerning the Property on the Closing Date, and Buyer will be responsible for placing all insurance coverage desired by Buyer. Any prepaid insurance premiums will be retained by Seller.

5

6. Representations, Warranties, and Covenants

6.1. Representations, Warranties, and Covenants of Seller. In order to induce Buyer to enter into this Agreement and to complete the Closing, Seller represents, warrants and agrees with Buyer as follows:

6.1.1. Seller Subsistence; Power; Authority.

(a) Seller owns fee simple absolute title to the Property and has the power, capacity and authority to enter into and perform this Agreement and to sell, assign, transfer and convey the Property pursuant to the terms of this Agreement.

(b) This Agreement constitutes and Seller's Closing Documents will, when executed and delivered, constitute the valid and binding obligations of Seller, enforceable in accordance with their terms.

(c) Seller is not a foreign person within the meaning of Section 1445 of the Internal Revenue Code of 1986, as amended.

(d) All the persons who have any legal or equitable interest in the Property, or whose joinder in any Seller's Closing Document would be necessary to convey to Buyer title to all the Property, as required by this Agreement, are named above as "Seller".

(e) Seller's execution and delivery of this Agreement and Seller's Closing Documents and Seller's compliance with the provisions thereof will not conflict with or constitute a breach of, or a default under, any of the provisions of any applicable law, rule, regulation or order of any court, administrative agency, bureau, board, commission, office, authority, department or other governmental entity.

(f) Seller is not a party to or bound by any agreement or obligation or subject to any restriction or to any applicable law, rule, regulation or order of any court, administrative agency, bureau, board, commission, office, authority, department or other governmental entity, which might result in a material impairment of the rights or abilities of Seller to perform its obligations hereunder or under Seller's Closing Documents.

(g) From and after the Closing Date, Seller will not remove any personal property, including but not limited to furniture and office equipment, mutually agreed to in writing within 30 days of the Effective Date between Buyer and Seller, from the Property, without the consent of Buyer's County Commission Chairman or his designee.

(h) Seller is a corporation duly organized, validly existing, and in good standing under the laws of the State of Florida, and is duly qualified to transact business in the State of Alabama.

6

**MINUTES, LIMESTONE COUNTY COMMISSION, APRIL 6, 2026,  
COMMISSION MEETING**

6.1.2. Litigation. There are no judgments, orders, suits, actions, garnishments, attachments or proceedings of any nature by or before any court, commission, board or other governmental body pending, or to the knowledge of Seller threatened, which involve or affect, or could involve or affect: (a) the Property, or any part thereof, (b) the validity or enforceability of this Agreement or Seller's Closing Documents, (c) any risk of any judgment or liability being imposed upon Seller which could materially adversely affect the financial condition of Seller or Seller's ability to observe or perform fully its agreements and obligations hereunder or under Seller's Closing Documents.

6.1.3. Bankruptcy Matters. The consummation of the transactions contemplated hereby will not render Seller insolvent or constitute a fraudulent conveyance or fraudulent transfer under any applicable law. Seller has not made any general assignment for the benefit of Seller's creditors. No proceeding seeking (a) relief for Seller under any bankruptcy or insolvency law, (b) the rearrangement or readjustment of Seller's debt, (c) the appointment of a receiver, custodian, liquidator or trustee to take possession of substantially all of the assets of Seller, or (d) the liquidation of Seller, has been commenced or is planned by Seller or has been threatened by any other third party.

6.1.4. No Default. Seller is not in default under any license, permit, lease, lease guaranty, contract, or other agreement or instrument relating to the Property to which Seller is a party or by which Seller or the Property is bound. There exists no condition or state of facts which, but for the giving of notice or the expiration of time (or both), would constitute such a default. The observance and performance of Seller's obligations hereunder and under Seller's Closing Documents will not conflict with or result in the breach of any license, permit, lease, lease guaranty, contract or other such agreement or other instrument.

6.1.5. Environmental.

(a) Seller has provided to Buyer or will provide to Buyer within ten (10) days of the Effective Date (or immediately upon access to or possession of the materials, if acquired after the ten (10) days after the Effective Date) true, complete and correct copies of any and/or all environmental assessments, reports, permits and other written material relating to the environmental condition of the Property and the presence of Hazardous Substances, to the extent in Seller's possession or control or of which Seller otherwise has knowledge.

(b) Seller has provided to Buyer or will provide to Buyer within ten (10) days of the Effective Date, any complaint, order, summons, citation, notice of violation, directive, letter or other communication from any governmental authority with regard to air emissions, water discharges, noise emissions or Hazardous Substances, or any other environmental, health or safety matters affecting the Property, or any portion thereof, which has been received by Seller. Seller has complied with all federal, state or local environmental laws affecting the Property, including notification requirements relating to the release of Hazardous Substances.

(c) For purposes of this Agreement, the term "Hazardous Substance" shall mean materials, wastes or substances that are (i) included within the definition of any

7

one or more of the terms "hazardous substances," "hazardous materials," "toxic substances," "toxic pollutants" and "hazardous waste" in the Comprehensive Environmental Response, Compensation and Liability Act of 1980, as amended (42 U.S.C. Section 9601, et seq.), the Resource Conservation and Recovery Act of 1976 (42 U.S.C. Section 6901, et seq.), the Clean Water Act (33 U.S.C. Section 1251, et seq.), the Safe Drinking Water Act (14 U.S.C. Section 1401, et seq.), the Hazardous Materials Transportation Act (49 U.S.C. Section 1801, et seq.), and the Toxic Substance Control Act (15 U.S.C. Section 2601, et seq.) and the regulations promulgated pursuant to such laws, (ii) regulated or classified as hazardous or toxic, under federal, state or local environmental laws or regulations, (iii) petroleum, (iv) asbestos or asbestos-containing materials, (v) polychlorinated biphenyls, (vi) flammable explosives or (vii) radioactive materials.

6.1.6. Mechanics' Liens. No work has been or will be performed at, and no materials have been or will be furnished to, the Property, or any part thereof, which might give rise to any mechanics', materialmen's or other lien against the Property, or any part thereof. If any lien for such work is filed, Seller shall discharge the same promptly and in any event prior to Closing.

**MINUTES, LIMESTONE COUNTY COMMISSION, APRIL 6, 2026,  
COMMISSION MEETING**

6.1.7. Compliance with Laws. No notice or communication of any kind has been issued by any public authority relating to the Property, or any business or activity conducted thereon, including, but not limited to, notice of violation under zoning, building, health, or fire codes. Seller shall be responsible for all such notices and communications, and for the cost of all work, repairs, construction and installations which may be required or called attention to by any such notice or communication issued prior to Closing. If any such notice or communication is received by Seller after the date of this Agreement, Seller shall promptly notify Buyer in writing, and Seller, if Buyer so requests, shall give Buyer full opportunity, with the cooperation of Seller, to contest such governmental action and to initiate or participate in such proceedings as Buyer may deem necessary or desirable to protect Buyer's interests.

6.1.8. Condemnation. As of the Effective Date, Seller has not received any written notice of any pending or threatened condemnation of all or any portion of the Property. If at any time prior to Closing, Seller shall receive any written notice of any pending or threatened condemnation of all or any portion of the Property, Seller shall promptly provide a copy of such notice to Buyer.

6.1.9. Quality of Title.

(a) Seller now has, and at Closing will have, full legal and equitable fee simple absolute title to the Property, of the quality and insurability called for by this Agreement.

(b) There is no existing agreement, commitment, right of first refusal, right of first offer, option or right with, in or to any person to acquire the Property or any interest therein.

(c) No default or breach exists under any recorded easement, covenant, agreement or restriction affecting the Property.

6.1.10. Accuracy of Information. All information, materials, copies of documents and other materials (including, without limitation, financial data, contracts, books and

8

records, licenses and permits, insurance policies, warranties, municipal approvals, architect's certificates, plans, surveys, estoppel certificates and subordination agreements) heretofore or hereafter submitted by Seller, or anyone on Seller's behalf, to Buyer with respect to the Property or this Agreement shall be accurate, complete, true and correct, and no fact or circumstance has occurred or exists since the time of such submissions which in any way materially affects same. Such submissions are not misleading and do not omit facts or circumstances having a material bearing on Seller's ability to observe or perform its agreements or obligations hereunder or under Seller's Closing Documents. No representation, statement or warranty by Seller contained in this Agreement or in any schedule or exhibit attached hereto or in any Seller Closing Document or other document to be executed in connection herewith contains or will contain any untrue statement or omits or will omit a material fact necessary to make the statement of fact therein recited not misleading.

6.2. Representations, Warranties, and Covenants of Buyer. Buyer represents, warrants, and covenants to Seller that:

6.2.1. Authority. Buyer has full power and authority to execute and deliver this Agreement and carry out his obligations hereunder.

6.2.2. Consents. Except for the authorization of the Limestone County Commission, which the Buyer represents has been obtained or will be obtained before closing, no consent, approval, or authorization from any governmental authority or third party is required to be obtained by Buyer in connection with the execution, delivery, and performance by Buyer of this Agreement.

6.2.3. Effect of Agreement. This Agreement is binding on Buyer and enforceable against Buyer in accordance with its terms. Neither the execution of this Agreement nor consummation of the transactions contemplated hereby will (i) result in a breach of, default under or acceleration of any agreement to which Buyer is a party or by which Buyer is bound, or (ii) violate any restriction, court order, agreement or other legal obligation to which Buyer is subject.

6.3. Continuing Nature. Each of the representations and warranties of Seller and Buyer contained in this Agreement: (a) is made as of the Effective Date, and (b) shall be deemed remade by Seller and Buyer, as applicable, and shall be true and correct in all respects, as of the Closing Date. If, after the execution of this Agreement, any event occurs or condition exists which renders any of Seller's or Buyer's, as applicable, representations or warranties untrue or misleading, then Seller or Buyer, respectively, shall promptly notify the other party.

7. Default; Remedies.

7.1. Buyer Default. If Buyer fails or refuses to consummate the purchase of the Property pursuant to this Agreement at the Closing or fails to perform any of Buyer's other obligations hereunder either prior to or at the Closing for any reason other than termination of this Agreement by Buyer pursuant to a right so to terminate expressly set forth in this Agreement or Seller's failure to perform Seller's obligations under this Agreement, then Seller, as its sole and

9

**MINUTES, LIMESTONE COUNTY COMMISSION, APRIL 6, 2026,  
COMMISSION MEETING**

exclusive remedy hereunder, shall retain the Deposit as liquidated damages in which event this Agreement shall automatically terminate.

7.2. Seller Default. If Seller fails or refuses to consummate the purchase of the Property pursuant to this Agreement at the Closing or fails to perform any of Seller's other obligations hereunder either prior to or at the Closing for any reason other than termination of this Agreement by Seller pursuant to a right so to terminate expressly set forth in this Agreement or Buyer's failure to perform Buyer's obligations under this Agreement, then Buyer, as its sole and exclusive remedies hereunder, may either (a) terminate this Agreement whereupon the Deposit shall be promptly refunded to Buyer, or (b) seek specific performance of Seller's obligations under this Agreement.

7.3. Post-Closing Remedies. Notwithstanding Section 7.1 and Section 7.2 hereof, from and after the Closing, each party shall have the right to pursue its actual (but not consequential or punitive) damages against the other party for: (a) a breach of any covenant or agreement contained herein that is performable after or that survives any Closing (including the indemnification obligations contained in this Agreement), and (b) a breach of any representation or warranty in this Agreement.

7.4. Notice and Cure Rights. In the event of a default by Seller or Buyer under this Agreement, the non-defaulting party shall give the defaulting party notice of such default, specifying in reasonable detail the nature of the default. Thereafter, the defaulting party shall have fourteen (14) days from the date notice of default is given (the "**Cure Period**") to cure the default. If the defaulting party cures the default within the Cure Period, it shall not incur any liability to the other party for the default. Each party shall reasonably cooperate with any and all attempts by the other to cure any default within the Cure Period.

8. Miscellaneous. It is further agreed as follows:

8.1. Time. Time is of the essence of each provision of this Agreement.

8.2. Business Day. As used herein, the capitalized term "Business Day" shall mean and refer to any day other than a Saturday, a Sunday, or a federal holiday recognized by the Federal Reserve Bank of Atlanta. Wherever herein there is a day or time period established for performance and such day or the expiration of such time period is not a Business Day, then such time for performance shall be automatically extended to the next following Business Day.

8.3. Notices. Any notice, payment, demand or communication required or permitted to be given by any provision of this Agreement will be in writing and will be deemed to have been given (a) when delivered personally to the party designated to receive such notice, (b) when sent by e-mail transmission, (c) on the first Business Day following the day sent by overnight courier, or (d) on the third (3<sup>rd</sup>) Business Day after the same is sent by United States mail, postage and charges prepaid, directed to the following addresses or to such other or additional addresses as any party might designate by written notice to the other party:

If to Buyer:

10

Hon. Collin Daly, Chairman  
Limestone County Commission  
310 W. Washington Street  
Athens, AL 35611  
collin.daly@limestonecounty-al.gov

With a copy to:

Drew Dill, County Attorney  
Limestone County Commission  
310 W. Washington St.  
Athens, AL 35611  
drew.dill@limestonecounty-al.gov

If to Seller:

Keith Blackman, CFO  
The Soule Co.  
4322 Pet Lane  
Lutz, FL 33559  
keith.blackman@soulecompany.com

With a copy to:

Bill Ming  
Ming Commercial Real Estate Group  
116 N Marion St,  
Athens, AL 35611  
bill@mingcregroup.com

**MINUTES, LIMESTONE COUNTY COMMISSION, APRIL 6, 2026,  
COMMISSION MEETING**

8.4. Brokerage. The parties hereto acknowledge and agree that Bill Ming of Ming Commercial Real Estate Group has been engaged by Seller for the services of a real estate broker with the sale contemplated herein in connection with the Property with a sales commission to be paid by Seller per a separate agreement. Buyer and Seller each agree to defend, indemnify and hold the other harmless from any claim, including cost of legal fees incurred in defending same, for real estate brokerage commissions or other fees asserted by any person as a result of dealings claimed to have been conducted with Buyer or Seller, as applicable.

8.5. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Alabama.

8.6. Assignment. Neither Seller nor Buyer may assign this Agreement or any of their respective rights, duties or obligations hereunder without the prior written consent of the non-assigning party which consent shall not be unreasonably withheld. No assignment by Seller shall release Seller from liability for any breach of representations, warranties, or obligations arising prior to Closing.

11

8.7. Amendment. Neither this Agreement nor any of the provisions hereof can be changed, waived, discharged or terminated, except by an instrument in writing signed by both the Buyer and the Seller.

8.8. Counterpart Execution. This Agreement may be executed in counterparts, each of which will be deemed an original document, but all of which taken together will constitute one agreement. This document will not be binding on or constitute evidence of a contract between the parties until such time as a counterpart of this document has been executed by each party and a copy thereof delivered to the other party to this Agreement.

8.9. Attorney Fees. If either party institutes an action or proceeding against the other relating to the provisions of this Agreement or any default hereunder, the unsuccessful party to such action or proceeding will reimburse the successful party therein for the reasonable expenses of attorneys' fees and disbursements and litigation expenses incurred by the successful party.

8.10. Severability. If any clause or provision of this Agreement is illegal, invalid or unenforceable under any present or future law, the remainder of this Agreement will not be affected thereby. It is the intention of the parties that if any such provision is held to be illegal, invalid or unenforceable, there will be added in lieu thereof a provision as similar in terms to such provision as is possible and be legal, valid and enforceable.

8.11. Entire Agreement. This Agreement constitutes the entire agreement between Buyer and Seller relating to the sale of the Property, this Agreement supersedes, in all respects, all prior written or oral agreements, if any, between the parties relating to the sale of the Property, and there are no agreements, understandings, warranties or representations between Buyer and Seller except as set forth herein.

8.12. Effective Date. As used herein, the term "Effective Date" shall mean and refer to the date on which the last of Seller and Buyer, as applicable, executes this Agreement so that this Agreement has been fully executed by the parties hereto, as evidenced by the dates set forth below the respective signature blocks of Seller and Buyer set forth hereinbelow.

8.13. Excluded Liabilities. Buyer shall neither assume nor pay for nor be liable for any of Seller's agreements, liabilities, debts, responsibilities or obligations with respect to the Property or otherwise, whether direct, fixed or contingent, and whether existing or arising at any time prior or subsequent to the Closing Date, except and only to the extent otherwise provided herein.

**IN WITNESS WHEREOF**, the parties hereto have caused this instrument to be executed as of the Effective Date referenced herein.

**SELLER:**

**THE SOULE CO**

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12

**MINUTES, LIMESTONE COUNTY COMMISSION, APRIL 6, 2026,  
COMMISSION MEETING**

**By: Lindsey Osborne**  
**Its: President**

**Date of Execution:** \_\_\_\_\_, 2026

STATE OF ALABAMA        )  
LIMESTONE COUNTY        )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Lindsey Osborne, whose name as the agent and President of The Soule Co, a Florida corporation, is signed to the foregoing *Purchase and Sale Agreement* and who is known to me, acknowledged before me on this day that, being informed of the contents of the same, she, in such authorized capacities and with full authority, executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand this the \_\_\_\_ day of \_\_\_\_\_, 2026.

{SEAL}

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**BUYER:**

**LIMESTONE COUNTY, ALABAMA**

\_\_\_\_\_  
**By: Collin Daly**  
**Its: Chairman**  
**Date of Execution:** \_\_\_\_\_, 2026

STATE OF ALABAMA        )  
LIMESTONE COUNTY        )

I, the undersigned authority, a Notary Public in and for said County, in said State, hereby certify that Collin Daly, whose name as Chairman of the Limestone County Commission of Limestone County, Alabama, is signed to the foregoing *Purchase and Sale Agreement* and who is known to me, acknowledged before me on this day that, being informed of the contents of the same, he, in his capacity as such authorized agent and with full authority, executed the same voluntarily for and as the act of said entity on the day the same bears date.

Given under my hand this the \_\_\_\_ day of \_\_\_\_\_, 2026.

{SEAL}

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

amendment does not materially increase the financial obligations of the County beyond those set forth in the Agreement as approved herein.

Section 3. Authorization to Execute Closing and Related Documents. The Chairman is hereby authorized to execute, deliver, and accept, on behalf of Limestone County, any and all documents, instruments, certificates, and agreements reasonably necessary or appropriate to consummate the closing of the transaction contemplated by the Agreement, including but not limited to the following:

- (a) Any earnest money deposit instructions or escrow agreements required in connection with the escrow deposit;
- (b) Agreements for title examination, title insurance commitments, and the issuance of an owner's title insurance policy;

**MINUTES, LIMESTONE COUNTY COMMISSION, APRIL 6, 2026,  
COMMISSION MEETING**

- (c) Agreements for real property survey services;
- (d) Agreements for appraisal services;
- (e) Agreements for environmental inspection services, including Phase I and, if recommended, Phase II Environmental Site Assessment services;
- (f) Agreements for structural inspection services;
- (g) Any title affidavits, evidences of authority, or other documents required by the title company or escrow agent in connection with the closing;
- (h) Any deed, bill of sale, assignment, or other instrument of conveyance delivered by Seller at closing; and
- (i) Any other agreement, instrument, or document which the Chairman, in consultation with the County Attorney, deems reasonably necessary or appropriate to further or complete the closing of the transaction.

Section 4. Authorization of Expenditures. The Commission hereby authorizes the expenditure of funds reasonably necessary to complete the acquisition of the Property and the closing of the transaction, including but not limited to the earnest money deposit, the purchase price, costs of title examination and title insurance, survey costs, appraisal fees, environmental and structural inspection fees, recording fees, transfer taxes, escrow fees, attorney fees, and any other closing costs allocated to or assumed by the County under the terms of the Agreement or as otherwise reasonably necessary to consummate the transaction. All such expenditures shall be made from funds appropriated or otherwise lawfully available for such purpose.

Section 5. Delegation of Authority. The Chairman is hereby authorized to take any and all additional actions and to execute any and all additional documents on behalf of the County that he, in consultation with the County Attorney, deems necessary or appropriate to

carry out the intent of this Resolution and to complete the acquisition of the Property.

Section 6. Ratification. All prior actions taken by the Chairman or County staff in connection with the negotiation of the Agreement and the initiation of due diligence activities related to the Property are hereby ratified and confirmed.

Section 7. Effective Date. This Resolution shall take effect immediately upon its adoption by the Commission.

**ADOPTED AND APPROVED** by the Limestone County Commission at a duly noticed meeting held on this the 6th day of April, 2026.

The Chairman asked if there was any discussion. There was no discussion. The Administrator called the roll. David Ruf, aye; Johnny Turner, aye; Derrick Gatlin, aye; and LaDon Townsend, aye. Motion carries unanimously.

**MOTION** was made by LaDon Townsend and seconded by David Ruf to approve the renewal of the yearly service contract with Rapiscan Systems for the Rapiscan x-ray machine at the Limestone County Courthouse in the amount of \$5,139.00.



<b>Service Contract Quote</b>	
2805 Columbus St. Torrance, CA 90503 USA	T: (978) 252-8700 F: (978) 287-0537
Contract Proposal: Date: Expiration Date: VAT Reg: Seller Reg:	E095-CP-003528 6/1/2026 6/24/2026  

**Quotation Status: Created**

Service Plan Type:	GOLD-PREPAID	Start Date:	6/1/2026	Invoice Period:	YEAR
		End Date:	5/31/2027	Amount:	5,139.00



## MINUTES, LIMESTONE COUNTY COMMISSION, APRIL 6, 2026, COMMISSION MEETING

1	APKN	Account List Import/Export
1	C5CC	Sendpro C Auto 95
1	CAAB	Basic Cost Accounting
1	COVER-SPCA	Protective Dust Cover - SendPro C Auto
1	F9PG2	PowerGuard LE Service Package
1	ME1A	Meter Equipment - C Series
1	MP81	C Series Integrated Scale
1	PAB1	C Series Premium App Bundle

US174885.4      2/23      Page 1 of 3      Y103758985  
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 Pitney Bowes Confidential Information

1	PTJ1	SendPro Online-PitneyShip
1	PTJA	PitneyShip Basic 1 User
1	PTJN	Single User Access
1	PTK1	Web Browser Integration
1	PTK2	SendPro C Series Shipping Integration
1	SJS2	Softguard For SendPro C500
1	SPACRK	Return Box - SendPro Auto C
1	STDSLA	Standard SLA-Equipment Service Agreement (for SendPro C Sending Technology)
1	ZH24	Manual Weight Entry
1	ZH29	HZ03 95 LPM Speed
1	ZHC5	SendPro C500 Base System Identifier
1	ZHD5	USPS Rates with Metered Letter
1	ZHD7	E Conf Services for Metered LTR. BDL
1	ZHWL	5lb/3kg Weighing Option for MP81

**Your Payment Plan**

<b>Initial Term:</b> 60 months	<b>Initial Payment Amount:</b>	
<b>Number of Months</b>	<b>Monthly Amount</b>	<b>Billed Quarterly at*</b>
60	\$ 148.73	\$ 446.19

\*Does not include any applicable sales, use, or property taxes which will be billed separately.  
 If the equipment listed above is replacing your current meter, your current meter will be taken out of service once this lease commences.

- Tax Exempt Certificate Attached
- Tax Exempt Certificate Not Required
- Purchase Power® transaction fees included
- Purchase Power® transaction fees extra

US174885.4      2/23      Page 2 of 3      Y103758985  
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 Pitney Bowes Confidential Information

**Your Signature Below**

By signing below, you agree to be bound by your State's/Entity's/Cooperative's contract, which is available at <http://www.pb.com/states> and is incorporated by reference. The terms and conditions of this contract will govern this transaction and be binding on us after we have completed our credit and documentation approval process and have signed below. If software is included in the Order, additional terms apply which are either (i) included in your State's contract which is available at <http://www.pb.com/states> or (ii) available by clicking on the hyperlink for that software located at [https://www.naspovalupoint.org/search/?term=pitney+bowes&page\\_ref=contractors](https://www.naspovalupoint.org/search/?term=pitney+bowes&page_ref=contractors). Those additional terms are incorporated by reference.



## **MINUTES, LIMESTONE COUNTY COMMISSION, APRIL 6, 2026, COMMISSION MEETING**

### **4. EMPLOYEE OBLIGATIONS**

The Employee agrees to:

- (a) Attend all scheduled sessions of the training program and make reasonable good-faith efforts to complete the program successfully;
- (b) Promptly notify the department head of the County's Maintenance Department of any absence, withdrawal, or change in program status; and
- (c) Remain employed by the County for a period of three (3) years following the final date of the training program ("Retention Period"), subject to the repayment provisions in Section 5.

### **5. REPAYMENT OBLIGATION**

5.1 **Obligation to Repay.** If the Employee separates from County employment for any reason — including voluntary resignation, retirement, termination with or without cause, or any other form of separation — before the expiration of the Retention Period, the Employee shall repay the County the Training Costs in accordance with the schedule set forth in Section 5.2.

5.2 **Repayment Schedule.** The amount owed shall be calculated as follows:

- (a) Separation during Year 1 (within 12 months following the end of training): 100% of Training Costs.
- (b) Separation during Year 2 (between 12 and 24 months following the end of training): 66.67% of Training Costs.
- (c) Separation during Year 3 (between 24 and 36 months following the end of training): 33.33% of Training Costs.
- (d) Separation after the expiration of the Retention Period: No repayment obligation.

5.3 **Method of Repayment.** The County may, in its sole discretion and to the extent permitted by applicable law, recover any amount owed under this Section by: (a) deducting the amount from the Employee's final paycheck(s) or any other amounts owed to the Employee at separation, subject to the payroll deduction authorization in Section 7 and applicable wage payment laws; and/or (b) pursuing collection through any other lawful means.

5.4 **Repayment Due Date.** Any balance not recovered through payroll deduction shall be due and payable to the County within thirty (30) days of the Employee's last day of employment.

### **6. FAILURE TO COMPLETE TRAINING**

If the Employee voluntarily withdraws from, or is dismissed from, the training program before completion, the full amount of Training Costs paid or incurred by the County as of the date of withdrawal or dismissal shall become immediately due and payable, and the repayment schedule in Section 5.2 shall not apply.

### **7. PAYROLL DEDUCTION AUTHORIZATION**

The Employee hereby voluntarily authorizes Limestone County to deduct from the Employee's final paycheck(s), accrued leave payouts, or any other compensation owed at the time of separation, any amount due and owing to the County under Section 5 or Section 6 of this Agreement. The Employee understands and agrees that:

- (a) This authorization is given freely and voluntarily as a condition of receiving the training benefit described herein;
- (b) The deduction(s) authorized herein may reduce the Employee's final paycheck(s) below the applicable minimum wage, and the Employee expressly consents to such reduction to the extent permitted by applicable law;
- (c) If the final paycheck(s) and other amounts owed at separation are insufficient to satisfy the full repayment obligation, the remaining balance shall be due within thirty (30) days of the Employee's last day of employment as provided in Section 5.4; and
- (d) This authorization shall remain in effect for the duration of the Employee's employment with the County and shall survive separation of employment to the extent necessary to carry out its purpose.

### **8. GOVERNING LAW**

This Agreement shall be governed by and construed in accordance with the laws of the State of Alabama. Any dispute arising hereunder shall be subject to the jurisdiction of the courts of Limestone County, Alabama.

### **9. SEVERABILITY**

If any provision of this Agreement is found to be invalid or unenforceable, the remaining provisions shall continue in full force and effect.

### **10. ENTIRE AGREEMENT**

This Agreement constitutes the entire understanding of the parties with respect to the subject matter herein and supersedes all prior discussions or agreements. This Agreement may only be modified by a written instrument signed by both parties.

**MINUTES, LIMESTONE COUNTY COMMISSION, APRIL 6, 2026,  
COMMISSION MEETING**

**ACKNOWLEDGMENT**

By signing below, the parties certify that they have read this Agreement in its entirety, fully understand its terms, and are executing it voluntarily.

**EMPLOYEE, PRESTON McFARLAND:**

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Position / Title: \_\_\_\_\_

**FOR LIMESTONE COUNTY, ALABAMA:**

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_  
Title: \_\_\_\_\_

The Chairman asked if there was any discussion. There was no discussion. The Administrator called the roll. Johnny Turner, aye; Derrick Gatlin, aye; David Ruf, aye; and LaDon Townsend, aye. Motion carries unanimously.

**MOTION** was made by David Ruf and seconded by Derrick Gatlin to approve to apply for 25 body cameras for Corrections Officers through The Byrne Memorial Justice Assistance Grant (Department of Justice). The total estimated cost is \$97,523.50 with no county match.

The Chairman asked if there was any discussion. There was no discussion. The Administrator called the roll. David Ruf, aye; Derrick Gatlin, aye; Johnny Turner, aye; and LaDon Townsend, aye. Motion carries unanimously.

**MOTION** was made by LaDon Townsend and seconded by Johnny Turner to approve an Electronic Monitoring Participant Contract and authorize Community Corrections to enter into agreements with Electronic Monitoring Program participants in the form approved.



**Mandy Morgan  
Director**

**LIMESTONE COUNTY COMMUNITY CORRECTIONS**  
505 South Jefferson Street  
Athens, Alabama 35611  
(256) 216-3437

**ELECTRONIC MONITORING PROGRAM (EMP)  
PARTICIPANT RULES, REGULATIONS, AND PAYMENT AGREEMENT**

Participant: \_\_\_\_\_  
Date of Birth: \_\_\_\_\_ Phone: \_\_\_\_\_  
Address: \_\_\_\_\_  
City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Assigned GPS Ankle Monitor: BI LOC8XT \_\_\_\_\_.

Date of Installation: \_\_\_\_/\_\_\_\_/\_\_\_\_.

1. **PURPOSE**  
The Participant has been approved or ordered to participate in the Electronic Monitoring Program (EMP). This Agreement establishes the rules, responsibilities, and payment obligations associated with participation in the program.
2. **PROCESSING FEE**  
The Participant agrees to pay a **one-time processing and enrollment fee of \$185.00**, due prior to installation of the electronic monitoring device. This fee is non-refundable.
3. **PRORATED DAILY MONITORING FEE**  
The Participant agrees to pay a **prorated monitoring fee of \$6.00 per day** for electronic monitoring services until the first day of the next month.

**MINUTES, LIMESTONE COUNTY COMMISSION, APRIL 6, 2026,  
COMMISSION MEETING**

4. MONTHLY PROGRAM FEE

The Participant agrees to pay a **\$215.00 monthly program fee**, which includes supervision and drug screening services as required by the program. Charges begin on the date the device is installed and end on the date the device is removed.

5. PAYMENT REQUIREMENTS

Payments must be made according to the following schedule:

Total Due at Installation (includes Processing and Prorated Fees): \$ \_\_\_\_\_.

First Monthly Payment Due Date: \_\_\_\_\_.

Payment is due within the first five (5) business days of each month. Participants must remain current on all Electronic Monitoring fees during their participation in the program.

Accepted Payment Methods:

Cash

Money Order

6. EQUIPMENT RESPONSIBILITY

The Participant acknowledges receipt of electronic monitoring equipment and agrees to maintain the device in proper condition at all times. The Participant agrees to return the device and any other equipment in the same condition as received.

The Participant agrees:

- Not to tamper with, alter, or remove the monitoring device.
- To keep the device charged and operational.
- To follow all instructions provided by program staff.

The Participant is **financially responsible for any damage, destruction, loss, or tampering of the electronic monitoring equipment**. The Participant may be required to pay replacement or repair costs if the device is damaged or not returned.

7. PROGRAM COMPLIANCE

The Participant agrees to comply with all rules and requirements of the Electronic Monitoring Program, including but not limited to:

- Maintaining approved schedules or location restrictions.
- Remaining within set perimeters.
- Reporting as directed by program staff.
- Submitting to drug screening when required.
- Maintaining contact with program personnel.

Failure to comply with program rules or payment obligations will result in **notification to the court** and may result in removal from the program and a warrant being issued.

8. TERMINATION FROM PROGRAM

Participation in the Electronic Monitoring Program may be terminated for violations including non-payment, tampering with equipment, failure to report, or other non-compliance. Any termination will be reported to the Court.

9. ACKNOWLEDGEMENT

By signing below, the Participant acknowledges that they have read, understand, and agree to comply with the terms and conditions of this Electronic Monitoring Program Agreement.

\_\_\_\_\_  
Participant Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
LCCC Staff Signature

\_\_\_\_\_  
Date

The Chairman asked if there was any discussion. There was no discussion. The Administrator called the roll. LaDon Townsend, aye; Johnny Turner, aye; David Ruf, aye; and Derrick Gatlin, aye. Motion carries unanimously.

**MOTION** was made by Derrick Gatlin and seconded by David Ruf to **approve a contract with the vendor and Community Corrections for electronic monitoring pending County Attorney approval.**

**MINUTES, LIMESTONE COUNTY COMMISSION, APRIL 6, 2026,  
COMMISSION MEETING**

The Chairman asked if there was any discussion. There was no discussion. The Administrator called the roll. Derrick Gatlin, aye; David Ruf, aye; Johnny Turner, aye; and LaDon Townsend, aye. Motion carries unanimously.

**MOTION** was made by LaDon Townsend and seconded by Derrick Gatlin to approve the following budget revisions:

Account Number	Title of Line Item	Amount	Reason
001-35910 001-51965-550	FUND BALANCE MOTOR VEHICLES	-\$53,658.00 +53,658.00	Purchase 2 Chevy Equinox for I.T. Dept.
001-35910 001-51100-520	FUND BALANCE BUILDINGS	-\$3,200,000.00 +\$3,200,000.00	To purchase property/building on 300 E Elm St.

The Chairman asked if there was any discussion. There was no discussion. The Administrator called the roll. LaDon Townsend, aye; Derrick Gatlin, aye; David Ruf, aye; and Johnny Turner, aye. Motion carries unanimously.

**MOTION** was made by Johnny Turner and seconded by David Ruf to approve to award the following bids:

Proposal No.	Item	Award To:	Amount
2913	Security Envelopes w/ Window – License Comm.	Decatur Printing Solutions	\$1,830.00
2914	Business Cards – License Comm.	Printers & Stationers, Inc.	\$431.06

The Chairman asked if there was any discussion. There was no discussion. The Administrator called the roll. Johnny Turner, aye; David Ruf, aye; Derrick Gatlin, aye; and LaDon Townsend, aye. Motion carries unanimously.

**MOTION** was made by Derrick Gatlin and seconded by LaDon Townsend to approve the following:

1. Approve to amend the Staffing Plan under “Jail” to reflect five (5) Sergeants instead of four (4). (Reference Agenda/Minutes for January 20, 2026.)
2. Approve to amend the Staffing Plan under “Paving – Road Maintenance” to remove 1 Road Superintendent and add 1 Paving Road Supervisor to reflect the grade of “19”.
3. Approve to amend the Staffing Plan under “Paving – Road Maintenance” to add 1 Paving Crew Lead to reflect the grade of “17”.

The Chairman asked if there was any discussion. There was no discussion. The Administrator called the roll. Derrick Gatlin, aye; LaDon Townsend, aye; David Ruf, aye; and Johnny Turner, aye. Motion carries unanimously.

**MOTION** was made by LaDon Townsend and seconded by David Ruf to approve to place Rodney Elkins on unpaid medical leave. Retroactive to March 31, 2026.

The Chairman asked if there was any discussion. There was no discussion. The Administrator called the roll. LaDon Townsend, aye; David Ruf, aye; Derrick Gatlin, aye; and Johnny Turner, aye. Motion carries unanimously.

**MOTION** was made by Johnny Turner and seconded by Derrick Gatlin to approve the following:

**MINUTES, LIMESTONE COUNTY COMMISSION, APRIL 6, 2026,  
COMMISSION MEETING**

5. Approve to promote Timothy Carter from an Equipment Operator II (District 2) to Paving Road Supervisor (Paving – Road Maintenance), effective April 6, 2026.
6. Approve to promote Michael Shane Black from Equipment Operator III to Paving Crew Lead (Paving – Road Maintenance), effective April 6, 2026.

The Chairman asked if there was any discussion. There was no discussion. The Administrator called the roll. Johnny Turner, aye; Derrick Gatlin, aye; David Ruf, aye; and LaDon Townsend, aye. Motion carries unanimously.

**MOTION** was made by David Ruf and seconded by Johnny Turner to approve the following merit increases:

Name	Position	Effective Date
Shakira Gonzalez	Corrections Officer	3/10/2026
Jonathan Kyle Swart	Sergeant – Jail	3/7/2026
Bobbi Bailey	Chief Probate Clerk	3/23/2026
Christine Lewter	Building Service Worker	4/16/2026
Stuart Bradley Fontenot	Sheriff Sergeant (Patrol)	4/18/2026
Caleb Ryan	Sheriff Sergeant (Patrol)	4/17/2026
Kelly Adams	GIS Tech	4/23/2026
Allison Appleton	Revenue Clerk	4/23/2026
Mitzi Cooley	Tag & Title Clerk II	4/7/2026
Julie McCurry	Tag & Title Clerk I	4/8/2026
Joseph Jackson	Equipment Operator II	4/7/2026

The Chairman asked if there was any discussion. There was no discussion. The Administrator called the roll. David Ruf, aye; Johnny Turner, aye; Derrick Gatlin, aye; and LaDon Townsend, aye. Motion carries unanimously.

**MOTION** was made by Johnny Turner and seconded by Derrick Gatlin to approve the following subdivisions:

Name	S/D Type	Approval Type	Lots	District	Location
Ham Road Subdivision	Minor	Preliminary & Final	2	3	On the S side of Ham Rd W of Reid Rd.
Donnie Joe Pittman Subdivision	Minor	Preliminary & Final	1	1	On the W side of Hollands Gin Rd, S of Shipley Hollow Rd.
Homestead	Major	Preliminary	160	2	On the E side of Nabors Rd approximately ½ mile N of Nick Davis Rd.

The Chairman asked if there was any discussion. There was no discussion. The Administrator called the roll. Johnny Turner, aye; Derrick Gatlin, aye; David Ruf, aye; and LaDon Townsend, aye. Motion carries unanimously.

**MOTION** was made by Derrick Gatlin and seconded by LaDon Townsend to approve to sell the following on GovDeals:

Department	Item	Asset Tag#	VIN #

**MINUTES, LIMESTONE COUNTY COMMISSION, APRIL 6, 2026,  
COMMISSION MEETING**

56200 Council on Aging	2012 Chevy Traverse	9511002	1GNKVEED4CJ211128
53400 District 3	12ft Land Pride Bush Hog	10087	1589919

The Chairman asked if there was any discussion. There was no discussion. The Administrator called the roll. Derrick Gatlin, aye; LaDon Townsend, aye; David Ruf, aye; and Johnny Turner, aye. Motion carries unanimously.

**MOTION** was made by David Ruf and seconded by Johnny Turner to approve to dismantle and dispose of the following by any means necessary:

Department	Item	Asset Tag#	Serial #
51910 Elections	80 - 2020 Poll Pads	12701	GG7YWYNCJF8J
		12702	GG7YPVLTJF8J
		12703	GG7YX9EEJF8J
		12704	GG7YVZ84JF8J
		12705	GG7YQ38EJF8J
		12706	GG8YP552JF8J
		12707	GG7YVCL4JF8J
		12708	GG7YWW6MJF8J
		12709	GG8YWB1VJF8J
		12710	GQ8YP0L9JF8J
		12711	GG7YWXG4JF8J
		12712	GG8YPTABJF8J
		12713	GQ8YV2WBJF8J
		12714	GG8YWFH7JF8J
		12715	GG7YWAQCJF8J
		12716	GG7YWGZMJF8J
		12717	GQ8YV1SXJF8J
		12718	GG8YPZB6JF8J
		12719	GG8YWCNWJF8J
		12720	GG7YWYWGJF8J
		12721	GG8YVZSEJF8J
		12722	GG8YWANMJF8J
		12723	GG7YWKXCJF8J
		12724	GG8YPI5MJF8J
		12725	GG8YW21PJF8J
		12726	GG8YPLJ9JF8J
		12727	GG8YW3FHJF8J
		12728	GG8YWABWJF8J
		12729	GG7YPHPZJF8J
		12730	GG8YPNNRJF8J
		12731	GG8YSQGJF8J
		12732	GG8YW7GPJF8J
		12733	GG8YPTCAJF8J
		12734	GG7YWQJTJF8J
		12735	GG8YPT46JF8J
		12736	GG8YPNZWJF8J
		12737	GG7YQD5HJF8J
		12738	GG7YWEGBJF8J
		12739	GG7YWL05JF8J
		12740	GG8YW79MJF8J
		12741	GG8YW0LKJF8J
		12742	GQ8YT7PZJF8J

**MINUTES, LIMESTONE COUNTY COMMISSION, APRIL 6, 2026,  
COMMISSION MEETING**

		12743	GG7YWG2FJF8J
		12744	GQ8YP54EJF8J
		12745	GG8YWAETJF8J
		12746	GG7YNQCSJF8J
		12747	GG8YWEAZJF8J
		12748	GG8YW5SUJF8J
		12749	GG8YW0CBJF8J
		12750	GG8YWBABJF8J
		12751	GG8YPSZXJF8J
		12752	GG7YWJBCJF8J
		12753	GG7YVW9TJF8J
		12754	GG8YPKY4JF8J
		12755	GG7YWMS1JF8J
		12756	GG7YWJDDJF8J
		12757	GG7YWYHLJF8J
		12758	GG8YP4WUJF8J
		12759	GG8YPSYMJF8J
		12760	GG8YNFJ7JF8J
		12761	GG8YP4DFJF8J
		12762	GG7YPVHBJF8J
		12763	GG8YPXUZJF8J
		12764	GG8YNHPDJF8J
		12765	GG8YW1PHJF8J
		12766	GG8YWF8WJF8J
		12767	GG8YPQTLJF8J
		12768	GG8YN8JYJF8J
		12769	GG8YWAHYJF8J
		12770	GG7YWKKJJF8J
		12771	GG8YMU6DJF8J
		12772	GG8YN23HJF8J
		12773	GG7Z8207JF8J
		12774	GQ8YV41CJF8J
		12775	GG7YW2TJJF8J
		12776	GG7Z83SRJF8J
		12777	GG7Z8029JF8J
		12778	GG8YQBJ8JF8J
		12779	GG7YN2HSJF8J
		12780	GG8YP4N4JF8J

The Chairman asked if there was any discussion. There was no discussion. The Administrator called the roll. David Ruf, aye; Johnny Turner, aye; Derrick Gatlin, aye; and LaDon Townsend, aye. Motion carries unanimously.

**MOTION** was made by LaDon Townsend and seconded by Johnny Turner to approve to remove the following from inventory:

Department	Item	Asset Tag#	VIN #
52100 Sheriff's Office	2023 Dodge Durango – U.400	10270	1C4SDJFT4PC591771
53300 District 2	John Deere 42” Lawnmower	17818	MOL160D509253

The Chairman asked if there was any discussion. There was no discussion. The Administrator called the roll. LaDon Townsend, aye; Johnny Turner, aye; David Ruf, aye; and Derrick Gatlin, aye. Motion carries unanimously.

**MINUTES, LIMESTONE COUNTY COMMISSION, APRIL 6, 2026,  
COMMISSION MEETING**

**MOTION** was made by LaDon Townsend and seconded by Derrick Gatlin to approve to authorize a lawsuit to enforce junkyard regulations regarding property located at 19890 Hwy 99, Athens, AL 35614.

The Chairman asked if there was any discussion. Chairman and the County Attorney stated that this is a junkyard without the proper licensing or fencing. There was no discussion. The Administrator called the roll. LaDon Townsend, aye; Derrick Gatlin, aye; David Ruf, aye; and Johnny Turner, aye. Motion carries unanimously.

Commissioner Ruf gave a paving update on Piney Chapel Rd. and stated that culverts would start being put in on Sweet Springs Rd. the following week.

Commissioner Turner stated that paving season is in full swing with multiple projects in district 2. In closing he stated that the District Attorney has filed to move forward with the condemnation of the house on Hall Rd.

Commissioner Gatlin thanked his crew and engineering for their hard work on Blackburn Rd. installed culverts. He stated that Ingram Rd. is complete, and they will be moving back to Blackburn Rd. to continue getting it prepped to be paved. In closing he reminded citizens that bushhogging and herbicide spraying are fixing to begin; therefore, place your no spray signs out.

Commissioner Townsend thanked the engineering department for their hard work on projects going on in district 4. In closing he stated that bushhogging would begin soon.

Chairman Daly thanked the Vietnam Veterans for their service. He stated that the potential property for the new animal shelter is going before the city tonight. In closing he suggested that each Commissioner be a liaison for the different county departments.

Adjourned at 10:19 a.m. until 9:00 a.m. on Monday, April 20, 2026, at the Clinton Street Courthouse Annex, 100 South Clinton Street, Athens, Alabama.

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Collin Daly, Chairman

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David Ruf, D-I Commissioner

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Johnny Turner, D-II Commissioner

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Derrick Gatlin, D-III Commissioner

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LaDon Townsend, D-IV Commissioner