

CARLTON GERRELL, MAYOR  
KIM FOSTER, CITY MANAGER  
FRED MCLEAN, ATTORNEY



JACKIE JONES, VICE MAYOR  
TERRY FULLER, COMMISSIONER  
GAYLE GRIFFITH, COMMISSIONER  
SAM THARPE, COMMISSIONER

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

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**CITY HALL COURTROOM  
January 2, 2020  
5:00 P.M.**

**PUBLIC HEARING**

1.) Ordinance to Amend Municipal Code Regarding Home Occupations

**REGULAR MEETING**

**Call to Order:** Carlton, Gerrell, City Mayor

**Roll Call:** Traci Shannon, Finance Director

**Pledge of Allegiance and Prayer**

**Approval of the Minutes of Previous Meetings:** Regular Meeting – December 5, 2019

**Board Will Hear Comments from Citizens**

**Board Will Hear Comments from the Commission**

**Service Resolutions and Proclamations:** Carl Holder, on behalf of the Paris-Henry Co. Heritage Center, will be in attendance to share with the City with the Congressional Resolution honoring Mr. Harold Plumley.

## **OLD BUSINESS**

**1.) Request to Convey Undeveloped Belmont St. Right-of-Way:** Jennifer Morris, Community Development Director

**2.) Ordinance to Amend Municipal Code Regarding Home Occupations:** Jennifer Morris, Community Development Director

## **NEW BUSINESS**

**1.) Financial Update:** Traci Shannon, Finance Director

**2.) Appointments to Boards:** None

**3.) Request to Acquire the Abandoned Portion of Clifty Road.:** Kim Foster, City Manager

**4.) Resolution to Update Drug and Alcohol Testing Policy:** Kim Foster, City Manager

**5.) Rezoning Request for 207 Blakemore Street:** Jennifer Morris, Community Development Director

**6.) PILOT Agreement for Eurotranciatura:** Kim Foster, City Manager

**Various Projects Updates:** Kim Foster, City Manager

## **Adjournment**

**OLD BUSINESS**  
**AGENDA ITEM NO. 1**  
**Request to Convey Undeveloped Belmont St. Right-of-Way**

We received a letter from Patrick Smith, PE, PLS of L.I. Smith, on behalf of Mr. Todd Hackney, requesting the City convey the undeveloped right-of-way at the east end of Belmont Street for the purpose of development of property adjoining the aforementioned right-of-way. This request was referred to the Planning Commission for their recommendation. The Planning Commission's recommendation is to convey the undeveloped right-of-way.

Henry County - Parcel: 106B N 017.00



Date: November 12, 2019  
County: Henry  
Owner: ALLEN REBECCA M  
Address: BELMONT ST  
Parcel Number: 106B N 017.00  
Deeded Acreage: 0  
Calculated Acreage: 0  
Date of Imagery: 2016

Esri, HERE, Garmin, (c) OpenStreetMap contributors  
TN Comptroller - OLG  
TDOT  
State of Tennessee, Comptroller of the Treasury, Office of Local Government  
(OLG)

The property lines are compiled from information maintained by your local county Assessor's office but are not conclusive evidence of property ownership in any court of law.

**OLD BUSINESS**  
**AGENDA ITEM NO. 2**  
**Ordinance to Amend Municipal Code Regarding Home Occupations**

This ordinance for Home Occupations found in the Zoning Ordinance is presented at the January meeting for public hearing and second reading. This is the ordinance recommended by the Planning Commission at staff's request. This ordinance clears up some ambiguity in the existing ordinance and is basically presented to you to adopt as a "housekeeping measure".

**ORDINANCE NO. 1249**

AN ORDINANCE to Amend 11-811  
of the Paris Municipal Code.

SECTION 1. BE IT ORDAINED by the Board of Commissioners of the City of Paris, Tennessee, that 11-811 of the Paris Municipal Code be deleted in its entirety and the following substituted therefore:

11-811. Standards for Home Occupations. A Home Occupation Permit is required prior to the usage of any residential structure as a home occupation in accordance with the provisions herein. An applicant for a Home Occupation Permit shall submit an application on a form as required by the City Manager or the City Manager's designee.

- A. Intent. It is the intent of this ordinance to eliminate as home occupations all uses except those that conform to the standards set forth herein. Custom and tradition are intentionally excluded as criteria. The standards for home occupations are intended to insure compatibility with other permitted uses and with the residential character of the neighborhood, and as clearly secondary or incidental status in relation to the residential use of the premises as the criteria for determining whether a proposed use qualifies as a home occupation.

Retail sales at the home occupation location is not allowed. No article shall be sold or offered for sale on the home occupation premises. Any retail items must be sold off site and delivered or if sold by electronic means such as telephone, computer, internet, or other electronic means must be delivered off site.

Examples of typical businesses which would be allowed by Home Occupation Permits might include typing or drafting services; consulting businesses, providing all work is picked up from and delivered to the client by the holder of the permit; landscape maintenance, janitorial services, and contractor business, where the business is conducted elsewhere and all equipment is either stored offsite and/or in a vehicle which is to be stored in the garage at the home occupation residence. Businesses making items on premises such as jewelry, leather goods, paintings or artwork, or the like, are allowed if such products are sold offsite or electronically. Home boutiques are not allowed. Occupations that consist of businesses in which only telephone or mail services are used are allowed subject to the provisions of this chapter.

- B. Standards for Home Occupations.

1. General. The standards set forth below shall be used by the City Manager or City Manager's designee in evaluating an application for a home occupation. In evaluating an application for a home occupation, the City of Paris must insure the following: (1) that the public interest has been adequately protected; (2) that no change in the character of the surrounding neighborhood will occur as a result of the home occupation; (3) that no excessive noise, increased traffic and parking, and odor or hazard will result from the home occupation; and (4) that the proposed home occupation will not place a strain or burden on existing public facilities and services, particularly sewer and water service, street improvements, fire and police protection, and solid waste collection.
2. Performance Standards. Home occupations are permitted as an incidental and subordinate use in specified residential districts when the applicant submits to the City of Paris satisfactory evidence of compliance with all of the following conditions:
  - a. Employees. Any home occupation that relies on customers coming to the home occupation premises shall be conducted solely by the resident occupants of the premises. For a home occupation that is conducted by telephone, computer, internet, or other electronic means that does not have customers who come to the home occupation

premises, the home occupation may have up to two (2) employees who are not resident occupants of the premises so long as the other provisions of this chapter are complied with. (Ord. #983, 09/06/01).

- b. Incidental and Subordinate Use. The applicant must clearly demonstrate to the City of Paris that the home occupation is incidental and subordinate to its use for residential purposes. To insure the incidental and subordinate character, the home occupation shall be limited to fifteen (15) percent of the total area of the first floor of the residence. No home occupation shall be conducted outdoors, or in any garage or carport attached to the residence.
  - c. Advertising. Advertisement for the home occupation that is placed in any media (newspaper, magazine, telephone directory, radio, television, online, etc.) may not contain the address or indicate the location of the home occupation.
  - d. Appearance. In no way shall the appearance of the structure be altered or the occupation within the residence be conducted in a manner which would cause the premises to differ from its residential character, either by the use of colors, materials, construction, lighting, signs, or the emission of sounds, noises, or vibrations.
  - e. Accessory Buildings. No garage, carport, shed, or any other building or space outside or not attached to the principal building shall be used for home occupation purposes.
  - g. Traffic. The additional parking generated by the home occupation shall take place on the site and the use may increase vehicular traffic flow and parking by no more than one additional vehicle at a time. The home occupation shall not involve the use of commercial vehicles for delivery of materials to or from the premises, other than by common carriers such as UPS, Federal Express, or the United States Postal Service.  
  
Instruction of students shall be limited to not more than three persons at a time and not more than fifteen (15) students in a 24-hour period.
  - h. Nuisance Controls. Home occupation shall not generate traffic, parking, noise, vibrations, glare, fumes, odors, or electrical interference beyond what normally occurs in the applicable zoning district.
  - i. Utilities. The public utility costs (water, sewer, electricity, solid waste collection, etc.) incurred in the operation of the home occupation shall not exceed what is normal to the use of the property for residential purposes.
  - j. Signs. Only one sign shall be allowed. It may indicate the name of the occupant and/or the name of the home occupation. It shall not exceed one square foot in area, shall be non-illuminated and attached flat to the main structure or visible through a window.
- C. Application for Home Occupation Permit. An application for a Home Occupation Permit shall be filed with the City Manager or the City Manager's designee on a form provided by the City of Paris. The City Manager or the City Manager's designee shall have up to 14 days to approve the issuance of the permit.

The application fee for a Home Occupation Permit shall be \$50.00. The application fee shall be paid at the time the application is submitted and is not refundable.

D. Business License and Certificate of Occupancy.

1. If the special use permit for a home occupation is approved by the City Manager or City Manager's designee, the applicant shall secure a business license to operate the home occupation from the Office of the City Finance Director. All Business Licenses must be issued to a physical street address only. A Business License may not be issued to a post office box address. Provided, however, a post office box address may be used by a home occupation business to conduct the home occupation business but may not be used as a substitution for a physical business address in order to bypass or circumvent the Home Occupation Permit process governed by this Chapter.
2. Prior to issuance of a Certificate of Occupancy, the City Manager or City Manager's designee will insure that the proper city business license has been issued for the home occupation and that all requirements of the Charter and Ordinances of the City of Paris are complied with prior to the start of actual operations.
3. The city business license and certificate of occupancy shall be renewed annually to insure compliance with applicable municipal codes as well as laws of the State of Tennessee.

E. Revocation of Home Occupation Permit

1. A Home Occupation Permit shall be revoked when it is determined that the conditions of its issuance are not being met.
2. The permit holder shall be notified in writing that the conditions of its issuance are not being met with the specific infractions noted.
3. The permit holder shall be given ten (10) calendar days from the postmark of written notification of non-compliance to contact the city to resolve the issue of non-compliance. Should the non-compliance not be resolved, the City Manager shall notify the permit holder that the Home Occupation Permit has been revoked and all business activities associated with the Home Occupation shall terminate immediately upon receipt of the notice.

F. Appeals

An application for a Home Occupation Permit that is denied or the revocation of a Home Occupation Permit may be appealed to the Board of Zoning Appeals on a form as required by the City Manager. The form shall show the location and intended use of the property, the names of the property owners and existing land uses within two hundred (200) feet, and any other information pertinent to the request which the City Manager may require. An appeal shall be made in writing to the Board of Zoning Appeals within seven (7) calendar days of the date of the revocation notice. A timely filed appeal shall result in the revocation action being held in abeyance pending the hearing by the Board of Zoning Appeals. The City Manager or City Manager's designee shall cause to be published in a daily newspaper of general circulation a NOTICE OF APPEAL FOR HOME OCCUPATION PERMIT. Such notice shall give the time and place of such hearing and shall be published at least seven (7) days prior to the Board of Zoning Appeals meeting.

G. Hearing by the Board of Zoning Appeals

1. An appeal hearing before the Board of Zoning Appeals shall be limited to the issue of whether the applicant complies with the criteria to be issued a Home Occupation Permit or whether a permit holder continuously meets the criteria required for the issuance of a Home Occupation Permit.
2. The Board of Zoning Appeals shall not grant a variance from the established criteria for the issuance of a Home Occupation Permit.
3. The Board of Zoning Appeals shall not hear an appeal that is not timely filed as provided in Section F above.

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 October 3, 2019.

Passed and adopted January 2, 2020.

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Mayor

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Finance Director

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

**Narrative to November 2019 Operating Statement**

After eight months of positive growth in our retail sales tax revenue, we hit a flat month in October. We are still ahead for the fiscal year to date by 1.49%.

General Fund revenues were ahead of expenditures for the month of November. We are still running behind fiscal year-to-date, but expect to catch up in the next few months with the help of property tax revenue. A few of our larger expenses in November included a vehicle lift for Garage, dumpsters for Sanitation, engineering fees for the Rison St. bridge replacement, and our annual audit fees.

Sanitation and Landfill revenues were ahead of expenditures in November and they are also ahead fiscal year-to-date.

Other Business:

**New employees:** Fourteen part-time (seasonal-PHCBL)

**Resignation:** None

We issued seven business licenses in November:

**New business:** The Hat Club, Takeout 2 You, Patriots Seal Coating, West TN Repair Solutions, Paris Keys N More, Exit Realty Blues City, Farmers Home Furniture

**CITY OF PARIS, TENNESSEE  
RETAIL SALES TAX REVENUE**

	<u>FY2016</u>	<u>FY2017</u>	<u>FY2018</u>	<u>FY2019</u>	<u>FY2020</u>	% Incr(Decr)
JULY	\$754,841	\$748,999	\$791,918	\$787,901	\$802,267	1.82%
AUGUST	\$725,865	\$738,171	\$775,581	\$790,533	\$799,378	1.12%
SEPTEMBER	\$779,709	\$791,866	\$812,873	\$774,425	\$797,992	3.04%
OCTOBER	\$740,683	\$732,345	\$777,777	\$761,812	\$761,453	-0.05%
NOVEMBER	\$731,887	\$770,351	\$821,637	\$809,116		
DECEMBER	\$940,460	\$999,663	\$927,868	\$960,027		
JANUARY	\$626,709	\$674,764	\$689,391	\$665,013		
FEBRUARY	\$708,129	\$684,426	\$697,202	\$704,313		
MARCH	\$830,289	\$840,859	\$840,412	\$877,659		
APRIL	\$768,632	\$792,642	\$774,320	\$849,875		
MAY	\$762,746	\$796,500	\$840,600	\$863,697		
JUNE	<u>\$839,825</u>	<u>\$871,656</u>	<u>\$849,365</u>	<u>\$873,145</u>		
<b>TOTAL</b>	<u><u>\$9,209,776</u></u>	<u><u>\$9,442,243</u></u>	<u><u>\$9,598,946</u></u>	<u><u>\$9,717,515</u></u>	<u><u>\$3,161,090</u></u>	
<b>Previous YTD % Increase/Decrease</b>		2.52%	1.66%	1.24%	1.49%	

**MONTHLY OPERATING STATEMENT**  
**November 2019**

<b>REVENUES</b>	<u>Annual Budget</u>	<u>Current Month</u>	<u>Yr to Date</u>	<u>Percent Realized</u>
Property Taxes	1,490,000	98,307	289,118	19.40%
Local Option Sales Tax	4,800,000	390,562	2,024,522	42.18%
Wholesale Liquor / Beer	760,000	67,619	358,738	47.20%
Business Tax	370,000	8,680	26,137	7.06%
Fees & Licenses	162,500	34,282	77,284	47.56%
In Lieu Payments	882,750	93,027	308,746	34.98%
Grants	1,191,125	7,635	186,831	15.69%
State Shared taxes	1,450,000	117,045	666,293	45.95%
All Other	2,649,668	97,847	808,472	30.51%
<b>Total General Fund Revenue</b>	<b>13,756,043</b>	<b>915,003</b>	<b>4,746,142</b>	<b>34.50%</b>
Solid Waste Collection - BPU	1,230,000	100,501.37	511,743	41.61%
Solid Waste Disposal - Transfer	280,000	32,948	148,364	52.99%
Other Revenue	400	55	3,472	867.93%
<b>Total Sanitation</b>	<b>1,510,400</b>	<b>133,504</b>	<b>663,579</b>	<b>43.93%</b>
Gate Receipts - Brush & Debris	150,000	13,273	57,272	38.18%
County Share Operating Exp	38,500	0	0	0.00%
Gate Receipts - Tires	8,000	182	2,263	28.28%
Other Revenue	30,450	42	31,321	102.86%
<b>Total Landfill</b>	<b>226,950</b>	<b>13,497</b>	<b>90,856</b>	<b>40.03%</b>
<b>Total Drug Fund</b>	<b>63,075</b>	<b>1,113</b>	<b>28,931</b>	<b>45.87%</b>
<b>TOTAL REVENUES</b>	<b>15,556,468</b>	<b>1,063,118</b>	<b>5,529,507</b>	<b>35.54%</b>

<b>EXPENDITURES</b>	<u>Annual Budget</u>	<u>Current Month</u>	<u>Yr to Date</u>	<u>Percent Realized</u>
Grants & Donations	237,540	49,887	101,453	42.71%
General Administration	420,135	28,894	164,071	39.05%
Economic Development	166,912	3,329	16,897	10.12%
Elections	0	0	0	#DIV/0!
Financial Administration	302,132	40,761	134,483	44.51%
City Hall Building	92,840	6,676	41,289	44.47%
Police Department	2,088,967	169,624	852,915	40.83%
Downtown Parking	1,000	0	198	19.84%
Emergency Communications	663,104	53,613	241,275	36.39%
Fire Department	1,710,753	133,723	664,793	38.86%
Building Inspection	93,046	6,834	39,017	41.93%
Street Maintenance	1,529,314	83,970	605,516	39.59%
State Street Aid	500,000	775	487,519	97.50%
Storm Water Management	76,405	6,193	23,012	30.12%
Street Lighting	82,200	7,017	36,516	44.42%
City Garage	343,926	37,858	144,132	41.91%
Cemetery Maintenance	61,124	548	23,740	38.84%
Health & Animal Control	164,145	13,580	68,177	41.53%
Civic Center	548,874	42,256	223,610	40.74%
Parks & Recreation	1,024,178	66,483	435,261	42.50%
Library	164,786	27,464	82,393	50.00%
Community Development	2,605,900	27,265	312,803	12.00%
Debt Service	871,882	20,732	252,161	28.92%
<b>General Fund Expenditures</b>	<b>13,749,163</b>	<b>827,483</b>	<b>4,951,232</b>	<b>36.01%</b>
Sanitation Collection	992,391	82,197	368,853	37.17%
Contractual Services	550,000	48,430	260,542	47.37%
<b>Total Sanitation</b>	<b>1,542,391</b>	<b>130,627</b>	<b>629,395</b>	<b>40.81%</b>
<b>Total Landfill</b>	<b>217,879</b>	<b>9,542</b>	<b>73,388</b>	<b>33.68%</b>
<b>Total Drug Fund</b>	<b>94,600</b>	<b>2,289</b>	<b>9,866</b>	<b>10.43%</b>
<b>TOTAL EXPENDITURES</b>	<b>15,604,033</b>	<b>969,941</b>	<b>5,663,880</b>	<b>36.30%</b>

<u>REVENUES OVER / (UNDER) EXPENDITURES</u>	<u>Current Month</u>	<u>Yr to Date</u>
General Fund	87,521	(205,090)
Sanitation	2,877	34,184
Landfill	3,955	17,468
Drug Fund	(1,175)	19,066

**NEW BUSINESS  
AGENDA ITEM NO. 2  
Appointment to Boards**

None

**NEW BUSINESS  
AGENDA ITEM NO. 3  
Request to Acquire the Abandoned Portion of Clifty Road**

Two of the three property owners, Chris Pitts and Lance Smith, with land adjacent to the portion of Clifty Road that we closed earlier this year have expressed an interest in acquiring the section of the closed road that abuts their property. It is customary to refer this type of request to the Planning Commission for their recommendation.



**NEW BUSINESS**  
**AGENDA ITEM NO. 4**  
**Resolution to Update Drug and Alcohol Testing Policy**

The following resolution, presented for your consideration, contains a proposed update to our current Drug and Alcohol Testing Policy. Joey Body of Twin Lakes Drug and DNA Testing, the company that administers our random drug testing program, recommended some changes and additions based on updates to federal drug testing laws. The list of drugs routinely tested for has been slightly expanded, and language has been added to better detail how and when an employee should notify their supervisor if under the influence of prescription or nonprescription legal drugs.

**RESOLUTION NO. 1635**

WHEREAS, The City of Paris, Tennessee, has adopted Personnel Rules and Regulations effective April 6, 1994; and,  
WHEREAS, Paris Municipal Code 1-503 specifies that amendments to said Personnel Rules and Regulations shall be adopted by the City Commission by Resolution before they shall have full force and effect; and,  
WHEREAS, The City Manager of the City of Paris, Tennessee has recommended to the City Commission that said Personnel Rules and Regulations **APPENDIX D, DRUG AND ALCOHOL TESTING POLICY** be amended as follows:

- A. By deleting from **1. PURPOSE** the second unnumbered paragraph of subsection 6 in its entirety and substituting the following therefore:

This policy does not preclude the appropriate use of legally prescribed medication that does not adversely affect the mental, physical, or emotional ability of the employee to safely and efficiently perform his/her duties. Employees who need to legally use prescription and nonprescription drugs while at work must report this requirement to their Department Supervisor before the employee goes on duty or performs any work if the use might impair their ability to perform the job safely and effectively. Any substance that could impair balance, attention, motor skills, perception, reaction time, coordination, judgement and/or any substance described in the Tennessee Drug Control Act of 1989 must be reported. Depending on the circumstances, employees may be reassigned, prohibited from performing certain tasks, or prohibited from working if they are determined to be unable to perform their jobs safely and properly while taking the prescription or nonprescription legal drugs. Employees may also be required to get clearance from their prescribing physician AND/OR a company physician in order to perform safety sensitive functions while taking a prescribed or nonprescription medication. Failing to report legal drugs could lead to but not be limited to suspension or termination.

- B. By deleting **6. DRUG TESTING B. PROHIBITED DRUGS** in its entirety and substituting the following therefore:  
**B. PROHIBITED DRUGS**

All drug results will be reported to the MRO. If verified by the MRO, they will be reported to the Random Drug Testing Coordinator. The following is a list of drugs for which tests will be routinely conducted:

1. Amphetamines
2. Marijuana
3. Cocaine
4. Opiates
5. Phencyclidine (PCP)
6. Alcohol, and
7. Benzodiazepines
8. Barbiturates
9. Methadone,

10. Propoxyphene
11. Expanded opiates (hydrocodone, hydromorphone, oxycotin, oxycodone, oxymorphone, etc.)
12. Methaqualone

NOW THEREFORE BE IT RESOLVED that the Board of Commissioners of the City of Paris, Tennessee go on record as approving the amendments to the Personnel Rules and Regulations as follows:

- A. By deleting from **1. PURPOSE** the second unnumbered paragraph of subsection 6 in its entirety and substituting the following therefore:

This policy does not preclude the appropriate use of legally prescribed medication that does not adversely affect the mental, physical, or emotional ability of the employee to safely and efficiently perform his/her duties. Employees who need to legally use prescription and nonprescription drugs while at work must report this requirement to their Department Supervisor before the employee goes on duty or performs any work if the use might impair their ability to perform the job safely and effectively. Any substance that could impair balance, attention, motor skills, perception, reaction time, coordination, judgement and/or any substance described in the Tennessee Drug Control Act of 1989 must be reported. Depending on the circumstances, employees may be reassigned, prohibited from performing certain tasks, or prohibited from working if they are determined to be unable to perform their jobs safely and properly while taking the prescription or nonprescription legal drugs. Employees may also be required to get clearance from their prescribing physician AND/OR a company physician in order to perform safety sensitive functions while taking a prescribed or nonprescription medication. Failing to report legal drugs could lead to but not be limited to suspension or termination.

- B. By deleting **6. DRUG TESTING B. PROHIBITED DRUGS** in its entirety and substituting the following therefore:

**B. PROHIBITED DRUGS**

All drug results will be reported to the MRO. If verified by the MRO, they will be reported to the Random Drug Testing Coordinator. The following is a list of drugs for which tests will be routinely conducted:

1. Amphetamines
2. Marijuana
3. Cocaine
4. Opiates
5. Phencyclidine (PCP)
6. Alcohol, and
7. Benzodiazepines
8. Barbiturates
9. Methadone
10. Propoxyphene
11. Expanded opiates (hydrocodone, hydromorphone, oxycotin, oxycodone, oxymorphone, etc.)
12. Methaqualone

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 2<sup>nd</sup> day of January, 2020.

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Mayor

\_\_\_\_\_  
Finance Director

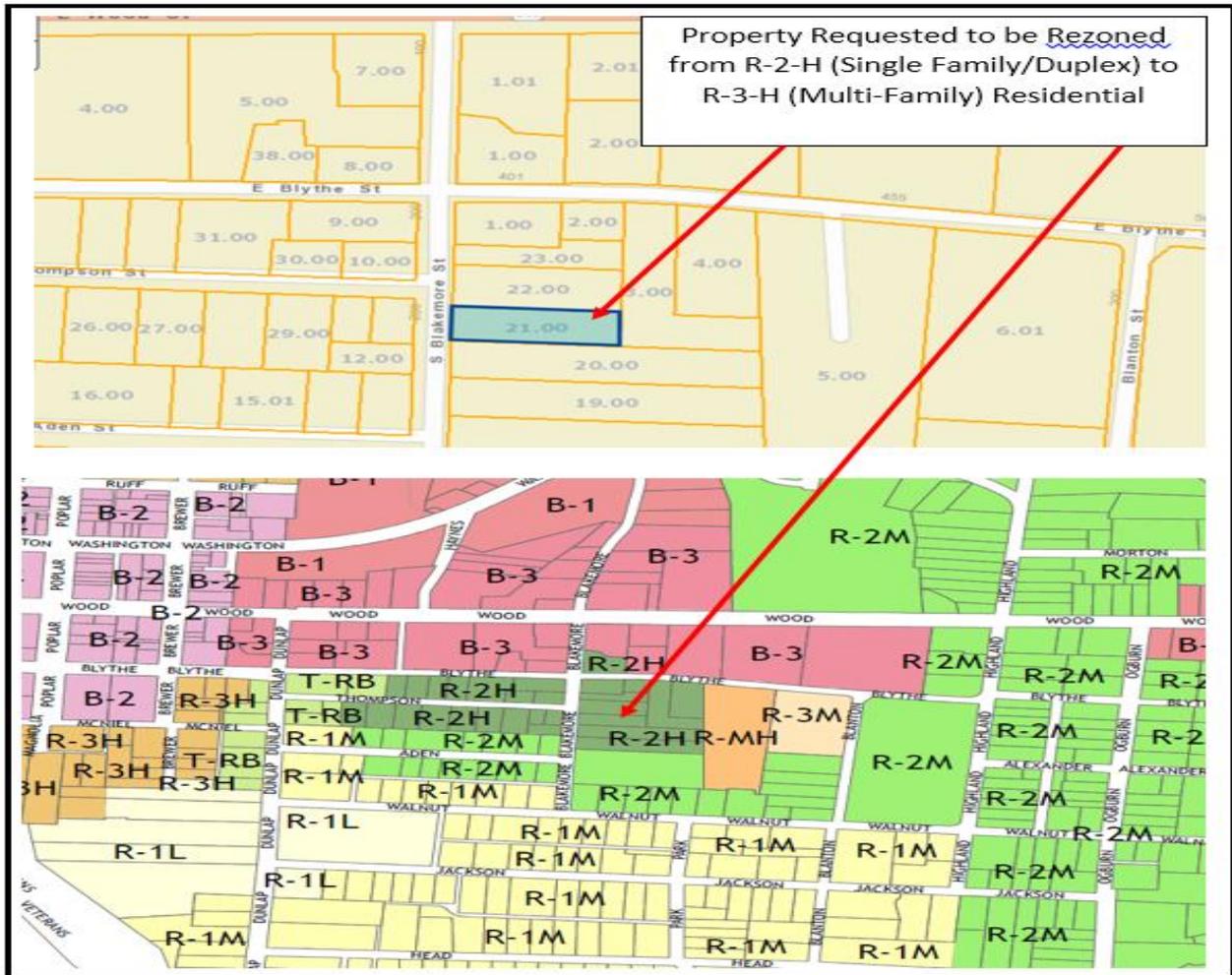
ATTESTED:

\_\_\_\_\_

**NEW BUSINESS**  
**AGENDA ITEM NO. 5**  
**Rezoning Request for 207 Blakemore Street**

Justin Fields is requesting his property located at 207 Blakemore Street be rezoned from R-2-H (single family/duplexes) to R-3-H (multi-family). He would like to construct 3 – 6 units on this property. The property is approximately 56 ft. wide x 178 ft. deep (9,968 sq. ft.).

This is before the City Commission for the January meeting and would be referred to the Planning Commission for recommendation.



**NEW BUSINESS  
AGENDA ITEM NO. 6  
PILOT Agreement for Eurotranciatura**

The Paris Industrial Development Board met Monday, Dec. 30 and approved a new PILOT Agreement for Eurotranciatura. This agreement covers the purchase of and improvements to buildings adjoining their property, as well as some new equipment. The agreement is valued at \$7.5 million and will be for 10 years. The need for the new space and equipment was generated by a couple of new contracts Euro has recently been awarded. It is anticipated that they will be adding approximately 60 new jobs. Rob Goad, PHCIC Economic Development Director, will be on hand to further elaborate on this agreement and answer any questions you may have.

**RESOLUTION NO. 1636**

A RESOLUTION OF THE MAYOR AND BOARD OF COMMISSIONERS OF THE CITY OF PARIS, TENNESSEE TO APPROVE A  
PAYMENT IN LIEU OF TAXES AGREEMENT *Eurotranciatura U.S.A., LLC*

WHEREAS, The Industrial Development Board of the City of Paris, Tennessee (“Board”) is a public non-profit corporation organized and existing under the laws of the State of Tennessee, pursuant to and in accordance with the provisions of Tennessee Code Annotated §§ 7-53-101 *et seq.*, as amended (the “Act”);

WHEREAS, the Board was created for the purpose of maintaining and increasing employment opportunities in affected communities by promoting industry, trade, commerce, tourism, recreation and housing construction by inducing manufacturing, industrial, governmental, educational, financial services, commercial and recreational enterprises to locate in or to remain in the State of Tennessee and thereby furthering the use of its agricultural products and natural resources;

WHEREAS, the Board has received the request of Eurotranciatura U.S.A., LLC (hereinafter “Euro”), which is doing business in the City of Paris, Tennessee (“City”) and is planning to expand its operations and employment in the City through capital investment in real property and industrial equipment;

WHEREAS, in order to induce Euro to expand its operations and make the capital investment in industrial equipment, Euro proposes that the Board purchase such real property, improvements thereto and industrial equipment to be used on its site in the City, and then lease such real property, improvements thereto and industrial equipment back to Euro, in the form of a transaction authorized by the Act for payments in lieu of taxes (“PILOT Incentive”): (i) having the effect of freezing the 2019 City ad valorem property taxes, excluding the Paris Special School District taxes, on the real property, comprised of tax parcels Map 105, Parcels 1.02 and 1.04, for a period of ten (10) years, and (ii) having the effect of abating City ad valorem property taxes, excluding the Paris Special School District taxes on the industrial equipment for a period of ten (10) years, provided, however, that Euro maintains a minimum of current employment levels during the term of the lease, with an option for the Board to modify or terminate the lease if Euro fails to meet this full time employment requirement; and

WHEREAS, consummation of the transaction herein contemplated is in the best interest of the citizens of the City of Paris, Tennessee, as it will keep, maintain, and expand employment opportunities and will thereby promote industry, trade, commerce and housing construction in the City of Paris, Tennessee, thereby furthering the public purpose for which the Board was created.

NOW, THEREFORE, IT IS HEREBY RESOLVED by the City of Paris, Tennessee, as follows:

1. The Board is hereby authorized pursuant to and in accordance with the Act, to enter into a PILOT Incentive transaction with Euro, under the terms and conditions that Euro will sell or otherwise transfer to the Board real property, improvements thereto, and industrial equipment used at its site at fair market value in an amount not to exceed Seven Million Five Hundred Thousand Dollars (\$7,500,000), and the Board shall lease or otherwise grant to Euro the use of the said real property, improvements thereto and industrial equipment.
2. The Board is further authorized to enter into a PILOT Incentive transaction authorized by the Act: (i) having the effect of freezing the 2019 City ad valorem property taxes, excluding the Paris Special School District taxes, on the real property, comprised of tax parcels Map 105, Parcels 1.02 and 1.04, for a period of ten (10) years, and (ii) having the effect of abating City ad valorem property taxes, excluding the Paris Special School District taxes on the industrial equipment for a period of ten (10) years, provided, however, that Euro maintains a minimum of current employment levels during the term of the

lease, with an option for the Board to modify or terminate the lease if Euro fails to meet this full time employment requirement.

3. To the extent otherwise required under the law, The Industrial Development Board of the City of Paris, Tennessee, has the required authority to act on behalf of the City of Paris, Tennessee to implement the PILOT Incentive transaction described above.

SO RESOLVED, this the 2nd day of January, 2020.

CITY OF PARIS, TENNESSEE

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

ATTEST:

\_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**STATUS OF VARIOUS PROJECTS  
December 2019**

	<b>PRIMARY STAFF</b>	<b>TARGET COMPLETION DATE(S)</b>	<b>NOTES</b>
HOME Grant	Morris/Foster	2019	Construction is complete on the last two homes. The deeds of trust are being completed. Once they are ready the home owners will sign and the last reimbursement requests will be submitted.
Back Alley Paris	Foster/Morris/Ray(DPA)	On-Going	The north alley will feature Dr. E.W. Grove. Dan Knowles is researching stories of Dr. Grove before he starts to conceptualize. The project must be complete before June 15, 2020.
TN ECD Façade Grant	Foster/Morris	Fall 2019	Work on all originally approved projects is now complete! We have a little over \$15,000 to spread over three alternate projects. Those alternate projects have been forwarded to TECD for approval.
TA Grant for Sidewalks along Wilson & Patriot	Foster/Morris	Fall 2020	TLM is expecting to have NEPA complete and be able to submit preliminary design plans to TDOT this month. We hope to be able to start contacting affected property owners by late February/early March.
2018 LPRF Grant for Splash pad	Foster/Lawrence/Morris	May 2020	Plumbing, utilities, and electrical conduit are all currently being installed. Footers for the bathroom and filter buildings have been poured and the block for the foundation has been laid for the bathroom building. We are hopeful that we will be able to pour the floor for the bathroom building this week.
2018 STBG Project for Signalization & Safety Upgrades at 3 Intersections Downtown	Foster/Morris	Undetermined	NEPA process continues. Still waiting on responses from the Historical Commission and Native American Council.
Rison St Bridge Replacement	Foster/Morris	Fall 2021	The NEPA process has begun with the submission of our Agency Coordination letter and 106 memo to TDOT Local Programs by A2H.
2019 Tourism Enhancement Grant for Eiffel Tower Upgrades	Foster, Morris/Lawrence	Spring 2020	All upgrades and project components have been completed with the exception of the new signage and parking lot paving. Staff is working with the Chamber to design the sign.
2019 Multimodal Access Grant	Foster/ Morris	Spring 2022 (if awarded)	Application was submitted mid-October. Announcement of grant recipients is expected in the spring of 2020.
2020 TA Grant for Sidewalk Project along Fairgrounds & Royal Oak	Foster/Morris	Spring 2022 (if awarded)	Application was submitted at the first of October. Announcement of grant recipients is expected late spring or early summer of next year.
TDOT Traffic Signal Modernization Program Grant	Foster/Morris	Undetermined	TDOT recently announced this new grant program with a maximum award of \$25,000 at 100%. We submitted three applications based on recommendations contained in our TSM&O, and conversations with TDOT representatives. As this is a brand new program, TDOT has not yet determined when grant recipients will be announced.