

**Regular City Meeting  
of the  
Clifton Board of Commissioners  
May 26, 2020**

**Present:**

Randy Burns, Mayor  
Layton Packwood, Vice Mayor  
Eva Ruth Warren, Commissioner  
Mark Staggs, Commissioner  
Bill Willoughby, Commissioner  
Doug Kibbey, City Manager  
Jerroll Henderson, Police Chief  
Mike Hinson, City Attorney  
Kiersten Rainey, Finance Director  
Lindsay Roberts, Fire Chief  
Timmy Harris, Police Officer  
Barbara Culp, City Recorder

**Visitors:**

Mr. Josh Layne, Mr. Tracy Love, Mr. Randall Runions, Mr. Clyde Carroll, Mr. Donnie Warren, Mrs. Layton Packwood, Mr. & Mrs. Fred Gillham, Mr. Bob Woodard, Wieser Consultants

The meeting was called to order by Mayor Burns.

The invocation was given by Bro. Josh Layne, followed by the Pledge to Allegiance. A motion was made by Commissioner Warren to approve the minutes of the previous meeting. The motion was seconded by Commissioner Staggs, and carried unanimously.

**New Business**

**Chaplain's Swearing –In Ceremony**

The city manager updated the commissioners on the newly enacted Chaplain's Program. The program has the intent and purpose to enhance the Police and Fire Departments and provide a faith based resource for persons in public safety for

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guidance, counseling, and support in times of need, either as a result of the job, on the job task, or personal in nature. City Recorder Barbara Culp swore in Chaplains Tracy Love, Josh Layne, Randall Runions, and Clyde Carroll.

**Old Business**

**Stribling House Project**

The city manager updated the Commissioners on the Stribling House Project. There will be a company coming from Nashville, TN to check on the work that needs to be done on the foundation.

**Land Swap Proposal**

At the previous meeting there was a discussion concerning possibly swapping property that Mr. Fred Gillham owns across from the city park for the City's interest in the property located next to the Clifton Marina. No action was taken at that time. Mr. Gillham asked about the liens that are currently against the property that the City has an interest in. The liens total approximately \$700,000.00. He expressed that he is still willing to trade his property for this property. The city manager said that Mr. Gillham's property could be used to expand our park. Mayor Burns asked Mr. & Mrs. Gillham what they planned on doing with the property if the swap occurred. They said they currently do not have any plans. Ms. Stacy Huntingford, owner of Clifton RV and Marina also expressed an interest in the property that the City has a one-third ownership in. She said she would like to expand the RV Park at some point in time. She said she feels that if the Gillham's acquired the property she could work with them on this. Commissioner Warren said she does not agree that we should swap the property. She stated that some of the Gillham property floods. Commissioner Staggs said he is 100% against the land swap. Commissioner Willoughby suggested we postpone a decision for a while longer. A motion was made by Commissioner Staggs to decline the land swap between the City of Clifton, and Mr. Fred Gillham. The motion was seconded by Commissioner Warren, and carried.

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**New Business**

**Proposed Sidewalk Location**

Mr. Bob Woodard, Engineer with the Wieser Company is working on the TAP Grant for the sidewalk extension project. Mr. Woodard explained that he will design the project the way that the commissioner's want it designed. The commissioner's discussed two different options. Ms. Stacy Huntingford suggested that the power poles be removed where the new sidewalk will be installed, and have the service underground. Mr. Woodard said it could be quite expensive to do this. He will do a cost estimate between the two options the commissioners discussed.

**Resolution-Upcoming Election**

A motion was made by Vice Mayor Packwood to pass the Resolution providing for the calling and notification of the Wayne County Election Commission for the purpose of holding the City of Clifton Election, on November 3, 2020. The motion was seconded by Commissioner Staggs, and carried unanimously.

**Resolution-Identity Theft Policy**

A motion was made by Commissioner Warren to pass the Identity Theft Policy Resolution. The motion was seconded by Vice Mayor Packwood, and carried unanimously.

**Resolution-Road Improvements Grant**

A motion was made by Commissioner Warren to pass the Governor's Local Support Grant Resolution (Road Improvements for Lapa Loop and Lapa Lane). The motion was seconded by Commissioner Staggs, and carried unanimously.

**Ordinance-Budget Amendment #4**

A motion was made by Commissioner Warren to approve Ordinance #\_\_\_\_\_ (Amendment #4 for the Fiscal Year 2020 Budget of Clifton, TN) on the first reading. The motion was seconded by Commissioner Willoughby, and carried unanimously.

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**Ordinance-Fiscal Year 2021**

**Setting Tax Rate 2020**

A motion was made by Commissioner Warren to pass Ordinance #\_\_\_\_\_ on the first reading (Adopting the Annual Budget and Tax Rate for the Fiscal Year beginning July 1, 2020, and ending June 30, 2021). The motion was seconded by Commissioner Staggs, and carried unanimously

**City Manager Employment Agreement**

City Manager Doug Kibbey said he has been in the city manager’s position without an employment agreement. He stated that we have gotten a lot of things accomplished since he has been here, but there is an upcoming election and he feels the need to have an agreement in place. Commissioner Willoughby asked if an agreement is approved now could it be enforced if we have new administration members in the future. The city attorney said if an agreement is passed it cannot be changed in the future. Attorney Hinson said that he has worked many years as a school board member, city council member, and general session’s judge and he has not met anyone in a small town that is as capable as City Manager Kibbey. He said if anyone deserves to have a contract it is our city manager. A motion was made by Commissioner Warren to approve the Employment agreement between the City of Clifton, and City Manager Doug Kibbey. The motion was seconded by Commissioner Staggs.

Commissioner Warren-----Yes  
Commissioner Staggs-----Yes  
Vice Mayor Packwood-----Yes  
Commissioner Willoughby----- No  
Mayor Burns-----Yes

The motion carried.

**Department Reports**

The city manager reported on the status of the proposed water plant project. He said we should have a new water plant within two years. He further stated that within three years he feels we would have to ration water because of the condition of the current water plant.

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Police Chief Jerroll Henderson complimented City Manager Kibbey, and also Public Works Director Austin Clark for going above and beyond by helping everyone in the City that needs help. Chief Henderson said that they have had cameras installed in the police cars, and have ordered new cages.

Fire Chief Lindsay Roberts stated that his department is having an issue with one of the fire trucks. He has received an estimate of \$9,912.00 to repair the truck. He suggested this money be used toward purchasing a replacement truck. He said they cannot put the truck they have on the streets, because they need a truck that is dependable. The city manager said a decision does not have to be made right now. The mayor told the fire chief to check on the cost of another fire truck and present his findings at the next city meeting.

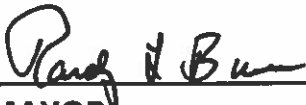
Vice Mayor Packwood stated that there is brush in Jim and Betty Stricklin's yard that needs to be picked up.

Commissioner Willoughby said he has received several complaints about the property where the grocery store was located. He stated this property needs to be cleaned up. Donnie Warren said he is the owner of that lot, and he will get it cleaned up. Commissioner Willoughby also said that Jerry Battles has been promised chert on the street behind his house, and this has not been done. He stated that grass is growing up above the sidewalk from town to the college. The city manager said that the utility department workers are getting done what they can with the number of workers they have. We still do not have inmate labor for any City project. Stacy Huntingford said she has been paying \$2,000.00 per month to get the marina property mowed since we do not have any inmate laborers. Commissioner Willoughby said that someone cut a tree in Mark Russell's yard and it left ruts in the yard. He said the City was supposed to fix this. He also said that Ross Creek Road needs to be repaired. The city manager said he will pull the city employees off mowing to fill potholes.

Mayor Burns said he has received two complaints about property that needs attention. One is a trailer owned by Commissioner Warren, and the other is a house on Morris Avenue (next door to Charles Linam's property).

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There being no further business, the meeting was adjourned.

  
MAYOR

  
CITY RECORDER