

KIM FOSTER, CITY MANAGER
JAMES SMITH, ATTORNEY



KATHY RAY, MAYOR
JOHN ETHERIDGE, VICE MAYOR
VICKEY ROBERTS, COMMISSIONER
JACKIE JONES, COMMISSIONER
SAM THARPE, COMMISSIONER

**CITY OF PARIS, TENNESSEE
BOARD OF COMMISSIONERS REGULAR MEETING AGENDA**

**CITY HALL COURTROOM
March 5, 2026
5:00 P.M.**

REGULAR MEETING

Call to Order: Kathy Ray, City Mayor

Roll Call: Liana Compton, Finance Director

Pledge of Allegiance and Prayer

Approval of the Minutes of Previous Meetings: Regular Meeting – February 5, 2026

Board Will Hear Comments from Citizens

Board Will Hear Comments from the Commission

Service Resolutions and Proclamations: None

OLD BUSINESS

- 1.) Rezoning Request for 43 Hillcrest Drive:** Jessica Crouch, Community Development Director

NEW BUSINESS

- 1.) Financial Update:** Liana Compton, Finance Director
- 2.) Appointments to Boards:** None
- 3.) Rezoning Request for 1406 Industrial Park Lane:** Jessica Crouch, Community Development Director
- 4.) Industrial Park Update and Request for Grant Match Commitment:** Rob Goad, Executive Director Paris-Henry County Industrial Committee
- 5.) Review of FY 2025 Audit:** Matt Wood, Partner, Alexander, Thompson, Arnold
- 6.) Resolution (No. 1729) regarding Interlocal Agreement – Paris Henry County Landfill:** James Smith, City Attorney

Monthly Service Highlights

Status of Various Projects

Notes from the City Manager

Adjournment

OLD BUSINESS
AGENDA ITEM NO. 1
Rezoning Request for 43 Hillcrest Drive

Justin Stutzman has submitted a rezoning request for property he owns at 43 Hillcrest Drive. Currently the property is zoned R-1L (Residential Low Density). He is requesting a rezoning to B-1 (Highway Commercial District). Mr. Stutzman's rezoning application is attached below for review.

This item was discussed by the Planning Commission at its February meeting. The Planning Commission is recommending rezoning 43 Hillcrest Drive from R-1L (Residential District) to B-1 (Highway Commercial).

ORDINANCE NO. 1334

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 at 43 Hillcrest Drive be rezoned from R-1L to B-1 as shown on the attached Exhibit "A":

Known as the following:

Tax Assessor's Map 0950, Group G, Parcel 009.00

(See Attached Exhibit "A")

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 March 5, 2026.

Passed and adopted _____.

Mayor

Finance Director

“Exhibit A”



Location of Requested Rezoning

**NEW BUSINESS
AGENDA ITEM NO.1
Financial Update**

Narrative to the January 2026 Operating Statement

We continue to see an increase in retail sales tax revenue over prior year same month. The month of December was up 5.69% compared to December of last year, with an adjusted overall annual increase YTD of 6.7%.

All fund revenues exceeded expenditures in January. There were no unusual activity nor any large capital expenditures in January.

There were 2 replacement hires: one 911 dispatch and one Animal Shelter attendant. There were 2 resignations, one police captain and one 911 dispatcher.

There were 4 new business licenses issued in January, one of which was Circle K. There were 2 existing business license changes, and no renewals.

CITY OF PARIS, TENNESSEE									
RETAIL SALES TAX REVENUE									
							%		
	FY2022	FY2023	FY2024	FY2025	FY2026		Incr(Decr)	Adjusted 2026	
JULY	\$951,793	\$1,046,570	\$1,054,946	\$1,094,220	\$1,178,064		7.66%		
AUGUST	\$895,516	\$931,433	\$943,347	\$1,021,159	\$1,152,275		12.84%	7.98%	***
SEPTEMBER	\$965,256	\$1,067,740	\$947,948	\$934,065	\$1,176,569		25.96%	12.15%	***
OCTOBER	\$974,047	\$1,036,880	\$1,049,601	\$1,098,267	\$1,122,029		2.16%		
NOVEMBER	\$988,199	\$1,059,818	\$1,088,505	\$1,092,808	\$1,147,362		4.99%		
DECEMBER	\$1,210,615	\$1,218,473	\$1,554,254	\$1,256,621	\$1,328,185		5.69%		
JANUARY	\$839,389	\$915,685	\$984,017	\$939,527					
FEBRUARY	\$859,647	\$936,706	\$980,140	\$946,298					
MARCH	\$1,102,651	\$1,106,574	\$1,270,965	\$1,177,011					
APRIL	\$1,060,677	\$1,069,082	\$1,061,509	\$1,136,745					
MAY	\$1,105,515	\$1,122,824	\$1,133,990	\$1,177,125					
JUNE	\$1,125,455	\$1,177,018	\$1,130,424	\$1,147,603					
TOTAL	\$12,078,759	\$12,688,803	\$13,199,647	\$13,021,448	\$7,104,483				
Previous YTD % Increase/Decrease Adjusted	7.82%	5.05%	4.03%	-1.35%	9.35%		6.70%	***	
	\$12,078,759	\$12,688,803	\$13,199,647	\$6,497,139					
				\$6,658,139					
***	Percentages were adjusted/normalized due to large negative activity in FY2025 related to overpayments in previous fiscal years								

Monthly Operating Statement January 2026

REVENUES	<u>Annual Budget</u>	<u>Current Month</u>	<u>Yr to Date</u>	<u>Percent Realized</u>
Property Taxes	2,570,000	592,439	1,263,139	49.15%
Local Option Sales Tax	6,500,000	566,349	3,997,386	61.50%
Wholesale Liquor / Beer	880,000	82,309	505,277	57.42%
Business Tax	450,000	16,013	69,934	15.54%
Fees & Licenses	144,250	4,765	84,113	58.31%
In Lieu Payments	170,250	34,729	72,708	42.71%
Hotel-Motel Occupancy Tax	200,000	6,623	137,167	68.58%
Grants	3,447,160	13,736	690,715	20.04%
State Shared taxes	1,967,500	147,949	1,062,374	54.00%
TVA Impact Payment	242,500	0	270,210	111.43%
All Other	12,353,050	163,919	1,512,975	12.25%
ARPA/TDEC-WII	1,675,000	280,558	280,558	16.75%
Total General Fund Revenue	30,599,710	1,909,389	9,946,557	32.51%
Solid Waste Collection - BPU	1,400,000	119,434	824,979	58.93%
Solid Waste Disposal - Transfer	750,000	33,963	452,030	60.27%
Other Revenue	31,500	95,729	98,145	311.57%
Total Sanitation	2,181,500	249,126	1,375,154	63.04%
Gate Receipts - Brush & Debris	200,000	7,356	111,338	55.67%
County Share Operating Exp	35,000	16,914	16,914	48.33%
Gate Receipts - Tires	8,000	416	3,657	45.71%
Other Revenue	42,050	168	1,295	3.08%
Total Landfill	285,050	24,854	133,204	46.73%
Total Drug Fund	59,040	1,234	13,752	23.29%
TOTAL REVENUES	33,125,300	2,184,602	11,468,666	34.62%

EXPENDITURES		<u>Annual Budget</u>	<u>Current Month</u>	<u>Yr to Date</u>	<u>Percent Realized</u>
Grants & Donations		209,000	74,400	175,384	83.92%
General Administration		719,500	57,778	434,056	60.33%
Economic Development		200,371	15,349	116,276	58.03%
Chamber of Commerce		0	11,033	49,662	0.00%
Financial Administration		367,878	22,548	224,557	61.04%
City Hall Building		65,285	4,697	40,292	61.72%
Police Department		2,997,899	233,514	1,634,045	54.51%
Emergency Communications		1,130,104	103,693	642,043	56.81%
Fire Department		2,196,532	148,857	1,262,190	57.46%
Building Inspection		261,459	19,525	137,386	52.55%
Street Maintenance		1,936,893	116,101	1,113,559	57.49%
State Street Aid		1,715,000	4,118	1,179,733	68.79%
Storm Water Management		674,233	17,733	613,194	90.95%
Street Lighting		129,300	35,262	98,848	76.45%
City Garage		322,945	22,300	180,838	56.00%
Cemetery Maintenance		83,448	648	48,060	57.59%
Health & Animal Control		258,931	24,149	218,147	84.25%
Civic Center		866,806	53,079	381,312	43.99%
Parks & Recreation		1,407,825	120,635	895,589	63.62%
Library		212,019	35,337	141,346	66.67%
Community Development		14,359,210	120,429	756,908	5.27%
Debt Service		745,650	0	293,555	39.37%
General Fund Expenditures		30,860,288	1,241,186	10,636,980	34.47%
Sanitation Collection		1,523,292	58,997	948,945	62.30%
Contractual Services		925,000	61,043	537,631	58.12%
Total Sanitation		2,448,292	120,040	1,486,576	60.72%
Total Landfill		243,150	19,738	119,151	49.00%
Total Drug Fund		42,000	200	14,793	35.22%
TOTAL EXPENDITURES		33,593,730	1,381,164	12,257,501	36.49%

<u>REVENUES OVER / (UNDER) EXPENDITURES</u>	<u>Current Month</u>	<u>Yr to Date</u>
General Fund	668,203	(690,423)
Sanitation	129,086	(111,423)
Landfill	5,115	14,053
Drug Fund	1,034	(1,042)

NEW BUSINESS
AGENDA ITEM NO. 2
Appointments to Boards

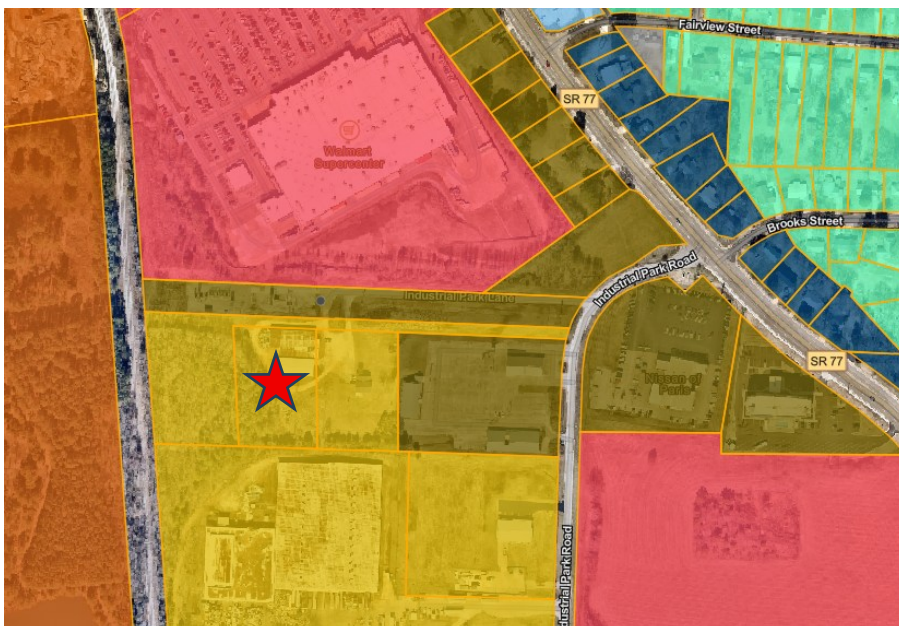
None

NEW BUSINESS
AGENDA ITEM NO. 3
Rezoning Request for 1406 Industrial Park Lane

Savannah Vaughn has submitted a rezoning request for property she owns at 1406 Industrial Park Lane. Currently the property is zoned P-M (Planned Industrial District). She is requesting a rezoning to P-M (Planned Commercial District). Ms. Vaughn's rezoning application is attached below for review.

When considering rezoning requests, it is important to avoid creating "spot zoning," which occurs when a single parcel is zoned differently from surrounding properties without a clear, logical connection. In this case, the lot Ms. Vaughn wishes to rezone is separated from similar zoning by another parcel. Because of that, the rezoning would also need to include the parcel between them to keep zoning boundaries consistent and avoid creating an isolated zoning district "spot zoning."

Additionally, the property in question directly borders an industrial lot and is also adjacent to another industrial lot to the south. These surrounding land uses are important factors for the Commission to consider when evaluating whether the requested zoning change is appropriate.



City of Paris

100 N Caldwell St
P.O. Box 970
Paris, TN 38242
<http://paristn.gov/>

For Internal Use Only

Received By: _____ Date: _____

APPLICATION FOR AMENDMENT TO ZONING ORDINANCE

APPLICANT'S INFORMATION

Name of Individual: Savannah Vaughn Phone: 731-333-2774

Address: 1010 Memorial Dr City/State: Paris, TN 38242

Email Address: Savannahsbray@yahoo.com

Applicant's Interest in Property: ☒ Owner ☐ Agent ☐ Lessee ☐ Option to Purchase

PROPERTY INFORMATION: Map: 110 Group: _____ Parcel: 010.03

Property Address: 1406 Industrial Park LN Paris TN

REQUEST TO REZONE PROPERTY

Current Zoning Classification: P-M(Planned Industrial) Requested Zoning Classification: P-B(Planned Commercial)

Reason for Request/Remarks: open a salon

Site Plan Required: Yes No

Map Required: Yes No

Site Plan Required: Yes No

REQUEST TO AMEND TEXT OF THE MUNICIPAL ZONING ORDINANCE

Chapter: _____ Section: _____ Requested Amendments/Remarks: _____

I hereby certify that the statements made by me herein and the maps and other accompanying data submitted herewith are true and correct.

Applicant Signature: Savannah Vaughn Date: 2/12/2026

City Commission Meeting: 3/5/26

Planning Commission Meeting: 3/12/26

Planning Commission Recommendation: _____ Date of Action: ____/____/____

Action by Board of Commissioners: _____ Date of Action: ____/____/____

NEW BUSINESS
AGENDA ITEM NO. 4
Industrial Park Update and Request for Grant Match Commitment

Rob Goad, Exec Director of the PHCIC, will be present to update the Commission on the development of the P-HC Industrial Park located on the Hwy 218 Bypass. Additionally, he will present the next project for which grant funding is being sought and discuss the grant match requirements.

NEW BUSINESS
AGENDA ITEM NO. 5
Review of FY 2025 Audit

A fiscal year 2025-2026 audit presentation will be given by Matt Wood, Partner & CPA, Alexander, Thompson, Arnold.

NEW BUSINESS
AGENDA ITEM NO. 6
Resolution (No. 1729) regarding Interlocal Agreement – Paris Henry County Landfill

The following resolution, presented for your consideration, is basically a housekeeping measure to formally dissolve the landfill committee that hasn't met since the establishment of the current landfill and is no longer needed. That is the only difference in this agreement and the previous agreement executed in 2021.

Resolution No. 1729

RESOLUTION REGARDING AN INTERLOCAL AGREEMENT BETWEEN CITY OF PARIS AND HENRY COUNTY
REGARDING THE LANDFILL ON JONES BEND ROAD

WHEREAS, the City of Paris, Tennessee (hereinafter "City") and the County of Henry, Tennessee (hereinafter "County") co-own that certain landfill located on Jones Bend Road in Henry County (appearing on Map 096, Parcels 009.01, 009.03, 016.00, 016.01, and 021.00 of the Henry County Assessor, hereinafter the "Landfill") pursuant to those certain Interlocal Agreements dated February 2, 1995, and separately October 7, 2021; and

WHEREAS, the City and County desire to vacate the Interlocal Agreements dated February 2, 1995, and separately October 7, 2021, and restate an Interlocal Agreement pertaining to the operation of the Landfill;

NOW, THEREFORE, in consideration of the foregoing, and in consideration of the premises and promises, terms and conditions set forth herein, **IT IS HEREBY RESOLVED**:

A. The Interlocal Agreements between the City of Paris, Tennessee and Henry County, Tennessee, regarding the landfill on Jones Bend Road which are dated February 2, 1995, and separately October 7, 2021, are TERMINATED and VACATED; and

B. The City of Paris, Tennessee shall enter into a restated interlocal agreement with Henry County, Tennessee regarding the landfill on Jones Bend Road as follows:

1. The City of Paris, Tennessee (hereinafter "City") and the County of Henry, Tennessee (hereinafter "County") co-own that certain landfill located on Jones Bend Road in Henry County (appearing on Map 096, Parcels 009.01, 009.03, 016.00, 016.01, and 021.00 of the Henry County Assessor.

2. The Landfill Committee, to the extent authorized and established by the City in Resolution 1231, and separately, to the extent authorized and established the County pursuant to Resolution 1-4-94, has been dissolved by the City and, separately, dissolved by the County.

2. The City shall operate the Landfill. All employees so engaged in operating the Landfill shall be the employees of the City and subject to the personnel rules and regulations of the City.

3. The City Commission shall set the appropriate rates and charges imposed by the Landfill. It is expressly understood by the City and the County that the Landfill must be operated and accounted for as an enterprise account in accordance with Tennessee law. All rates and charges must be sufficient to cover all expenditures.

4. The City and County shall share equally all operating cost and capital cost including but not limited to permitting costs, engineering costs, development costs, closure costs, and post closure costs.

5. In January, and separately, in July of each calendar year, the City Finance Director will certify to the County the actual cost incurred for the operation of the Landfill during the preceding six-month period. The County will pay one-half (1/2) of the actual cost incurred for each six-month period as certified to the County by the City's Finance Director. In the event the County shall become delinquent for thirty (30) days in any of the above-described payments, the City shall have full right and authority to deny access to non-City residents.

6. This Interlocal Agreement shall continue in perpetuity unless and until terminated by either party. Each party has the right of termination upon written notice of 180 day.

6. This Agreement constitutes the entire understanding between the City and the County with regard to the operation of the Landfill, and supersedes all prior agreements, whether written or oral.

7. Any amendments or modifications to this Interlocal Agreement must be in writing and signed by all parties.

8. This Agreement shall be governed by the laws of the State of Tennessee.

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the City of Paris, Tennessee go on record as approving the Interlocal Agreement Between the City of Paris, Tennessee, and Henry County, Tennessee, regarding the Landfill on Jones Bend Road, and authorizing the Mayor of the City of Paris, Tennessee to execute such Interlocal Agreement..

This Resolution shall become a part of and be spread upon the minutes of this meeting of the Board of Commissioners of the City of Paris, Tennessee.

Unanimously adopted, this the 5 day of March, 2026.

Mayor

Finance Director

ATTESTED:

MONTHLY SERVICE HIGHLIGHTS
“YOUR TAX DOLLARS AT WORK”

February 2026

<u>Department</u>	<u>Highlight/Service</u>	<u>Metric</u>	<u>Significance</u>
Animal Control	Animal Control Intakes	34 animals	Highlights Animal Control’s role in responding to calls, protecting public safety, and ensuring animals in the community are safely handled and cared for.
General Administration	Leadership Training Completed	28 hours	Reflects the City’s investment in staff development to strengthen leadership and improve public service.
Parks & Recreation	Civic Center Visitors	5,452 visitors	Highlights the Civic Center’s role as a busy community space for recreation, events, and connection.
Police Department	Alarm Registration	220 alarms	Helps improve emergency response efficiency and strengthens coordination between residents and public safety.

STATUS OF VARIOUS PROJECTS
March 2026

PROJECT	PRIMARY STAFF	TARGET COMPLETION DATE(S)	DISCUSSION
Back Alley Paris	Foster/Ray	June 2026	Dan Knowles is working on a rendering for a mural to be painted on the wall of the new bathrooms being built at Ogburn Park next to the Levi Miles Foundation Playground.
2018 STBG Project for Signalization & Safety Upgrades at 3 Intersections Downtown	Foster/Crouch	Spring 2027	There has been an 8–11-month delay in traffic signal equipment. TLM will reschedule a pre-con later when the contractor can begin work.
Rison St Bridge Replacement	Foster/Crouch	Summer 2026	Utility coordination meeting was held on-site Feb. 25. BPU will need to temporarily relocate power lines to give the contractor room to work with a crane. A relocation plan is being compiled.
2020 Multimodal Access Grant for 4 Downtown Intersections	Foster/Crouch	Spring 2027	The bid concurrence package is under review at TDOT. TLM and City of Paris have followed up on the status of bid concurrence.
2022 Multimodal Access Grant for Tyson/M.W. Intersection Upgrades & Sidewalk	Foster/Crouch	Fall 2026	Construction is scheduled to begin on May 4, 2026. There is a 16–20-week lead time on pedestrian signals once the order is released.
2022 TA Grant for Sidewalk Project along Fairgrounds & Royal Oak	Foster/Crouch	Winter of 2027	TLM is continuing to work on preliminary plans for revised scope. TLM plans to submit to TDOT in March.

TDEC Water Infrastructure Improvement (WII) Grant	Foster/Crouch	Spring 2026	Construction for this project is on hold with an expected return in mid-February. Snow, ice, and other weather conditions could be delayed into March.
Paris City Wide Drainage Study	Foster	TBD	TLM continues to work on report.
2024 CDBG – Boardwalk at Eiffel Tower Park	Foster/Lawrence	Summer 2026	TLM sent plans and specifications to NWTDD and CDBG for review and approval.
Municipal Facilities Project – Municipal building on N. Caldwell St.	Foster	Winter 2027	Eykonik Group, the third-party cost estimator, is working on the project cost estimate based on the Design Development documents.
Municipal Facilities Project – Fire Station on Tyson Ave.	Foster	Summer 2026	The initial dirt work is almost completed. The storm water detention installation and storm water drainage piping is in progress. The local surveyor has completed the building survey, and the foundation layout is in the beginning stages. The submittals and shop drawings continue and material is being ordered. The current substantial completion date is March 6, 2027.

Notes from the City Manager:

- I would like to back up the timing of the budget this year so that we have our first reading in May and our second reading in June and don't have to schedule a special called meeting for the end of June. This would mean we need to schedule our budget work session in April. Please look at your availability the week of April 13 so we can discuss at the Commission meeting and pick a date if possible.