

## County Commission Minutes

September 18, 2023

- Bobby Stewart with Republic Services came and discussed the contract between Republic Services and Henry County being the sole trash provider.
- Discussion of joint session with hospital regarding Private Act Amendment on October 30, 2023 at 5:00 p.m.
- Appointments Resolution 1-9-23.
- Budget Changes Resolution 2-9-23.
- Delinquent Tax Property Sale at a reduced price Resolution 3-9-23.
- Capital Outlay Note in the amount of \$691,007 Resolution 4-9-23.

STATE OF TENNESSEE  
COUNTY OF HENRY...

Be it remembered that the County Commission met in a regular session at the Courthouse in Henry County, Tennessee on September 18, 2023 at 5:00 p.m. Present and presiding the Honorable John Penn Ridgeway, Chairman, Donna Craig, County Clerk and the County Commissioners:

ITEM NO. 1 The meeting was called to order by Sheriff Josh Frey.

ITEM NO. 2 The invocation was led by Commissioner Kenneth Humphreys.

ITEM NO. 3 The pledge to the flag was led by Sheriff Josh Frey.

ITEM NO. 4 Roll Call

The following Commissioners were present: Patrick Burns, Dell Carter, Charles Elizondo, Randy Gean, Missy Hamilton, Kenneth Humphreys, Melissa McElroy, Paul Neal, Monte Starks, Jay Travis, Marty Visser, Ricky Wade, David Webb and Ralph Wiles. Absent: David Hayes.

ITEM NO. 5 Bobby Stewart with Republic Services came and discussed the contract between Republic Services and Henry County being the sole trash provider.

ITEM NO. 6 Discussion of joint session with hospital regarding Private Act Amendment on October 30, 2023 at 5:00p.m.

ROLL CALL  
 COUNTY COMMISSION, HENRY COUNTY, DONNA CRAIG, COUNTY CLERK  
 PARIS, TENNESSEE

Commissioner Starks made a motion to approve the Consent Agenda, which consists of: Minutes of the meeting of August 21, 2023, Various quarterly reports, Henry County Medical Center Statement of Cash Flow, Trustee's month end report, Copy of Tennessee Comptroller's letter acknowledging receipt of a certified copy of the Fiscal Year 2024 budget and the following Notary Public designations: Carla M. Kyle, Becky Ann Hopper, Julie Suzanne Gordon and Donna C. Scott. The motion was seconded by Commissioner Visser.

ITEM NO. 7

	ABSENT	PRESENT	MOTION	SECOND	AYE	NO	ABSTAIN	PASS
BURNS, PATRICK								
CARTER, DELL								
ELIZONDO, CHARLES								
GEAN, RANDY								
HAMILTON, MISSY								
HAYES, DAVID	X							
HUMPHREYS, KENNETH								
McELROY, MELISSA								
NEAL, PAUL								
STARKS, MONTE			X					
TRAVIS, JAY								
VISSER, MARTY				X				
WADE, RICKY								
WEBB, DAVID								
WILES, RALPH								
TOTAL	1							

VOICE VOTE CARRIED

DATE : 9-18-23

ROLL CALL  
 COUNTY COMMISSION, HENRY COUNTY, DONNA CRAIG, COUNTY CLERK  
 PARIS, TENNESSEE

Commissioner Webb made a motion to approve Resolution 1-9-23, to appoint certain citizens and Commissioners to various Boards, Committees and Positions. The motion was seconded by Commissioner Gean.

ITEM NO. 8

	ABSENT	PRESENT	MOTION	SECOND	AYE	NO	ABSTAIN	PASS
BURNS, PATRICK					X			
CARTER, DELL					X			
ELIZONDO, CHARLES					X			
GEAN, RANDY				X	X			
HAMILTON, MISSY					X			
HAYES, DAVID	X							
HUMPHREYS, KENNETH					X			
McELROY, MELISSA					X			
NEAL, PAUL					X			
STARKS, MONTE					X			
TRAVIS, JAY					X			
VISSER, MARTY					X			
WADE, RICKY					X			
WEBB, DAVID			X		X			
WILES, RALPH						X		
TOTAL	1				13	1		

MOTION CARRIED

DATE : 9-18-23

**RESOLUTION NO. 1-9-23**

**A RESOLUTION OF THE HENRY COUNTY, TENNESSEE BOARD OF COMMISSIONERS TO APPOINT CERTAIN CITIZENS AND COMMISSIONERS TO VARIOUS BOARDS, COMMITTEES, AND POSITIONS**

**WHEREAS**, certain vacancies now exist on various boards, committees, and commissions, and in various positions of Henry County, Tennessee; and

**WHEREAS**, it is the duty and responsibility of the Board of Commissioners of Henry County, Tennessee to appoint certain qualified citizens and Henry County Commissioners to fill said vacancies; and

**WHEREAS**, the Board of Commissioners has examined and evaluated the qualifications of certain citizens and County Commissioners for appointment to said boards, committees, commissions, and positions.

**NOW, THEREFORE BE IT RESOLVED** by the Board of Commissioners of Henry County, Tennessee, assembled in regular session on this 18<sup>th</sup> day of September, 2023, a majority or more of said Commissioner's concurring, that:

**SECTION 1.** Appointment as Chairman of the Commission for a one-year term which expires September, 2024.

a. John Penn Ridgeway

**SECTION 2:** Appointment as Vice-Chairman of the Commission for a one-year term which expires September, 2024

a. Charles Elizondo

**SECTION 3.** Appointment to the Henry County Hospital Board to fill the unexpired four-year term of Dr. Scott Whitby which expires November, 2025.

a. Dr. Andrew Lundberg

**BE IT FURTHER RESOLVED** that any and all acts previously passed by this Board of County Commissioners which are in conflict with this Resolution be and hereby are rescinded, repealed, and are of no effect whatsoever.

**BE IT FURTHER RESOLVED** that this Resolution shall take effect upon its passage by this Board of County Commissioners and approval by the County Executive, the public welfare requiring it.


**BE IT FINALLY RESOLVED** that a true copy of this Resolution be spread upon the Commission record of this date.

**PASSED** 9-18-23

  
\_\_\_\_\_  
**JOHN PENN RIDGEWAY, CHAIRMAN  
HENRY COUNTY COMMISSION**

  
\_\_\_\_\_  
**DONNA CRAIG  
COUNTY CLERK**

**APPROVED** 9-18-23

  
\_\_\_\_\_  
**JOHN PENN RIDGEWAY  
HENRY COUNTY MAYOR**

ROLL CALL  
 COUNTY COMMISSION, HENRY COUNTY, DONNA CRAIG, COUNTY CLERK  
 PARIS, TENNESSEE

A motion was made by Commissioner Humphreys to approve Resolution 2-9-23, to authorize certain changes in the Budget for the Henry County General Fund for Fiscal 2022-2023. Commissioner Carter seconded the motion.

ITEM NO. 9

	ABSENT	PRESENT	MOTION	SECOND	AYE	NO	ABSTAIN	PASS
BURNS, PATRICK					X			
CARTER, DELL				X	X			
ELIZONDO, CHARLES					X			
GEAN, RANDY					X			
HAMILTON, MISSY					X			
HAYES, DAVID	X							
HUMPHREYS, KENNETH			X		X			
McELROY, MELISSA					X			
NEAL, PAUL					X			
STARKS, MONTE					X			
TRAVIS, JAY					X			
VISSER, MARTY					X			
WADE, RICKY					X			
WEBB, DAVID					X			
WILES, RALPH						X		
TOTAL	1				13	1		

MOTION CARRIED

DATE : 9-18-23

**RESOLUTION #2-9-23**

**A RESOLUTION OF THE HENRY COUNTY, TENNESSEE BOARD OF  
COMMISSIONERS TO AUTHORIZE CERTAIN CHANGES IN THE BUDGET  
FOR THE HENRY COUNTY GENERAL FUND  
FOR FISCAL 2022-2023**

**WHEREAS**, the Board of County Commissioners of Henry County, Tennessee at its July Session, 2023, adopted the budget for the Henry County General Fund for fiscal 2023-2024; and,

**WHEREAS**, the said Board of County Commissioners of Henry County, Tennessee must authorize and approve any and all changes and amendments of the said budget of the Henry County General Fund; and,

**WHEREAS**, the expenditures authorized in the said budget of the Henry County General Fund will be insufficient in certain line items with funds being available for transfer; and,

**WHEREAS**, it is necessary and appropriate that the said budget of the Henry County General Fund be amended to provide additional funds for certain line items.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Henry County, Tennessee assembled in regular session on this the 18<sup>th</sup> day of September 2023, a majority or more of said membership concurring, that the budget for the Henry County General Fund be and hereby is amended as follows, to-wit:

**ELECTION COMMISSION**

INCREASE ACCOUNT 51500-106, entitled "Deputy Clerk," in the amount of \$2,000.00

DECREASE ACCOUNT 39000, entitled "Unappropriated Fund Balance," in the amount of \$2,000.00

This transfer is due to clerk not retiring and amount budgeted was for a minimum deputy pay.

**SHERIFF'S OFFICE**

INCREASE REVENUE ACCOUNT 46980, entitled "Other State Grants," in the amount of \$107,544.00

INCREASE ACCOUNT 54110-431-001, entitled "Law Enforcement Supplies," in the amount of \$107,544.00

INCREASE ACCOUNT 54110-170-009, entitled "School Resource Officer," in the amount of \$39,154.00

INCREASE ACCOUNT 58600-201, entitled "Social Security," in the amount of \$2,428.00

INCREASE ACCOUNT 58600-212, entitled "Medicare," in the amount of \$568.00

INCREASE ACCOUNT 58600-207, entitled "Medical Insurance," in the amount of \$6,298.00

INCREASE ACCOUNT 58600-204, entitled "Retirement," in the amount of \$327.00

DECREASE ACCOUNT 39000, entitled "Unappropriated Fund Balance," in the amount of \$48,775.00

INCREASE ACCOUNT 54110-106-017, entitled "Deputy Salary," in the amount of \$2,365.00

DECREASE ACCOUNT 54110-106-006, entitled "Deputy Salary," in the amount of \$2,365.00

INCREASE ACCOUNT 54210-160-011, entitled "Correction Officer Salary," in the amount of \$1,465.00

DECREASE ACCOUNT 54110-106-006, entitled "Deputy Salary," in the amount of \$1,465.00

INCREASE ACCOUNT 54210-160-001, entitled "Correction Officer Salary," in the amount of \$1,465.00

DECREASE ACCOUNT 54110-106-006, entitled "Deputy Salary," in the amount of \$1,465.00

INCREASE ACCOUNT 54210-335, entitled "Maintenance & Repairs - Building," in the amount of \$11,000.00

INCREASE ACCOUNT 54110-335, entitled "Maintenance & Repairs - Building," in the amount of \$4,500.00

DECREASE ACCOUNT 39000, entitled "Unappropriated Fund Balance," in the amount of \$15,500.00

INCREASE REVENUE ACCOUNT 48610, entitled "Donations," in the amount of \$2,595.00

INCREASE ACCOUNT 55120-599, entitled "Other Charges," in the amount of \$2,595.00

INCREASE ACCOUNT 54210-712, entitled "HVAC Equipment," in the amount of \$22,000.00

DECREASE ACCOUNT 39000, entitled "Unappropriated Fund Balance," in the amount of \$22,000.00

Please see attached memo from Josh Frey regarding this request.

**DRUG ENFORCEMENT**

INCREASE REVENUE ACCOUNT 49800, entitled "Operating Transfers," in the amount of \$1,823.00

INCREASE ACCOUNT 54150-106-001, entitled "Deputy Salary," in the amount of \$509.00

INCREASE ACCOUNT 54150-106-002, entitled "Deputy Salary," in the amount of \$700.00



INCREASE ACCOUNT 54150-188, entitled "Bonus," in the amount of \$400.00

INCREASE ACCOUNT 58600-201, entitled "Social Security," in the amount of \$100.00

INCREASE ACCOUNT 58600-212, entitled "Medicare," in the amount of \$24.00

INCREASE ACCOUNT 58600-204, entitled "Retirement," in the amount of \$90.00

This transfer is to reflect a 5% COLA (4% was originally budgeted) and to reflect a bonus for the clerical staff person.

**EMERGENCY MANAGEMENT**

INCREASE REVENUE ACCOUNT 48990, entitled "Other Revenue," in the amount of \$68,366.25

INCREASE ACCOUNT 54490-708, entitled "Communication Equipment," in the amount of \$68,366.25

This transfer is to put into the budget the funds for the interlocal agreement with Henry County Emergency Communications District for the backup radio system.


**BE IT FURTHER RESOLVED** that a true copy of this Resolution be spread upon the Commission record of this date.

PASSED 9-18-23

  
JOHN PENN RIDGEWAY, CHAIRMAN  
HENRY COUNTY COMMISSION

  
DONNA CRAIG  
COUNTY CLERK

APPROVED 9-18-23

  
JOHN PENN RIDGEWAY  
COUNTY MAYOR

To: Budget Committee

From: Josh Frey, Sheriff

Date: September 7, 2023

Please make the following budget transfers:

- 
- **Increase Account 54110-431-001 (Law Enforcement Supplies) in the amount of \$ 107,544**
  - **Increase Revenue Account 46980 (Other State Grants) in the amount of \$ 107,544 (from Violent Crimes Intervention grant)**

- 
- **Increase Payroll Account 54110-170-009 (School Resource Officer) in the amount of \$ 39,154**
  - **Increase Account 58600-201 (Social Security) in the amount of \$ 2,428**
  - **Increase Account 58600-212 (Medicare) in the amount of \$ 568**
  - **Increase Account 58600-207 (Insurance) in the amount of \$ 6,298**
  - **Increase Account 58600-204 (Retirement) in the amount of \$ 327**
  - **Decrease Unappropriated Fund Balance in the amount of \$ 48,775 (Additional SRO from SRO Grant funds)**

- 
- **Increase Payroll Account 54110-106-017 (Deputy Salary) in the amount of \$ 2,365**
  - **Decrease Payroll Account 54110-106-006 (Deputy Salary) in the amount of \$ 2,365 (Difference for certified Deputy hired)**

- 
- **Increase Payroll Account 54210-160-011 (Correctional Officer's Salary) in the amount of \$ 1,465**
  - **Decrease Payroll Account 54110-106-006 (Deputy Salary) in the amount of \$ 1,465 (Correction from missing COLA raise when promoted to Compliance Officer)**

- 
- Increase Payroll Account 54210-160-001 (Correctional Officer's Salary) in the amount of \$ 1,465
  - Decrease Payroll Account 54110-106-006 (Deputy Salary) in the amount of \$ 1,465  
(Correction from missing COLA raise when promoted to Field Training Officer)
- 

- Increase Account 54210-335 (Building Maintenance & Repairs) in the amount of \$ 11,000.00
  - Increase Account 54110-335 (Building Maintenance & Repairs) in the amount of \$ 4,500.00
  - Decrease Account 39000 (Unappropriated Fund Balance) in the amount of \$ 15,500.00  
(Replacement A/C unit – using grant funds received for SRO positions)
- 

- Increase Account 55120-599 (HCSO Animal Shelter) in the amount of \$ 2,595.11
  - Increase Revenue Account 48610 (Donations) in the amount of \$ 2,595  
(donations to HCSO Animal Shelter (April 2023 – July 2023))
- 

- Increase Account 54210-712 (HVAC Equipment) in the amount of \$ 22,000.00
- Decrease Account 39000 (Unappropriated Fund Balance) in the amount of \$ 22,000.00  
(Replacement A/C unit)

**HENRY COUNTY, TENNESSEE**

ACCOUNTS AND BUDGETS OFFICE  
PO BOX 7  
PARIS TN 38242

**EMERGENCY ACCOUNTS PAYABLE REQUEST**

Date: 08-29-23

Amount: 22,000.00

Vendor: All-Temp

Reason for request: New A/C unit for jail

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Department Head: Josh Frey by Danielle McLynn

Request Approved: 

Request Denied: \_\_\_\_\_

# 24<sup>th</sup> JUDICIAL DISTRICT DRUG TASK FORCE

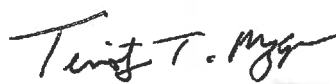
Counties: Benton, Carroll, Decatur, Hardin & Henry  
4170 Hwy 641 South  
Camden, TN 38320

July 3, 2023

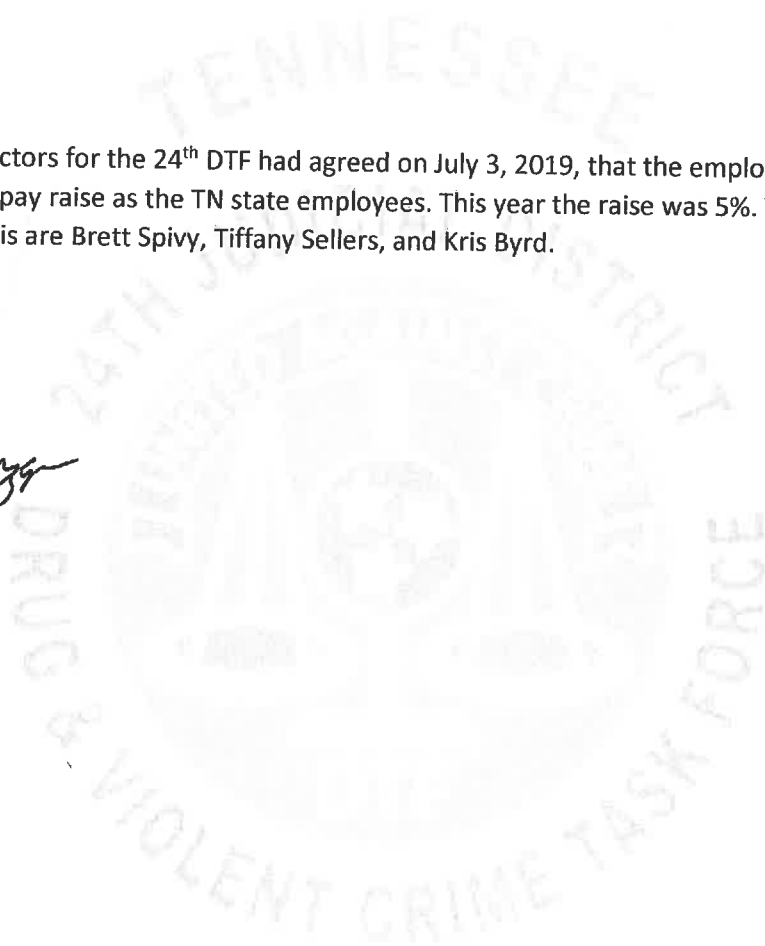
Pat,

The Board of Directors for the 24<sup>th</sup> DTF had agreed on July 3, 2019, that the employees of the DTF would receive the same pay raise as the TN state employees. This year the raise was 5%. The employees that are affected by this are Brett Spivy, Tiffany Sellers, and Kris Byrd.

Regards,



Timothy T. Meggs



ROLL CALL  
 COUNTY COMMISSION, HENRY COUNTY, DONNA CRAIG, COUNTY CLERK  
 PARIS, TENNESSEE

A motion was made by Commissioner Neal to approve Resolution 3-9-23, to authorize the sale of delinquent tax properties at a reduced price. The motion was seconded By Commissioner Wade.

ITEM NO. 10

	ABSENT	PRESENT	MOTION	SECOND	AYE	NO	ABSTAIN	PASS
BURNS, PATRICK					X			
CARTER, DELL					X			
ELIZONDO, CHARLES					X			
GEAN, RANDY					X			
HAMILTON, MISSY					X			
HAYES, DAVID	X							
HUMPHREYS, KENNETH					X			
McELROY, MELISSA					X			
NEAL, PAUL			X		X			
STARKS, MONTE					X			
TRAVIS, JAY					X			
VISSER, MARTY					X			
WADE, RICKY				X	X			
WEBB, DAVID					X			
WILES, RALPH					X			
TOTAL	1				14			

MOTION CARRIED

DATE : 9-18-23

## RESOLUTION NO. 3-9-23

### A RESOLUTION OF THE HENRY COUNTY, TENNESSEE, BOARD OF COMMISSIONERS TO AUTHORIZE THE SALE OF DELINQUENT TAX PROPERTIES AT A REDUCED PRICE

**WHEREAS**, Henry County acquires ownership of parcels which were the subject of the annual delinquent tax collection suits when no other bidder bids on a parcel at the Delinquent Tax Sale; and

**WHEREAS**, Tennessee law allows the Delinquent Tax Committee and County Mayor to place a fair resale price on each parcel of land purchased by the County at a delinquent tax sale, and said committee may authorize the sale of any tract of land upon such terms as will secure the highest and best sale price; and

**WHEREAS**, Tennessee law requires that no parcel of land purchased by the County at a delinquent tax sale shall be resold for an amount less than the total amount of the taxes, penalty, cost and interest accrued against such parcel, unless the legislative body determines that it is impossible to sell the parcel of land for such amount and grants permission to offer the land for sale at some amount to be fixed by such legislative body; and

**WHEREAS**, it appears that the delinquent tax parcel described below is impossible to sell for an amount equal to the total amount of the taxes, penalty, cost and interest accrued against such parcel;

1. Smith Street, Group A, Control Map 096M, Parcel 032.01. Offer by Cynthia Gornick for \$500.00 plus closing costs.

**WHEREAS**, it is in the interest of the citizens of Henry County that said delinquent tax parcel be resold, if possible, not only for purposes of generating revenue through the sale, but also for purposes of eliminating Henry County's liability and maintenance costs associated with said parcel and also so that the parcel is put back to taxable use; and

**WHEREAS**, the individual named above has made an offer for quitclaim deed to said delinquent tax parcel;

**WHEREAS**, after investigation of said delinquent tax parcel, the Delinquent Tax Committee recommends that the County Mayor be authorized to accept the minimum offer as listed above, subject to publication of the offer and the opportunity for any other interested party to raise to the offer as prescribed by law; and

**WHEREAS**, the Delinquent Tax Committee and County Mayor have approved the terms and conditions of sale recommended by the Henry County Attorney pertaining to the offer for a quitclaim deed to the delinquent tax parcel described above;

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of Henry County, Tennessee, assembled in regular session on this the 18<sup>th</sup> day of September, 2023, a majority or more of the membership concurring that the delinquent tax parcel cannot be sold for the accumulated total of taxes, interest, penalties and costs against it; therefore, pursuant to TENN. CODE ANN. §67-5-2507, the County Mayor is authorized to accept an offer for a quitclaim deed to said parcel in consideration of a minimum offer subject to publication of the offer and the opportunity for any other interested party to raise to the offer as prescribed by law.


**BE IT FINALLY RESOLVED** that a true copy of this Resolution be spread upon the Commission record of this date.

**PASSED** 9-18-23

  
\_\_\_\_\_  
**JOHN PENN RIDGEWAY, CHAIRMAN  
HENRY COUNTY COMMISSION**

  
\_\_\_\_\_  
**DONNA CRAIG  
COUNTY CLERK**

**APPROVED** 9-18-23

  
\_\_\_\_\_  
**JOHN PENN RIDGEWAY  
HENRY COUNTY MAYOR**



9

**Offer for Quitclaim of Delinquent Tax Real Estate**

The undersigned ("Offeror"), hereby offers the sum of \$ 500.00 \* on the following terms and conditions in consideration for a Quitclaim Deed from the Government of Henry County, Tennessee ("Offeree"), which quitclaims to Offeror or designee (see "Name as it is to appear on Quitclaim Deed" below) whatever interest Offeree has in certain Real Estate in Henry County, Tennessee, assessed for taxation by the County assessor of property at:

Map \_\_\_\_\_ Group A Control Map 096M Parcel 032.01 S/I \_\_\_\_\_ ("Real Estate")

Name as it is to appear on Quitclaim Deed: Cynthia Gornick

(Offeror represents and warrants that Offeror has legal authority as agent of any persons or entities identified as "Name as it is to appear on Quitclaim Deed" to legally bind such persons or entities to the terms and conditions of this offer.)

**\* In addition to the offer amount, at the closing of this transaction the successful purchaser will be required to pay closing costs of \$375.00, newspaper publication fee (~\$150.00), recording costs, and transfer tax.**

**Offer/Acceptance**

1. This offer is irrevocable for a period of 90 days. During this period, this offer may be presented to the County Mayor, Delinquent Tax Committee, and/or County Commission for consideration.
2. If this offer is conditionally accepted, notice of this offer will be published in the local newspaper. There will be a period of at least 10 days after the publication during which any person may make a competing offer (at a price at least 10% higher than the sum of this offer) for a quitclaim of the Real Estate. In the event a higher price is offered, Offeror (and anyone else) will have the opportunity to appear at a time and place designated by Offeree and then and there to make offers on the Real Estate (the "Public Meeting"). At the conclusion of the Public Meeting, the Real Estate shall be quitclaimed to the party making the highest and best offer; provided, however, that if higher offer for any reason fails to tender the purchase price, Offeror will purchase the real estate for Offeror's highest offer.

**Deposit / Final Payment**

3. Upon making this offer, Offeror tendered a "Deposit" of \$500.00 to Offeree. This Deposit will be fully refunded to Offeror if Offeree declines this offer or if the real estate is ultimately quitclaimed to a higher offeror. This Deposit will be forfeited to the Offeree if this offer is accepted or Offeror is the high offeror fails to timely tender the Final Payment. The Deposit will also be forfeited if the Offeror defaults on the terms of this offer.
4. The "Final Payment" is the amount equal to the offer price minus the Deposit. The Final Payment is due to be made in cash or by certified funds by Offeror upon the earlier of (a) 4:00 PM on business day after Offeror receive notice that this offer has been accepted and no higher offerors have come forward or (b) on the date of the Public Meeting, if Offeror is the highest offeror. **TIME IS OF THE ESSENCE.**
5. Along with and in addition to the Final Payment, if this offer is accepted or Offeror is the high offeror, Offeror will also pay (a) closing costs of \$375.00, (b) newspaper publication fee (approximately \$150.00), and (c) recording costs and transfer tax associated with recording the Quitclaim Deed contemplated herein.

**Disclaimer of Representations and Warranties**

6. Neither the Offeree nor any other person or entity has made any representations or warranties, expressed or implied, relative to the title, condition, use, fitness for particular purpose, or any other matters involving the Real Estate. **THE CONVEYANCE WILL BE MADE BY QUITCLAIM DEED, AS IS, WHERE IS, AND WITHOUT ANY REPRESENTATIONS OR WARRANTIES WHATSOEVER.** Offeror has not relied on any statements made by any official or agent of Offeree. Offeror had the opportunity to review this offer and to request an opinion of title from Offeror's own attorney prior to making this offer.

**Exceptions in Quitclaim Deed**

7. The Quitclaim Deed will except any public or private roadways, public or private easements, utility easements, government (for example, US, TDOT, TVA, City, or County) easements, or similar liens, easements, or rights that may encumber the Real Estate.

**Other Terms and Conditions**

The following terms and conditions also apply to Offeror and any persons or entities identified above as "Name as it is to appear on Quitclaim Deed" (all of such persons shall be hereunder collectively referred to as "Grantee") if this offer is accepted or Offeror is the high offeror. These terms are binding on each Grantee, and each Grantee's heirs, successors, and assigns forever. These terms shall run with the land and may be recited within the Quitclaim Deed.

- 8. If the underlying Delinquent Tax Sale of the subject Real Estate is determined, by Court Order or in the sole and absolute discretion of Henry County, to be void or voidable by a Court, then the underlying delinquent tax sale shall be set aside as to the Real Estate. Upon demand by the Henry County Attorney, Grantee will execute any documents necessary to set aside the delinquent tax sale as to the Real Estate. If the underlying delinquent tax sale of this real estate is set aside, Henry County shall refund to Grantee the entire amount paid by Grantee to Henry County for the Quitclaim Deed contemplated in this offer; no interest or other sums besides that amount shall be refunded or paid to Grantee by any party in the event a sale is set aside.
- 9. The maximum Grantee may recover from Henry County (or any other person or entity) by reason of any damages incurred due to or related in any way to this transaction is the sum equal to the amount Grantee paid to Henry County for the Quitclaim Deed contemplated in this offer.
- 10. Grantee shall indemnify and hold harmless Henry County for all damages (including by payment of reasonable attorney's fees and expenses) incurred by breach or non-compliance with any terms and conditions herein.
- 11. The sole jurisdiction and venue for any dispute arising out of or relating to this transaction is the Chancery Court of Henry County, Tennessee.
- 12. These terms of sale are binding on each Grantee, and each Grantee's heirs and assigns forever. All of these terms survive execution and delivery of the Quitclaim Deed contemplated herein.

Offer made on this the 12 day of July, 2023, by:

**Offeror**

Sign Name Cynthia Gornick

Print Name Cynthia Gornick

Print Address 208 Rider St  
Paris TN 38242

Print Phone 731.363.1423

STATE OF TENNESSEE  
COUNTY OF HENRY

Personally appeared before me, a notary public in and for the above-stated county and state, the above-named Offeror, on behalf of himself and as an agent of any persons or entities identified above as "Name as it is to appear on Quitclaim Deed" and executed this offer with the intent to legally bind all of them.

On this the 12 day of July, 2023. [Affix Seal]

Brent Gordon  
Notary Public

My commission expires: 09/22/26



Henry (040) Jan 1 2024 Current Owner SMITH ST  
 Tax Year 2023 | Reappraisal 2020 HENRY CO TN PARIS TN 38242 PARIS TN 38242 03661 Group: A Parcel: 032.01 Pl: SI: 000

**Value Information**  
 Land and Market Value: \$500  
 Improvement Value: \$0  
 Total Market Appraisal: \$500  
 Assessment Percentage: 0%  
 Assessment: \$0

*(CKG)*

**Additional Information**

**General Information**

Class: 01 - County City #: 568  
 Special Service District 1: 567 District: 01  
 Number of Buildings: 0  
 Utilities - Water/Sewer: 12 - NONE NONE  
 Utilities - Gas/Gas Type: 00 - NONE  
 City: PARIS  
 Special Service District 2: 000  
 Neighborhood: P65  
 Number of Mobile Homes: 0  
 Utilities - Electricity: 00 - NONE  
 Zoning:

**Outbuildings & Yard Items**

Building #	Type	Description	Units
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**Sale Information**

Sale Date	Price	Book	Page	Vacant/Improved	Type Instrument	Qualification
9/28/2010	\$0	446	788		CO - COURT ORDER	-
12/28/1981	\$0	167	516			-

*taxes owed:  
\$2902.20*

**Land Information**

Land Code	Soil Class	Units
01 - RES		1.00



# Tennessee Property Vi



ROLL CALL  
 COUNTY COMMISSION, HENRY COUNTY, DONNA CRAIG, COUNTY CLERK  
 PARIS, TENNESSEE

Commissioner Visser made a motion to approve Resolution 4-9-23, to authorize the issuance, sale and payment of Capital Outlay Notes not to exceed \$691,007.

Commissioner Humphreys seconded the motion.

ITEM NO. 11

	ABSENT	PRESENT	MOTION	SECOND	AYE	NO	ABSTAIN	PASS
BURNS, PATRICK					X			
CARTER, DELL					X			
ELIZONDO, CHARLES					X			
GEAN, RANDY					X			
HAMILTON, MISSY					X			
HAYES, DAVID	X							
HUMPHREYS, KENNETH				X	X			
McELROY, MELISSA					X			
NEAL, PAUL					X			
STARKS, MONTE					X			
TRAVIS, JAY					X			
VISSER, MARTY			X		X			
WADE, RICKY					X			
WEBB, DAVID					X			
WILES, RALPH						X		
TOTAL	1				13	1		

MOTION CARRIED

DATE : 9-18-23

**RESOLUTION NO. 4-9-23**

**A RESOLUTION OF THE HENRY COUNTY, TENNESSEE  
BOARD OF COMMISSIONERS TO AUTHORIZE THE ISSUANCE, SALE,  
AND PAYMENT OF CAPITAL OUTLAY NOTES NOT TO  
EXCEED \$691,007**

**WHEREAS**, the Governing Body of Henry County, Tennessee (the Local Government) has determined that it is necessary and desirable to provide funds for the following public works project (the "Project"): Capital Outlay Note 2023-2024 Fiscal Year (See Attachment A).

**WHEREAS**, the Governing Body has determined that the Project will promote or provide a traditional governmental activity or otherwise fulfill a public purpose; and

**WHEREAS**, under the provisions of Parts I, IV, and VI of Title 9, Chapter 21, Tennessee Code Annotated (the "Act"), local governments in Tennessee are authorized to finance the cost of this Project through the issuance and sale of interest-bearing capital outlay notes upon the approval of the State Director of Local Finance; and

**WHEREAS**, the Governing Body finds that it is advantageous to the Local Government to authorize the issuance of capital outlay notes to finance the cost of the Project;

**NOW THEREFORE, BE IT RESOLVED**, by the Governing Body of Henry County, Tennessee, as follows:

Section 1. That, for the purpose of providing funds to finance the cost of the Project in and for the Local Government, the Chief Executive Officer of the Local Government is hereby authorized in accordance with the terms of this resolution to issue and sell interest-bearing capital outlay notes in a principal amount not to exceed six-hundred ninety one thousand and seven dollars (\$691,007) (the "Notes") at either a competitive public sale or at a private negotiated sale upon approval of the State Director of Local Finance pursuant to the terms, provisions, and conditions permitted by law. The Notes shall be designated "2024 Capital Outlay Notes, Series 2024a", shall be numbered serially from 1 upwards; shall be dated as of the date of issuance; shall be in denomination (s) as agreed upon with the purchaser; shall be sold at not less than 99% of par value and accrued interest; and shall bear interest at a rate or rates not to exceed 8.5 percent (8.5%) per annum, and in no event shall the rate exceed the legal limit provided by law.

Section 2. That, the Notes shall mature not later than one (1) year after the date of issuance and that the Notes and any extension or renewal notes shall not exceed the reasonably expected economic life of the Project, which is hereby certified by the Governing Body to be at least See Attachment year. The existing balance of said note will be retired prior to the end of the 2023-2024 fiscal year.

Section 3. That, the Notes shall be subject to redemption at the option of the Local Government, in whole or in part, at any time, at the principal amount and accrued interest to the date of redemption, without a premium, or, if sold at par, with or without a premium of not exceeding one percent (1%) of the principal amount.

Section 4. That, the Notes shall be direct general obligations of the Local Government, for which the punctual payment of the principal and interest on the notes, the full faith and credit of the Local Government is irrevocably pledged and the Local Government hereby pledges its taxing power as to all taxable property in the Local Government for the purpose of providing funds for the payment of principal of and interest on the Notes. The Governing Body of the Local Government hereby authorizes the levy and collection of a special tax on all taxable property of the Local government over and above all other taxes authorized by the Local government to create a sinking fund to retire the Notes with interest as they mature in an amount necessary for that purpose.

If applicable, the Notes shall be further secured by Not Applicable.

(If the revenues generated by Project are to be applied as additional security for the Notes, describe such revenues here.)

Section 5. That, the Notes shall be executed in the name of the Local Government and bear the manual signature of the chief executive officer of the Local Government and the manual signature of the County Clerk with the Local Government seal affixed thereon; and shall be payable as to principal and interest at the office of the County Mayor of the Local Government or the paying agent duly appointed by the Local Government. Proceeds of the Notes shall be deposited with the County Trustee of the Local Government and shall be paid out for the purpose of financing the Project pursuant to this Resolution and as required by law.

Section 6. That, the Notes will be issued in fully registered form and that at all times during which any Notes remain outstanding and unpaid, the Local Government or its agent shall keep or cause to be kept at its office a note register, if held by an agent of the Local Government, shall at all times be open for inspection by the Local Government or any duly authorized officer of the Local Government. Each Note shall have the qualities and incidents of a negotiable instrument and shall be transferable only upon the note register kept by the Local Government or its agent, by the registered owner of the Note in person or by the registered owner's attorney duly authorized in writing, upon presentation and surrender to the Local Government or its agent together with a written instrument of transfer satisfactory to the Local Government duly executed by the registered owner of the registered owner's duly authorized attorney. Upon the transfer of any such Note, the Local Government shall issue in the name of the transferee a new registered note or notes of the same aggregate principal amount and maturity as the surrendered Notes. The Local Government shall not be obligated to make any such Note transfer during the fifteen (15) days next preceding an interest payment date of the Notes or, in the case of any redemption of the Notes, during the forty-five (45) days next preceding the date of redemption.

Section 7. That, the Notes shall be in substantially the form authorized by the State Director of Local Finance and shall recite that the Notes are issued pursuant to Title 9, Chapter 21, Tennessee Code Annotated.

Section 8. That, the Notes shall be sold only after the receipt of the written approval of the State Director of Local Finance for the sale of the Notes.

Section 9. That, upon the opinion of bond counsel, the Notes may be designated as qualified tax-exempt obligations for the purpose of Section 265(b) (3) of the Internal Revenue Code of 1986.

Section 10. That, after the sale of the Notes, and for each year that any of the notes are outstanding, the Local Government shall prepare an annual budget in a form consistent with accepted governmental standards and as approved by the State Director of Local Finance (the "Director".) The budget shall be kept balanced during the life of the notes. The annual budget shall be submitted to the Director immediately upon its adoption; however, it shall not become the official budget for the fiscal year until such budget is approved by the Director in accordance with Title 9, Chapter 21, Tennessee Code Annotated (the "Statutes".) If the Director determines that the budget does not comply with the Statutes, the Governing Body shall adjust its estimates or make additional tax levies sufficient to comply with the Statutes, or as directed by the Director.

Section 11. That, if any of the Notes shall remain unpaid at the end of one (1) year from the issue date, then the unpaid Notes shall be renewed or extended as permitted by law, or retired from the funds of the Local Government or be converted into bonds pursuant to Chapter 11 of Title 9 of the Tennessee Code Annotated, or any other law, or be otherwise liquidated as approval by the State Director of Local Finance.

Section 12. That, all orders or resolutions in conflict with this Resolution are hereby repealed insofar as such conflict exists and this Resolution shall become effective immediately upon its passage.

Duly passed and approved this 18<sup>th</sup> day of September, 2023.

PASSED 9-18-23

  
\_\_\_\_\_  
**JOHN PENN RIDGEWAY, CHAIRMAN  
HENRY COUNTY COMMISSION**

  
\_\_\_\_\_  
**DONNA CRAIG  
COUNTY CLERK**

APPROVED 9-18-23

  
\_\_\_\_\_  
**JOHN PENN RIDGEWAY  
HENRY COUNTY MAYOR**



**ATTACHMENT "A"**

**CAPITAL PROJECTS**

<u>General Admin</u>		<u>Estimated Life</u>
Building Improvements	\$ 45,000	Various
Communication Equip	\$100,000	5 yrs.
Data Processing	\$ 38,800	5 yrs.
Law Enforcement Equipment	\$ 65,000	5 yrs.
Motor Vehicles	\$125,000	5 yrs.
Voting Machines	\$289,707	5 yrs.
Other Equipment	\$ 27,500	5 yrs.
Total	\$691,007	

ROLL CALL  
 COUNTY COMMISSION, HENRY COUNTY, DONNA CRAIG, COUNTY CLERK  
 PARIS, TENNESSEE

Commissioner Wade made a motion to adjourn. The motion was seconded by  
 Commissioner Carter.

ITEM NO. 12

	ABSENT	PRESENT	MOTION	SECOND	AYE	NO	ABSTAIN	PASS
BURNS, PATRICK								
CARTER, DELL				X				
ELIZONDO, CHARLES								
GEAN, RANDY								
HAMILTON, MISSY								
HAYES, DAVID	X							
HUMPHREYS, KENNETH								
McELROY, MELISSA								
NEAL, PAUL								
STARKS, MONTE								
TRAVIS, JAY								
VISSER, MARTY								
WADE, RICKY			X					
WEBB, DAVID								
WILES, RALPH								
TOTAL	1							

VOICE VOTE CARRIED

DATE : 9-18-23