

**CITY OF PARIS, TENNESSEE
BOARD OF COMMISSIONERS
January 2, 2014
6:00 P.M.**

PUBLIC HEARING

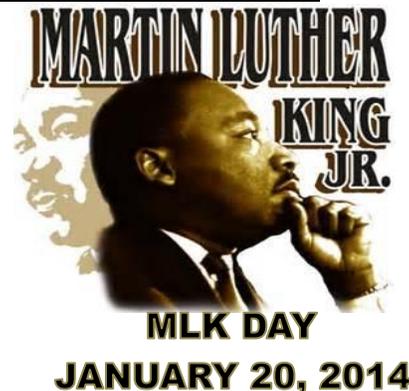
1. **Recodifying 13-501 and 13-502 of the Paris Municipal Code (Second Reading)**
2. **Rezoning Request for Property at Fairgrounds Road and Bell Avenue (Second Reading)**

REGULAR MEETING

- I. **Call to Order**
- II. **Roll Call – Finance Director**
- III. **Pledge of Allegiance and Moment of Silence**
- IV. **Approval of the Minutes of Previous Meeting – December 5, 2013**
- V. **The Board Will Hear Comments from the Citizens**
- VI. **The Board Will Hear Comments from the Commission**
- VII. **OLD BUSINESS**
 1. Rezoning Request for Property at Fairgrounds Road and Bell Avenue (Second Reading)
 2. Recodifying 13-501 and 13-502 of the Paris Municipal Code (Second Reading)
- VIII. **NEW BUSINESS**
 1. Financial Update
 2. Appointments to Boards
 3. Proposed Street Lighting Improvements
 4. 218 Bypass Developments
 5. Approval of Back Alley Paris Project Proposals
 6. City Manager – Long Range Planning Session
 7. Request from BPU for CDBG Eligibility in 2015
 8. Rezoning Request for Property Located at 401 East Wood Street
- IX. **Status of Various Projects and Departmental Summaries**
 1. Project Update Sheet
- X. **Adjournment**



JAN 6, 2014 - FEB 26, 2014



THE CITY COMMISSION

CITY OF PARIS, TENNESSEE

December 5, 2013
REGULAR MEETING

The Board of Commissioners of the City of Paris, Tennessee met in regular session Thursday, December 5, 2013 at 5:00 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:

NEW BUSINESS:

1. Financial Update
2. Appointments to Boards
3. Worker's Compensation Reform
4. Rezoning Request for Property at Fairgrounds Road and Bell Avenue (First Reading)
5. Recodifying 13-501 and 13-502 of the Paris Municipal Code (First Reading)
6. Submission of NOI Permit to State Environmental Protection Agency

Present: Mayor Sam Tharpe
Vice Mayor Gayle Griffith
Commissioner Pete Lackey
Commissioner Carlton Gerrell
Commissioner Neil Buettner

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
Michael Williams, Fire Chief
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 was given by Mr. Conner Samuels and Mr. Kainon Deberry. A Moment of Silence was observed.

APPROVAL OF MINUTES

The minutes of the previous meeting held Thursday, November 7, 2013 were approved as presented following a motion by Vice Mayor Griffith and seconded by Commissioner Gerrell. The motion carried unanimously.

COMMENTS FROM CITIZENS & PUBLIC

No Comments.

COMMENTS FROM THE COMMISSION

Commissioner Lackey stated "Go Big Red". Vice Mayor Griffith said "Merry Christmas and Shop Local".

FINANCIAL UPDATE

Finance Director Kim Foster presented the Financial Update.

The good news is our Retail Sales are improved over last month, the bad news is we are still considerably behind when compared to the same time frame (January – September) last year at -3.08%. Additionally, our Property Tax collections are a little sluggish and behind the two (2) previous years' levels. On a positive note, revenues are about 1.8% ahead of last fiscal year to date (July – October). We are making up our shortfall in Local Option Sales Tax and Property Tax by being ahead in State Shared Taxes and ESN122 collections.

After adjusting for projects such as Joy Street, the Highway 218 By-Pass and similar non-recurring items, our General Fund Revenues are at 30.90% of budget. Although this is a bit behind where we would like to be, our General Fund expenditures are also a bit behind at 31.69% after adjustments.

Overall, our normal operating expenditures in the General Fund have outpaced revenues by approximately \$77,500. In the Solid Waste Fund our revenues, after adjustments, are at 34.48% of budget and expenses are at 36.54%. Our spending has outpaced our revenues in the Solid Waste Fund by approximately \$32,400. Historically, spending tends to be higher in the summer months and lower in the winter; so hopefully, we will see a slowdown in spending that will allow our revenues to catch up.

APPOINTMENTS TO BOARDS

Commissioner Carlton Gerrells's appointment on the Planning Commission expires on Friday, December 6, 2013. It is a Mayoral Appointment. Mayor Tharpe reappointed Commissioner Gerrell to the Planning Commission for another three-year term. His term will expire on December, 2016.

WORKER'S COMPENSATION REFORM

July 1st is the date for the initiation of the new Worker's Compensation Statute. The primary feature of the new laws is that cases will be heard by Administrative Judges instead of in Circuit Court.

REZONING REQUEST FOR PROPERTY AT FAIRGROUNDS ROAD AND BELL AVENUE (FIRST READING)

At the Planning Commission meeting held Thursday, November 14th, a rezoning request was submitted.

This property is the site of the Paris Livestock business that suffered from a fire a few years ago. The business has never totally relocated at this location and the property has been vacant for some time now.

The property owner has a prospect to sell the 7.5 acre tract. The prospective buyer would like to develop the property with multiple residential duplex units.

After a brief discussion, Mr. Griffith made a motion which was seconded by Ms. Terrell to rezone the property from M-1 to R-3 and refer this to the City Commission. 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.

This will be presented at next month's meeting scheduled for Thursday, January 2, 2014 for a Public Hearing and Second Reading.

RECODIFYING 13-501 AND 13-502 OF THE PARIS MUNICIPAL CODE (FIRST READING)

Staff requested that the current 13-501 and 13-502 become 13-601 and 13-602. These relate to cable television regulations. Numbering is all that changed. Nothing substantial in the Ordinance changed.

After a brief discussion, Commissioner Fuller made a motion which was seconded by Vice Mayor Griffith to approve the Recodifying of the Municipal Code. The motion carried unanimously.

This will be presented at next month's meeting scheduled for Thursday, January 2, 2014 for a Public Hearing and Second Reading.

SUBMISSION OF NOI PERMIT TO STATE ENVIRONMENTAL PROTECTION AGENCY

Staff prepared the Notice of Intent (NOI) Permit as required under the MS-4 program and is prepared to submit it. After a brief discussion, Vice Mayor Griffith made a motion which was seconded by Commissioner Fuller to authorize the Mayor to sign the permit and all related documents. The motion carried unanimously.

STATUS OF VARIOUS PROJECTS AND DEPARTMENTAL SUMMARIES

The Ongoing Project Update Sheet, as of December 2, 2013 was presented for review.

ONGOING PROJECTS (as of 12-02-13)

	Item	Primary Staff	Target Completion Date(s)	Notes
1	Joy Street	Holder / Morris		Finished
2	Collinwood Drainage	Public Works	Weather dependent	Completed Phase I; Starting Phase II; Weather permitting engineering complete
3	Hazelwood	Holder		Holder and Greer creating Plan B for development of Youth Camp
4	Annexation Projects	Holder / Morris	Finished original scope	Amending for pressure issues on 79 South. Three (3) options to consider.
5	641 North	Holder / Morris		No further City involvement.
6	MTAS Benchmarking	Holder		Department Heads attending data sessions on December 2 nd and December 3 rd
7	218 Bypass	Morris / Holder / Greer	November 15 for City efforts	Missed December 4 th deadline for purchases due to various issues; Morris actively working.
8	Valleywood Drainage Project	Holder / Jessie	Ongoing Process	ARAP permit denied; Reapplying; Have General Permit with 100' of man-made structures.
9	MS-4 Permit	Holder / Morris / Jessie	Deadline for Notice of Intent (NOI) application – December 31, 2013	Currently working on NOI submission.

There being no further business the meeting was duly adjourned at 5:30 p.m.

/s/Samuel Tharpe
Mayor

/s/Kim Foster
Finance Director

**Honorable Mayor and Board of Commissioners
City of Paris, Tennessee
Regular Meeting
January 2, 2014**

**OLD BUSINESS
Agenda Item No. 1**

Recodifying 13-501 and 13-502 of the Paris Municipal Code (Second Reading)

At last month's Commission meeting, Staff requested that the current 13-501 and 13-502 become 13-601 and 13-602. These relate to cable television regulations. Numbering is all that changed. Nothing substantial in the Ordinance changed.

After a brief discussion, Commissioner Fuller made a motion which was seconded by Vice Mayor Griffith to approve the Recodifying of the Municipal Code. The motion carried unanimously.

This is presented for a Public Hearing and Second Reading.

Ordinance No. _____

AN ORDINANCE
to Recodify 13-501 and 13-502 of the Paris
Municipal Code

SECTION 1. Be it ordained by the Board of Commissioners of the City of Paris, Tennessee that the current section 13-501 and 13-502 of the Paris Municipal Code governing cable television system regulation shall be recodified as Title 13 Chapter 6 of the Paris Municipal Code and that 13-501 shall become 13-601 and 13-502 shall become 13-602 of the Paris Municipal Code.

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 final passage and adoption.

Passed and adopted _____.

Passed and adopted _____.

Mayor

Finance Director

**Honorable Mayor and Board of Commissioners
City of Paris, Tennessee
Regular Meeting
January 2, 2014**

**OLD BUSINESS
Agenda Item No. 2**

Rezoning Request for Property at Fairgrounds Road and Bell Avenue (Second Reading)

At the Planning Commission meeting held Thursday, November 14th, a rezoning request was submitted. This property is the site of the Paris Livestock business that suffered from a fire a few years ago. The business has never totally relocated at this location and the property has been vacant for some time now.

The property owner has a prospect to sell the 7.5 acre tract. The prospective buyer would like to develop the property with multiple residential duplex units.

After a brief discussion, Mr. Griffith made a motion which was seconded by Ms. Terrell to rezone the property from M-1 to R-3 and refer this to the City Commission. The motion carried unanimously.

At last month's Commission meeting, Vice Mayor Griffith made a motion which was seconded by Commissioner Lackey to approve the rezoning request. The motion carried unanimously.

This is presented for a Public Hearing and Second Reading.

ORDINANCE NO. _____

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-3 same being currently zoned M-1:

See attached Exhibit "A" as shown on Tax Map 95, Parcel 105.00, in the Tax Assessor'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 _____.

Passed and adopted _____.

Mayor

Finance Director

**Honorable Mayor and Board of Commissioners
City of Paris, Tennessee
Regular Meeting
January 2, 2014**

**NEW BUSINESS
Agenda Item No. 1
Financial Update**

The Finance Director will provide a financial update.

**Honorable Mayor and Board of Commissioners
City of Paris, Tennessee
Regular Meeting
January 2, 2014**

**NEW BUSINESS
Agenda Item No. 2
Appointments to Boards**

The following appointment is to be considered this month:

Industrial Development Board – 6 Year Term – City Commission Appointment

- Larry Crawford – Term Would Expired July 2, 2014

Also note that Mr. Crawford is also listed as a member of the Landfill Oversight Committee. While the records of the informal board do not delineate on what basis members were selected, it appears that the position was based on holding the position of Mayor only.

**Honorable Mayor and Board of Commissioners
City of Paris, Tennessee
Regular Meeting
January 2, 2014**

**NEW BUSINESS
Agenda Item No. 3
Proposed Street Lighting Improvements**

Please be aware that Staff is working with BPU to look at the potential for replacing the prevailing high pressure sodium street lighting with more cost efficient, less energy utilization LED lighting.

This is an informational item only.

**Honorable Mayor and Board of Commissioners
City of Paris, Tennessee
Regular Meeting
January 2, 2014**

**NEW BUSINESS
Agenda Item No. 4
218 Bypass Developments**

The 218 Bypass Project is not progressing as smoothly as desired. TDOT is redesigning the overpass to satisfy the Railroad, so the turn in date for us has been pushed back to January 24th with an April bid letting. Another delay will be problematic.

An additional concern is a resign by TDOT has added an additional cost of as much as \$180,000 for utility relocation of gas and Northwest Water District lines. We have not budgeted for these and are exploring any conceivable options to lessen the impact.

**Honorable Mayor and Board of Commissioners
City of Paris, Tennessee
Regular Meeting
January 2, 2014**

**NEW BUSINESS
Agenda Item No. 5
Approval of Back Alley Paris Project Proposals**

As you have been previously informed Staff has prepared two (2) grant applications for this proposed Project. One application is to ArtPlace America, a private foundation and one to the National Endowment for the Arts.

The proposed Project is scalable to allow for less than full funding.

Representatives of the Executive Committee will be present to present the concept in full detail.

Staff will request the following motion: “I move we fully endorse Staff’s efforts to bring this proposal to fruition, approve the scope of contribution by the City as outlined, authorize the Mayor to execute any/all documents and for the City Manager to be named as the authorized Representative of the City.”

**Honorable Mayor and Board of Commissioners
City of Paris, Tennessee
Regular Meeting
January 2, 2014**

**NEW BUSINESS
Agenda Item No. 6
City Manager - Long Term Planning Session**

The City Manager requests we set a date for a long range planning session.

**Honorable Mayor and Board of Commissioners
City of Paris, Tennessee
Regular Meeting
January 2, 2014**

**NEW BUSINESS
Agenda Item No. 7
Request from BPU for CDBG Eligibility in 2015**

See attached letter from BPU.

**Honorable Mayor and Board of Commissioners
City of Paris, Tennessee
Regular Meeting
January 2, 2014**

**NEW BUSINESS
Agenda Item No. 8**

Rezoning Request for Property Located at 401 East Wood Street

Gary Wayne and Emily Wilson have requested the rezoning of the rear of their property from B-3 (General Commercial) to R-2-M (Medium Density Residential). This property is the rear portion of their property at 401 East Wood Street.

The City Commission may wish to adopt this request on First Reading and refer it to the Planning Commission for a recommendation at their Regular January Planning Commission Meeting scheduled for Thursday, January 9, 2014.

Honorable Mayor and Board of Commissioners
City of Paris, Tennessee
Regular Meeting
January 2, 2014

STATUS OF VARIOUS PROJECTS AND DEPARTMENTAL SUMMARIES
Project Update Sheet

The Ongoing Project Update Sheet, as of December 27, 2013 is presented for your review.

ONGOING PROJECTS (as of 12-27-13)

Item	Primary Staff	Target Completion Date(s)	Notes
1	Holder / Morris	01-13-14 Turn in application for NEA	Needs Commission approval 01-02-14
2	Public Works	Weather dependent	Completed Phase I; Starting Phase II; Weather permitting; Engineering complete
3	Holder		Holder and Greer creating Plan B for development of Youth Camp
4	Holder / Morris	Pump needed on 79 South for increase in pressure	Instructed BPU to proceed with South Paris Water negotiation on pump as quoted by BPU
5	Holder / Morris		No further City involvement.
6	Holder		Department Heads working with MTAS
7	Morris / Holder / Greer	Railroad redesign still issue with TDOT	Trying to make January 24 th turn in date; Also have increased expenses on utilities per redesign
8	Holder / Jessie	Ongoing Process	ARAP application reapplied; Have General Permit with 100' of man-made structures
9	Holder / Morris / Jessie / Brown	Deadline for Notice of Intent (NOI) application – December 31, 2013	Submitted