

Paris City Commission
Commission Chambers
Paris, Kentucky
October 10, 2017

The Paris City Commission met in a regular session at 9:00 a.m. on Tuesday, October 10, 2017.

Mayor, Michael Thornton, called the meeting to order and the Pledge of Allegiance was recited.

City Clerk, Stephanie Settles, conducted roll call.

Present

Mayor, Michael Thornton, Commissioner, Matt Perraut, Commissioner, Wallis Brooks, Commissioner, Tim Gray, Commissioner, Michael Kendall.

Others in Attendance

City Manager, Daron Jordan, City Attorney, Bryan Beaman, CPA, Brad Oberlander, and City Clerk & Treasurer, Stephanie Settles.

Upon determining a quorum was present for the transaction of business, City Manager, Daron Jordan proceeded to conduct the meeting.

Approve Minutes

Motion by Brooks, seconded by Perraut, to approve minutes of September 26, 2017 Regular Meeting. The motion carried by roll call vote of 5-0 with Kendall, Gray, Brooks, Perraut, and Thornton voting Aye.

Old Business/Action Items

Open discussion was held with the city commission and local property owners jointly deliberating and discussing new policies and procedures for theft of utility services, non-payment of utilities, and landlord agreements. City Attorney, Bryan Beaman was tasked with drafting an agreement with the suggestions received by both Commission and property owners for review at the next meeting.

New Business/Action Items

Attorney Tim Eifler with Stoll Keenon Ogdon PLLC, discussed a proposed project for Pizza Wholesale of Lexington LLC, and Seedtime and Harvest, LLC that entailed purchasing 27 acres in the Industrial Park and to construct thereon a new larger headquarters, assembly and distribution facility for the companies. Eifler anticipates the project to create 14 new full-time positions within 10 years. The companies requested The City of Paris to issue one or more series of industrial revenue bonds up to the amount of \$ 7,500,000 for a 30-year term requesting the project to be exempt from all local taxation. Eifler stated Bourbon County Schools have agreed to receive a PILOT payment of \$ 9,200 each calendar year. Mayor, Thornton asked if the request had been discussed with any other local taxing agencies, Eifler responded no. Mayor, Thornton requested Eifler to contact all local taxing agencies to discuss the proposed request; emphasizing signing such agreement effects the entire community for 30 years.

Motion by Kendall, seconded by Perraut, authorizing the Mayor to sign a reimbursement request for a KOHS grant received; for the purchase of one body armor vest in the amount of \$ 665. The motion carried by roll call vote of 5-0 with Kendall, Gray, Brooks, Perraut, and Thornton voting Aye.

Motion by Kendall, seconded by Perraut, authorizing the disposal of a vacant railroad depot building. The motion carried by roll call vote of 5-0 with Kendall, Gray, Brooks, Perraut, and Thornton voting Aye.

**CITY OF PARIS
RESOLUTION NO. 2017-15**

**A RESOLUTION AUTHORIZING THE DISPOSAL OF THE VACANT
RAILROAD DEPOT BUILDING**

WHEREAS, the City of Paris (the "City") presently owns a building more commonly referred to as the old railroad depot;
WHEREAS, the City received the building from the Louisville and Nashville Railroad Company in 1973. At the time, the intended use was for historic preservation purposes and to save the building from demolition;

WHEREAS, the railroad has maintained ownership of the real property under the depot;

WHEREAS, since 1973 the depot has been leased by the City for multiple purposes but has been vacant for at least 10 years;

WHEREAS, in 2013 the City requested proposals for restoration of the depot. While one response was received, that project did not materialize;

WHEREAS, a new interest developed in the depot for use for economic development purposes;

WHEREAS, the building is vacant and in great need of repair which would cause great expense to the City;

WHEREAS, the City has learned that the railroad is interested in selling the real property to the prospective purchaser;

WHEREAS, the interested party intends to complete a full restoration and rehabilitation of the building and has a prospective tenant willing to lease the property;

WHEREAS, transfer of this vacant building and its subsequent restoration will eliminate blight in the City;

WHEREAS, transfer of this vacant building and subsequent restoration will result in economic development within the City;

WHEREAS, the depot is deemed surplus property to the City; and

WHEREAS, it is now desirable and in the public interest for the City to transfer the depot building, without compensation for economic development purposes and for the elimination of blight as authorized by KRS 82.083(4) and other applicable law.

NOW THEREFORE BE IT RESOLVED by the City Commission of the City of Paris as follows:

1. That the personal property to be transferred is the old railroad depot;
2. That the intended use of the depot at the time of acquisition was for historic preservation;
3. That it is in the public interest to transfer the depot, since the City has no further need of it nor the economic ability to restore or rehabilitate the building and that the property will be resorted and put into use for a marketable tenant space;
4. The method of disposing of the depot will be by transfer without compensation for economic development purposes and for the elimination of blight in accordance with KRS 82.083(4);
5. That the depot building be transferred to Paris Train Depot LLC;
6. Transfer of the building is contingent upon restoration work being commenced on the building with 12 months. In the event that no substantial work has been completed within 18 months, the property shall revert back to the City;
7. Any restoration work performed upon the depot shall leave intact the general outline of the building and the outer façade to the greatest extent possible;
8. If Paris Train Depot LLC desires to sell the depot, the City of Paris shall have the option to purchase the depot and the underlying real property at a price agreed upon in accordance with Kentucky law for the purchase of property by a municipality; and
9. The Mayor is authorized to execute any necessary agreements to complete this conveyance.

Adopted and approved this 10th day of October 2017.

MICHAEL THORNTON, MAYOR

ATTEST:
CITY CLERK

Motion by Gray, seconded by Brooks, approving a Single Role Paramedic job description for the EMS department. The motion carried by roll call vote of 5-0 with Kendall, Gray, Brooks, Perraut, and Thornton voting Aye.

Motion by Brooks, seconded by Kendall, approving payment of invoices as presented. The motion carried by roll call vote of 5-0 with Kendall, Gray, Brooks, Perraut, and Thornton voting Aye.

General Fund

VENDOR NAME	AMOUNT	DESCRIPTION OF PURCHASE
BME INC	\$ 250.00	BUILDING UPKEEP - CITY MANAGER/BUILDING
CDW GOVERNMENT INC	\$ 2,179.02	SPECIFIC SUPPLIES - POLICE DEPARTMENT
CINTAS CORPORATION	\$ 370.94	UNIFORM SERVICE/BUILDING SUPPLIES - STREETS & CM/BLDG
COCKRELL'S AUTO CENTER INC	\$ 3,492.55	EDUCATION/TRAINING - CITY MANAGER/BUILDING
CUSTOM METALWORKS	\$ 1,659.00	CONSTRUCTION MATERIALS - STREET DEPARTMENT
DAN CUMMINS	\$ 48,448.45	MAJOR CAPITAL OUTLAY - STREET DEPARTMENT
GALL'S LLC	\$ 113.39	SAFETY CLOTHING/GEAR - POLICE DEPARTMENT
GREATAMERICA FINANCIAL SVCS	\$ 34.58	POSTAGE METER - CITY MANAGER/BUILDING
KENTUCKY BANK - VISA	\$ 688.79	OFFICE SUPPLIES - CLERK/TREASURER
	\$ 88.40	REIMBURSE TRAVEL - CLERK/TREASURER
	\$ 149.00	PROFESSIONAL SERVICES - CLERK/TREASURER
	\$ 259.00	TRAINING/EDUCATION - CITY MANAGER/BUILDING
	\$ 88.02	OTHER MATERIALS/SUPPLIES - CITY MANAGER/BUILDING
	\$ 230.00	CONSTRUCTION MATERIALS - STREET DEPARTMENT
	\$ 18.95	OFFICE SUPPLIES - POLICE DEPARTMENT
KLC PREMIUM FINANCE COMPANY	\$ 1,261.47	P&Z - LIABILITY INSURANCE - COMMUNITY PARTNERS
KENTUCKY STATE TREASURER - CBIP	\$ 200.00	BUILDING UPKEEP - CITY MANAGER/BUILDING
KENTUCKY UNIFORMS INC	\$ 91.90	SAFETY CLOTHING - FIRE DEPARTMENT
KENTUCKY UTILITIES	\$ 6,453.36	UTILITIES - FIRE & STREET DEPARTMENTS
KRONOS	\$ 589.43	CONTRACT SERVICES - ALL GF DEPARTMENTS
MASTIN'S AUTO SERVICE	\$ 176.03	VEHICLE MAINTENANCE - POLICE DEPARTMENT
NORTHFIELD OIL COMPANY	\$ 119.85	FUEL - STREET DEPARTMENT
OFFICE DEPOT CREDIT CARD	\$ 26.30	OFFICE SUPPLIES - CITY MANAGER/BUILDING
	\$ 314.02	OFFICE SUPPLIES - POLICE DEPARTMENT
PETTY CASH	\$ 200.00	OTHER MATERIALS - CITY MANAGER/BUILDING
SIRCHIE FINGE PRINT LABS	\$ 892.80	NARCOTIC DISBURSEMENTS - POLICE DEPARTMENT
SOPHICITY	\$ 7,021.60	CONTRACT SERVICES - ALL GF DEPARTMENTS
STANDARD BUSINESS MACHINES	\$ 46.12	MAINTENANCE AGREEMENT - CITY MANAGER/BUILDING
TIME WARNER CABLE	\$ 253.38	COMMUNICATIONS - GF DEPARTMENTS
VOGELPOHL FIRE EQUIPMENT INC	\$ 426.48	SAFETY GEAR - FIRE DEPARTMENT
WALMART CREDIT CARD	\$ 45.09	BUILDING MAINTENANCE - FIRE DEPARTMENT
	\$ 79.00	OFFICE SUPPLIES - FIRE DEPARTMENT
	\$ 39.48	CLEANING SUPPLIES - CITY MANAGER/BUILDING
TOTAL:	\$ 76,306.40	

Utility Fund

VENDOR NAME	AMOUNT	DESCRIPTION OF PURCHASE
A-1 PORTABLE BUILDINGS INC	\$ 295.00	CONTRACT SERVICES - ELECTRIC DISTRIBUTION
ANIXTER INC	\$ 1,846.71	TECHNICAL SUPPLIES - ELECTRIC DISTRIBUTION
ATLAS ELECTRIC MOTOR SVC	\$ 242.76	SMALL TOOLS - WWTP
BIDDLE, AARON	\$ 20.00	MEALS - ELECTRIC DISTRIBUTION
BOBCAT ENTERPRISES INC	\$ 455.11	EQUIPMENT MAINTENANCE - ELECTRIC DISTRIBUTION

BRENNTAG MIDSOUTH	\$ 1,502.50	TREATMENT CHEMICALS - WATER PLANT
BRIAN ROYSE	\$ 67.93	REIMBURSE UTILITY DEPOSIT - UTILITY ADMINISTRATION
BROWNSTOWN ELECTRIC SUPPLY	\$ 330.00	TECHNICAL SUPPLIES - ELECTRIC DISTRIBUTION
CCP INDUSTRIES	\$ 115.38	SPECIFIC SUPPLIES - WATER PLANT
CENTRAL KY QUICKLUBE	\$ 33.59	VEHICLE MAINTENANCE - RECYCLING CENTER
	\$ 176.89	VEHICLE MAINTENANCE - WATER PLANT
CINTAS CORPORATION	\$ 761.43	UNIFORM SERVICE - ALL UF DEPARTMENTS
CI THORNSBURG CO INC	\$ 1,169.48	TREATMENT CHEMICALS - WATER PLANT
CULLIGAN WATER CONDITIONING	\$ 135.00	TECHNICAL SUPPLIES - WATER PLANT
DALE, CORBIN	\$ 20.00	MEALS - ELECTRIC DISTRIBUTION
EQUIPMENT RESOURCES, INC	\$ 1,529.33	SAFETY CLOTHING/GEAR - ELECTRIC DISTRIBUTION
FASTENAL COMPANY	\$ 99.88	TECHNICAL SUPPLIES - ELECTRIC DISTRIBUTION
FLO GARRISON	\$ 35.86	REIMBURSE UTILITY DEPOSIT - UTILITY ADMINISTRATION
FOLEY MACHINERY MOVERS	\$ 4,550.00	MAJOR CAPITAL OUTLAY - ELECTRIC DISTRIBUTION
FOUSER ENVIRONMENTAL	\$ 85.00	LAB TESTING - WATER PLANT & WWTP
GREATAMERICA FINANCIAL SVCS	\$ 34.59	POSTAGE - UTILITY ADMINISTRATION
HACH COMPANY	\$ 914.10	TREATMENT CHEMICALS - WATER PLANT
HAYES PIPE SUPPLY INC	\$ 727.51	SPECIFIC SUPPLIES - WATER DISTRIBUTION
HINKLE CONTRACTING	\$ 742.20	CONSTRUCTION MATERIALS - WATER DISTRIBUTION
HUNT, JOSH	\$ 20.00	MEALS - ELECTRIC DISTRIBUTION
KENTUCKY BANK - VISA	\$ (90.00)	TRAINING/EDUCATION - WATER PLANT
	\$ 37.99	BUILDING MAINTENANCE - WATER PLANT
	\$ 77.55	REIMBURSE MEALS - UTILITY ADMINISTRATION
	\$ 25.20	OFFICE SUPPLIES - ELECTRIC DISTRIBUTION
KENTUCKY UNDERGROUND PROTECTION	\$ 217.60	CONTRACT SERVICES - UTILITY ADMINISTRATION
KENTUCKY UTILITIES	\$ 25,771.17	JULY TRUE-UP - POWER PRODUCTION
	\$ 9,192.37	AUGUST UTILITIES - WATER & WWTP PLANTS
KRONOS	\$ 166.32	CONTRACT SERVICES - ALL UF DEPARTMENTS
MECHANIC MASTERS	\$ 1,007.40	VEHICLE MAINTENANCE - ELECTRIC DISTRIBUTION
NORTHFIELD OIL COMPANY	\$ 479.40	FUEL - ALL UF DEPARTMENTS
O'REILLY AUTO PARTS	\$ 156.00	VEHICLE PARTS - WATER DISTRIBUTION
PATTERSON & DEWAR ENGINEERS	\$ 1,569.00	CONTRACT SERVICES - ELECTRIC DISTRIBUTION
PURCELL, JERRY	\$ 100.00	REIMBURSE SAFETY BOOTS - SANITATION
REBECCA WASSON	\$ 67.93	REIMBURSE UTILITY DEPOSIT - UTILITY ADMINISTRATION
RONALD CHANSLOR	\$ 68.79	REIMBURSE UTILITY DEPOSIT - UTILITY ADMINISTRATION
ROYAL SWITCHGEAR MFG., CO.	\$ 9,600.00	MAJOR CAPITAL OUTLAY - ELECTRIC DISTRIBUTION
S4 WATER	\$ 14,279.00	MAJOR CAPITAL OUTLAY - WATER PLANT
SEXTON, STEVE	\$ 20.00	MEALS - ELECTRIC DISTRIBUTION
SOPHICITY	\$ 1,282.58	CONTRACT SERVICES - ALL UF DEPARTMENTS
SPARKMAN, AARON	\$ 20.00	MEALS - ELECTRIC DISTRIBUTION
STANDARD BUSINESS MACHINES	\$ 46.12	MAINTENANCE SERVICES - UTILITY ADMINISTRATION
STEELE, ANDREW	\$ 20.00	MEALS - ELECTRIC DISTRIBUTION
SUNBELT RENTALS INC	\$ 1,214.00	EQUIPMENT RENTAL- ELECTRIC DISTRIBUTION
TIME WARNER CABLE	\$ 544.36	COMMUNICATIONS - ALL UF DEPARTMENTS
TYLER SIPES	\$ 39.86	REIMBURSE UTILITY DEPOSIT - UTILITY ADMINISTRATION
UNIVAR USA INC	\$ 472.85	TREATMENT CHEMICALS - WATER PLANT
US GEOLOGICAL SURVEY	\$ 7,375.00	CONTRACT SERVICES - UTILITY ADMINISTRATION
WALMART CREDIT CARD	\$ 99.62	CLEANING SUPPLIES - WATER PLANT
	\$ 53.70	EQUIPMENT PARTS - WWTP
	\$ 20.88	SAFETY GEAR/CLOTHING - UTILITY ADMINISTRATION
	\$ 23.81	SMALL TOOLS - ELECTRIC DISTRIBUTION
TOTAL	\$ 89,868.75	

Staff Reports

Planning & Zoning Administrator, Andrea Pompei Lacy

- Planning Commission Meeting will be October 19, 2017 at 6:30pm.
- Walkability Survey is scheduled for October 21st and 28th.

Chamber of Commerce & Tourism Commission, Debra Hamelback

- Announced Happy Coffee Company will be opening soon on Main Street.
- Halloween Spooktacular event is scheduled for downtown on October 31st.

EDA Director, Gordon Wilson

- Stated there are two companies showing interest in purchasing land at the Industrial Park.
- Announced an agriculture company had purchased 10 acres at the Industrial Park.

Human Resources Director, Erin Morton

- Announced the City employee appreciation lunch is scheduled for October 12, 2017.
- Announced Police Lieutenant, Mark Blankenship will be moving to E-911 dispatch full-filling the vacant position due to Rick Elkins retirement. With that change officer Stevenson will be promoted to a Lieutenant position as he was previously named as an alternate.

Water Plant Superintendent, Chad Smart

- Announced water loss for September was 15%
- Stated a 3rd shift will begin at the Water plant the schedule will be Sunday – Friday mornings.

Chief of Police, Butch Best

- Stated the police department is continuing to work on their accreditation.
- Coffee with a Cop will begin in November at McDonalds.

Executive Session

Motion by Kendall, seconded by Perraut, to go into executive session to discuss personnel matter pursuant to KRS 61.810(1)(f) which might lead to the appointment of an individual employee. The motion carried by roll call vote of 5-0 with Kendall, Gray, Brooks, Perraut, and Thornton voting Aye. Time Being 11:15 a.m.

Motion by Kendall, seconded by Brooks, to exit executive session and resume regular session. The motion carried by roll call vote of 5-0 with Kendall, Gray, Brooks, Perraut, and Thornton voting Aye. Time Being 11:25 a.m.

Motion by Perraut, seconded by Kendall, approving the promotion Michael Duffy as the City of Paris Fire Chief. The motion carried by roll call vote of 5-0 with Kendall, Gray, Brooks, Perraut, and Thornton voting Aye.

Motion by Perraut, seconded by Kendall, approving the promotion of Michael Duffy to Fire Chief. The motion carried by roll call vote of 5-0 with Kendall, Gray, Brooks, Perraut, and Thornton voting Aye.

Adjournment:

Motion by Thornton, seconded by Brooks, the motion unanimously carried to adjourn the meeting at 11:27 a.m.

Mayor, Michael Thornton

Attest:

City Clerk/Treasurer, Stephanie Settles

Minutes approved, as presented, at October 24, 2017 Commission Meeting.