

THE CITY COMMISSION
CITY OF PARIS, TENNESSEE
FEBRUARY 7, 2013
REGULAR MEETING

The Board of Commissioners of the City of Paris, Tennessee met in regular session Thursday, February 7, 2013 at 6:00 p.m. in the City Hall Courtroom of the City of Paris, Tennessee for the purpose of conducting the following and any other business:

NEW BUSINESS:

1. Financial Update
2. Appointments to Boards
3. Resolution to File a 2013 Community Development Block Grant (CDBG) Application for a Housing Rehabilitation Project
4. Agreement for Services for Administrative Hearing Officer
5. Rezoning Request for Property Located at 727 Spruce Street from M-2 (Heavy Industrial) to R-3 (Multi-Family Residential) (First Reading)
6. Additional Requirements to Allow Multi-Family Residential in a B-1 District

STATUS OF VARIOUS PROJECTS AND DEPARTMENTAL SUMMARIES

1. Project Update Sheet

Present: Mayor Sam Tharpe
Commissioner Terry Fuller
Commissioner Pete Lackey

Also Present: Carl Holder, City Manager
Fred McLean, City Attorney
Kim Foster, Finance Director
Willette Ray, Administrative Assistant to the City Manager
Jennifer Morris, Community Development Director
Mike Brown, Building Inspector
Charles Elizondo, Police Chief
Jordan Klutts, Patrolman
Jeramye Whitaker, Corporal
Amber Roaten, Patrolman
Derrek Colley, Patrolman
Gerry Cagle, Sergeant
Daryl Stalls, Corporal

Media: Bill McCutcheon, The Paris Post-Intelligencer
Tim Alsobrooks, WMUF

Mayor Tharpe called the meeting to order. The Pledge of Allegiance and a Moment of Silence were observed.

APPROVAL OF MINUTES

The minutes of the previous meetings held Thursday, January 3, 2013 and Monday, January 28, 2013 were approved with a correction as presented following a motion by Commissioner Fuller and seconded by Commissioner Lackey. The motion carried unanimously.

COMMENTS FROM CITIZENS

None

COMMENTS FROM COMMISSION

Mayor Tharpe informed the Commission of the deployment of the Paris National Guard Unit. The Mayor, City Manager, and County Mayor attended the ceremony that was conducted Thursday, February 7th. Tharpe asked that the Commission and the community keep the Unit in their prayers and thoughts.

NEW BUSINESS

FINANCIAL UPDATE

Kim Foster, Finance Director, provided the financial update at the meeting. Retail sales are back in the growth category for the month of November. Year to date we are 3.21% ahead of the same time last year. We should finish the calendar year strong, maintaining positive growth. The new financial software conversion is going very well.

Consultants have been on-site the last two weeks and will be for two more weeks. The program will go live in April.

APPOINTMENTS TO BOARDS

After a brief discussion, Commissioner Fuller made a motion which was seconded by Commissioner Lackey to approve the appointment of Beth Belew to the Alcoholic Beverage Control Board. The motion carried unanimously.

After a brief discussion, Commissioner Fuller made a motion which was seconded by Commissioner Lackey to approve the appointment of Kayla Wallace to the Paris-Henry County Volunteer Center Board. The motion carried unanimously.

RESOLUTION TO FILE A 2013 COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) APPLICATION FOR A HOUSING REHABILITATION PROJECT

After a brief discussion, Commissioner Lackey made a motion which was seconded by Commissioner Fuller to authorize the Mayor to sign the application for A CDBG Housing Rehabilitation Project. The motion carried unanimously.

RESOLUTION NO. 1510

**RESOLUTION TO FILE A 2013
COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG)
APPLICATION FOR A HOUSING REHABILITATION PROJECT**

WHEREAS, the Department of Housing and Urban Development annually funds the Small Cities CDBG program to provide funds for the benefit of low income persons; and,

WHEREAS, the Tennessee Department of Economic and Community Development administers the CDBG program to local governments statewide; and,

WHEREAS, elected officials of the City of Paris have determined that a Housing Rehabilitation Project is the most pressing need that can be addressed with assistance from the CDBG program; and,

WHEREAS, with a total project cost estimated at \$500,000, the City of Paris wishes to make an application to the CDBG program in the amount of \$500,000.

NOW, THEREFORE, BE IT RESOLVED that the Mayor of the City of Paris, Tennessee is authorized to develop and sign the application for CDBG funds and enter into any and all agreements and assurances necessary to consummate the project.

This resolution is read and adopted at public meeting this 7th day of February, 2013.

/s/Samuel Tharpe
Mayor

/s/Kim Foster
Finance Director

AGREEMENT FOR SERVICES FOR ADMINISTRATIVE HEARING OFFICER

This agenda item will be resubmitted once the City Manager and the City Attorney finalized the agreement.

REZONING REQUEST FOR PROPERTY LOCATED AT 727 SPRUCE STREET FROM M-2 (HEAVY INDUSTRIAL) TO R-3 (MULTI-FAMILY RESIDENTIAL)(FIRST READING)

At the January City Commission meeting, a rezoning request was submitted by Doug and Heather Goodrum for property located at 727 Spruce Street from M-2 to R-3. This information was taken from their submitted application. However, the property is actually M-2. An M-2 designation is Heavy Industrial while the R-3 is Multi-Family Residential.

The Commission referred this item to the Planning Commission for recommendation. At the Planning Commission meeting held Thursday, January 10th, Mr. Griffith made a motion which was seconded by Mr. Gerrell to rezone this property from M-2 to R-3. The motion carried unanimously.

After a brief discussion, Commissioner Fuller made a motion which was seconded by Commissioner Lackey to approve the rezoning of the property from M-2 to R-3. The motion carried unanimously.

A Public Hearing and Second Reading will need to be scheduled for the next City Commission meeting on Thursday, March 7, 2013

ADDITIONAL REQUIREMENTS TO ALLOW MULTI-FAMILY RESIDENTIAL IN A B-1 DISTRICT

At the January meeting, the City Commission adopted an ordinance amending the Zoning Ordinance to allow multi-family residential in a B-1 District. An additional amendment is suggested for the Zoning Ordinance to provide guidelines for this type of development in B-1.

Currently multi-family uses are allowed in a P-B (Planned Business) District. The following requirements are included in the P-B Section of the Ordinance pertaining to multi-family developments. It is suggested that these requirements be included in the B-1 District as well:

2. Single-family attached & multi-family dwelling (See Notes)

NOTE: For two-family (duplex) dwellings, the minimum required lot area shall be 4,000 square feet for the first duplex plus 4,000 square feet for each additional duplex not to exceed ten (10) duplexes per acre. Notwithstanding the provisions of 11-505 F. (1) and 11-105, Table 2, the minimum yard requirements for single family attached and multiple family dwellings in the P-B (Planned Business) Zone shall be as follows: (Ordinance No. 833, 07/07/93)

<u>Front</u> (ft.)	<u>Side</u> (ft.)	<u>Rear</u> (ft.)
25	10	20

For Townhouses (single-family attached), the minimum required lot area shall be 7,000 square feet for the first unit plus 2,400 square feet for each additional unit. For multi-family dwellings, the minimum required lot area shall be 7,000 square feet for the first unit plus 2,000 square feet for each additional unit. In the construction of both Townhouse and multi-family units within the P-B (Planned Business) district all developments must contain six units or more but shall not exceed 15 units per acre.

After a brief discussion, Commissioner Fuller made a motion which was seconded by Commissioner Lackey to adopt this amendment on First Reading and refer this to the Planning Commission for a recommendation. The motion carried unanimously.

STATUS OF VARIOUS PROJECTS AND DEPARTMENTAL SUMMARIES

The following is the Ongoing Projects Report as of February 1, 2013:

ONGOING PROJECTS (as of 02-01-13)

<u>Item</u>	<u>Primary Staff</u>	<u>Target Completion Date(s)</u>	<u>Notes</u>
1	Bethel / HCMC Holder	Undetermined	Bridge construction behind schedule due to weather; No new date
2	Joy Street Holder / Morris	03-01-13	Pre-Construction on February 7, 2013
3	New Finance, Codes, & Public Works Software Foster / Pillow / Holder / Jessie / Brown	04-30-13	In Process
4	Collinwood Drainage Public Works	Weather dependent	Phase 1 will be work on row and easements; J. Morris is in process of obtaining easements
5	Hazelwood Holder	Undetermined	Holder working w/ County to prep REFP for 4-H site; \$37.5 M Project; Proposal to be submitted 02-08-13
6	Annexation Projects Holder / Morris	06-30-13	Successful bidder was Marbury of Denmark, TN; Within budget; BPU to inspect
7	Employee Handbook Holder / Foster / Ray	01-01-13	Reflect personnel rules; No progress
8	SRO Holder/Elizondo	07-01-13	Elizondo attended State Conference on SROs; Will report at February's Meeting
9	MTAS Benchmarking Holder		Approved in January; Will begin implementation in March
10	Consideration of Insurance Coverages Holder / Foster	Undetermined	SRM to undertake under contract

11	218 Bypass	Morris / Holder / Greer	Undetermined	Received notice to proceed on appraisals and purchases; James Chatham of McKenzie will do first appraisal; Flowers review appraisal
13	Pension Change	Holder, Foster	Approved	Takes effect 02-01-13

Holder presented information on the Downtown Accident Statistics. During the long range planning session, the question arose concerning the problems of site vision when backing out on or near the square due to vans or oversized pickups. Accident data for a couple of years was pulled to determine the extent of the issue.

Over two years, there were 42 accidents in the downtown area. Most accidents occurred on East Washington Street, North Poplar Street or North Market Street (80%); the others on the West Washington Street, South Poplar Street, and South Market Street. Only 2 of the 42 accidents involved personal injury.

On a comparative basis there were 171 accidents in the Wal-Mart parking lot during the same time period. Only one resulted in personal injury. The numbers for both areas are higher than I would have anticipated. However, Chief Elizondo estimates that only about one-third of the accidents resulted in any considerable damage.

Elizondo informed the Commission about a Tennessee School Safety Summit in Franklin which was visited by the Governor. It was held on Tuesday, January 29th. He stated that he would like to see a SRO in every school in Henry County. He asked that the Commission allow the Paris Police Department to supply an SRO for the three PSSD Schools. It takes about a year to train a street worth officer. Veteran officers must be used as SROs which means new hires for patrol officers with Paris PD. Patrolman Jordan Klutts is serving as SRO at Inman.

There being no further business the meeting was duly adjourned at 7:50 p.m.

/s/Samuel Tharpe
Mayor

/s/Kim Foster
Finance Director