

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



JACKIE JONES, VICE-MAYOR
GAYLE GRIFFITH, COMMISSIONER
SAM THARPE, COMMISSIONER
JOHN ETHERIDGE, COMMISSIONER

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

**CITY HALL COURTROOM
July 7, 2022
5:00 P.M.**

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 – June 2, 2022
Special Called Meeting – June 29, 2022

Board Will Hear Comments from Citizens

Board Will Hear Comments from the Commission

Service Resolutions and Proclamations: None

OLD BUSINESS

1.) None

NEW BUSINESS

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

2.) **Appointments to Boards:** Carlton Gerrell, City Mayor

3.) **Ordinance to Amend 8-111. A. and 8-111. B. of the Paris Municipal Code - Landfill Fees:** Kim Foster, City Manager

4.) **Resolution to Amend the COP Personnel Rules & Regulations – Job Description:** Kim Foster, City Manager

5.) **Authorization of Mayor to Sign Documents Associated with the Sale of the TRC Building to the County:** Kim Foster, City Manager

Status of Various Projects

Notes from the City Manager

Adjournment

NEW BUSINESS
AGENDA ITEM NO.1
Financial Update

Narrative to May 2022 Operating Statement

Our retail sales tax revenue continues to be strong. The month of April reflected a 1.95% increase compared to last April and we are ahead fiscal year-to-date by 7.23%. Just as a reminder, last year's numbers that we are comparing against were extraordinary.

As predicted, our General Fund expenditures exceeded revenues in the month of May. Other than the principal payments on debt service, larger expenses included \$160K for the Wilson Street Project, drainage projects \$56K, equipment for the Street Dept \$175K, Police equipment \$29K, and Landfill equipment \$21K.

The General Fund is considerably ahead fiscal year-to-date. We should end our fiscal year with more to add to fund balance.

Other Business:

New Employees (18): 8 part-time seasonal new hires (Parks & Recreation)
10 part-time seasonal rehires (Parks & Recreation)

Resignations (2): 2 Full-time Patrolman

We issued five business licenses in May:

New Business (2): A3 Footing, Precise Aesthetics (booth)

New Owner (2): Jack Jones Flowers & Gifts, Paris Nutrition

Minimal License (1): American Blade Sharpening

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

	<u>FY2017</u>	<u>FY2018</u>	<u>FY2019</u>	<u>FY2020</u>	<u>FY2021</u>	<u>FY2022</u>	<u>% Incr(Decr)</u>
JULY	\$748,999	\$791,918	\$787,901	\$802,267	\$898,979	\$951,793	5.87%
AUGUST	\$738,171	\$775,581	\$790,533	\$799,378	\$843,541	\$895,516	6.16%
SEPTEMBER	\$791,866	\$812,873	\$774,425	\$797,992	\$888,921	\$965,256	8.59%
OCTOBER	\$732,345	\$777,777	\$761,812	\$761,453	\$873,733	\$974,047	11.48%
NOVEMBER	\$770,351	\$821,637	\$809,116	\$807,105	\$874,641	\$988,199	12.98%
DECEMBER	\$999,663	\$927,868	\$960,027	\$957,286	\$1,097,412	\$1,210,615	10.32%
JANUARY	\$674,764	\$689,391	\$665,013	\$713,906	\$844,826	\$839,389	-0.64%
FEBRUARY	\$684,426	\$697,202	\$704,313	\$727,380	\$719,938	\$859,647	19.41%
MARCH	\$840,859	\$840,412	\$877,659	\$840,175	\$1,101,592	\$1,102,651	0.10%
APRIL	\$792,642	\$774,320	\$849,875	\$865,360	\$1,040,359	\$1,060,677	1.95%
MAY	\$796,500	\$840,600	\$863,697	\$949,140	\$1,005,346		
JUNE	\$871,656	\$849,365	\$873,145	\$966,861	\$1,013,926		
TOTAL	<u>\$9,442,243</u>	<u>\$9,598,946</u>	<u>\$9,717,515</u>	<u>\$9,988,303</u>	<u>\$11,203,215</u>	<u>\$9,847,790</u>	
Previous YTD % Increase/Decrease	2.52%	1.66%	1.24%	2.79%	12.16%	7.23%	

MONTHLY OPERATING STATEMENT
May 2022

REVENUES	<u>Annual Budget</u>	<u>Current Month</u>	<u>Yr to Date</u>	<u>Percent Realized</u>
Property Taxes	1,670,000	10,159	1,673,853	100.23%
Local Option Sales Tax	5,735,950	543,416	5,322,258	92.79%
Wholesale Liquor / Beer	880,000	77,638	839,603	95.41%
Business Tax	375,000	207,087	322,554	86.01%
Fees & Licenses	163,500	34,832	169,166	103.47%
In Lieu Payments	880,250	126,368	792,861	90.07%
Grants	2,081,575	35,213	218,456	10.49%
State Shared taxes	1,674,500	170,451	1,626,404	97.13%
All Other	1,775,850	164,485	1,708,895	96.23%
Federal ARPA Grant	0	0	1,491,875	#DIV/0!
Total General Fund Revenue	15,236,625	1,369,648	14,165,925	92.97%
Solid Waste Collection - BPU	1,225,000	106,998	1,157,122	94.46%
Solid Waste Disposal - Transfer	420,000	29,823	392,976	93.57%
Other Revenue	55,400	16	30,555	55.15%
Total Sanitation	1,700,400	136,837	1,580,653	92.96%
Gate Receipts - Brush & Debris	130,000	10,761	135,088	103.91%
County Share Operating Exp	35,000	0	8,280	23.66%
Gate Receipts - Tires	5,000	216	9,837	196.73%
Other Revenue	55,500	256	57,259	103.17%
Total Landfill	225,500	11,233	210,463	93.33%
Total Drug Fund	60,050	5,637	43,684	72.75%
TOTAL REVENUES	17,222,575	1,523,356	16,000,724	92.91%

EXPENDITURES	<u>Annual Budget</u>	<u>Current Month</u>	<u>Yr to Date</u>	<u>Percent Realized</u>
Grants & Donations	261,622	51,878	255,230	97.56%
General Administration	415,537	26,928	371,861	89.49%
Economic Development	159,592	12,182	140,916	88.30%
Elections	0	0	0	#DIV/0!
Financial Administration	331,559	19,702	290,093	87.49%
City Hall Building	101,118	7,158	89,400	88.41%
Police Department	2,244,435	153,363	1,968,760	87.72%
Emergency Communications	738,410	48,876	636,342	86.18%
Fire Department	1,939,060	127,147	1,774,736	91.53%
Building Inspection	116,214	8,281	81,637	70.25%
Street Maintenance	1,867,952	266,360	1,706,331	91.35%
State Street Aid	710,000	3,525	716,678	100.94%
Storm Water Management	74,270	2,941	32,315	43.51%
Street Lighting	95,800	3,092	90,381	94.34%
City Garage	327,783	18,628	259,503	79.17%
Cemetery Maintenance	66,800	13,500	63,500	95.06%
Health & Animal Control	181,719	13,372	155,848	85.76%
Civic Center	685,521	44,388	548,337	79.99%
Parks & Recreation	1,179,648	63,094	1,023,217	86.74%
Library	171,487	28,581	171,487	100.00%
Community Development	877,800	180,721	616,258	70.20%
ARPA--SLFRF	563,000	105,818	480,818	85.40%
ARPA/TDEC-WII	0	3,728	3,728	#DIV/0!
Debt Service	803,295	381,742	621,836	77.41%
General Fund Expenditures	13,912,622	1,585,003	12,099,214	86.97%
Sanitation Collection	1,238,206	61,641	1,124,674	90.83%
Contractual Services	690,000	64,994	648,604	94.00%
Total Sanitation	1,928,206	126,634	1,773,278	91.97%
Total Landfill	303,278	18,299	266,371	87.83%
Total Drug Fund	92,500	1,400	76,447	82.65%
TOTAL EXPENDITURES	16,236,606	1,731,336	14,215,310	87.55%

<u>REVENUES OVER / (UNDER) EXPENDITURES</u>	<u>Current Month</u>	<u>Yr to Date</u>
General Fund	(215,355)	2,066,711
Sanitation	10,203	(192,625)
Landfill	(7,066)	(55,908)
Drug Fund	4,238	(32,763)

**NEW BUSINESS
AGENDA ITEM NO. 2
Appointments of Boards**

<u>BOARD</u>	<u>CURRENT MEMBER</u>	<u>PROPOSED MEMBER</u>	<u>TERM EXPIRATION</u>	<u>NEW EXPIRATION</u>
Paris Housing Authority 5 Year Term (Mayoral Appointment)	Reginald Caldwell	Reginald Caldwell	July 7, 2022	July 7, 2027

**NEW BUSINESS
AGENDA ITEM NO. 3**

Ordinance to Amend 8-111. A. and 8-111. B. of the Paris Municipal Code - Landfill Fees

Our contract with GFL / Waste Management to operate our transfer station has an escalator clause to allow for a yearly price adjustment based on the CPI for garbage collection. That number for this year reflected a 4.2% increase. To offset our cost, we are proposing an increase of \$1/ton to our gate price as well as a reduction in the amount of weight that falls below our minimum charge. This will result in a 2.6% increase in price for Henry Co. residents and a 4.1% increase for out-of-county residents. The weight threshold to fall into the category of a minimum \$15 charge will move from 750 lbs to 500 lbs or less.

The occasional transfer station user should see no change, a pickup truck load will still fall into the minimum charge amount. This change will mainly affect commercial users.

The following ordinance reflects these changes and is presented for your consideration.

ORDINANCE NO. 1285

AN ORDINANCE to Amend 8-111. A. and 8-111. B. of the Paris Municipal Code.

SECTION 1. BE IT ORDAINED by the Board of Commissioners of the City of Paris, Tennessee, that 8-111. A. and 8-111. B. of the Paris Municipal Code be amended as follows:

A. That 8-111. A. of the Paris Municipal Code be amended by deleting 8-111. A. in its entirety and substituting the following therefore:

A. **Resident Disposal Fees.** Residents of Henry County shall pay a disposal fee of thirty nine dollars (\$39.00) per ton or any fraction thereof for disposal at the Transfer Station. A disposal fee of thirty three dollars (\$33.00) per ton or any fraction thereof shall be charged for disposal in the Class III / IV Landfill. A minimum charge of fifteen dollars (\$15.00) will apply for amounts up to five hundred (500) pounds disposed of at the Transfer Station or for amounts up to nine hundred nine (909) pounds disposed of at the Class III / IV Landfill (Ord. #717, 09/07/89; Ord. #734, 08/02/90; Ord. #764, 08/06/91; Ord. #805, 07/23/92; Ord. #830, 06/15/93; Ord. #866, 12/01/94; Ord. #990, 11/01/01; Ord. #1071, 06/07/07; Ord. #1090, 06/26/08; Ord. #1105, 07/07/09; Ord. #1232, 6/7/18; Ord. #_____, ___/___/22).

B. That 8-111. B. 4 of the Paris Municipal Code be amended by deleting 8-111. B. in its entirety and substituting the following therefore:

B. **Non-Resident Disposal Fee.** Non-residents of Henry County shall pay a disposal fee of forty nine dollars (\$49.00) per ton or any fraction thereof for disposal at the Transfer Station. A disposal fee of forty five dollars (\$45.00) per ton or any fraction thereof shall be charged for disposal in the Class III / IV Landfill. A minimum charge of twenty five dollars (\$25.00) will apply for amounts up to five hundred (500) pounds disposed of at the Transfer Station or amounts up to one thousand one hundred eleven (1,111) pounds disposed of at the Class III / IV Landfill (Ord. #1232, 6/7/18; Ord. #_____, ___/___/22).

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 July 7, 2022.

Passed and adopted _____.

Mayor

Finance Director

**NEW BUSINESS
AGENDA ITEM NO. 4
Resolution to Amend the COP Personnel Rules & Regulations – Job Description**

As we were preparing to advertise for the position of Building Inspector we felt like an update to the job description was in order. The title has been updated to include Stormwater Manager and a few items to reflect those additional responsibilities were added. The following resolution is presented for your consideration.

RESOLUTION NO. 1668

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 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 be amended by deleting the job description for Codes / Building Inspector in Appendix B and substituting the following therefore:

BUILDING INSPECTOR / STORMWATER MANAGER

Nature of Work

This is primarily a field inspection and investigation position responsible for the enforcement of housing standards and insuring compliance with current building codes and related regulations. This position is also responsible for the implementation and enforcement of the City's MS4 permit. Individual develops and executes programs with considerable technical independence according to accepted principles and in conformance with the general policies prescribed by the City Planning Commission and the City Commission.

General direction is received from the City Manager or his designee, but the employee must exercise wide discretion and independent judgment in managing the department. Work is reviewed through conferences, inspection, and review of reports.

Employee will operate computer, copier, and other modern office equipment. The employee will also operate a light duty vehicle. Work will be performed both indoors and outdoors and some tasks may be performed regardless of weather conditions when necessary. The employee will be exposed to dirt, dust, and loud noises.

Illustrative Examples of Work

- Inspects new and existing construction to ensure minimum compliance with housing standards.
- Inspects new construction, alterations, and repairs while in progress and upon completion to ensure compliance with the approved plans and specifications and the current building codes.
- Inspects structures being brought into code compliance and site of buildings being razed.
- Responsible for attending meetings with the Planning Commission, Zoning & Appeals Board, and Storm Water.
- Checks plans and specifications for code and permit compliance and recommends necessary changes to make them compliant if necessary.
- Makes on-site inspections, to include those in the interest of public safety and health.
- Reviews and discusses construction, alteration, and repair activities with property owners, contractors, and other interested and affected parties to ensure compliance with all codes, regulations and permits.
- Makes special investigations upon special request or specific complaints.
- Monitors all construction related activities, notes any violations of codes, regulations or permits, and, if necessary, takes appropriate enforcement action.
- Prepares inspection reports noting conditions found, actions taken, recommendations given, and other information as necessary.
- Interprets and enforces the current building code in effect.
- Consults with contracted engineer for guidance in storm water management administration.
- Primarily responsible for all correspondence relating to the enforcement of current building code and storm water permit.
- Reviews plans and issues building permits.
- Responsible for consulting with builders, contractors, engineers, and architects regarding building codes and State guidelines.

- Issues Certificate of Occupancy upon compliant completion of construction.
- Keeps informed of new construction materials and methods.
- Makes interpretations on technical issues regarding the building, mechanical, and plumbing disciplines.
- Prepares and recommends amendments and revisions to the Municipal Code relating to the Codes/Building Department and Storm Water Management.
- Makes routine/unannounced inspections throughout the city to insure conformance with the Municipal Code.
- May make talks and give presentations on building regulations and building safety to civic, professional, and other organizations.
- Prepares and manages departmental budget.
- Works closely with the Zoning Department to ensure compliance with all regulations and codes.
- Performs related work as required.
- Serves as the enforcement agent for TOSHA and OSHA guidelines.
- Establishes and maintains an effective working relationship with other employees.

Desirable Knowledge, Ability, Skill

- Extensive knowledge of modern construction methods, practices, materials, and equipment as applied to approval of plans and specifications and the inspection of buildings and structures.
- Thorough knowledge of current building code, Municipal Code, Ordinances, state statutes and the rules and regulations pursuant thereto affecting the operations and functions of the Building/Codes Department and storm water management.
- Knowledgeable of building, plumbing, and mechanical construction to ensure compliance with appropriate codes.
- Knowledgeable of the legal problems and procedures involved in the prosecution of persons violating the laws administered.
- Ability to establish and maintain cooperative and professional relationships with contractors, general public, public officials, and all other clients while still enforcing building and zoning regulations with firmness and tact.
- Ability to apply the principles and practices of organization, personnel, and financial management of the operation of a municipal department.
- Ability to speak and communicate effectively in public.
- Ability to utilize the latest available technology in an efficient manner.
- Ability to manage correspondence and other administrative details.

Desirable Training and Experience

Minimum of a high school diploma with five (5) years' experience in a building construction trade at the journeyman or higher level, or a bachelor's degree or higher from an accredited college or university with major course work in construction management, business administration, engineering, architecture, or other related field.

Either possess, or will obtain, all state mandated certifications associated with the position within one (1) year of employment and maintain these certifications throughout employment. (Res. #1472, 01/06/11)

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 by deleting the job description for Codes / Building Inspector in Appendix B and substituting the following therefore:

BUILDING INSPECTOR / STORMWATER MANAGER

Nature of Work

This is primarily a field inspection and investigation position responsible for the enforcement of housing standards and insuring compliance with current building codes and related regulations. This position is also responsible for the implementation and enforcement of the City's MS4 permit. Individual develops and executes programs with considerable technical independence according to accepted principles and in conformance with the general policies prescribed by the City Planning Commission and the City Commission.

General direction is received from the City Manager or his designee, but the employee must exercise wide discretion and independent judgment in managing the department. Work is reviewed through conferences, inspection, and review of reports.

Employee will operate computer, copier, and other modern office equipment. The employee will also operate a light duty vehicle. Work will be performed both indoors and outdoors and some tasks may be performed regardless of weather conditions when necessary. The employee will be exposed to dirt, dust, and loud noises.

Illustrative Examples of Work

- Inspects new and existing construction to ensure minimum compliance with housing standards.
- Inspects new construction, alterations, and repairs while in progress and upon completion to ensure compliance with the approved plans and specifications and the current building codes.
- Inspects structures being brought into code compliance and site of buildings being razed.
- Responsible for attending meetings with the Planning Commission, Zoning & Appeals Board, and Storm Water.
- Checks plans and specifications for code and permit compliance and recommends necessary changes to make them compliant if necessary.
- Makes on-site inspections, to include those in the interest of public safety and health.
- Reviews and discusses construction, alteration, and repair activities with property owners, contractors, and other interested and affected parties to ensure compliance with all codes, regulations and permits.
- Makes special investigations upon special request or specific complaints.
- Monitors all construction related activities, notes any violations of codes, regulations or permits, and, if necessary, takes appropriate enforcement action.
- Prepares inspection reports noting conditions found, actions taken, recommendations given, and other information as necessary.
- Interprets and enforces the current building code in effect.
- Consults with contracted engineer for guidance in storm water management administration.
- Primarily responsible for all correspondence relating to the enforcement of current building code and storm water permit.
- Reviews plans and issues building permits.
- Responsible for consulting with builders, contractors, engineers, and architects regarding building codes and State guidelines.
- Issues Certificate of Occupancy upon compliant completion of construction.
- Keeps informed of new construction materials and methods.
- Makes interpretations on technical issues regarding the building, mechanical, and plumbing disciplines.
- Prepares and recommends amendments and revisions to the Municipal Code relating to the Codes/Building Department and Storm Water Management.
- Makes routine/unannounced inspections throughout the city to insure conformance with the Municipal Code.
- May make talks and give presentations on building regulations and building safety to civic, professional, and other organizations.
- Prepares and manages departmental budget.
- Works closely with the Zoning Department to ensure compliance with all regulations and codes.
- Performs related work as required.
- Serves as the enforcement agent for TOSHA and OSHA guidelines.
- Establishes and maintains an effective working relationship with other employees.

Desirable Knowledge, Ability, Skill

- Extensive knowledge of modern construction methods, practices, materials, and equipment as applied to approval of plans and specifications and the inspection of buildings and structures.
- Thorough knowledge of current building code, Municipal Code, Ordinances, state statutes and the rules and regulations pursuant thereto affecting the operations and functions of the Building/Codes Department and storm water management.
- Knowledgeable of building, plumbing, and mechanical construction to ensure compliance with appropriate codes.
- Knowledgeable of the legal problems and procedures involved in the prosecution of persons violating the laws administered.
- Ability to establish and maintain cooperative and professional relationships with contractors, general public, public officials, and all other clients while still enforcing building and zoning regulations with firmness and tact.
- Ability to apply the principles and practices of organization, personnel, and financial management of the operation of a municipal department.
- Ability to speak and communicate effectively in public.
- Ability to utilize the latest available technology in an efficient manner.
- Ability to manage correspondence and other administrative details.

Desirable Training and Experience

Minimum of a high school diploma with five (5) years' experience in a building construction trade at the journeyman or higher level, or a bachelor's degree or higher from an accredited college or university with major course work in construction management, business administration, engineering, architecture, or other related field.

Either possess, or will obtain, all state mandated certifications associated with the position within one (1) year of employment and maintain these certifications throughout employment. (Res. #1668, 7/7/22).

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 7th day of July 2022.

Mayor

Finance Director

ATTESTED:

**NEW BUSINESS
AGENDA ITEM NO. 5**

Authorization of Mayor to Sign Documents Associated with the Sale of the TRC Building to the County

As you all know, the lease on the building located at 1108 Tyson Ave., which is jointly owned by the City and the County, expires at the end of September. The looming expiration of the lease has caused both entities to evaluate the building, its current use, and our own individual entity's needs. After evaluation and discussions with Mayor Ridgeway it is my recommendation that the City sell our portion of the building to the County. The County Assessor gave the building an appraisal value of \$950,000. Mayor Ridgeway and I have agreed that the County will pay the City \$475,000 for our half of the building contingent on approval of both the City and County Commissions. This transaction shall take place before the end of September.

The following Warranty Deed, presented for your consideration, lays out the agreement. If you are in favor of the agreement staff asks that you authorize Mayor Gerrell to sign the necessary documents to complete this transaction.

THIS INSTRUMENT PREPARED WITHOUT THE
BENEFIT OF TITLE EXAMINATION BY:
GREER, GREER & WHITFIELD, ATTORNEYS, PLLC
P. O. BOX 385, PARIS, TENNESSEE 38242

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS that the **CITY OF PARIS, TENNESSEE, a municipal corporation** has bargained and sold and by these presents do hereby transfer and convey to the **COUNTY OF HENRY, TENNESSEE**, its successors and assigns, its entire one-half (1/2) interest in certain real estate located in the First Civil District of Henry County, Tennessee. The consideration for this transfer is FOUR HUNDRED SEVENTY FIVE THOUSAND (\$475,000.00) DOLLARS, the receipt of which is hereby acknowledged. The land is assessed at Map **106**, Parcel **039.00** and more particularly described as follows:

TRACT 1

Beginning at a set iron pin in the east right-of-way of Madison Street (an undeveloped 30 foot right-of-way), said pin being located South 01 degrees 42 minutes 01 seconds East, 20.46 feet from the southwest corner of Hughes, Deed Book 188, Page 238, and being the southwest corner of J&H Limited Partnership, Deed Book 225, Page 998; runs thence with the south line of J&H Limited Partnership, North 88 degrees 53 minutes 19 seconds East, 428.99 feet to a set iron pin in the western right-of-way of U.S. Highway 79; thence with the western right-of-way of said Highway, a curve to the left, having an arc length of 199.83 feet, a radius of 2939.89 feet and being subtended by a chord of South 21 degrees 06 minutes 05 seconds West, 199.83 feet to a set iron pin, being the northeast corner of J&H Limited Partnership; South 88 degrees 53 minutes 21 seconds West; 155.28 feet; North 82 degrees 18 minutes 09 seconds West, 198.93 feet to the east right-of-way of Madison Street, North 01 degrees 42 minutes 02 seconds West, 154.54 feet to the point of beginning, and containing 1.584 acres, more or less. Bearings are record. Survey and legal description by Lucile D. Smith, R.L.S. Tennessee Reg. No. 1508, dated October 18, 1994.

Tract 1 is the same real estate conveyed to the Grantor and Grantee herein by Warranty Deed of Earl J. French and wife, Chloe A. French, dated March 15, 1996 and recorded in Deed Book 244, p. 691 in the Register's Office of Henry County, Tennessee. By this conveyance, Grantee is now the sole owner of the real estate.

TRACT 2

Beginning at an iron pin set in the North line of the original tract conveyed from French to Henry County; said pin being the S.E. corner of this described tract and located North 86 degrees 44 minutes 27 seconds West 91.60 feet from the existing iron pin that serves as the Northeast corner of the original tract conveyed French to Henry County; running thence with the North line of the existing Henry County tract North 86 degrees 44 minutes 27 seconds West 100.06 feet to a set iron pin; thence with lines severing the land of French the following three courses: North 03 degrees 15 minutes 33 seconds East 3.00 feet to a set iron pin; South 86 degrees 44 minutes 27 seconds East 100.06 feet to a set iron pin; and South 03 degrees 1.5 minutes 33 seconds West 3.00 feet to the point of beginning, containing 300.18 square feet and being subject to any rights held by third parties for road or utility easement. Bearings are based on magnetic north per reading taken March 13, 1996.

Tract 2 is subject to a perpetual easement for highway purposes dated March 19, 1970, from Isaac M. Jones, Paul D. Jones and Ruby Burton, to the State of Tennessee, of record in Deed Book 94, at pages 175-176, in the Register's Office of Henry County, Tennessee.

Tract 2 is the same real estate conveyed to the Grantor and Grantee herein by Deed Replacing a Lost Deed from Earl J. French and wife, Chloe A. French, dated November 16, 2004, and recorded in Record Book 160, p. 26 in the Register's Office of Henry County, Tennessee. By this conveyance, Grantee is now the sole owner of the real estate.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING AGREEMENT BETWEEN GRANTOR AND GRANTEE WHICH SHALL EXPIRE IF THE PROPERTY REMAINS OWNED BY GRANTEE ON THE FIFTH ANNIVERSARY OF THE DATE OF THIS INSTRUMENT:

If (prior to the expiration of this agreement) Grantee sells the real estate and the net proceeds (amount Grantee will net after expenses of sale) exceed \$950,000.00, Grantee shall be entitled to the first \$950,000.00 of the net proceeds and Grantor and Grantee will equally divide the net proceeds in excess of \$950,000.00.

This document was prepared without the benefit of an updated survey and the preparer makes no certification as to the accuracy of the boundaries or amount of acreage.

The parties hereto acknowledge that Greer, Greer & Whitfield Attorneys, PLLC is not the closing agent for this transaction, pursuant to the provisions of Section 6045(e) of the Internal Revenue Code, as amended by the Tax Reform Act 1986.

TO HAVE AND TO HOLD the aforesaid real estate unto the said Grantee, its successors and assigns, forever.

Grantor covenant with the said Grantee that Grantor is lawfully seized and possessed of said land in fee simple, and has a good right to convey it and the same is unencumbered.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to the Grantee herein against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, I have hereunto set my hand this _____ day of _____, 2022.

The CITY OF PARIS
By:

Carlton Gerrell, City Mayor

Kim Foster, City Manager

STATE OF TENNESSEE

COUNTY OF HENRY

Before me, a Notary Public in and for said county and state, personally appeared Carlton Gerrell and Kim Foster in their capacity as City Mayor and City Manager (respectively) of The CITY OF PARIS the within named bargainer, a municipal corporation, whose identities and capacities as such are personally known to me, and who in such capacities being duly authorized executed the within instrument for the purposes therein contained on behalf of The CITY OF PARIS.

WITNESS my hand and official seal of office this _____ day of _____, 2022.

Notary Public

My Commission Expires: _____

Name & Address of Property Owner
and Person or Entity Responsible
for Payment of Property Taxes:

Henry County Government
c/o Henry County Mayor
PO Box 7, Paris, TN 38242

STATE OF TENNESSEE
COUNTY OF HENRY
AFFIDAVIT

I hereby swear or affirm that the actual
consideration of this transfer or value of

the property transferred, whichever is
greater, is \$475,000.00
which amount is equal to or greater than
the amount which the property transferred
would command at a fair voluntary sale.

Affiant
Sworn to and subscribed before me this
_____ day of _____, 2022.

Notary Public
My Comm. Expires: _____

NOTICE TO REGISTER: THIS CONVEYANCE IS EXEMPT FROM CONVEYANCE TAX
NOTICE TO ASSESSOR: THIS PROPERTY IS EXEMPT FROM REAL ESTATE TAX

STATUS OF VARIOUS PROJECTS
July 2022

	PRIMARY STAFF	TARGET COMPLETION DATE(S)	
HOME Grant	Morris/Foster	2024	Jim Pillow has finished inspecting the first three houses on the priority list and all have been deemed tear downs. His evaluation and recommendations have been sent to THDA for approval. If approved, we will do the demolitions.
Back Alley Paris	Foster/Morris/ Ray (DA)	June 2022	Dan Knowles has completed his mural celebrating the first 100 years of Paris & HC titled 1822-1922 PEOPLE - PLACES – PROGRESS. The mural will be hung when work is completed on the wall in the west alley where it is to be installed. Kathy has completed the application for the next round of the ABC grant. If awarded Dan will begin work on a mural commemorating the next 100 years.
TA Grant for Sidewalks along Wilson & Patriot	Foster/Morris	Fall 2022	All work is complete on Patriot except for treadplates and a small section of sod. The contractor worked 12 days in June. Approximately 170 feet of sidewalk has been poured on Wilson. The contractor is still coordinating with homeowner regarding drains; the pipe is installed and ready. Progress meeting scheduled for July 13 at 3:30 PM.
2018 STBG Project for Signalization & Safety Upgrades at 3 Intersections Downtown	Foster/Morris	Fall 2024	Preliminary plans have been submitted to TDOT. A revised construction estimate has been provided to us by TLM.
Rison St Bridge Replacement	Foster/Morris	Summer 2024	Some additional information was requested for the Preliminary ROW plans. That information was added and it has been sent to TDOT. Additional information was requested for the GARAP permit and submitted on June 2. We are still working through the NEPA process.
2020 Multimodal Access Grant for 4 Downtown Intersections	Foster/ Morris	Fall 2024	NEPA continues. TLM returned the SDC form with comments addressed on 6/28/22. TLM and signal designer working on adjustments of pole and pedestal placement. TLM to revise budget once signal adjustments are complete.
2021 Multimodal Access Grant for Tyson/M.W. Intersection Upgrades & Sidewalk	Foster/Morris	Fall 2025	We had 3 firms submit RFQs and from those submissions we chose TLM Associates as our consultant. This selection has been submitted to TDOT for their approval.
2021 TA Grant for Sidewalk Project along Fairgrounds & Royal Oak	Foster	Winter of 2025 (if awarded)	We submitted our application. Award announcements are expected in the summer.
ARPA Funds	Foster/Morris/ Shannon	December 2026	Our spend plan was submitted to the Federal portal at the end of April. Staff has begun to work on projects approved by Commission in April.
TDEC Water Infrastructure Improvement (WII) Grant	Foster/Schrader	Spring 2026	Mapping and field work continues. Work on developing overall drainage basins is 95% complete.
Downtown Improvement Grant	Morris/Crouch/Foster	Fall 2024	Seven projects have been completed! One is currently underway, and one is waiting for the contractor who is

			working on another grant project. We have six projects that still need to get their contracts executed.
Municipal Facilities Study	Foster	Spring 2023	They will conduct an evaluation of existing facilities and recommend future improvements and budget estimates. The evaluation process is scheduled to begin the first of July, illness has delayed getting this study started.

Notes from the City Manager

- None