THE CITY COMMISSION
CITY OF PARIS, TENNESSEE
JUNE 6, 2013
REGULAR MEETING

The Board of Commissioners of the City of Paris, Tennessee met in regular session Thursday, June 6, 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:

OLD BUSINESS:

1. Rezoning Request for Property Located at 103 and 105 McClain Road (Seconding Reading)

NEW BUSINESS

1. Financial Update
2. Appointments to Boards
3. Rescheduling July City Commission Meeting
4. Recommendation to Change Service Providers for 457K Plan
5. Allocation of Future STP Funds
6. FY 14 Budget Ordinance (First Reading)
7. Tax Rate Ordinance (First Reading)
8. Garland Avenue Annexation (First Reading)

STATUS OF VARIOUS PROJECTS AND DEPARTMENTAL SUMMARIES

1. Project Update Sheet

Present: Mayor Sam Tharpe
Vice Mayor Gayle Griffith
Commissioner Terry Fuller
Commissioner Pete Lackey
Commissioner Carlton Gerrell

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
John Etheridge, Board of Public Utilities

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 meeting held Thursday, June 6, 2013 were approved as presented following a motion by Vice Mayor Griffith and seconded by Commissioner Fuller. The motion carried unanimously.

COMMENTS FROM CITIZENS

Ms. Joe Houston, 1424 Valleywood Drive, stated that she had drainage concerns about Valleywood Drive. She said that there was a creek behind her house and that there is a wooded area that fills up when it heavily rains. She thanked the Commission for looking into this matter.

Ms. Rose Presslar, 1608 Valleywood Drive, commented also about the drainage issues on Valleywood Drive. Her concerns were about erosion, trees falling, and deterioration of the system that carries water from the street. She wanted to thank the Commission and appreciates their efforts.

Kathy Ray, President of the Downtown Paris Association, informed the Commission about Downtown Paris Virtual Tours on the website www.ShopMainStreets.com. Ray thanked the City of Paris for being supportive of DPA.

COMMENTS FROM COMMISSION

Commissioner Fuller commended DPA for their good work that they do. Mayor Tharpe agreed for the Commission.

OLD BUSINESS

REZONING REQUEST FOR PROPERTY AT 103 AND 105 McCLAIN ROAD

Jimmy Dale Freeland submitted an application for rezoning at 103 and 105 McClain Road. This property actually fronts on McClain Road and only a point of the property actually touches Highway 79. The property is currently zoned B-1. It is adjacent to property zoned B-1 that fronts on Highway 79. On the east side of the property it is adjacent to property zoned R-2.

This is a 37.40 tract. The structure that fronts on McClain Road is in need of demolition. Mr. Freeland does not currently live in the structure but has plans to replace it. However, he is unable to do so due to the fact that it is zoned B-1.

After a brief discussion, Commissioner Gerrell made a motion which was seconded by Vice Mayor Griffith to approve the rezoning request on First Reading and refer to the Planning Commission. The motion carried unanimously.

At the Planning Commission meeting held Thursday, May 9th, Mr. Griffith made a motion which was seconded by Mr. Wimberley to rezone the total property R-2. The motion carried unanimously.

After a brief discussion, Vice Mayor Griffith made a motion which was seconded by Commissioner Lackey to approve the rezoning request. The motion carried unanimously.

ORDINANCE NO. 1155

AN ORDINANCE to Amend Title 11, Chapter 104
of the Paris Municipal Code

SECTION 1. BE IT ORDAINED by the Board of Commissioners of the City of Paris, Tennessee, that the Paris Municipal Code be amended as follows:

Title 11, Chapter 104, Section B, identifying, "The Official Zoning Map of Paris, Tennessee," as adopted, is amended as follows:

That the following described property be zoned R-2, same being currently zoned B-1:

This property is located in the First Civil District of Henry County, Tennessee. Since part of the property is already zoned R-2, the purpose of this ordinance is making sure the entire tract is rezoned. The property is more particularly described as follows:

See attached Exhibit "A" as shown on Tax Map 116, Parcel 48.00, in the Tax Assessor's Office of Henry County, Tennessee, and further as described in Deed Book 264, at pages 97-100, in the Register's Office of Henry County, Tennessee.

SECTION 2. All ordinances and parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 3. This ordinance shall take effect on and after passage of final adoption.

Passed and adopted May 2, 2013.

Passed and adopted June 6, 2013.

/s/Samuel Tharpe
Mayor

/s/Kim Foster
Finance Director

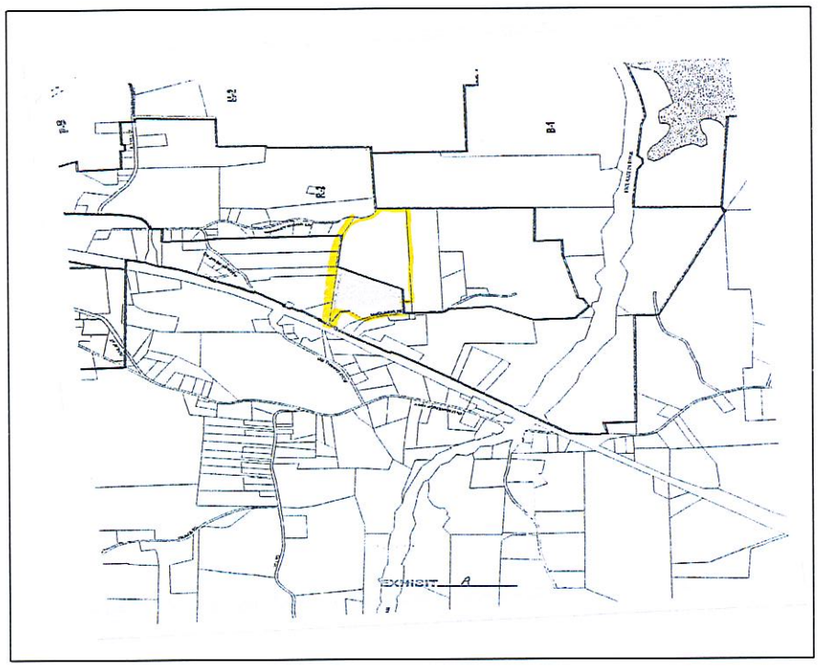

EXHIBIT A

NEW BUSINESS

FINANCIAL UPDATE

Finance Director Kim Foster presented the Financial Update. Foster stated that there was a decrease in retail sales. City Manager Carl Holder informed the Commission that the Stated said that last year we had 3% to 4% optimistic growth while they only used a 2.2% rate.

Foster said that as she had hoped, the administrator of the health care was able to trim cost down and the increase was going to come in at 4.62% instead of the anticipated near 11%. That difference saved the city around $30,000. Holder recommended that amount go into the Valleywood drainage project for next year.

APPOINTMENTS TO BOARDS

After a brief discussion, Commissioner Fuller made a motion which was seconded by Vice Mayor Griffith to approve the reappointment of Ricky Searcy to the Alcoholic Beverage Commission for a 3 year term, and Ramay Winchester to the Paris-Henry County Library Board for a 3 year term. The motion carried unanimously.

RESCHEDULING FOR THE JULY CITY COMMISSION MEETING

The City Commission Meeting was rescheduled for Tuesday, July 2nd. A Special-Called Meeting was scheduled for Thursday, June 20, 2013 at 12 noon.

RECOMMENDATION TO CHANGE SERVICE PROVIDERS FOR 457K PLAN

The City of Paris has maintained a 457K (pre-tax) Plan for a number of years. The US Conference of Mayors is the Plan sponsor and Nationwide has been the service provider. Recently the USCM changed providers due primarily to what was perceived as Nationwide's preference for featuring their own mutual funds over more productive offerings and their cancellation of better funds if the fee to Nationwide when up.

We were approached by the current USMC endorsed service provider, Great-Western Retirement Services to consider transferring. I set up a series of meetings with current participants (19) to hear their opinions and also gave them access to a Great Western agent to answer questions. The consensus was to move, although response was not overpowering.

The City as the fiduciary agent can make the decision. I believe the decision should be two-fold:

- consider current participants (total dollars contributed are relatively low; and
- consider long-term implications.

Let me declare at this point, I personally constitute over 55% of the contributions. However, since I am a relative short-timer, my personal opinion should not be weighed disproportionately.

Staff recommendation is that we move to the plan sponsor (USCM) preferred provider based on the following"

1. Lack of service by Nationwide;
2. USCM unhappiness with Nationwide fee structure; and

3. Nationwide's preference for fund changes favoring their own fund groups.

After a brief discussion, Vice Mayor Griffith made a motion which was seconded by Commissioner Lackey to approve the recommendation to change service providers for the 457K Plan from Nationwide to Great-Western Retirement Services. The motion carried unanimously.

ALLOCATION OF FUTURE STP FUNDS

The Federal Highway Administration has announced that a significant amount of funds for STP projects. We do not know what our share will be yet. A substantial portion will go to reimburse the Program for the cost of Joy Street over and above our current allocation. This is the agreement we worked out when the bids and engineering cost significantly surpassed the TDOT Budget for the Project.

The City Manager will inform the Commission when we are advised of our allocation level, the probable balance, and recommend potential projects.

FY 2014 BUDGET ORDINANCE (FIRST READING)

The FY 14 Budget was proposed for First Reading, as directed by the Commission at the Monday, June 3rd budget review.

After First Reading, the budget must be published at least ten (10) days prior to the Final Reading.

After a brief discussion, Commissioner Lackey made a motion which was seconded by Commissioner Gerrell to approve the Budget Ordinance on First Reading. The motion carried unanimously.

It was also decided that the saving from health care insurance, $30,000 would go to the drainage project.

FY 2014 TAX RATE ORDINANCE (FIRST READING)

The current tax rate is $.6542 per $100 of assessed value. No change is recommended.

After a brief discussion, Commissioner Fuller made a motion which was seconded by Commissioner Gerrell to approve the Tax Rate Ordinance on First Reading. The motion carried unanimously.

GARLAND AVENUE ANNEXATION (FIRST READING)

At the Planning Commission meeting held Thursday, May 9th, rezoning for Garland Avenue Annexation was brought before the board for discussion. In January 2012, the Planning Commission studied the annexation of the Garland Avenue area. At the time, the Planning Commission made their recommendations for the Plan of Services. However, the recommendation for zoning of that area was omitted.

The property to the east of this area is zoned R-2 High Density. Staff recommended that the R-2 High Density be extended to the annexed area.

After a brief discussion, Mr. Griffith made a motion which was seconded by Mr. Gerrell to approve the zoning for the Garland Avenue annexation. The motion carried unanimously.

This was presented for First Reading. A Public Hearing and a Second Reading will be scheduled for the July City Commission Meeting.

After a brief discussion, Vice Mayor Griffith made a motion which was seconded by Commissioner Lackey to approve the annexation. The motion carried unanimously.

STATUS OF VARIOUS PROJECTS AND DEPARTMENTAL SUMMARIES

The Ongoing Project Update Sheet, as of May 29, 2013, is presented for your review.

ONGOING PROJECTS (as of 05-28-13)

	Item	Primary Staff	Target Completion Date(s)	Notes
1	Bethel / HCMC	Holder		Bethel considering options for resolving financial issues. Bethel has issues with Venture Construction. Will settle up soon.
2	Joy Street	Holder / Morris	07-31-13	Progressing well.
3	Curbside Service	Jessie	Complete	More exceptions than anticipated; Experiencing switchover problems.

4	Collinwood Drainage	Public Works	Weather dependent	Phase I will be work on row and easements; J. Morris is in process of obtaining easements.
5	Hazelwood	Holder	06-27-13 Visit of Selection Committee	Marketing Committee revising proposal for presentation.
6	Annexation Projects	Holder / Morris	08-30-13	Progressing well; Water finished; Working on sewer.
7	Employee Handbook	Holder / Foster / Ray	Indefinite	Reflect personnel rules; No progress
8	641 North	Holder / Morris	October 2013	Negotiating w/ TDOT on City-owned property on 641 North and coordinating negotiations with ICI on property in the name of PIDB
9	MTAS Benchmarking	Holder	02-28-13	Approved in January; Will begin process in August
10	Consideration of Insurance Coverage	Holder / Foster	02-28-13	USI on board but do not have rate change yet
11	218 Bypass	Morris / Holder / Greer	Undetermined	Chatham of McKenzie will do first appraisal; Flowers will review appraisal; October 1st deadline for purchases
12	Valleywood Drainage Project	Holder / Jessie	Undetermined	Engage Neel-Schaffer to conduct engineering study of drainage stream; Make recommendations; Report due June 1

There being no further business, the meeting was duly adjourned at 6:45 p.m.

/s/Samuel Tharpe
Mayor

/s/Kim Foster
Finance Director