

# County Commission Minutes for

December 18, 2023

- Update on Industrial Park by Rob Goad.
- Update on Courthouse Security grant by Albert Wade.
- Budget Amendments- Resolution 1-12-23.
- Urge the General Assembly to amend the Private Act for the Sale of Henry County Healthcare Center- Resolution 2-12-23.

December 18, 2023

Meeting started at 9:00 AM. The meeting was held in the County Commission Conference Room. The meeting was presided over by the County Commissioner. The following items were discussed:

- Update on Industrial Park by Rob Goad.
- Update on Courthouse Security grant by Albert Wade.
- Budget Amendments- Resolution 1-12-23.
- Urge the General Assembly to amend the Private Act for the Sale of Henry County Healthcare Center- Resolution 2-12-23.

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 December 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, David Hayes, Kenneth Humphreys, Melissa McElroy, Paul Neal, Monte Starks, Jay Travis, Marty Visser, Ricky Wade, David Webb and Ralph Wiles.

ITEM NO. 5 Presentation and Update on the Industrial Park by Rob Goad.

ITEM NO 6. Update on the Courthouse Security Grant by Albert Wade.

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

A motion was made by Commissioner Humphreys to approve the Consent Agenda, which consists of: Minutes of the meeting of November 20, 2023, various quarterly reports, Henry County Medical Center Statement of Cash Flow, Trustee's month end report, Report on Debt Obligation from Comptroller and the following Notary Public designations: Ira L. Greer, Todd A. Rose, Lindsay Walls, S. Michelle Parker, Darrin Thompson, Ayssa N. Eason and Andrea B. Norwood. The motion was seconded by Commissioner Starks.

ITEM NO. 7

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

VOICE VOTE CARRIED

DATE : 12-18-23



Jasen E. Mangewar  
Comptroller

Report On Debt Obligation

Entity and Debt Information		
<b>Entity Name</b>		
Henry County		
<b>Entity Address</b>		
PO Box 7 Paris, Tennessee 38242		
<b>Debt Issue Name</b>		
2024 Capital Outlay Notes, Series 2024a		
<b>Debt Issue Face Amount</b>		
\$691,007.00		
<b>Face Amount Premium or Discount?</b>		
N/A		
<b>Tax Status</b>		
Tax - Exempt		
<b>Interest Type</b>	<b>Other Interest Type Description</b>	
Other	Bank	
<b>Debt Obligation</b>		
Note - Capital Outlay Note		
<b>Moody's Rating</b>	<b>Standard &amp; Poor's Rating</b>	<b>Fitch Rating</b>
Unrated	Unrated	Unrated
<b>Other Rating Agency Name</b>	<b>Other Rating Agency Rating</b>	
N/A	N/A	
<b>Security</b>		
General Obligation		
<b>Type of Sale Per Authorizing Document</b>		
Competitive Bid		
<b>Dated Date</b>	<b>Issue/Closing Date</b>	<b>Final Maturity Date</b>
10/23/2023	10/23/2023	6/30/2024

**Debt Purpose**

<b>Purpose</b>	<b>Percentage</b>	<b>Description</b>
General Government	100%	Short-term projects
Education	0%	N/A
Other	0%	N/A
Refunding	0%	N/A
Utilities	0%	N/A

**Cost of Issuance and Professionals**

Does your Debt Issue have costs or professionals?

No \_\_\_\_\_

**Maturity Dates, Amounts, and Interest Rates**

Year	Amount	Interest Rate
1	\$691,007.00	5.0375

\*See final page for Submission Details and Signatures\*

**Submission Details and Signatures**

Is there an official statement or disclosure document, as applicable, that will be posted to EMMA: <https://emma.msrb.org/>?

No

**Signature - Chief Executive or Finance Officer of the Public Entity**

<b>Name</b> John Penn Ridgeway	<b>Title/Position</b> Mayor
<b>Email</b> jpridgeway@henrycountyttn.org	<b>Alternate Email</b> N/A

**Signature - Preparer (Submitter) of This Form**

<b>Name</b> Pat Hollingsworth	<b>Title/Position</b> CFO
<b>Email</b> phollingsworth@henrycountyttn.org	<b>Alternate Email</b> N/A
<b>Relationship to Public Entity</b> N/A	<b>Organization</b> N/A

**Verification of Form Accuracy**

By checking the box below as the signing of this form, I attest the following:

1. I certify that to the best of my knowledge the information in this form is accurate.
2. The debt herein complies with the approved Debt Management Policy of the public entity.
3. If the form has been prepared by someone other than the CEO or CFO, the CEO or CFO has authorized the submission of this document.

Verify Form Accuracy

**Date to be Presented at Public Meeting**

12/18/2023

**Date to be emailed/mailed to members of the governing body**

12/18/2023

**Final Confirmation:**

I hereby submit this report to the Division of Local Government Finance of the Tennessee Comptroller of the Treasury and understand my legal responsibility to: File this report with the members of the governing body no later than 45 days after the issuance or execution of the debt disclosed on this form. The Report is to be delivered to each member of the Governing Body and presented at a public meeting of the body. If there is not a scheduled public meeting of the governing body within forty-five (45) days, the report will be delivered by email or regular US mail to meet the 45-day requirement and also presented at the next scheduled meeting.

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

Commissioner Visser made a motion to approve Resolution 1-12-23, to authorize certain changes in the budget for the Henry County General Fund for Fiscal 2023-2024. The motion was seconded by Commissioner Webb.

ITEM NO. 8

	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			
STARKS, MONTE					X			
TRAVIS, JAY					X			
VISSER, MARTY			X		X			
WADE, RICKY					X			
WEBB, DAVID				X	X			
WILES, RALPH					X			
TOTAL					14	1		

MOTION CARRIED

DATE : 12-18-23



**RESOLUTION #1-12-23**

**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 2023-2024**

**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 December 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:

**JUVENILE COURT**

DECREASE ACCOUNT 53500-106-001, entitled "Deputy Clerk," in the amount of \$11,590.86

DECREASE ACCOUNT 58600-201, entitled "Social Security," in the amount of \$718.64

DECREASE ACCOUNT 58600-212, entitled "Medicare," in the amount of \$168.07

DECREASE ACCOUNT 58600-204, entitled "State Retirement," in the amount of \$644.46

INCREASE ACCOUNT 53500-399, entitled "Other Contracted Services," in the amount of \$13,122.03

Amending Resolution 3-11-23 to remove supervisor salary.

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

PASSED 12-18-23

John Penn Ridgeway  
JOHN PENN RIDGEWAY, CHAIRMAN  
HENRY COUNTY COMMISSION

Donna Craig  
DONNA CRAIG  
COUNTY CLERK

APPROVED 12-18-23

John Penn Ridgeway  
JOHN PENN RIDGEWAY  
COUNTY MAYOR

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

Commissioner Starks made a motion to approve Resolution 2-12-23, to urge the General Assembly to amend a Private Act to permit the sale or lease of Henry County Healthcare Center. Commissioner Wade seconded the motion.

ITEM NO. 9

	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			
STARKS, MONTE			X		X			
TRAVIS, JAY					X			
VISSER, MARTY					X			
WADE, RICKY				X	X			
WEBB, DAVID					X			
WILES, RALPH					X			
TOTAL					15			

MOTION CARRIED

DATE : 12-18-23

**RESOLUTION NO. 2-12-23**

**A RESOLUTION OF THE HENRY COUNTY BOARD OF COMMISSIONERS TO  
URGE THE GENERAL ASSEMBLY TO AMEND A PRIVATE ACT TO PERMIT  
THE SALE OR LEASE OF HENRY COUNTY HEALTHCARE CENTER**

**WHEREAS**, Chapter 158 of the Tennessee General Assembly Private Acts (hereinafter “Private Acts”) of 1961 authorized Henry County to construct a County nursing home and to dispose of such nursing home upon such terms as may be determined by the Henry County Board of Commissioners; and

**WHEREAS**, Chapter 354 of the Private Acts of 1967 established a non-profit Henry County Nursing and Rest Home District to own, administer, manage, and operate the County nursing home upon certain land (more particularly described in said Private Act) now commonly known as 239 Hospital Circle and depicted on the maps of the Henry County Property Assessor as Map 106G, Group C, Parcel 001.00; and

**WHEREAS**, Chapter 354 of the Private Acts of 1967 empowered the Trustees of the Henry County Nursing and Rest Home District to sell, with approval and authorization of the County Commission, any portion of the real estate which the District owns; and

**WHEREAS**, Chapter 157 of the Private Acts of 1994 (which amended Section 6 of Chapter 176 of the Private Acts of 1953, as previously amended by Chapter 524 of the Private Act of 1953) eliminated the Henry County Nursing and Rest Home District and transferred ownership, administration, management and operation of the Henry County Nursing and Rest Home District’s assets—including without limitation said County nursing home and land—to the Henry County Hospital District (now d/b/a Henry County Medical Center and hereinafter “HCMC”); and

**WHEREAS**, HCMC has operated said County nursing home (currently under the d/b/a name Henry County Healthcare Center and hereinafter “HCHC”) on said land from approximately 1994 through the present; and

**WHEREAS**, the HCMC Board of Trustees has determined it to be in the best interest of HCMC to sell or lease substantially all of the assets used in the business of HCHC; and

**WHEREAS**, the Henry County Board of Commissioners (herein the “County Commission”) has determined it to be in the best interest of the citizens and residents of Henry County that substantially all of the assets used in the business of HCHC be sold or leased to generate funds to pay off certain indebtedness and to support the other businesses of HCMC;

**NOW, THEREFORE, BE IT RESOLVED** by at least a 2/3<sup>rd</sup> majority vote of the County Commission meeting in regular session on this 18<sup>th</sup> day of December, 2023, that the members of the General Assembly representing the people of Henry County are urged to introduce and work for the passage of a Private Act to authorize the sale of the land and other assets used in the business of HCHC in substantially the form attached hereto as *Exhibit A*;

**BE IT FURTHER RESOLVED**, that certified copies of this resolution be mailed by the County Clerk to the members of the General Assembly representing the people of Henry County.

**BE IT FINALLY RESOLVED**, that true copy of this Resolution be spread upon the minutes of the County Commission.

PASSED 12-18-23

John Penn Ridgeway  
JOHN PENN RIDGEWAY, CHAIRMAN  
HENRY COUNTY COMMISSION

Donna Craig  
DONNA CRAIG  
COUNTY CLERK

APPROVED 12-18-23

John Penn Ridgeway  
JOHN PENN RIDGEWAY  
HENRY COUNTY MAYOR

**EXHIBIT A**

AN ACT            to authorize the Henry County Hospital District to sell or lease assets outside of the ordinary course of business, including without limitation substantially all the assets of the Henry County nursing home.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF TENNESSEE:

SECTION 1. Chapter 158 of the Tennessee General Assembly Private Acts (hereinafter “Private Acts”) of 1961 is amended by deleting the following two paragraphs from Section 7:

The Hospital District shall own, manage, and operate the Henry County Nursing and Rest Home and provide nursing and rest home service of the highest quality consistent with the generally recognized standards of nursing and rest home service, and with the physical facilities provided, and with limitations imposed by the budget. The Henry County Nursing and Rest Home has been organized for the purpose of housing, feeding, clothing, and looking after the health, happiness, and general welfare of those persons who may qualify under the rules and bylaws as promulgated by the Board of Trustees for admittance as patients. Such services shall be rendered to any person who makes satisfactory financial arrangements for that person's service and who is certified for entrance under the rules of the Henry County Hospital District Board of Trustees; and to any person regardless of financial arrangements, if (1) in the opinion of said Board of Trustees, the physical well-being of the persons is seriously and imminently endangered by delay in provides the services; or (2) it is determined after due investigative procedure of said Board of Trustees or its delegated representatives that such person, if a resident of Henry County, is without any means whatsoever to pay for such services. No charity patients shall be admitted from outside Henry County, Tennessee, except as prior arrangements for pay for nursing and rest home services are made by another political subdivision.

The Hospital District will provide nursing home services in the same manner as previously provided by the Henry County Nursing Home Board of Directors pursuant to Chapter 354 of the Private Acts of 1968, as amended, except to the extent such provision for services would conflict with the rules and regulations for the operation of the Hospital District as are established by the Board of Trustees of the Hospital District and other provisions of this Act.

SECTION 2. Chapter 158 of the Private Acts of 1961 is amended by adding the following as the last paragraph of Section 7:

The Hospital District may provide nursing home services in the same manner as previously provided by the Henry County Nursing Home Board of Directors pursuant to Chapter 354 of the Private Acts of 1968, as amended, except to the extent such provision for services would conflict with the rules and regulations for the operation of the Hospital District as are established by the Board of Trustees of the Hospital District and other provisions of this Act.

SECTION 3. Chapter 158 of the Private Acts of 1961 is amended by deleting Section 5 in its entirety and replacing it with the following:

Section 5. That said Board shall hold regular meetings monthly on a date which it shall establish. The Board may on call of the Chairman hold special meetings at any time under rules which it shall establish.

A. The Board shall have the responsibility and authority to:

- i. control the property and facilities of the Hospital District;
- ii. purchase real estate with the approval of the County Commission;
- iii. sell or lease, with the approval and authorization of the County Commission, any portion of the real estate which the District owns and to execute leases and deeds therefor when authorized to do so by the County Commission;
- iv. Sell or lease personal property which the District owns in the ordinary course of business;
- v. receive all moneys for Hospital purposes, including tax receipts from the County Trustee's office, and to disburse all such moneys in cash or by check;
- vi. make contracts for goods and services;
- vii. establish rules and regulations governing the property of the District, its uses and management;
- viii. erect buildings; to employ, define the duties of, fix compensation of, and to discharge employees of the District; and
- ix. otherwise, to act for and in behalf of Henry County, Tennessee, in the discharge of its mission as set forth in Section 6, of this Act.

B. Notwithstanding any other provision of this Act or other applicable law:

- i. The County Commission is vested with sole authority (a) to sell or lease any portion of the real estate which the District owns (including that described in Section 2 of this Act) and (b) to sell or lease personal property which the District owns outside the ordinary course of business. This authority includes without limitation the power to sell or lease any and all of the District's assets to one or more other public or privately-owned entities.
- ii. The proceeds from any sale or lease of the District's assets under this subsection shall first be applied to pay indebtedness which the County incurred or guaranteed on behalf of the District, unless the County Commission specifically directs that all or any portion of the proceeds be paid instead to the District for its general purposes.
- iii. The County Mayor is authorized to execute any deeds of conveyance, leases, bills of sale and other assignments, agreements, certificates and documents necessary or convenient to complete the sale of assets directed by the County Commission under this subsection.

C. In the event that the sale or lease of assets outside the ordinary course of business renders the District financially unable to render hospital, ambulance, nursing home, or other services that the District is authorized or required to provide by this Act, the District shall be relieved of any requirement to provide such services unless and until the District is adequately funded to provide such services at or above the applicable standards of care.

SECTION 4. If any provision of this act or the application thereof to any person or circumstance is held invalid, such invalidity shall not affect other provisions or applications of this act which can be given effect without the invalid provision or application, and to that end the provisions of this act are declared to be severable.

SECTION 5. Chapter 158 of the Private Acts of 1961 is amended by adding the following as the second paragraph of Section 3:

The County Commission may recall any member of the board of trustees with or without cause and fill the unexpired term caused by such vacancy; however, no board member serving a term of office as of September 30, 2024, may be recalled during such term (this does not prohibit the recall of such board member during any subsequent term to which such board member may be elected).

SECTION 6. This act shall have no effect unless it is approved by a two-thirds (2/3) vote of the county legislative body of Henry County. Its approval or non-approval shall be



proclaimed by the presiding officer of the county legislative body and certified by him or her to the Secretary of State.

SECTION 7. For the purpose of approving or rejecting the provisions of this act, it shall be effective upon becoming a law, the public welfare requiring it. For all other purposes, it shall become effective upon approval by a two-thirds (2/3) vote of the county legislative body of Henry County.

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

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

ITEM NO. 10

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

VOICE VOTE CARRIED

DATE : 12-18-23