



**CLARKSVILLE CITY COUNCIL
EXECUTIVE SESSION
JUNE 28, 2018
IMMEDIATELY FOLLOWING SPECIAL SESSION**

**COUNCIL CHAMBERS
106 PUBLIC SQUARE
CLARKSVILLE, TENNESSEE**

AGENDA

1) PLANNING COMMISSION

ZONING: PUBLIC HEARING AND FIRST READING

1. **ORDINANCE 3-2018-19** Amending the Zoning Ordinance and Map of the City of Clarksville, application of Nick Dattilo for zone change on property located at the intersection of Purple Heart Parkway & Evans Road from RM-1 Single Family Mobile Home Residential District to R-4 Multiple Family Residential District *(RPC: Approval/Approval)*
2. **ORDINANCE 4-2018-19** Amending the Zoning Ordinance and Map of the City of Clarksville, application of Dapp Investments, Moore Design Services-Agent, for zone change on property located at the intersection of Ringgold Road and Ringgold Court from R-4 Multiple Family Residential District to R-6 Single Family Residential District *(RPC: Approval/Approval)*
3. **ORDINANCE 5-2018-19** Amending the Zoning Ordinance and Map of the City of Clarksville, application of Terrell Brody, Sr., for zone change on property located at the intersection of Paradise Hill Road and East Happy Hollow Drive from R-2 Single Family Residential District to R-4 Multiple Family Residential District *(RPC: Disapproval/Disapproval)*

ZONING: REQUEST TO WITHDRAW

1. **ORDINANCE 61-2017-18** (First Reading; Postponed May 3rd; Public Hearing May 3rd) Amending the Zoning Ordinance and Map of the City of Clarksville, application of John Goodrich, Joshua Jerles-Agent, for zone change on property at the intersection of Rossview Road and Old Russellville Pike from R-1 Single Family Residential District to R-3 Three Family Residential District *(RPC: Disapproval/Disapproval)*

2) CONSENT AGENDA

All items in this portion of the agenda are considered to be routine and non-controversial by the Council and may be approved by one motion; however, a member of the Council may request that an item be removed for separate consideration under the appropriate committee report:

1. **ORDINANCE 64-2017-18** (Second Reading) Accepting property from McClardy Rd. Partnership for the Rossview Place Pump Station
2. **ORDINANCE 65-2017-18** (Second Reading) Accepting property from Powers Family Trust for the Prestwicke Place Pump Station
3. **ORDINANCE 66-2017-18** (Second Reading) Accepting property from Charles Clay Powers for Hickory Wild #2 Pump Station
4. **ORDINANCE 67-2017-18** (Second Reading) Accepting property from Powers Family Trust for Cedar Springs Circle Pump Station
5. **ORDINANCE 68-2017-18** (Second Reading) Accepting property from GC Land Development for Boyer Farms Pump Station
6. **ORDINANCE 70-2017-18** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of 451 Alfred Thun Road Partners, Tom Cunningham-Agent, for zone change on property located at the intersection of Alfred Thun Road and Corporate Parkway Boulevard from M-1 Light Industrial District to C-4 Highway Interchange District
7. **ORDINANCE 71-2017-18** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of River Chase Marine Terminal, LLC, for zone change on property south of Ashland City Road, west of Beacon Drive, and east of the Cumberland River from R-1 Single Family Residential District and M-2 General Industrial District to R-4 Multiple Family Residential District and R-1 Single Family Residential District
8. **RESOLUTION 1-2018-19** Renewing the Certificate of Compliance for Rajan Daswani for operation of Queen City Liquors (1232 Tylertown Road) (*CPD: No Criminal History*)

NOTE: This certificate will remain in effect until the business relocates to 101 Profit Drive

9. **RESOLUTION 2-2018-19** Approving appointments to the Clarksville Housing Authority, Convention & Visitors Bureau, and Tree Board

Clarksville Housing Authority: Keith Norris (fill unexpired term of John Castleman-resigned) - July 2018 through September 2018

Convention & Visitors Bureau: Matt Cunningham (replace Jeff Livingston-term expired), Kyle Luther (replace Carole Daniels-term expired) - June 2018 through May 2021

Tree Board: Carter Briggs (fill unexpired term of Bryan Beuscher-resigned) July 2018 through June 2019

10. Adoption of Minutes: May 30, June 7 (Special and Regular), June 14

3) FINANCE COMMITTEE

Jeff Burkhart, Chair

1. **ORDINANCE 1-2018-19** (First Reading) Authorizing exercise of right of eminent domain to acquire easements, property, and/or rights-of-way for the Lafayette Road widening project (*Finance Committee: Approval*)

4) GAS & WATER COMMITTEE

Bill Powers, Chair

1. Department Reports

5) HOUSING & COMMUNITY DEVELOPMENT COMMITTEE

David Allen, Chair

1. Department Report

6) PARKS & RECREATION

Valerie Guzman, Chair

1. Department Report

7) PUBLIC SAFETY COMMITTEE

Geno Grubbs, Chair

1. Department Reports

8) STREETS & GARAGE COMMITTEE

Mike Alexander, Chair

1. **ORDINANCE 2-2018-19** (First Reading) Authorizing negotiations for purchase or use of eminent domain to acquire easements for drainage improvements on Lilac Lane

2. Department Reports

9)TRANSPORTATION COMMITTEE

Deanna McLaughlin, Chair

1. Department Reports

10) NEW BUSINESS

1. **RESOLUTION 3-2018-19** Authorizing a Memorandum of Understanding between the U.S. Department of Veterans Affairs Police and the Clarksville Police Department for law enforcement services at Veterans Affairs Tennessee Valley Healthcare locations *(Councilman Grubbs)*
2. Discussion regarding panhandling *(Councilwoman McLaughlin)*

11) MAYOR AND STAFF REPORTS

12) PUBLIC COMMENTS

13) ADJOURNMENT

CITY ZONING ACTIONS

The following case(s) will be considered for action at the formal session of the Clarksville City Council on: July 5, 2018. The public hearing will be held on: July 5, 2018.

CITY ORD. #: 3-2018-19 RPC CASE NUMBER: Z-14-2018

Applicant: NICK DATTILO

Agent:

Location: 4 parcels fronting on the east frontage of Evans Road 550+/- feet south of the Purple Heart Parkway (SR374) & Evans Road intersection.

Ward #: 3

Request: RM-1 Single Family Mobile Home Residential District
 to
 R-4 Multiple-Family Residential District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 4-2018-19 RPC CASE NUMBER: Z-15-2018

Applicant: DAPP INVESTMENTS

Agent: Moore Design Services

Location: Property fronting on the north frontage of Ringgold Road 770+/- feet east of the Ringgold Road & Ringgold Court intersection.

Ward #: 5

Request: R-4 Multiple Family Residential District
 to
 R-6 Single-Family District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CITY ORD. #: 5-2018-19 RPC CASE NUMBER: Z-16-2018

Applicant: TERRELL BROADY, SR

Agent:

Location: Property fronting on the south frontage of Paradise Hill Road, 290+/- feet east of the Paradise Hill Road & East Happy Hollow Drive intersection.

Ward #: 6

Request: R-2 Single Family Residential District
 to
 R-4 Multiple-Family Residential District

STAFF RECOMMENDATION: DISAPPROVAL

PLANNING COMMISSION RECOMMENDATION: DISAPPROVAL

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE 6/27/2018

CASE NUMBER: Z - 14 - 2018

NAME OF APPLICANT Nick

Dattilo

AGENT:

GENERAL INFORMATION

TAX PLAT: 044D-B

PARCEL(S): 010.00, 011.00,
012.00 & 013.00

ACREAGE TO BE REZONED: 5.5

PRESENT ZONING: RM-1

PROPOSED ZONING: R-4

EXTENSION OF ZONING

CLASSIFICATION: YES

PROPERTY LOCATION: 4 parcels fronting on the east frontage of Evans Road 550+/- feet south of the Purple Heart Parkway (SR374) & Evans Road intersection.

CITY COUNCIL WARD: 3

COUNTY COMMISSION DISTRICT: 10

CIVIL DISTRICT: 3

DESCRIPTION OF PROPERTY AND SURROUNDING USES: 4 existing, moderately sloped parcels zoned for single wide mobile homes.

APPLICANT'S STATEMENT FOR PROPOSED USE: Need to rezone the property in order to construct duplex apartments.

GROWTH PLAN AREA:

CITY

PLANNING AREA: Lafayette

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ JACK FRAZIER
- ☒ CITY STREET DEPT.
- ☒ TRAFFIC ENG. - ST. DEPT.
- ☐ COUNTY HIGHWAY DEPT.
- ☐ CEMC
- ☒ DEPT. OF ELECTRICITY (CDE)

- ☐ ATT
- ☒ FIRE DEPARTMENT
- ☐ EMERGENCY MANAGEMENT
- ☒ POLICE DEPARTMENT
- ☐ SHERIFF'S DEPARTMENT
- ☒ CITY BUILDING DEPT.
- ☐ COUNTY BUILDING DEPT.
- ☒ SCHOOL SYSTEM OPERATIONS
- ☒ FT. CAMPBELL

- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1. CITY ENGINEER/UTILITY DISTRICT:

Comments received from department and they had no concerns.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

No traffic assessment required.

3. DRAINAGE COMMENTS:

Blue Line Stream to the East.

4. CDE/CEMC:

5. FIRE DEPT/EMERGENCY MGT.:

Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE:

No Comment(s) Received

7. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

ELEMENTARY: MINGLEWOOD

MIDDLE SCHOOL: NEW PROVIDENCE

HIGH SCHOOL: NORTHWEST

9. FT. CAMPBELL:

10. OTHER COMMENTS:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Slight increase in traffic, light & noise.

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Evans Road

DRAINAGE COMMENTS: East

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

24

POPULATION:

ELEMENTARY SCHOOL STUDENTS:

MIDDLE SCHOOL STUDENTS:

HIGH SCHOOL STUDENTS:

APPLICABLE LAND USE PLAN

Lafayette Planning Area- This area experienced considerable residential growth in the decade of the 90's. There is considerable room for expansion along the SR 374 corridor.

STAFF RECOMMENDATION: **APPROVAL**

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. Proposed request in an extension of the existing R-4 zoning to the east.
3. Market changes relative to the mobile home industry has limited the viability of RM-1 zoned property.
4. No adverse environmental issues were identified relative to this request.
- 5.

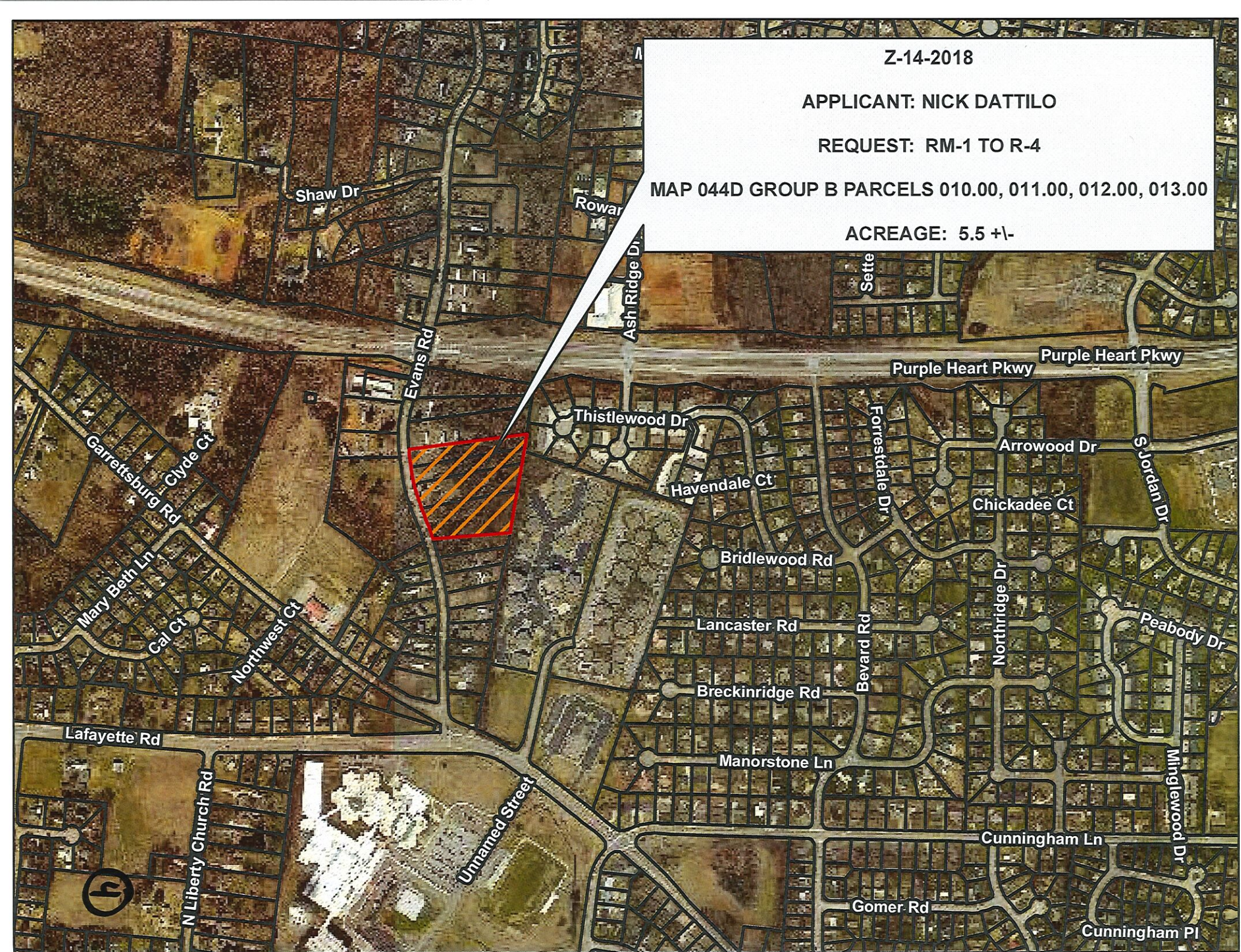
Z-14-2018

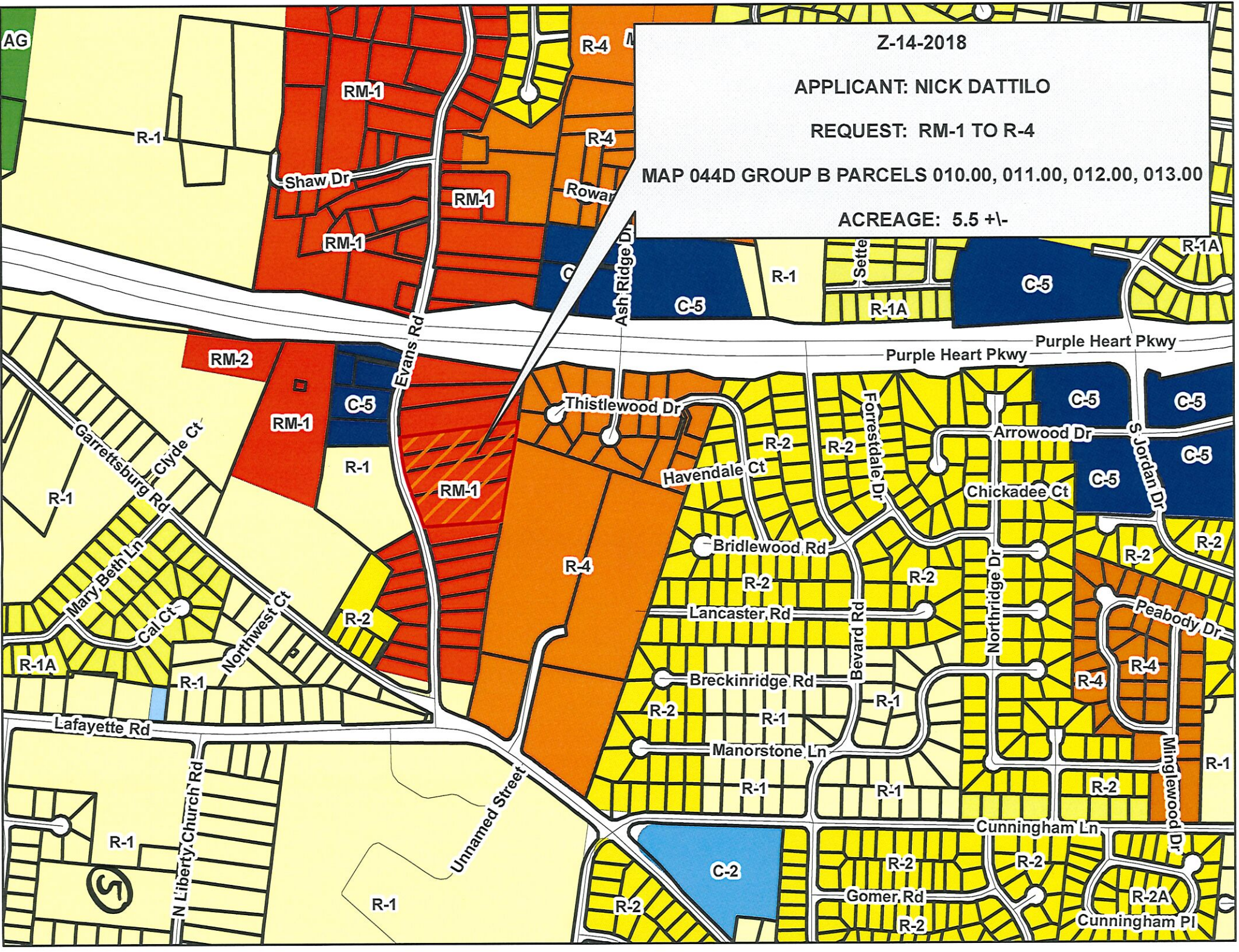
APPLICANT: NICK DATTILO

REQUEST: RM-1 TO R-4

MAP 044D GROUP B PARCELS 010.00, 011.00, 012.00, 013.00

ACREAGE: 5.5 +/-





Z-14-2018

APPLICANT: NICK DATTOLO

REQUEST: RM-1 TO R-4

MAP 044D GROUP B PARCELS 010.00, 011.00, 012.00, 013.00

ACREAGE: 5.5 +/-

CASE NUMBER: Z 14 2018 **MEETING DATE** 6/27/2018

APPLICANT: Nick Dattilo

PRESENT ZONING RM-1

PROPOSED ZONING R-4

TAX PLAT # 044D-B

PARCEL 010.00, 011.00, 012.00 & 013.00

GEN. LOCATION 4 parcels fronting on the east frontage of Evans Road 550+/- feet south of the Purple Heart Parkway (SR374) & Evans Road intersection.

PUBLIC COMMENTS

None received as of 10:20 A.M. on 6/27/2018 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE: 6/27/2018

CASE NUMBER: Z - 15 - 2018

NAME OF APPLICANT: Dapp

Investments

AGENT: Moore Design

Services

GENERAL INFORMATION

TAX PLAT: 030

PARCEL(S): 028.00 & 028.03

ACREAGE TO BE REZONED: 5.79

PRESENT ZONING: R-4

PROPOSED ZONING: R-6

EXTENSION OF ZONING

CLASSIFICATION: NO

PROPERTY LOCATION: Property fronting on the north frontage of Ringgold Road 770+/- feet east of the Ringgold Road & Ringgold Court intersection.

CITY COUNCIL WARD: 5

COUNTY COMMISSION DISTRICT: 12

CIVIL DISTRICT: 3

DESCRIPTION OF PROPERTY Fairly level at the frontage, slightly sloping at the rear tract with older single family
AND SURROUNDING USES: structure.

APPLICANT'S STATEMENT Single Family
FOR PROPOSED USE:

GROWTH PLAN AREA: CITY

PLANNING AREA: Peachers Mill

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ JACK FRAZIER
- ☒ CITY STREET DEPT.
- ☒ TRAFFIC ENG. - ST. DEPT.
- ☐ COUNTY HIGHWAY DEPT.
- ☐ CEMC
- ☒ DEPT. OF ELECTRICITY (CDE)

- ☐ ATT
- ☒ FIRE DEPARTMENT
- ☐ EMERGENCY MANAGEMENT
- ☒ POLICE DEPARTMENT
- ☐ SHERIFF'S DEPARTMENT
- ☒ CITY BUILDING DEPT.
- ☐ COUNTY BUILDING DEPT.
- ☒ SCHOOL SYSTEM OPERATIONS
- ☐ FT. CAMPBELL

- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1. CITY ENGINEER/UTILITY DISTRICT:

Comments received from department and they had no concerns.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

No traffic assessment required.

3. DRAINAGE COMMENTS:

Comments received from department and they had no concerns.

4. CDE/CEMC:

5. FIRE DEPT/EMERGENCY MGT.:

Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE:

No Comment(s) Received

7. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

No Comment(s) Received

ELEMENTARY:

MIDDLE SCHOOL:

HIGH SCHOOL:

9. FT. CAMPBELL:

10. OTHER COMMENTS:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON Minimal
SURROUNDING DEVELOPMENT:

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Ringgold Road

DRAINAGE COMMENTS: North

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

31

POPULATION:

ELEMENTARY SCHOOL STUDENTS:

MIDDLE SCHOOL STUDENTS:

HIGH SCHOOL STUDENTS:

APPLICABLE LAND USE PLAN

Peachers Mill Planning Area - This area is a combination of mature and newly platted subdivisions, primarily single family in nature. The construction of the 101st Parkway has had an impact here as it vastly improved the linkage between US 41 A and US 79. Even though the Parkway has limited access, it is creating pressure for commercial nodes at its intersections with local roads.

STAFF RECOMMENDATION: APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. Rezoning proposal does not change the maximum density of the property. R-4 Multi-Family& R-6 Single-Family both are limited to maximum density yield of 16 units per acre.
3. The area has a mixture of Single Family residential, Multi-Family residential & churches in the immediate area. This proposal does not significantly alter the residential character of the area.
4. No adverse environmental issues were identified relative to this request.
- 5.

Z-15-2018

APPLICANT: DAPP INVESTMENTS

REQUEST: R-4 TO R-6

MAP 030 PARCELS 028.00, 028.03

ACREAGE: 5.79 +/-



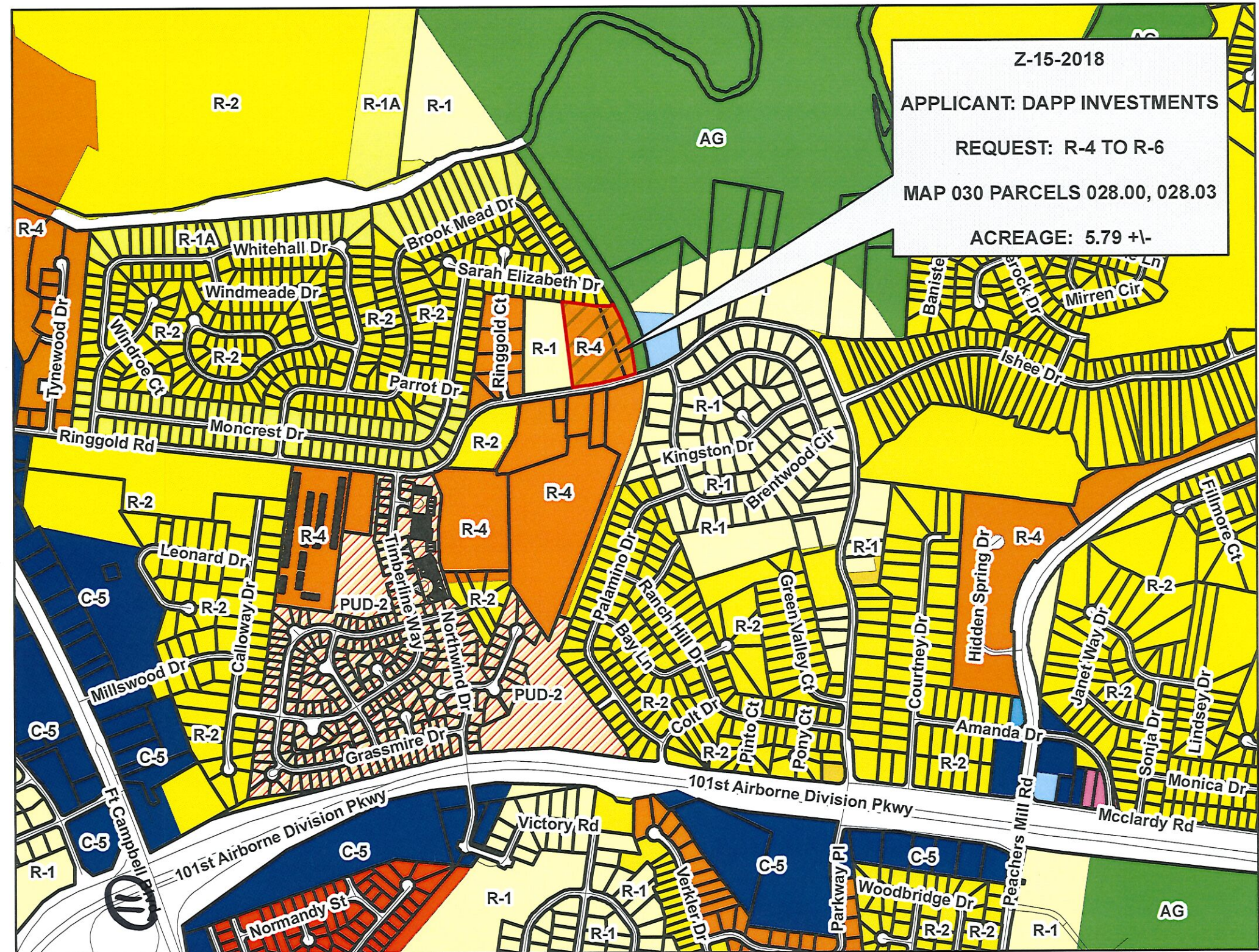
Z-15-2018

APPLICANT: DAPP INVESTMENTS

REQUEST: R-4 TO R-6

MAP 030 PARCELS 028.00, 028.03

ACREAGE: 5.79 +/-



CASE NUMBER: Z 15 2018 **MEETING DATE** 6/27/2018

APPLICANT: Dapp Investments

PRESENT ZONING R-4 **PROPOSED ZONING** R-6

TAX PLAT # 030 **PARCEL** 028.00 & 028.03

GEN. LOCATION Property fronting on the north frontage of Ringgold Road 770+/- feet east of the Ringgold Road & Ringgold Court intersection.

PUBLIC COMMENTS

None received as of 10:20 A.M. on 6/27/2018 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE: 6/27/2018

CASE NUMBER: Z - 16 - 2018

NAME OF APPLICANT: Terrell

Broady, Sr

AGENT:

GENERAL INFORMATION

TAX PLAT: 080H-B

PARCEL(S): 022.00

ACREAGE TO BE REZONED: 3.16

PRESENT ZONING: R-2

PROPOSED ZONING: R-4

EXTENSION OF ZONING

CLASSIFICATION: NO

PROPERTY LOCATION: Property fronting on the south frontage of Paradise Hill Road, 290+/- feet east of the Paradise Hill Road & East Happy Hollow Drive intersection.

CITY COUNCIL WARD: 6

COUNTY COMMISSION DISTRICT: 5

CIVIL DISTRICT: 12

DESCRIPTION OF PROPERTY Narrow wooded tract with varying topography.

AND SURROUNDING USES:

APPLICANT'S STATEMENT R-4 Multi-Family

FOR PROPOSED USE:

GROWTH PLAN AREA: CITY

PLANNING AREA: South Clarksville

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ JACK FRAZIER
- ☒ CITY STREET DEPT.
- ☒ TRAFFIC ENG. - ST. DEPT.
- ☐ COUNTY HIGHWAY DEPT.
- ☐ CEMC
- ☒ DEPT. OF ELECTRICITY (CDE)

- ☐ ATT
- ☒ FIRE DEPARTMENT
- ☐ EMERGENCY MANAGEMENT
- ☒ POLICE DEPARTMENT
- ☐ SHERIFF'S DEPARTMENT
- ☒ CITY BUILDING DEPT.
- ☐ COUNTY BUILDING DEPT.
- ☒ SCHOOL SYSTEM OPERATIONS
- ☐ FT. CAMPBELL

- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1. CITY ENGINEER/UTILITY DISTRICT:

Comments received from department and they had no concerns.

**2. STREET DEPARTMENT/
COUNTY HIGHWAY DEPARTMENT:**

No traffic assessment required.

3. DRAINAGE COMMENTS:

Comments received from department and they had no concerns.

4. CDE/CEMC:

5. FIRE DEPT/EMERGENCY MGT.:

Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE:

No Comment(s) Received

**7. CITY BUILDING DEPARTMENT/
COUNTY BUILDING DEPARTMENT:**

Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

No Comment(s) Received

ELEMENTARY:

MIDDLE SCHOOL:

HIGH SCHOOL:

9. FT. CAMPBELL:

10. OTHER COMMENTS:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON Increased traffic light & noise
SURROUNDING DEVELOPMENT:

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: CITY

STREET/ROAD ACCESSIBILITY: Paradise Hill Rd.

DRAINAGE COMMENTS: Varies

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

37

POPULATION:

ELEMENTARY SCHOOL STUDENTS:

MIDDLE SCHOOL STUDENTS:

HIGH SCHOOL STUDENTS:

APPLICABLE LAND USE PLAN

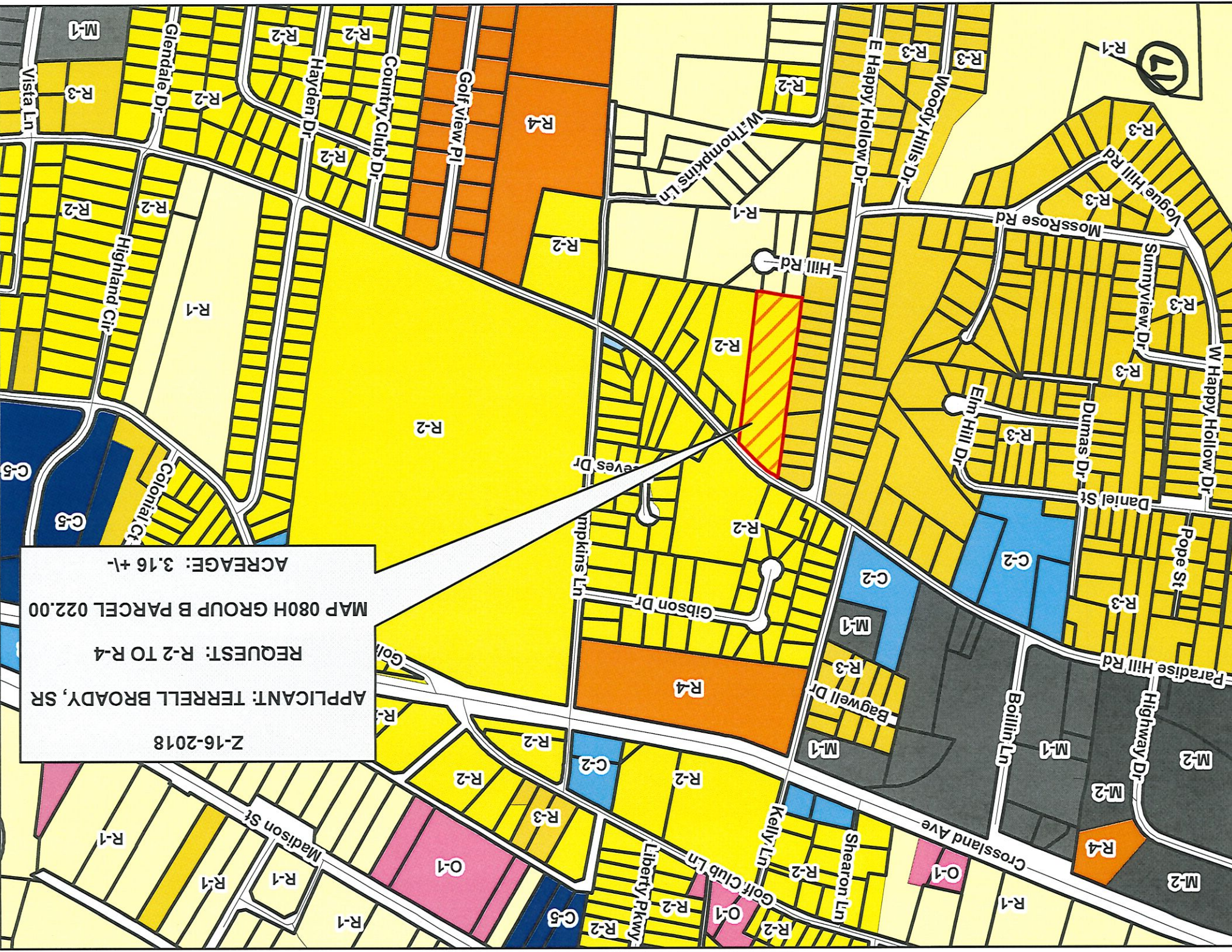
South Clarksville Planning Area - South Clarksville is dominated by residential development but is ringed by commercial and light industrial uses. It is near the core of the city and has a well developed transportation network for destinations within its boundaries and other areas of the city. Sufficient infrastructure to support high density development.

STAFF RECOMMENDATION: **DISAPPROVAL**

1. The proposed zoning request is inconsistent with the adopted Land Use Plan.
2. The adopted Land Use Plan indicates that the present R-2 zoning classification is assumed to be correct unless the proposed zone is more consistent with the land use plan, the parcel was incorrectly zoned in the first place, or major changes of an economic, physical or social nature were not considered in the present plan which have substantially altered
3. The property has sight distance issues. Increasing density at the location is not advisable. This limited road frontage along Paradise Hill Rd. with little opportunity to adjust the driveway location to improve the sight distance.
4. No adverse environmental issues were identified relative to this request.
- 5.



Z-16-2018
APPLICANT: TERRELL BROADY, SR
REQUEST: R-2 TO R-4
MAP 080H GROUP B PARCEL 022.00
ACREAGE: 3.16 +/-



Z-16-2018
APPLICANT: TERRELL BROADY, SR
REQUEST: R-2 TO R-4
MAP 080H GROUP B PARCEL 022.00
ACREAGE: 3.16 +/-

CASE NUMBER: Z 16 2018 **MEETING DATE** 6/27/2018

APPLICANT: Terrell Broady, Sr

PRESENT ZONING R-2 **PROPOSED ZONING** R-4

TAX PLAT # 080H-B **PARCEL** 022.00

GEN. LOCATION Property fronting on the south frontage of Paradise Hill Road, 290+/- feet east of the Paradise Hill Road & East Happy Hollow Drive intersection.

PUBLIC COMMENTS

2 Emails in the file. JTS

TO: John T. Spainhoward – Zoning Coordinator /Planner

FROM: Tanya Burney - Citizen

DATE: 6/24/2018

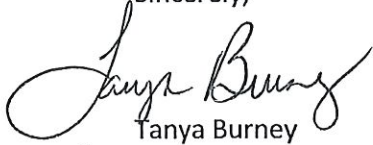
SUBJECT: Rezoning of land application – Case Number: Z-16-2018

I am not in favor of Case Number: Z-16-2018 request filed by Mr. Terrell Broady, SR. My concerns are as follows: (A) Increase in taxes and/or loss of property value. (B) Will that increase be based on Commercial or Residential development? (C) Does Mr. Broady have a record of managing residential properties? (D) Increase in traffic /note-the property Mr. Broady has applied for a zone change has one way to enter and one way to exit. It is also at the top of a blinding hill. The bus stop is also at the intersection of Happy Hollow E and Paradise Hill Rd. Adding more residents to that area will cause a major driving hazard. (E) Loss of privacy- we would lose our privacy once the land is cleared for the new developments. There are neighbors who do not want to lose all the trees behind our homes. We do not know if the developments will be high-rise townhouses (two stories or more), apartment complexes, or etc.

Our neighborhood has already experienced an influx of new developments within a 2-mile radius. As a resident, I need to know the benefit and/or loss by having another development. Based on past developments added to our area, I believe there are other areas more suitable for what Mr. Broady has in mind. I applaud his efforts, but not in my backyard.

Thank you for considering my thoughts.

Sincerely,



Tanya Burney

(931) 647-4536 / t. burney2@aol.com

Z-16-2018

June 23, 2018

John T. Spainhoward
Zoning Corrdinator/Planner
Clarksville-Montgomery County Regional Planning Commission
329 Main Street
Clarksville, TN 37040

Dear Mr. Spainhoward,

I'd like to begin by thanking you for the opportunity to share my perspective as a citizen and land-owner in Clarksville-Montgomery County. I am in receipt of your letter, dated 6/11/18 referencing the request to rezone property (in District 5, Ward 6) on Paradise Hill Road from R-2 to R-4 (**Case Number Z-16-2018**).

As a life-long citizen of Clarksville I am well aware of the exponential growth it has undergone and will continue to undergo for years to come. In 1967, my husband and I purchased a home at 801 East Happy Hollow Drive. Now that my husband has passed, I don't take for granted the relationships that have been fostered with neighbors over the last 51 years. Ours is an established and aging community with safety and security top-of-mind.

That said, the request to rezone the property immediately behind my home is of tremendous concern to me and my neighbors, many of whom don't have email and/or no longer drive, thus preventing them from attending Planning Commission meetings. Having paid off our homes, we are looking forward to spending our golden years together – as a *family* of adjacent residents who have literally raised and buried family members in our respective homes. We know each other by sight and name and revel in that, within in a national culture that is gravitating toward singularity and anonymity. We are of a different era, not stuck in time, but reliant on our mutual (if outmoded) values as we go about our daily routines.

Let me be clear that I wholeheartedly support Mr. Broady's entrepreneurial spirit. I applaud his business pursuits thus far as a successful funeral home director in the Nashville area. Clarksvillians familiar with Mr. Broady and his sibling are *proud* of them. I can't help but wonder, however, if there is not a more suitable location in growing Clarksville for Mr. Broady's proposed apartment complex – one that will not leave me vulnerable to prying eyes when I open the curtains of my bedroom windows? As much as I respect Mr. Broady's right to capitalize on his business pursuits, I do wonder how he would feel if an apartment complex were to be erected immediately behind *his* elderly family member's home? As a funeral home professional we know that he is capable of tremendous compassion. We ask that he put himself in *our* shoes. As this is all in the planning stage, I hope that Mr. Broady and the Regional Planning Commission will give thought to the potential negative impact on our homes, should this rezoning request be granted.

Beyond the obvious concern about **property value** there are concerns about the **transient** nature of apartment dwellers. That represents an entire cultural change for our long-standing residents. There is also

the concern around **parking**? Will there be sufficient lot parking or will apartment residents rely on street parking? While there may be no *immediate* effect on **property value**, unlike single family homes, as they age, apartment complexes tend to represent a greater potential for **crime, littering and overall deterioration**. This will SURELY reduce our **property values** in the *long term*. That affect us and our heirs.

I don't want to be nebulous in my comments. To be specific, there are ALREADY 8 apartment complexes ~~IN~~ the area: (South Central Village, Vista Lane Apartment, Baltimore Apartments, Crossland Avenue Apartments, Paradise Hill Road Apartments and 3 more units on the following streets intersecting Paradise Hill: Golfview, Hietts Lane, Luxury Drive. We think it reasonable to consider the **negative and growing increase in traffic** which is both a convenience and safety issue. For example, at present, the increasing traffic affects my ability to back in and out of my own driveway. Even the **City Bus** is affected by the congestion, often unable to pass through our street without waiting for traffic to clear a path. On more than one occasion I've returned from errands and had to sit in traffic, (my left turn signal engaged) awaiting a break to turn into my own driveway. The width of our streets is not sufficient for the current (heightened) flow of traffic, let alone a **further increase!**

I pray that upon further consideration, our small, aging (and in some cases, vulnerable) community's concerns will be taken *seriously*, not just because we've *raised* the concerns, but because the concerns are measured, reasonable and valid . . . and because as residents our **property tax dollars** afford us a voice in our own futures. I **believe it is necessary to deny the rezoning request**, allowing Mr. Broady to find a location in which his units and his subsequent renters/residents will be welcomed with open arms as opposed to furtive, fearful glances from elderly citizens in an established subdivision. We **applaud** Clarksville's growth – we've benefitted from it – but we pray that Clarkville's growth will be managed *compassionately* with insight and great concern for logistical concerns such as **traffic, noise, litter, parking and affect on adjacent properties**.

Again, thank you for the opportunity to express my concerns. I am prayerful that the outcome of this zoning decision will be reflective of the respect the Commission has for some of Clarksville's oldest residents.

Respectfully,

Shirley McKinley
801 E. Happy Hollow Dr.
Clarksville, TN 37040

CC: City Councilwoman Wanda Smith, Ward 6
ward6@cityofclarksville.com

Robert Gibbs, County Commissioner, District 5
district5@mcgtn.net | 931.552.6625

ORDINANCE 3 -2018-19

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF NICK DATTILO FOR ZONE CHANGE ON PROPERTY AT THE INTERSECTION OF PURPLE HEART PARKWAY & EVANS ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned RM-1 Single Family Mobile Home Residential District, as R-4 Multiple Family Residential District.

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point, said point being 552 +/- feet south of the centerline of the intersection of Purple Heart Parkway (SR 374) & Evans Road, said point being in the eastern right of way margin of Evans Road further identified as the southwest corner of Sieglinde Griffy property, thence in a easterly direction 599 +/- feet with the southern boundary of the Griffy property to a point, said point being in the west property boundary of the Peter Vogt property, thence in a southerly direction 511 +/- feet with the western boundary of the Vogt property & Tennessee Partners XIV LP property to a point, said point being the northeast corner of the Nick Dattilo property, thence in a westerly direction 388 +/- feet with the northern boundary of the Dattilo property to a point, said point being in the eastern right of way boundary of Evans Road, thence in a northerly direction 473 +/- feet with the eastern right of way margin of Evans Road to the point of beginning, said herein described tract containing 5.5 +/- acres, further identified as Tax map 44-D-B, Parcels 10, 11, 12, & 13.

ORDINANCE 4 -2018-19

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF DAPP INVESTMENTS, MOORE DESIGN SERVICES-AGENT, FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF RINGGOLD ROAD AND RINGGOLD COURT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-4 Multiple Family Residential District, as R-6 Single Family Residential District.

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point, said point being 478 +/- feet northeast of the centerline of the Ringgold Road & Ringgold Court intersection, said point being in the northern right of way margin of Ringgold Road, further identified as the southeast corner of the First Korean Presbyterian Church of Clarksville, Inc., thence in a northerly direction 631 +/- feet with the eastern boundary of the First Korean Presbyterian Church of Clarksville, Inc., to a point, said point being in the southern boundary of the Jennifer Addison property, thence in a easterly direction 650 +/- feet with the southern boundary of the Addison property & others, to a point, said point being in the western boundary of the City of Clarksville property (abandoned rail bed), thence in a southerly direction 526 +/- feet with the City of Clarksville property to a point, said point being in the northern right of way margin of Ringgold Road, thence in a westerly direction 457 +/- feet with the northern right of way margin of Ringgold Road to the point of beginning, said herein described tract containing 5.79 +/- acres, further identified as Tax map 30, Parcels, 28.00 & 28.03

ORDINANCE 5-2018-19

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF TERRELL BRODY, SR., FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF PARADISE HILL ROAD AND EAST HAPPY HOLLOW DRIVE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-2 Single Family Residential District, as R-4 Multiple Family Residential District.

PUBLIC HEARING:

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point, said point being 196 +/- feet southeast of the centerline of the Paradise Hill Road & East Happy Hollow Drive intersection, said point being in the southern right of way margin of Paradise Hill Road & further identified as the northeast corner of the Shirley Ann McKinley property, thence in a easterly direction 225 +/- feet to a point, said point being the northwest corner of the Shaun Robertson property, thence in a southerly direction 655 +/- feet with the western boundary of the Robertson property , to a point, said point being in the northern boundary of the Robert L. Bowers property, thence in a westerly direction 195 +/- feet with the northern boundary of the Bowers property & others, to a point, said point being in the eastern boundary of the Willie I. Ewing property, thence in a northerly direction 779 +/- feet with the eastern boundary of the Ewing property & others, to the point of beginning, said herein described tract containing 3.16 +/- acres, further identified as Tax Map 80-H-B, parcel 22.00

ORDINANCE 61-2017-18

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF JOHN GOODRICH, JOSHUA JERLES-AGENT FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF ROSSVIEW ROAD AND OLD RUSSELLVILLE PIKE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-1 Single Family Residential District, as R-3 Three Family Residential District.

PUBLIC HEARING: May 3, 2018
POSTPONED: May 3, 2018 to July 7, 2018
FIRST READING:
SECOND READING:
EFFECTIVE DATE:

EXHIBIT A

Beginning at a point, said point being 214 +/- feet south of the centerline of the Old Russellville Pike & Centennial Drive intersection, said point being the southeast corner of the Stewart H. Bland property and being located in the western right of way margin of Old Russellville Pike, thence in a southerly direction 259 +/- feet with the western right of way margin of Old Russellville Pike to a point, said point being the northeast corner of the James C. Bottoms & Emily Ann Matthew property, thence in a westerly direction 342 +/- feet to a point, said point being in the eastern property boundary of the Frances M. Canada-McKillip property, thence in a northerly and westerly direction with the Frances M. Canada-McKillip property 458 +/- feet to a point, said point being in the southern boundary of the Stewart Bland property, thence in a easterly direction with the southern boundary of the Bland property 730 +/- feet to the point of beginning. Said herein described tract containing, 3.04 +/- acres, further identified as Tax Map 41-K-B, Parcel(s) 19 & 21



**City
of
Clarksville**

Sylvia Skinner <sylvia.skinner@cityofclarksville.com>

RE: Deferral Request Z-9-2018 Old Russellville Pike

1 message

Vernon Weakley <vernon@weakleybrothers.com>

Fri, Jun 15, 2018 at 6:56 AM

To: Sylvia Skinner <sylvia.skinner@cityofclarksville.com>

Sylvia,

Good morning. Please withdraw Zone Case Z-9-2018 for Mr. Goodrich from the agenda. Mr. Goodrich has sold the property and no longer need the requested zone change.

Thanks for your help,

Vernon

James V. Weakley, PE, RLS

Partner

Weakley Brothers Engineering

[108 Center Pointe Drive](#)

[Clarksville, TN 37040](#)

[ph: 931-648-9445](#)

[cell: 931-249-0534](#)

From: Sylvia Skinner <sylvia.skinner@cityofclarksville.com>

Sent: Wednesday, May 2, 2018 1:05 PM

To: Vernon Weakley <vernon@weakleybrothers.com>

Subject: Re: Deferral Request Z-9-2018 Old Russellville Pike

Received. I will forward to Mayor McMillan and City Council.

Sylvia Skinner, CMC

[Clarksville City Clerk](#)

[One Public Square, 4th Floor](#)

[Clarksville, TN 37040](#)

[Phone: \(931\)648-6121](#)

[Fax: \(931\)221-0122](#)

ORDINANCE 64-2017-18

AN ORDINANCE ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM MCCLARDY ROAD PARTNERSHIP TO THE CITY OF CLARKSVILLE FOR THE PURPOSE OF A SANITARY SEWER PUMP STATION KNOWN AS THE ROSSVIEW PLACE PUMP STATION

WHEREAS, MCCLARDY ROAD PARTNERSHIP, a Tennessee General Partnership, has agreed to donate certain real property to the City of Clarksville for the placement and operation of a sanitary sewer pump station within Rossvie Place, known as the Rossvie Place Pump Station; and

WHEREAS, the Clarksville City Council has determined that it is in the best interests of the City and its residents that the donation from MCCLARDY ROAD PARTNERSHIP be accepted with appreciation;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

1. That the City of Clarksville hereby accepts the donation of certain real property from MCCLARDY ROAD PARTNERSHIP, a Tennessee General Partnership, being a portion of the property conveyed to donor, by deed of record in Official Record Book Volume 1468, Page 1845, in the Register's Office for Montgomery County, Tennessee, and being more particularly described in "Exhibit A," attached hereto.
2. That upon acceptance of transfer documents, the City will assume ownership and responsibility for said property.
3. That this Ordinance shall be in full force and effect from and after its passage and approval.

FIRST READING: June 7, 2018

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

**McClardy Road Partnership
1468 Amberley Dr
0.09 acres**

Map 57K, Parcel A 8.01
Recorded in Volume 1468, Page 1845 R.O.M.C.T.
Civil District 6th

Being the parcel joining Lots 8 and 9 on the recorded plat of Rossvie Place, Section 1A, Cluster, in Plat Book G, Page 73 ROMCT.

Also described as follows:

Beginning at an iron pin lying on the right-of-way of Amberley Drive, said pin being the southeast corner of the McClardy Road Partnership property, and being a northeast corner of Lot 8 of Rossvie Place, Section 1A, Cluster as recorded in Plat Book G, Page 73;

Thence, leaving the right-of-way of Amberley Drive and along the common property line of the McClardy Road Partnership property and Lot 8, **South 59 degrees 28 minutes 37 seconds West** 161.27 feet to a point;

Thence, leaving Lot 8 and along the common property line of the McClardy Road Partnership property and the Rossvie Place HOA Inc. property as recorded in ORV 1517, page 2042 for the next four calls, **South 59 degrees 28 minutes 37 seconds West** 15.09 feet to a point;

Thence, **North 30 degrees 31 minutes 23 seconds West** 35.00 feet to a point;

Thence, **North 59 degrees 28 minutes 37 seconds East** 30.00 feet to a point;

Thence, **South 30 degrees 31 minutes 23 seconds East** 15.00 feet to a point, said point being the southwest corner of Lot 9 of the Rossvie Place, Section 1A, Cluster as recorded in Plat Book G, Page 73;

Thence, leaving Rossvie Place HOA Inc. property and along the common property line of the McClardy Road Partnership property and Lot 9, **North 59 degrees 28 minutes 37 seconds East** 150.53 feet to a point lying on the right-of-way of Amberley Drive, said point being the northeast corner of the McClardy Road Partnership property, and being the southeast corner of Lot 9;

Thence, leaving Lot 9 and beginning a non-tangential curve along the right-of-way of Amberley Drive, said curve turning to the left through an angle of 23° 34' 38", having a radius of 50.00 feet, and whose long chord bears **South 18 degrees 44 minutes 44 seconds East** for a distance of 20.43 feet to a point of intersection with a non-tangential line, which is the point of beginning, said tract containing 4,005 square feet or 0.09 acres, more or less.

ORDINANCE 65-2017-18

AN ORDINANCE ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM SUE NICHOLSON POWERS, CHARLES CLAY POWERS AND ALLISON P. MEANS AS CO-TRUSTEES OF THE POWERS FAMILY TRUST U/W/O CHARLES E. POWERS DATED SEPTEMBER 4, 2001 TO THE CITY OF CLARKSVILLE FOR THE PURPOSE OF A SANITARY SEWER PUMP STATION KNOWN AS THE PRESTWICKE PLACE PUMP STATION

WHEREAS, SUE NICHOLSON POWERS, CHARLES CLAY POWERS AND ALLISON P. MEANS AS CO-TRUSTEES OF THE POWERS FAMILY TRUST U/W/O CHARLES E. POWERS DATED SEPTEMBER 4, 2001 have agreed to donate certain real property to the City of Clarksville for the placement and operation of a sanitary sewer pump station within Prestwicke Place, known as the Prestwicke Place Pump Station; and

WHEREAS, the Clarksville City Council has determined that it is in the best interests of the City and its residents that the donation from the POWERS FAMILY TRUST U/W/O CHARLES E. POWERS DATED SEPTEMBER 4, 2001 be accepted with appreciation;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

1. That the City of Clarksville hereby accepts the donation of certain real property from the POWERS FAMILY TRUST U/W/O CHARLES E. POWERS DATED SEPTEMBER 4, 2001, being a portion of the property conveyed to donor, by deed of record in Official Record Book Volume 1517, Page 2536, in the Register's Office for Montgomery County, Tennessee, and being more particularly described in "Exhibit A," attached hereto.
2. That upon acceptance of transfer documents, the City will assume ownership and responsibility for said property.
3. That this Ordinance shall be in full force and effect from and after its passage and approval.

FIRST READING: June 7, 2018

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Powers Family Trust property

3558 Drake Rd

0.09 acres

Map 62P, Parcel B 6.00

Recorded in Volume 1517, Page 2536 R.O.M.C.T.

Civil District 5th

Being the parcel joining Lots 5 and 6 and 45 on the recorded final plat of Prestwicke Place, in Plat Book F, Page 264 ROMCT shown as "Proposed City of Clarksville Property."

Also described as follows:

Beginning at an iron pin lying on the southern right-of-way of Drake Road, said pin being the northwest corner of the Powers Family Trust property, and being the northeast corner of Lot 5 of Prestwicke Place as recorded in Plat Book F, Page 264;

Thence, leaving Lot 5 and along the right-of-way of Drake Road, **South 81 degrees 54 minutes 40 Seconds East** 18.00 feet to a point, said point being the northeast corner of the Powers Family Trust property, and being the northwest corner of Lot 6 of Prestwicke Place as recorded in Plat Book F, Page 264;

Thence, leaving the right-of-way of Drake Road and along the common property line of the Powers Family Trust property and Lot 6 for the next seven calls, **South 08 degrees 05 minutes 20 seconds West** 138.99 feet to a point;

Thence, a curve to the left having a radius of 9.00 feet, an arc length of 14.14 feet, a delta of 90 degrees 00 minutes 00 seconds, a tangent of 9.00 feet and a chord bearing **South 36 degrees 54 minutes 39 seconds East** for 12.73 feet to a point;

Thence, **South 81 degrees 54 minutes 39 seconds East** 8.00 feet to a point;

Thence, **South 08 degrees 05 minutes 21 seconds West** 15.00 feet to a point;

Thence, **North 81 degrees 54 minutes 39 seconds West** 8.00 feet to a point;

Thence, a curve to the left having a radius of 9.00 feet, an arc length of 14.14 feet, a delta of 90 degrees 00 minutes 00 seconds, a tangent of 9.00 feet and a chord bearing **South 53 degrees 05 minutes 21 seconds West** for 12.73 feet to a point;

Thence, **South 08 degrees 05 minutes 21 seconds West** 6.00 feet to a point, said point being the southwest corner of Lot 6, and lying on the northern property line of Lot 45 of Prestwicke Place as recorded in Plat Book F, Page 264;

Thence, leaving Lot 6 and along the common property line of the Powers Family Trust property and Lot 45, **North 81 degrees 55 minutes 59 Seconds West** 34.99 feet to a point, said point being the southwest corner of the Powers Family Trust property, and being the southeast corner of Lot 5 of Prestwicke Place as recorded in Plat Book F, Page 264;

Thence, leaving Lot 45 and along the common property line of the Powers Family Trust property and Lot 5 for the next four calls, **North 08 degrees 04 minutes 01 Seconds East** 30.01 feet to a point;

Thence, **South 81 degrees 54 minutes 40 seconds East** 7.00 feet to a point;

Thence, a curve to the left having a radius of 10.00 feet, an arc length of 15.71 feet, a delta of 90 degrees 00 minutes 00 seconds, a tangent of 10.00 feet and a chord bearing **North 53 degrees 05 minutes 20 seconds East** for 14.14 feet to a point;

Thence, **North 08 degrees 05 minutes 20 seconds East** 137.99 feet back to the point of beginning, containing 4,025.21 square feet or 0.09 acres more or less.

ORDINANCE 66-2017-18

AN ORDINANCE ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM CHARLES C. POWERS TO THE CITY OF CLARKSVILLE FOR THE PURPOSE OF A SANITARY SEWER PUMP STATION KNOWN AS THE HICKORY WILD #2 PUMP STATION

WHEREAS, CHARLES C. POWERS has agreed to donate certain real property to the City of Clarksville for the placement and operation of a sanitary sewer pump station within Hickory Wild, known as the Hickory Wild #2 Pump Station; and

WHEREAS, the Clarksville City Council has determined that it is in the best interests of the City and its residents that the donation from CHARLES C. POWERS be accepted with appreciation;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

1. That the City of Clarksville hereby accepts the donation of certain real property from CHARLES C. POWERS, being a portion of the property conveyed to donor, by deed of record in Official Record Book Volume 1370, Page 1668, in the Register's Office for Montgomery County, Tennessee, and being more particularly described in "Exhibit A," attached hereto.
2. That upon acceptance of transfer documents, the City will assume ownership and responsibility for said property.
3. That this Ordinance shall be in full force and effect from and after its passage and approval.

FIRST READING: June 7, 2018

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Charles C. Powers property
Map 39B, Parcel B 69.00
Recorded in Volume 1370, Page 1668 R.O.M.C.T.
Civil District 1st

Being a portion of the same property conveyed to the grantor by deed of record in Deed Book Volume 1370, Page 1668 in the Register's Office for Montgomery County, Tennessee. The parcel is also shown as "City of Clarksville Property" on the recorded final plat of Hickory Wild, Section 1C, Cluster in Plat Book F, Page 782 ROMCT and joining the Hickory Wild Homeowners Association property recorded in Deed Book Volume 1134, Page 463 and shown as "Open Area" on the recorded final plat.

Also described as follows:

Beginning at an iron pin lying on the eastern right-of-way of John Duke Tyler Boulevard, said pin being the southwest corner of the Charles C. Powers property, and being a northwestern corner of the Hickory Wild Homeowners Association property shown as "Open Area" as recorded in Plat Book F, Page 782;

Thence leaving the Hickory Wild Homeowners Association property and along the eastern right-of-way of John Duke Tyler Boulevard along a curve to the right having a radius of 252.50 feet, an arc length of 147.18 feet, a delta of 33 degrees 23 minutes 53 seconds, a tangent of 75.75 feet and a chord bearing **North 00 degrees 57 minutes 28 seconds East** a distance of 145.11 feet to a point, said point being the northwest corner of the Charles C. Powers property;

Thence leaving the right-of-way of John Duke Tyler Boulevard **South 67 degrees 32 minutes 05 Seconds East** 254.82 feet to a point;

Thence, along the common property line of the Charles C. Powers property and the Hickory Wild Homeowners Association property shown as "Open Area" as recorded in Plat Book F, Page 782 for the next four calls, **South 22 degrees 27 minutes 55 Seconds West** 28.29 feet to a point;

Thence **North 67 degrees 36 minutes 57 seconds West** 193.18 feet to a point;

Thence **South 18 degrees 02 minutes 30 Seconds West** 94.35 feet to a point;

Thence **South 74 degrees 15 minutes 32 seconds West** 20.00 feet back to the point of beginning, containing 11,592 square feet or 0.27 acres more or less.

ORDINANCE 67-2017-18

AN ORDINANCE ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM SUE NICHOLSON POWERS, CHARLES CLAY POWERS AND ALLISON P. MEANS AS CO-TRUSTEES OF THE POWERS FAMILY TRUST U/W/O CHARLES E. POWERS DATED SEPTEMBER 4, 2001 TO THE CITY OF CLARKSVILLE FOR THE PURPOSE OF A SANITARY SEWER PUMP STATION KNOWN AS THE CEDAR SPRINGS CIRCLE PUMP STATION

WHEREAS, SUE NICHOLSON POWERS, CHARLES CLAY POWERS AND ALLISON P. MEANS AS CO-TRUSTEES OF THE POWERS FAMILY TRUST U/W/O CHARLES E. POWERS DATED SEPTEMBER 4, 2001 have agreed to donate certain real property to the City of Clarksville for the placement and operation of a sanitary sewer pump station within Cedar Springs, known as the Cedar Springs Circle Pump Station; and

WHEREAS, the Clarksville City Council has determined that it is in the best interests of the City and its residents that the donation from the POWERS FAMILY TRUST U/W/O CHARLES E. POWERS DATED SEPTEMBER 4, 2001 be accepted with appreciation;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

1. That the City of Clarksville hereby accepts the donation of certain real property from the POWERS FAMILY TRUST U/W/O CHARLES E. POWERS DATED SEPTEMBER 4, 2001, being a portion of the property conveyed to donor, by deed of record in Official Record Book Volume 1517, Page 2536, in the Register's Office for Montgomery County, Tennessee, and being more particularly described in "Exhibit A," attached hereto.
2. That upon acceptance of transfer documents, the City will assume ownership and responsibility for said property.
3. That this Ordinance shall be in full force and effect from and after its passage and approval.

FIRST READING: June 7, 2018

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

**Powers Family Trust property
1483 Cedar Springs Circle
0.09 acres**

Map 18N, Parcel A 14.00
Recorded in Volume 1517, Page 2536 R.O.M.C.T.
Civil District 2nd

Being the parcel joining Lots 110 and 111 on the recorded final plat of Cedar Springs, Section 2 in Plat Book E, Page 645 ROMCT shown as “Proposed City of Clarksville Property.”

Also described as follows:

Beginning at an iron pin lying in the western right-of-way of Cedar Springs Circle, said pin being the northeast corner of the Powers Family Trust property, and being the southeast corner of Lot 111 of Cedar Springs, Section 2 as recorded in Plat Book E, Page 645;

Thence, leaving Lot 111 and along the right-of-way of Cedar Springs Circle, **South 07 degrees 42 minutes 24 Seconds West** 20.00 feet to a point, said point being the southeast corner of the Powers Family Trust property, and being the northeast corner of Lot 110 of Cedar Springs, Section 2 as recorded in Plat Book E, Page 645;

Thence, leaving the right-of-way of Cedar Springs Circle and along the common property line of the Powers Family Trust property and Lot 110 for the next three calls, **North 82 degrees 17 minutes 36 seconds West** 118.49 feet to a point;

Thence **South 07 degrees 43 minutes 21 seconds West** 20.00 feet to a point;

Thence **North 82 degrees 17 minutes 36 seconds West** 40.00 feet to a point, said point being the southwest corner of the Powers Family Trust property, and being the northwest corner of Lot 110, and being within the eastern property line of the Myra Ishee property as described in Deed Book Volume 784, Page 1942 ROMCT;

Thence, leaving Lot 110 and along the common property line of the Powers Family Trust property and the Myra Ishee property, **North 07 degrees 42 minutes 25 seconds East** 40.00 feet to a point, said point being the northwest corner of the Powers Family Trust property, and being the southwest corner of Lot 11;

Thence, leaving the Myra Ishee property and along the common property line of the Powers Family Trust property and Lot 111, **South 82 degrees 17 minutes 36 Seconds East** 158.49 feet back to the point of beginning, containing 3,970 square feet or 0.09 acres more or less.

ORDINANCE 68-2017-18

AN ORDINANCE ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM GC LAND DEVELOPMENT TO THE CITY OF CLARKSVILLE FOR THE PURPOSE OF A SANITARY SEWER PUMP STATION KNOWN AS THE BOYER FARMS PUMP STATION

WHEREAS, GC LAND DEVELOPMENT, a Tennessee General Partnership, has agreed to donate certain real property to the City of Clarksville for the placement and operation of a sanitary sewer pump station within Boyer Farms, known as the Boyer Farms Pump Station; and

WHEREAS, the Clarksville City Council has determined that it is in the best interests of the City and its residents that the donation from GC LAND DEVELOPMENT be accepted with appreciation;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

1. That the City of Clarksville hereby accepts the donation of certain real property from GC LAND DEVELOPMENT, a Tennessee General Partnership, being a portion of the property conveyed to donor, by deed of record in Official Record Book Volume 1318, Page 639, in the Register's Office for Montgomery County, Tennessee, and being more particularly described in "Exhibit A," attached hereto.
2. That upon acceptance of transfer documents, the City will assume ownership and responsibility for said property.
3. That this Ordinance shall be in full force and effect from and after its passage and approval.

FIRST READING: June 7, 2018

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

GC Land Development property
1950 Boyer Blvd
0.07 acres

Map 34P, Parcel A 14.00
Recorded in Volume 1318, Page 639 R.O.M.C.T.
Civil District 1st

Being the parcel joining Lot 13 on the recorded final plat of Boyer Farms, Section 1 in Plat Book F, Page 972 ROMCT shown as "City of Clarksville Property," and joining Lots 26 and 27 on the recorded final plat of Hartley Hills, Section 1A in Plat Book H, Page 236 ROMCT.

Also described as follows:

Beginning at an iron pin in the southern right-of-way of Boyer Boulevard, said pin being the northwest corner of the GC Land Development property, and being the northeast corner of Lot 26 of Hartley Hills, Section 1A as recorded in Plat Book H, Page 236;

Thence, leaving Lot 26 of Hartley Hills, Section 1A and along the right-of-way of Boyer Boulevard, **South 82 degrees 30 minutes 20 Seconds East** 15.00 feet to a point, said point being the northeast corner of the GC Land Development property, and being the northwest corner of Lot 13 of Boyer Farms, Section 1 as recorded in plat book F page 972;

Thence, leaving the right-of-way of Boyer Boulevard and along the common property line of the GC Land Development property and Lot 13 for the next four calls, **South 07 degrees 27 minutes 30 seconds West** 102.55 feet to a point;

Thence **South 07 degrees 20 minutes 04 seconds East** 40.08 feet to a point;

Thence **South 07 degrees 29 minutes 40 seconds West** 25.70 feet to a point;

Thence **North 82 degrees 30 minutes 20 seconds West** 25.22 feet to a point, said point being the southwest corner of the GC Land Development property, and lying on the eastern property line of Lot 27 of Hartley Hills, Section 1A as recorded in Plat Book H, Page 236;

Thence leaving Lot 13 and along the common property line of the GC Land Development property and Lot 27 of Hartley Hills, Section 1A, **North 07 degrees 27 minutes 30 seconds East** 21.72 feet to a point;

Thence leaving Lot 27 and along the common property line of the GC Land Development property and Lot 26 of Hartley Hills, Section 1A, **North 07 degrees 27 minutes 30 seconds East** 145.27 feet back to the point of beginning, containing 2,966 square feet or 0.07 acres more or less.

ORDINANCE 70-2017-18

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF 451 ALFRED THUN ROAD PARTNERS, TOM CUNNINGHAM-AGENT, FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF ALFRED THUN ROAD AND CORPORATE PARKWAY BOULEVARD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned M-1 Light Industrial District, as C-4 Highway Interchange District.

PUBLIC HEARING: June 7, 2018

FIRST READING: June 7, 2018

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Beginning at a point, said point being in the northeast corner of the right of way of the Alfred Thun Road & Corporate Parkway Blvd.intersection, thence in a northwesterly direction 636 +/- feet with the eastern right of way boundary of Alfred Thun Road, to a point, said point being the southwest corner of the Curtis Marvin Merrell property, thence in a easterly direction 204 +/- feet, thence in a northerly direction 99 +/- feet with the southern & eastern Merrell property boundaries respectively, to a point, said point being in the southern boundary Gordon R. Seay boundary, thence in a easterly direction 279 +/- feet with the southern boundary of the Seay property to a point, said point being the northeast corner of the herein described tract and in the eastern boundary of the Seay property, thence in a southerly direction 571 +/- feet with the eastern boundary of the Seay property and others to a point, said point being in the eastern boundary of the Hydrodesign USA, Inc. property, thence in a southwesterly direction 144 +/- feet to a point, and 103 +/- feet in a southerly direction with the Hydrodesign USA, Inc. eastern boundary to a point, said point being in the northern right of way margin of the Corporate Parkway Blvd., thence in a westerly direction 294 +/- feet with the northern right of way margin of the Corporate Parkway Blvd. to the point of beginning, said herein described tract containing 7.24 +/- acres. further identified as (Tax map 33-G-A, Parcels 12.01 & 14.11)

ORDINANCE 71 -2017-18

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF RIVER CHASE MARINE TERMINAL, LLC, FOR ZONE CHANGE ON PROPERTY SOUTH OF ASHLAND CITY ROAD, WEST OF BEACON DRIVE, AND EAST OF THE CUMBERLAND RIVER

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-1 Single Family Residential District and R-4 Multiple Family Residential District, as M-2 General Industrial District and R-1 Single Family Residential District

PUBLIC HEARING: June 7, 2018

FIRST READING: June 7, 2018

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

(Proposed R-4) Commencing at a point being the southwest corner of the herein described tract, said point being located South 12 degrees 40 minutes 41 seconds West for a distance of 2,888.75 feet, more or less, from the centerline intersection of US Highway 41-A By-pass and Beacon Drive; Thence N 24° 08' 00" W for a distance of 918.42 feet to a point. Thence N 31° 40' 08" W for a distance of 506.66 feet to a point. Thence N 14° 44' 11" W for a distance of 251.36 feet to a point. Thence N 67° 21' 57" W for a distance of 176.39 feet to a point. Thence N 72° 34' 43" E for a distance of 259.78 feet to a point. Thence N 13° 56' 17" E for a distance of 65.44 feet to a point. Thence N 62° 22' 26" W for a distance of 229.65 feet to a point. Thence N 02° 58' 13" E for a distance of 61.80 feet to a point. Thence S 86° 55' 17" E for a distance of 155.56 feet to a point. Thence N 06° 40' 54" E for a distance of 435.86 feet to a point. Thence N 75° 18' 23" W for a distance of 55.32 feet to a point. Thence N 08° 21' 23" W for a distance of 160.65 feet to a point. Thence N 18° 58' 06" W for a distance of 305.63 feet to a point. Thence on a curve to the left through an angle of 08° 25' 42", having a radius of 1969.90 feet, and whose long chord bears S 83° 54' 16" E for a chord distance of 289.52 feet to a point. Thence S 01° 35' 30" E for a distance of 609.00 feet to a point. Thence N 73° 54' 20" E for a distance of 103.21 feet to a point. Thence N 34° 57' 40" E for a distance of

129.16 feet to a point. Thence N 65° 04' 38" E for a distance of 134.79 feet to a point. Thence N 01° 05' 10" W for a distance of 419.60 feet to a point. Thence N 88° 54' 49" E for a distance of 61.00 feet to a point. Thence S 00° 11' 30" E for a distance of 400.91 feet to a point. Thence N 60° 16' 56" E for a distance of 320.77 feet to a point. Thence N 06° 45' 13" E for a distance of 48.47 feet to a point. Thence N 64° 36' 13" E for a distance of 161.90 feet to a point. Thence S 19° 50' 24" E for a distance of 659.12 feet to a point. Thence on a curve to the left through an angle of 23° 41' 06", having a radius of 1477.45 feet, and whose long chord bears S 32° 03' 29" E for a chord distance of 606.41 feet to a point of intersection with a non-tangential line. Thence S 42° 49' 28" E for a distance of 131.65 feet to a point. Thence S 47° 10' 17" W for a distance of 50.00 feet to a point. Thence S 42° 49' 42" E for a distance of 139.35 feet to a point. Thence S 01° 38' 40" E for a distance of 113.92 feet to a point. Thence S 46° 02' 03" E for a distance of 214.67 feet to a point. Thence N 49° 05' 15" E for a distance of 113.29 feet to a point. Thence S 42° 49' 42" E for a distance of 533.69 feet to a point. Thence S 48° 09' 52" W for a distance of 735.66 feet to a point. Thence S 48° 09' 52" W for a distance of 368.50 feet to a point. Thence N 85° 43' 49" W for a distance of 788.95 feet to the point of beginning. Said property contains 82.16 acres, more or less. Said property is identified in the Montgomery County Assessor of Property office on Tax Map 80 as a portion of Parcel 7.00.

(Proposed R-1) Commencing at a point being the southwest corner of the herein described tract, said point being located South 12 degrees 40 minutes 41 seconds West for a distance of 2,888.75 feet, more or less, from the centerline intersection of US Highway 41-A By-pass and Beacon Drive; Thence S 85° 43' 49" E for a distance of 788.95 feet to a point. Thence N 48° 09' 52" E for a distance of 368.50 feet to a point. Thence S 27° 51' 55" E for a distance of 53.77 feet to a point. Thence S 24° 22' 49" E for a distance of 1258.52 feet to a point. Thence S 65° 06' 19" W a distance of 1054.06 feet to a point. Thence N 24° 08' 00" W for a distance of 1589.41 feet to the point of beginning. Said property contains 32.58 acres, more or less. Said property is identified in the Montgomery County Assessor of Property office on Tax Map 80 as a portion of Parcel 7.00.

RESOLUTION 1-2018-19

A RESOLUTION RENEWING A RETAIL LIQUOR STORE CERTIFICATE OF COMPLIANCE FOR RAJAN DASWANI FOR OPERATION OF QUEEN CITY LIQUORS (1232 TYLERTOWN ROAD)

WHEREAS, Rajan Daswani has applied for renewal of the Certificate of Compliance from the City of Clarksville according to regulations of the Tennessee Alcoholic Beverage Commission, for operation of Queen City Liquors, 1232 Tylertown Road; and

WHEREAS, according to a local criminal history check, the applicant who are to be in actual charge of said business has not been convicted of a felony within a ten year period immediately preceding the date of the application and, if a corporation, that the executive officers, or those in control, have not been convicted of a felony within a ten year period immediately preceding the date of the application; and further that it is the undersigned's opinion that the applicant will not violate any provisions of *Tennessee Code Annotated, Title 57, Chapter 3*; and

WHEREAS, the applicant has secured a location which complies with all restrictions of the laws, ordinances, or resolutions; and

WHEREAS, the issuance of this license will not exceed the numerical limit established in City Code Sec. 2-205.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Clarksville City Council hereby approves a Certificate of Compliance for Rajan Daswani for operation of Queen City Liquors, 1232 Tylertown Road, Clarksville, Tennessee.

BE IT FURTHER RESOLVED that this certificate will remain in effect until Queen City Liquors relocates to 101 Profit Drive (approved by the City Council on June 7, 2018) at which time this certificate will be recinded.

ADOPTED:

RESOLUTION 2-2018-19

A RESOLUTION APPROVING AN APPOINTMENT TO THE CLARKSVILLE HOUSING AUTHORITY, CONVENTION & VISITORS BUREAU, AND TREE BOARD

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Clarksville City Council hereby approves the following appointments:

Housing Authority: Keith Norris - July 2018 through September 2018

Convention & Visitors Bureau: Matt Cunningham, Kyle Luther - June 2018 through May 2021

Tree Board: Carter Briggs - July 2018 through June 2019

ADOPTED:



CLARKSVILLE CITY COUNCIL
SPECIAL SESSION
MAY 30, 2018
MINUTES

CALL TO ORDER

A special session of the Clarksville City Council was called to order by Mayor Kim McMillan on Wednesday, May 30, 2018, at 4:30 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

A prayer was offered by Councilman Jeff Burkhart; the Pledge of Allegiance was led by Councilwoman Deanna McLaughlin.

ATTENDANCE

PRESENT: Richard Garrett (Ward 1), Deanna McLaughlin (Ward 2), Ron Erb (Ward 3), Tim Chandler (Ward 4), Wanda Smith (Ward 6), Geno Grubbs (Ward 7), David Allen (Ward 8; arrived 4:44 p.m.), Jeff Henley (Ward 9; arrived 4:36 p.m.), Mike Alexander (Ward 10), Bill Powers (Ward 11), Jeff Burkhart (Ward 12)

ABSENT: Valerie Guzman, Mayor Pro Tem (Ward 5)

FY19 BUDGET WORK SESSION

CFO OVERVIEW

Mayor McMillan recognized Chief Financial Officer Laurie Matta who noted the City previously completed on-time audits for five years, had four audits with no findings, and for three years received the Distinguished Governmental Financial Officers Award for Financial Excellence.

Ms. Matta said the FY18 Budget Amendments included \$92 million total revenues (34% property taxes, 17.5% sales taxes, 22% intergovernmental revenues), a 2% increase over the original projection. General Fund departments were predicted to finish the fiscal year approximately \$500,000 below the original budget.

The FY19 Budget was being proposed with no tax increase, 2.5% employee general wage increase, justified new hires, and \$98,812,422 in projected revenues (\$31,878,798 property taxes at a rate of \$1.24, intergovernmental revenues of \$19 million, local option sales tax of \$16.9 million, other sources of \$9.1 million, estimated fund balance of \$5.3 million).

Funding appropriations include department expenses of \$83 million, plus shared revenues and other city funded agencies, and financing uses totaling \$98 million. Total proposed FY19 budget, including Department of Electricity, Gas & Water Department, and other funded departments and programs, was \$477,905,696.

Mayor McMillan thanked the Finance Staff and Department Heads for their efforts in developing a balanced budget.

There was no objection to receiving input from city officials during this session.

FY19 BUDGET

NOTE: The following topics of discussions are listed in alphabetical order for convenience and are not necessarily in the order in which they were recorded.

AIRPORT

Replying to Councilwoman McLaughlin, Ms. Matta said \$107,000 would be re-appropriated from FY18 to FY19 to complete runway and lighting improvements.

Ms. Matta said because some general fund requests had been denied, Airport Manager John Patterson understood why the City could not budget \$500,000 for a new hangar which would be needed to house aircraft that would be displaced by Austin Peay State University's aviation program.

ATHLETIC COMPLEX

Answering Councilwoman McLaughlin's question, Mrs. Letourneau said the \$100,000 requested would pay for Lose & Associates to establish the project phases. Mayor McMillan said an effort was being made to bring all interested parties together to discuss what activities would be offered at the complex.

BILLY DUNLOP PARK

Mrs. Letourneau answered Councilman Allen by stating a new pavilion and renovated restrooms were planned for Billy Dunlop Park.

BUSES

In response to Councilwoman Smith's question, Transit Director Arthur Bing said CTS was requesting a 10% match in the amount of \$198,000 from City General for three new hybrid buses.

COMMUNITY DEVELOPMENT

Housing & Community Development Director Keith Lampkin told Councilman Garrett that all rehabilitation projects are income based.

Responding to Councilman Garrett, Mr. Lampkin said at the appropriate time he would like to issue an RFP/RFQ for a retail strategist to enhance the commercial and retail recruitment program already in the department.

COMMUTER BUS SERVICE

In response to Councilwoman McLaughlin, Ms. Matta said although there was an increase in funding requested for the commuter bus service, it was in keeping with the currently approved four-year plan.

Councilwoman McLaughlin noted dues for the Transit Alliance doubled; Mayor McMillan said this statewide organization, not directly related to Clarksville Transit System, works to provide transit opportunities to cities across Tennessee.

COUNCIL CHAMBERS

Ms. Matta's answer to Councilwoman McLaughlin was that a new city council chambers had been cut from the budget because it would prohibit the parking garage from being cost-effective.

DEPARTMENT OF ELECTRICITY

In response to Councilwoman Smith's question, CDE General Manager Brian Taylor said the department had completed the pole replacement project on College Street at a cost between \$400,000 and \$500,000.

EMPLOYEE PAY INCREASE

Ms. Matta replied to Councilwoman Smith regarding the proposed 2.5% general wage increase for city employees and noted those eligible must have met expectations on their annual evaluation. She said the wage increase would be paid from projected revenues.

FIRE & RESCUE

In response to Councilwoman McLaughlin's question, Fire Chief Mike Roberts said a custom fire engine would replace the Station 1 engine and should be operative for twenty years.

FROSTY MORN BUILDING

Replying to Councilwoman Smith, Mr. Lampkin said a \$250,000 EPA grant could be applied to demolition of the Frosty Morn building; Councilwoman Smith said \$500,000 is needed. He mentioned the total demolition cost could reach \$3 million.

FUEL

Responding to Councilman Chandler, Garage Manager Randy Reese said he was projecting \$2.40 to \$2.45 per gallon for gas and \$2.75 for diesel fuel.

GREENWAY

In response to Councilman Allen's question, Parks Director Jennifer Letourneau said property may be donated for additional parking on Pollard Road to access the Greenway.

HERITAGE PARK

Responding to Councilwoman McLaughlin, Mrs. Letourneau said improvements to Heritage Park include lighting and completion of three practice fields.

LEGAL

In response to Councilwoman McLaughlin's question, City Attorney Lance Baker said the department had been handling most litigation in-house resulting in a lesser amount requested for outside legal services and noted a majority of claims were paid from the Internal Service Fund.

Answering Councilwoman Smith's questions, Mr. Baker said expenses related to condemnation cases are paid by the affected department, liability claims are paid from the Internal Service Fund, and attorney fees relative to the Robinson v. City case have and will be paid from the Internal Service Fund.

LIBERTY PARK

Mayor McMillan replied to Councilwoman McLaughlin stating the owner of Liberty Park Grill is not interested in developing the vacant commercial lot in Liberty Park.

MCGREGOR PARK

In response to Councilwoman McLaughlin's question, Mayor McMillan said there had not been any private interest in purchasing the property at the north end of the McGregor Park RiverWalk.

MEMBERSHIPS

Ms. Matta responded to Councilwoman McLaughlin stating increases in various membership dues are beyond the City's control.

NORTHEAST CORRIDOR

Councilman Burkhardt said the City should consider constructing the complete corridor, instead of building it in phases, which would improve more traffic.

Street Engineer Jack Frazier told Councilman Henley the cost to construct the Northeast Corridor is estimated to be \$25 million.

PARKING GARAGE

Ms. Matta said the proposed new parking facility to be located adjacent to City Hall would provide parking for city employees and the public spaces would be paid for by the parking fund. Parking Manager Martias Kendrick said the Cumberland Garage was currently undergoing necessary repairs.

PERFORMING ARTS CENTER

Responding to Councilman Garrett's question, Mayor McMillan said the City was still communicating with Roxy Productions, Inc., regarding the possible acquisition of the theater property for a performing arts center.

Councilwoman McLaughlin inquired about the Brenner property; Mayor McMillan said construction of a conference facility by a private investor may lessen the need for the City to acquire this property.

REGIONAL COMMUNITY CENTER

Mrs. Letourneau answered Councilwoman McLaughlin stating \$100,000 was being requested for design and planning of a regional community center to include indoor and outdoor facilities after receiving recommendations from the master plan consultant. Mayor McMillan said the northern area of the city would be considered for this facility.

REGIONAL PLANNING COMMISSION

Ms. Matta told Councilwoman McLaughlin the Regional Planning Commission budget was increased because the new budget would not cover the increased costs of benefits which had been absorbed by the department during previous years.

SIDEWALKS

Mr. Frazier answered Councilwoman McLaughlin's question stating that funds were being requested for sidewalks at the New Providence Boulevard/Peachers Mill Road intersection.

In response to Councilwoman Smith's question, Mr. Frazier said the Oak Street/New Providence Boulevard/Peachers Mill Road area is a high priority for sidewalks.

Answering Councilman Allen's question, Mr. Frazier said schools have priority and sidewalks are constructed as funding is available.

Mr. Frazier told Councilman Alexander sidewalks for the the Exit 8/Rossvie School area are still in the planning stage.

STREETS

Mr. Frazier responded to Councilwoman McLaughlin stating that intersection improvements were planned for Meriwether Road and the department would ask for assistance from TDOT to realign Hazelwood Road.

Mr. Frazier answered Councilman Burkhardt stating the department planned to evaluate all Whitfield Road intersections and make recommendations for improvements, specifically for the school traffic.

Mr. Frazier told Councilman Garrett the speed hump policy requires travel of a certain number of vehicles per day and involves a survey of area residents.

In response to Councilman Burkhardt's question, Gas & Water General Manager Pat Hickey said the department had determined it to be more cost-effective to purchase paving equipment and hire personnel to pave street cuts in-house rather than to hire a contractor. Responding to Councilman Powers comment, Mr. Hickey said an in-house program would allow for quicker response. Councilman Burkhardt, Councilwoman McLaughlin, and Councilman Chandler encouraged the Gas & Water Department and the Street Department to develop a better solution.

TRAFFIC CAMERAS

Responding to Councilman Garrett, Police Chief Al Ansley said adding camera-monitored intersections would involve a study to determine high crash incidents.

TRANSIT CENTER

Mr. Bing responded to Councilman Garrett saying relocation of the transit center would cost between \$8 million and \$13 million and that a site had not been determined. Mr. Bing replied to Councilwoman Smith that construction and relocation would take between five and eight years.

URBAN WILDERNESS

In response to Councilwoman McLaughlin's inquiry about the Urban Wilderness project, Mrs. Letourneau said \$300,000 was being requested for a blueway access road, parking area, and purchase of the Tanglewood house. She said consideration may be given to relocating the existing log cabins to Fort Defiance. Mrs. Letourneau said the current lease for the Tanglewood house would be honored.

WATER TREATMENT PLANT

In response to Councilman Burkhardt's question, Gas & Water Chief Financial Officer Fred Klein said the new water treatment plant would be paid for by a construction loan. He said a rate increase was not planned for the upcoming year, but the following year would begin a five-year scheduled rate increase of 5%.

WATERWORKS BUILDING

Councilwoman McLaughlin inquired about the waterworks building on Riverside Drive; Mayor McMillan said uses for the building were being researched and reminded the Council the building was purchased in order to comply with federal grant guidelines which required ownership of the property for river bank stabilization.

WORK SESSION

Councilman Allen asked for the June 13th session to be changed to the first reading of the FY19 Budget instead of another work session. Ms. Matta said the public hearing and budget must be published at least ten days in advance, so there was not sufficient time to change the first reading date.

ADJOURNMENT

The meeting was adjourned at 6:56 p.m.



CLARKSVILLE CITY COUNCIL
REGULAR SESSION
JUNE 7, 2018
MINUTES

PUBLIC COMMENTS

Prior to the meeting, Linda Henry shared concerns regarding problems in the Woodbridge Road area. Chris Pomeroy had requested to speak, but was not present.

CALL TO ORDER

The regular session of the Clarksville City Council was called to order by Mayor Kim McMillan on Thursday, June 7, 2018, at 7:00 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

A prayer was offered by Pastor Angela Jones, Greenhill Church, guest of Mayor Kim McMillan; the Pledge of Allegiance was led by Councilman Jeff Burkhart.

ATTENDANCE

PRESENT: Richard Garrett (Ward 1), Deanna McLaughlin (Ward 2), Ron Erb (Ward 3), Tim Chandler (Ward 4), Valerie Guzman, Mayor Pro Tem (Ward 5), Wanda Smith (Ward 6), Geno Grubbs (Ward 7), David Allen (Ward 8; arrived 4:44 p.m.), Jeff Henley (Ward 9), Mike Alexander (Ward 10), Bill Powers (Ward 11), Jeff Burkhart (Ward 12)

ZONING: PUBLIC HEARING

Councilman Grubbs made a motion to conduct a public hearing to receive comments regarding requests for zone change. The motion was seconded by Councilwoman McLaughlin. There was no objection.

ORDINANCE 69-2017-18 (First Reading) Amending the City of Clarksville Zoning Ordinance relative to ghost signs, murals, and works of art

No one spoke for or against this amendment.

ORDINANCE 70-2017-18 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of 451 Alfred Thun Road Partners, Tom Cunningham-Agent, for zone change on property located at the intersection of Alfred Thun Road and Corporate Parkway Boulevard from M-1 Light Industrial District to C-4 Highway Interchange District

No one spoke for or against this request.

ORDINANCE 71-2017-18 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of River Chase Marine Terminal, LLC, for zone change on property south of Ashland City Road, west of Beacon Drive, and east of the Cumberland River from R-1 Single Family Residential District and M-2 General Industrial District to R-4 Multiple Family Residential District and R-1 Single Family Residential District

No one spoke for or against this request.

RESOLUTION 57-2017-18 Accepting the *Revised* Public Improvements Program for FY19 through FY23 compiled by the Clarksville-Montgomery County Regional Planning Commission

No one spoke for or against this request.

Councilman Grubbs made a motion to revert to regular session. The motion was seconded by Councilwoman McLaughlin. There was no objection.

ADOPTION OF ZONING

The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 69-2017-18**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Henley. Based on the advice of the City Attorney, Councilman Grubbs made a motion to postpone action on this ordinance to the August regular session. The motion was seconded by Councilman Henley. City Attorney Lance Baker said he and RPC Director Jeff Tyndall needed additional time to review legal aspects of the revisions. A voice vote was taken; Councilwoman McLaughlin did not vote. The motion to postpone passed.

The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 70-2017-18**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman McLaughlin. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Chandler, Erb, Garrett, Grubbs, Guzman, McLaughlin, Powers, Smith

NAY: Henley

The motion to adopt this ordinance on first reading passed.

The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 71-2017-18**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilwoman McLaughlin. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Chandler, Erb, Garrett, Grubbs, Guzman, Henley, McLaughlin, Powers, Smith

The motion to adopt this ordinance on first reading passed.

PUBLIC IMPROVEMENTS PROGRAM

The recommendations of the Regional Planning Staff and Commission were for approval of **RESOLUTION 57-2017-18**. Councilman Grubbs made a motion to adopt this resolution. The motion was seconded by Councilwoman McLaughlin. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Chandler, Erb, Garrett, Grubbs, Guzman, Henley, McLaughlin, Powers, Smith

The motion to adopt this resolution passed.

CONSENT AGENDA

All items in this portion of the agenda are considered to be routine and non-controversial by the Council and may be approved by one motion; however, a member of the Council may request that an item be removed for separate consideration under the appropriate committee report:

1. **ORDINANCE 62-2017-18** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Mark Bullock, Todd Averitt-Agent, for zone change on property southeast of the intersection of Hawkins Road and East Johnson Circle and north of the intersection of Hawkins Road and Jen Hollow Road from R-1 Single Family Residential District to R-2 Single Family Residential District
2. **RESOLUTION 53-2017-18** Approving a Certificate of Compliance for operation of Favorite Liquors, Inc., 2570-B Madison Street
3. **RESOLUTION 54-2017-18** Approving a Certificate of Compliance for operation of Queen City Liquors, Inc., 101 Profit Drive
4. **RESOLUTION 58-2017-18** Approving a Certificate of Compliance for operation of Ebenezer's, 2896 Wilma Rudolph Boulevard
5. **RESOLUTION 59-2017-18** Approving a Certificate of Compliance for sale of wine at Publix #1425, 1490 Tiny Town Road
6. **RESOLUTION 60-2017-18** Approving a Certificate of Compliance for sale of wine at Publix #1392, 1771 Madison Street

7. **RESOLUTION 61-2017-18** Approving a Certificate of Compliance for sale of wine at Food Lion #874, 2304 Madison Street
8. **RESOLUTION 62-2017-18** Approving a Certificate of Compliance for sale of wine at Houchens/Prices Less #494, 1151 Ft. Campbell Boulevard
9. **RESOLUTION 63-2017-18** Approval of appointments to the Access Board of Appeals, After Hours Establishment Board, and Beer Board
10. Adoption of Minutes: April 26, May 3, May 17, May 18

Councilman Burkhart made a motion to adopt the Consent Agenda. The motion was seconded by Councilman Alexander. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Chandler, Erb, Garrett, Grubbs, Guzman, Henley, McLaughlin, Powers, Smith

The motion to adopt the Consent Agenda as presented passed.

TRC BOARD APPOINTMENTS

RESOLUTION 56-2017-18 Approving appointments to the Two Rivers Company Board of Directors

Mayor McMillan make a motion to postpone action on this resolution indefinitely to allow time to verify that members of the TRC are appointed in accordance with the City Code. The motion was seconded by Councilman Grubbs. A voice vote was taken; Councilwoman McLaughlin did not vote. The motion to postpone indefinitely passed.

FINANCE COMMITTEE

Jeff Burkhart, Chair

RESOLUTION 55-2017-18 Authorizing the grant application and adopting the 2018-19 Annual Action Plan and the 2018-19 Budget for Community Development Block Grant and HOME Programs

The recommendation of the Finance Committee was for approval. Councilman Burkhart made a motion to adopt this resolution. The motion was seconded by Councilman Allen. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Chandler, Erb, Garrett, Grubbs, Guzman, Henley, McLaughlin, Powers, Smith

The motion to adopt this resolution passed.

GAS & WATER COMMITTEE

Bill Powers, Chair

Councilman Powers made a motion to consolidated the vote on the following ordinances. The motion was seconded by Alexander. A voice vote was taken; the motion passed.

ORDINANCE 64-2017-18 (First Reading) Accepting property from McClardy Rd. Partnership for the Rossview Place Pump Station

ORDINANCE 65-2017-18 (First Reading) Accepting property from Powers Family Trust for the Prestwicke Place Pump Station

ORDINANCE 66-2017-18 (First Reading) Accepting property from Charles Clay Powers for Hickory Wild #2 Pump Station

ORDINANCE 67-2017-18 (First Reading) Accepting property from Powers Family Trust for Cedar Springs Circle Pump Station

ORDINANCE 68-2017-18 (First Reading) Accepting property from GC Land Development for Boyer Farms Pump Station

The following vote to adopt **ORDINANCE 64-2017-18** through **ORDINANCE 68-2017-18** was recorded:

AYE: Alexander, Allen, Burkhart, Chandler, Erb, Garrett, Grubbs, Guzman, Henley, McLaughlin, Powers

NOTE: Councilwoman Smith was not present for this vote.

The motion to adopt these ordinances on first reading passed.

Councilman Powers shared the following monthly department statistics: 4,852 service work orders; 289 after-hours responses; more than 96,981 meters read.

HOUSING & COMMUNITY DEVELOPMENT COMMITTEE

David Allen, Chair

Councilman Allen noted the department's annual action plan was approved earlier with the adoption of **RESOLUTION 55-2017-18**.

PARKS & RECREATION

Valerie Guzman, Chair

Councilwoman Guzman said more than 1,000 children were participation in the Summer Youth Program at fifteen sites through the city. Programs being offered include Mayor's Summer Lights, Night Lights, Downtown Market, and Fun with Fido.

Mayor McMillan said a grand re-opening was recently held at Bel-Aire Park

PUBLIC SAFETY COMMITTEE

Geno Grubbs, Chair

Councilman Grubbs shared the following monthly department statistics: Building & Codes - 2,216 inspections, 748 enforcement cases, 76 single-family permits, 71 abatement work orders; Fire & Rescue - 1,235 emergency calls; Police - 14,162 responses.

STREETS & GARAGE COMMITTEE

Mike Alexander, Chair

Councilman Alexander shared the following monthly department statistics: Garage - 415 work orders, unleaded fuel \$2.46 and diesel fuel \$2.61; Streets - 231 work orders, paving of Sugartree Subdivision, Apple Grove Subdivision, Suiter Lane, Gunpoint Drive, Shady Hill Court, Justin Douglas Drive, Bobcat Lane, Chucker Drive, Chucker Court, Burchett Drive, Mile High Drive, Sharp Tail Drive, and Monica Drive.

TRANSPORTATION COMMITTEE

Deanna McLaughlin, Chair

Councilwoman McLaughlin shared the following monthly department statistics: Clarksville Transit System - 54,976 passengers including 7,407 senior citizens and 524 wheelchair passengers, 3,102 Lift passengers and 3,507 Peay Pickup passengers.

In response to a previous inquiry by Councilman Alexander, Councilwoman McLaughlin reported that providing bus service to the Exit 11 Park & Ride lot was not cost effective at this time, but CTS officials would study the need if federal funds become available.

MAYOR AND STAFF REPORTS

Mayor McMillan said copies of documents requested during the special session would be distributed electronically.

ADJOURNMENT

The meeting was adjourned at 7:27 p.m.



CLARKSVILLE CITY COUNCIL
SPECIAL SESSION
JUNE 7, 2018
MINUTES

CALL TO ORDER

A special session of the Clarksville City Council was called to order by Mayor Kim McMillan on Thursday, June 7, 2018, at 4:40 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

A prayer was offered by Councilman Jeff Burkhart; the Pledge of Allegiance was led by Councilman Tim Chandler.

ATTENDANCE

PRESENT: Richard Garrett (Ward 1), Deanna McLaughlin (Ward 2), Ron Erb (Ward 3), Tim Chandler (Ward 4), Valerie Guzman, Mayor Pro Tem (Ward 5), Wanda Smith (Ward 6), Geno Grubbs (Ward 7), David Allen (Ward 8; arrived 4:44 p.m.), Jeff Henley (Ward 9), Mike Alexander (Ward 10), Bill Powers (Ward 11), Jeff Burkhart (Ward 12)

CLARKSVILLE HOUSING AUTHORITY

RESOLUTION 64-2017-18 Approving an appointment to the Clarksville Housing Authority

Councilwoman McLaughlin made a motion to adopt this resolution. The motion was seconded by Councilman Grubbs. The following vote was recorded:

AYE: Alexander, Burkhart, Chandler, Erb, Garrett, Grubbs, Guzman, Henley, McLaughlin, Powers, Smith

The motion to adopt this resolution passed.

WINE CERTIFICATE OF COMPLIANCE

RESOLUTION 65-2017-18 Approving a Certificate of Compliance for sale of wine at Aldi #20, 1626 Fort Campbell Boulevard

Councilwoman McLaughlin made a motion to adopt this resolution. The motion was seconded by Councilman Powers. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Chandler, Erb, Garrett, Grubbs, Guzman, Henley, McLaughlin, Powers, Smith

The motion to adopt this resolution passed.

EXIT 8 PROPERTY DONATION

ORDINANCE 72-2017-18 An ordinance accepting donation of certain real property from Exit 8 Properties (General Partnership) for the purpose of constructing a public access road to the Clarksville Athletic Complex

Mayor McMillan made a motion to adopt this ordinance. The motion was seconded by Councilman Alexander. During this discussion, there were no objections to receiving input from city officials.

Mayor McMillan said this property is necessary to construct an access road through the first tract of land to the proposed athletic complex. Mr. Baker said Exit 7 Properties had also agreed to donate land for extending the road from Tract 1 to the complex site. He said the road would initially be a private road that would be open to the public, and would eventually become a dedicated public road following annexation. In response to Councilwoman McLaughlin's question, Mayor McMillan said the process to amend the Urban Growth Boundary was already underway. Councilman Alexander expressed support for the donation. Mayor McMillan said the cost of construction of the first leg of the road would be approximately \$87,000. Mr. Baker said if the City chose not to build the athletic complex, the City would still be obligated to build the road across the first tract of land, but not across the second tract.

To correct the language referencing the previously purchase property, Councilman Powers made a motion to strike "McConnell" and substitute instead "Connell." The motion was seconded by Councilman Alexander. A voice vote was taken; the amendment passed. The following vote on the main motion as amended was recorded:

AYE: Alexander, Allen, Chandler, Erb, Garrett, Grubbs, Guzman, Henley, McLaughlin, Powers, Smith

NAY: Burkhart

The motion to adopt this ordinance on first reading as amended passed.

FY19 BUDGET WORK SESSION

Mayor McMillan shared information requested during the previous budget work session including vehicle acquisition and repairs, sidewalk construction map, and expenses related to the Transit Alliance. During this discussion, there were no objections to receiving input from city officials.

AIRPORT

At Councilwoman McLaughlin's request, Mayor McMillan recognized Clarksville Regional Airport Manager John Patterson. Mr. Patterson announced an aviation program sponsored by Austin Peay State University that would be located at the airport and would require a new 100' x 120' hanger. He said current grant funds were depleted. The APSU hanger would displace twelve aviation customers, including the airport's largest corporate tenant. Mr. Patterson said the total cost for a new hanger would be \$1,078,685 and made a request for \$539,343 from the City. In response to Councilwoman McLaughlin's question, Mr. Patterson said APSU would pay approximately \$2,500 per month to the airport.

In response to Councilwoman Smith's question, Mr. Patterson said efforts were being made to offer a passenger service program in the future.

EMPLOYEE PAY ADJUSTMENT

In response to Councilwoman McLaughlin's question, Human Resources Director Will Wyatt said that a performance based pay plan would be extremely complicated and would require a difficult process to implement. He said the department was currently moving toward a team-based performance with specific employee training. Councilwoman Smith said a merit-based pay plan would allow employees to be aware of when they meet expectations and when they fall short. Mr. Wyatt responded to Councilman Erb saying the current plan does reward employees who achieve certifications, and answered Councilman Garrett stating the plan does not reimburse tuition paid by employees at their option.

STREET UTILITY REPAIRS

Mayor McMillan said city officials were in the process of developing a plan that would benefit the Gas & Water and Street Departments regarding responsibility of utility cuts. In response to Councilman Chandler's question, Gas & Water General Manager Pat Hickey said a contract did exist with Meadows Construction for cut repairs and that Mr.

Meadows was aware that the City was in the process of developing a new plan. Councilman Burkhart said the City should honor the Meadows contract.

COMMUNITY DEVELOPMENT

Responding to Councilman Garrett, Housing & Community Development Director Keith Lampkin said the general fund dollars for the department's budget funds the HOME program match and salaries that are not eligible for grant funds.

ADJOURNMENT

The June 13th budget work session was cancelled. The meeting was adjourned at 6:18 p.m.



**CLARKSVILLE CITY COUNCIL
SPECIAL SESSION
JUNE 14, 2018**

MINUTES

CALL TO ORDER

A special session of the Clarksville City Council was called to order by Mayor Kim McMillan on Thursday, June 14, 2018, at 4:35 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

A prayer was offered by Councilman Jeff Burkhardt; the Pledge of Allegiance was led by Councilman Ron Erb.

ATTENDANCE

PRESENT: Richard Garrett (Ward 1), Deanna McLaughlin (Ward 2), Ron Erb (Ward 3), Tim Chandler (Ward 4), Valerie Guzman, Mayor Pro Tem (Ward 5), Wanda Smith (Ward 6), Geno Grubbs (Ward 7), Jeff Henley (Ward 9), Mike Alexander (Ward 10), Bill Powers (Ward 11), Jeff Burkhardt (Ward 12)

ABSENT: David Allen (Ward 8)

EXIT 8 PROPERTY DONATION

ORDINANCE 72-2017-18 (Second Reading) An ordinance accepting donation of certain real property from Exit 8 Properties (General Partnership) for the purpose of constructing a public access road to the Clarksville Athletic Complex

Councilman Grubbs made a motion to adopt this ordinance on second reading. The motion was seconded by Councilman Henley. The following vote was recorded:

AYE: Alexander, Burkhardt, Chandler, Erb, Garrett, Grubbs, Guzman, Henley, McLaughlin, McMillan, Powers, Smith

The motion to adopt this ordinance on second reading passed.

FY19 BUDGET PUBLIC HEARING

There were no inquiries or comments related to the proposed FY19 budgets.

FY19 BUDGETS - FIRST READING

MAYOR AND CFO COMMENTS

There was no objection to allowing input from Chief Financial Officer Laurie Matta throughout this meeting.

Mayor McMillan said an agreement had been reached between the Street Department and the Gas & Water Department regarding street cut repair. She said funding for a paving crew and equipment has been removed from the Gas & Water budget and added to the Street Department budget.

Mayor McMillan announced \$750,000 from the remaining athletic complex funding had been transferred and added to the already proposed \$250,000 for Heritage Park improvements for field lighting and restroom upgrades (total \$1 million). She said the remaining balance for the athletic complex project should be sufficient to build the access road.

Mayor McMillan said \$500,000 had also been included for half the cost of a new hangar for the Clarksville Regional Airport to replace the hangar that will be used by the Austin Peay State University aviation program.

Ms. Matta noted the following changes in the General Government budget document since the budget was initially released:

- STREET CUT REPAIRS: Street Department will add five employees (\$343,007); Gas & Water Department will reimburse the City for paving services
- ATHLETIC COMPLEX: Original appropriation - \$6,550,000; YTD expenditures - \$232,850 study, \$4,100,000 land; \$20,000 closing; \$1,000,000 Heritage Park, \$120,000 first road, \$250,000 second road.
- EDMONDSON FERRY ROAD: \$300,000 bond issue
- FEMA FLOOD BUYOUT: \$850,000 carryover from FY18
- COMMUNITY DEVELOPMENT: \$50,000 anticipated grant revenue

- FIRE TRUCK/AIRPORT HANGAR: \$500,000 for new fire truck will be paid from debt proceeds and not from general fund; \$539,000 for airport hangar will be paid from general fund
- TRANSIT ALLIANCE: Invoice and funding reduced from \$5,000 to \$2,500
- MUNICIPAL PROPERTIES: \$65,000 added for sealing windows at City Hall
- PARKS SOFTWARE: \$27,250 transferred from FY18
- BUILDING & CODES: \$10,000 transferred from FY18 for deck repair
- B-CYCLE: \$42,000 special revenue fund for new station donated by APSU
- INTERNAL SERVICE FUND: Adjusted health care costs

FUND BALANCE: In response to Councilwoman McLaughlin's question, Ms. Matta said the FY18 ending fund balance was estimated to be \$19,774,758 or 20% projected expenditures.

PARKING GARAGE: Responding to Councilman Henley, Ms. Matta said the proposed Public Square parking garage costs would be \$2,793,000 from the Parking Commission and \$3,715,700 from the General Fund. Councilman Burkhardt said the City should not build a garage to provide reserved parking. Ms. Matta said the plan was to install an on-site pay kiosk for public parking.

DEBT: Ms. Matta answered Councilwoman McLaughlin stating the City's debt should begin to decrease during FY2020.

ATHLETIC COMPLEX: In response to Councilman Garrett's question, Ms. Matta said the balance of the original funding for the athletic complex was approximately \$825,000.

DEPARTMENT OF ELECTRICITY

ORDINANCE 73-2017-18 Amending the FY18 Budget and establishing the FY19 Budget for Clarksville Department of Electricity

Councilman Garrett made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Powers. The following vote was recorded:

AYE: Alexander, Burkhardt, Chandler, Erb, Garrett, Grubbs, Guzman, Henley, McLaughlin, McMillan, Powers, Smith

The motion to adopt the FY19 CDE Budget on first reading passed.

GAS & WATER DEPARTMENT

ORDINANCE 74-2017-18 Amending the FY18 Budget and establishing the FY19 Budget for Clarksville Gas & Water Department

Councilman Powers made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Henley. The following vote was recorded:

AYE: Alexander, Burkhart, Chandler, Erb, Garrett, Grubbs, Guzman, Henley, McLaughlin, McMillan, Powers, Smith

The motion to adopt the FY19 Gas & Water Budget on first reading passed.

HOUSING & COMMUNITY DEVELOPMENT

ORDINANCE 75-2017-18 Amending the FY18 Budget and establishing the FY19 Budget for Clarksville Housing & Community Development

Councilman Henley made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Garrett. Councilman Garrett made a motion to amend this budget by adding \$50,000 for a retail strategist. The motion was seconded by Councilman Chandler. Mayor McMillan said Director Keith Lampkin did not support adding funding at this time. Councilman Garrett and Councilman Chandler withdrew their motions without objection. The following vote on the main motion was recorded:

AYE: Alexander, Burkhart, Chandler, Erb, Garrett, Grubbs, Guzman, Henley, McLaughlin, McMillan, Powers

NAY: Smith

The motion to adopt the FY19 Housing & Community Development Budget on first reading passed.

INTERNAL SERVICE FUND

ORDINANCE 76-2017-18 Amending the FY18 Budget and establishing the FY19 Budget for Clarksville Internal Service Fund

Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Alexander. The following vote was recorded:

AYE: Alexander, Burkhardt, Chandler, Erb, Garrett, Grubbs, Guzman, Henley, McLaughlin, McMillan, Powers, Smith

The motion to adopt the FY19 Internal Service Fund Budget on first reading passed.

PARKING COMMISSION

ORDINANCE 77-2017-18 Amending the FY18 Budget and establishing the FY19 Budget for Clarksville Parking Commission

Councilman Henley made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Powers. The following vote was recorded:

AYE: Alexander, Burkhardt, Chandler, Erb, Garrett, Grubbs, Guzman, Henley, McLaughlin, McMillan, Powers, Smith

The motion to adopt the FY19 Parking Commission Budget on first reading passed.

CLARKSVILLE TRANSIT SYSTEM

ORDINANCE 78-2017-18 Amending the FY18 Budget and establishing the FY19 Budget for Clarksville Transit System

Councilwoman McLaughlin made a motion to adopt this ordinance on first reading. The motion was seconded by Councilwoman Guzman. The following vote was recorded:

AYE: Alexander, Burkhardt, Chandler, Erb, Garrett, Grubbs, Guzman, Henley, McLaughlin, McMillan, Powers, Smith

The motion to adopt the FY19 CTS Budget on first reading passed.

GENERAL GOVERNMENT

ORDINANCE 79-2017-18 Amending the FY18 Budget and establishing the FY19 Budget for City of Clarksville General fund

Councilman Alexander made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Garrett.

AMENDMENT 1 - PERFORMING ART CENTER/FROSTY MORN

Councilwoman McLaughlin made a motion to delete \$1,515,000 proposed for a performing arts center and add \$1,515,000 for demolition of the Frosty Morn building. The motion was seconded by Councilwoman Smith. Councilman Chandler said the Office of Housing & Community Development would be applying for grants for the demolition. Ms. Matta said funding for a performing arts center would be by issuance of debt and suggested any demolition projects should be paid by the General Fund. Councilwoman Guzman said Mr. Lampkin should be heard regarding the possibility of grants. Mr. Powers said the City may be able to obtain a grant because of the possible presence of arsenic.

Councilwoman McLaughlin made a motion to amend her motion by only deleting \$1,515,000 for a performing arts center. The motion was seconded by Councilman Alexander. Mayor McMillan the City still needs a performing center even without a conference facility. Councilman Alexander called for the question. The question was seconded by Councilman Chandler. A voice vote was taken; Councilman Powers voted “nay.” The motion to cease discussion on the amendment passed. The following vote was recorded:

AYE: Burkhardt, Erb, Garrett, guzman, McLaughlin, Smith

NAY: Alexander, Chandler, Grubbs, Henley, McMillan, Powers

Councilwoman McLaughlin’s amendment failed. Councilman Burkhardt made a motion to amend Councilwoman McLaughlin’s original amendment by deleting \$1,515,000 for a performing arts center and adding \$1,515,000 to the Northeast Corridor project. The motion was seconded by Councilman Garrett. Councilman Alexander called for the question. The motion was seconded by Councilman Chandler. A voice vote was taken; the motion to cease discussion on this amendment passed. The following vote on the amendment was recorded:

AYE: Burkhardt, Erb, Guzman, McLaughlin

NAY: Alexander, Chandler, Garrett, Grubbs, Henley, McMillan, Powers, Smith

Councilman Burkhardt’s amendment failed. The following vote on the original amendment was recorded:

AYE: Erb, McLaughlin, Smith

NAY: Alexander, Burkhart, Chandler, Garrett, Grubbs, Guzman, Henley, McMillan, Powers

Councilwoman McLaughlin's amendment (Amendment #1), to delete funding for the performing arts center and add funding for demolition of the Frosty Morn building, failed.

AMENDMENT 2 - COUNCIL CHAMBERS

Councilwoman McLaughlin made a motion to delete \$50,000 for a new council chambers. The motion was seconded by Councilman Erb. The following vote was recorded:

AYE: Burkhart, Erb, Garrett, McLaughlin, Smith

NAY: Alexander, Chandler, Grubbs, Guzman, Henley, McMillan, Powers

Councilwoman McLaughlin's amendment (Amendment #2) to delete \$50,000 for a new council chambers failed.

Councilman Alexander made a motion to cease discussion on this ordinance. The motion was seconded by Councilman Henley. The following vote was recorded:

AYE: Alexander, Chandler, Grubbs, Guzman, Henley, McMillan, Powers

NAY: Burkhart, Erb, Garrett, McLaughlin, Smith

The motion to cease discussion on the FY19 General Fund Budget failed due to lack of a $\frac{2}{3}$ majority vote.

AMENDMENT 3 - URBAN WILDERNESS

Councilwoman McLaughlin made a motion to delete \$300,000 for purchase of the Tanglewood property for the Urban Wilderness project. The motion was seconded by Councilman Garrett. Councilwoman McLaughlin said the City should improve existing recreational facilities before acquiring additional properties. The following vote was recorded:

AYE: Burkhart, Erb, Garrett, McLaughlin, Smith

NAY: Alexander, Chandler, Grubbs, Guzman, Henley, McMillan, Powers

Councilwoman McLaughlin's amendment (Amendment #3) to delete \$300,000 for the Urban Wilderness project failed.

Councilman Henley called for the question on the main motion. The question was seconded by Councilman Alexander. The following vote was recorded:

AYE: Alexander, Chandler, Garrett, Grubbs, Guzman, Henley, McLaughlin, McMillan, Powers

NAY: Burkhart, Erb, Smith

The motion to cease discussion passed. The following vote on the main motion was recorded:

AYE: Alexander, Chandler, Garrett, Grubbs, Guzman, Henley, McMillan, Powers

NAY: Burkhart, Erb, McLaughlin, Smith

The motion to adopt the FY19 General Government Budget on first reading passed.

ADJOURNMENT

The meeting was adjourned at 7:05 p.m.

AN ORDINANCE AUTHORIZING THE EXERCISE OF RIGHT OF EMINENT DOMAIN TO ACQUIRE EASEMENTS, PROPERTY, AND/OR RIGHTS OF WAY FOR UTILITY RELOCATION REQUIRED TO FACILITATE CONSTRUCTION OF THE LAFAYETTE ROAD WIDENING PROJECT

WHEREAS, the Clarksville City Council finds it to be in the public interest to acquire easements, property, and/or rights of way for the purpose of utility relocation required to facilitate construction of the Lafayette Road widening project.

WHEREAS, it may not be possible to effectively negotiate timely easements and property acquisition with the affected property owners for the required construction activities.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That, if negotiation efforts are not timely or effective, the City of Clarksville, Tennessee is hereby authorized to exercise the right of eminent domain and institute condemnation actions in the appropriate court for acquisition of any and all necessary property rights from affected property owners for the purpose of utility relocation required to facilitate construction of the Lafayette Road widening project at the addresses listed below:

- Property Address: Lafayette Road
Map 044, Parcel 005.01
- Property Address: Walnut Grove Road
Map 044, Parcel 005.02
- Property Address: 1301 Lafayette Road
Map 044, Parcel 006.01
- Property Address: Lafayette Road
Map 044, Parcel 006.00
- Property Address: Lafayette Road
Map 044, Parcel 001.01
- Property Address: 1303 Lafayette Road
Map 044, Parcel 001.02

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

ORDINANCE 2-2018-19

AN ORDINANCE OF THE CITY OF CLARKSVILLE AUTHORIZING THE MAYOR, OR HER DESIGNEE, TO CONDUCT NEGOTIATIONS AND TO ENTER AN AGREEMENT FOR PURCHASE OF EASEMENTS AND/OR FEE TITLE, OR SHOULD NEGOTIATIONS FAIL, TO PURSUE CONDEMNATION THROUGH USE OF EMINENT DOMAIN FOR ACQUISITION OF PROPERTY FOR A PUBLIC PURPOSE FOR THE DRAINAGE IMPROVEMENTS PROJECT

WHEREAS, the Clarksville City Council finds that improvements to localized drainage within the City is a vital component to the proper function of the overall drainage system and enhanced quality of life for city residents; and

WHEREAS, the Clarksville City Council finds it to be in the public interest to acquire easements and/or fee title for the purpose of constructing a regional detention basin at Lilac Lane.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Mayor, or her designee, may negotiate and enter into an agreement for the purchase of any necessary property rights from affected property owners for the Drainage Improvements Project at Lilac Lane, and further, that if agreements cannot be reached on a reasonable purchase price in a timely manner, then the Mayor, acting through the City Attorney or his designee, and on behalf of the City of Clarksville, is hereby authorized to exercise the right of eminent domain and institute a condemnation action in the appropriate court for acquisition of any necessary property rights from affected property owners for the Drainage Improvements Project, and said negotiations, acquisitions, and /or exercise of the right of eminent domain should be performed in compliance with Tennessee Department of Transportation policies.

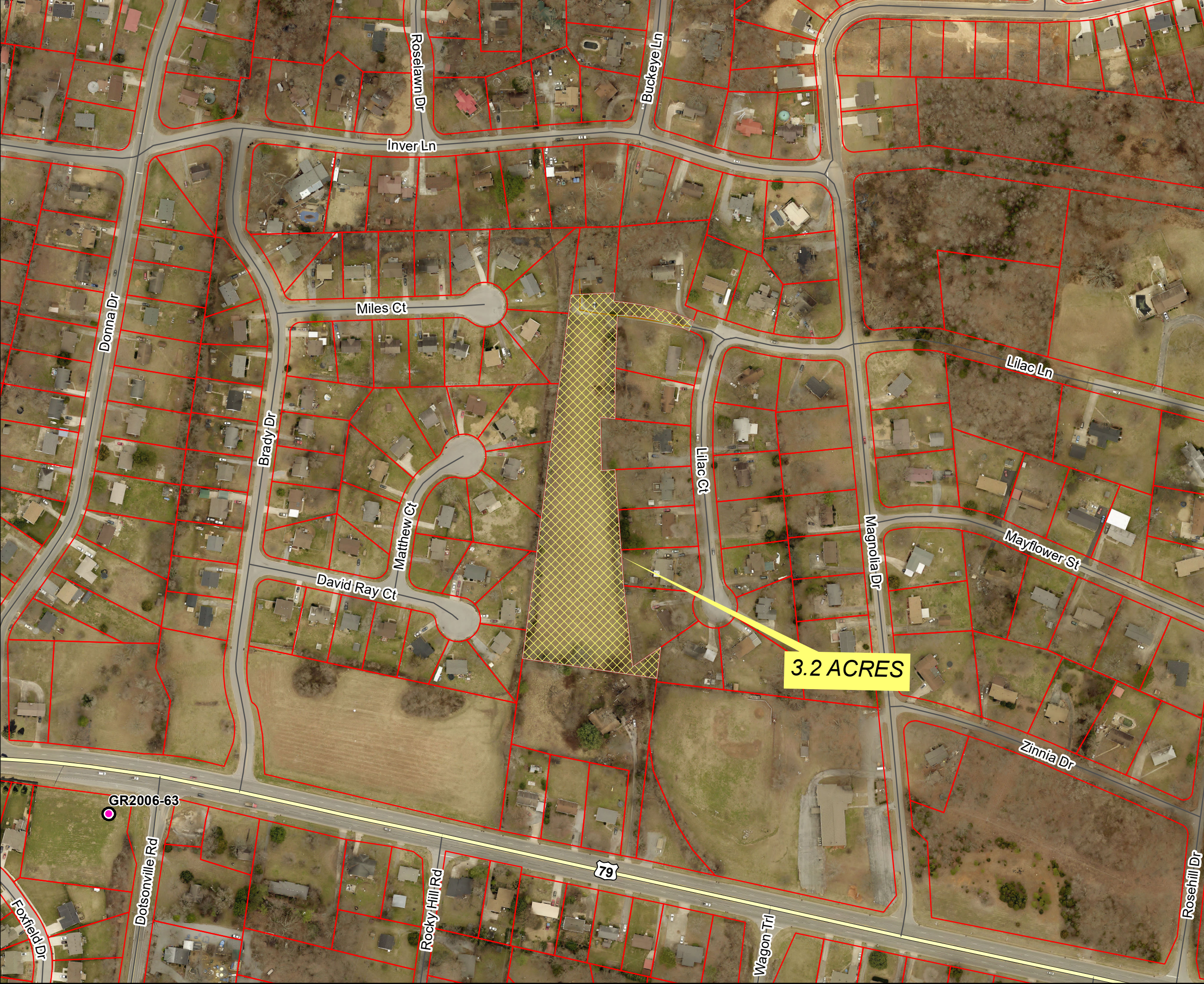
FIRST READING:

SECOND READING:

EFFECTIVE DATE:

LILAC LANE DRAINAGE IMPROVEMENTS

Scale 1" = 200'



RESOLUTION 3-2018-19

A RESOLUTION AUTHORIZING A MEMORANDUM OF UNDERSTANDING BETWEEN THE U. S. DEPARTMENT OF VETERANS AFFAIRS POLICE AND THE CLARKSVILLE POLICE DEPARTMENT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Clarksville City Council hereby authorizes a Memorandum of Understanding, attached hereto, between the U.S. Department of Veterans Affairs Police and the Clarksville Police Department for law enforcement services at Veterans Affairs Tennessee Valley Healthcare locations at 782 Weatherly Drive and 229F Dalton Drive.

ADOPTED:



DEPARTMENT OF VETERANS AFFAIRS
Tennessee Valley Healthcare System
Police Service
1310 24th Avenue South
Nashville, TN 37212

August 3, 2017

Chief Al Rivers Ansley
Clarksville Police Department
135 Commerce Street
Clarksville, TN 37040

Subject: Support Agreement (formally Memorandum of Understanding)

Dear Chief Ansley,

I am writing to implement the Support Agreement between the U.S. Department of Veterans Affairs Police and the Clarksville Police Department. My intention is to establish an excellent working relationship between our two agencies.

As a preliminary matter, I am providing some background on *proprietary* jurisdiction as it applies to the various locations identified in this Support Agreement.

The term *proprietary* jurisdiction is applied in those instances wherein the Federal Government has acquired some right or title to an area in a State, but has not obtained any measure of the State's Authority over the area. In this arrangement, arrest authority of the VA Police exists only within those areas physically occupied or controlled by VA, and VA Police Officers can only enforce violations of Federal Law and/or VA rules and Regulations. The State, County, and Municipal law enforcement agencies have sole jurisdiction except for violations of Federal statutes and violations of established rules and regulations. Where proprietary jurisdiction exists, the Clarksville Police Department retains its authority to enforce all laws and/or ordinances it would typically enforce throughout the City of Clarksville. VA retains proprietary jurisdiction over the following VA Tennessee Valley Healthcare locations:

1. Clarksville VA Outpatient Clinic: 782 Weatherly Dr., Clarksville, TN 37043
2. Clarksville VA Dental Clinic: 2291 Dalton Dr., Suite F, Clarksville, TN 37043

Title 38 U.S.C § 902(a)(1) authorized VA Police officers to enforce Federal laws and the rules prescribed by the Secretary in Title 38 CFR 1.218(a) and (b) while on property

controlled by VA. Therefore, in accordance with the establishment of concurrent or proprietary jurisdiction over all lands, structures or spaces controlled by VA within the City of Clarksville, it is mutually agreed as follows:

Although our VA Police Officers are highly trained and experienced, meeting most disturbances and other related police functions without the need for civil intervention or assistance, we may still encounter certain situations that would require your department's assistance. These needs would include, but are not limited to the following:

- a. The VA Police and the Clarksville Police Department will collaborate and share relevant information on incidents occurring in our jurisdictions that may impact the others operation and/or community.
- b. Active Threat Response, persons with weapons and armed hostage taking situations that would require an armed response to assist VA Police in containing the situation, until appropriate Federal Agencies (such as the Federal Bureau of Investigation – FBI) can respond to assume control.
- c. Crimes involving armed robberies of funds, drugs, or properties where the individuals committing the crimes leave VA Police jurisdiction.
- d. Vehicle accident investigations, which may result in non-injuries, injuries, or death involving the VA Police patrol vehicle. Minor traffic accidents occurring on the VA campus will be investigated and documented by the VA Police. Assistance will be requested for traffic crash investigations involving serious injury, death, or suspicion of impaired driving.
- e. Any major incident that would require additional Officers for traffic control adjacent to VA property.
- f. To assist confirming the identification of wanted subjects, arrest and/or detain individuals who have outstanding warrants (local or state) issued for their arrest by civil law enforcement agencies. VA Police would execute the detention and physical arrest of subjects under state and federal warrants.
- g. To provide additional Officers when needed to assist with the physical arrest of a violent/disorderly person(s) who poses a serious threat to patients, visitors, medical staff or themselves.
- h. To provide processing and booking of VA Police arrestee's on Federal Charges, with the prior approval of the Assistant United States Attorney' Office for Federal Charges.

- i. Provide assistance in the transportation of person's who have been arrested on occasions when there are only two VA Police Officers on duty.
- j. Authorization to access central dispatch and patrol units in the field through your Mutual- Aid frequencies. Our radios (Motorola, VISARs) are solely dedicated for official VA Police use. The process of reprogramming our radios would be at no cost to your agency.
- k. Should any VA Police Officer be involved in a shooting, the FBI will be notified immediately. If the FBI declines investigation, or if the FBI response is delayed, this agreement establishes inter-agency support for the VA Police to receive investigative assistance from the Clarksville Police Department. This assistance may range from establishing, preserving and controlling the crime scene, to performing as the lead investigative agency as necessary.
- l. The Clarksville Police Department will upon request, provide police assistance equivalent to that provided to non-Federal law enforcement entities or assistance for any law enforcement need that is greater than what the VA Police capabilities can handle.
- m. In the event the Clarksville Police Department has warrants to be executed on a VA controlled premises, the Clarksville Police Department will notify the VA Police prior to or upon entering Federal property.
- n. The VA Police will notify the Clarksville Police Department when we become aware of the presence of a State, County, or Municipal fugitive. Those persons with warrants local, state or county warrants will be taken into custody, upon warrant confirmation, and your agency will be requested to transport.
- o. In the event it is necessary to search for missing patients who by virtue of their physical or mental condition are dangerous to themselves or others, the Clarksville Police Department will assist the VA in attempting to locate and return the at-risk patient to the extent permitted by the policies of the Clarksville Police Department. VA Police will provide information to aid in the search in accordance with the provisions of the Federal Release of Information Laws. If the patient is not recovered, the VA Police will request assistance from your agency for entering the missing person into TCIC/NCIC.
- p. The VA Police will notify the Clarksville Police Department whenever someone presents at a VA facility with evidence of a weapon related wound (i.e., gunshot, stab wound, etc.), evidence of child or elderly abuse, child neglect and/or evidence that an incident of domestic violence has occurred within the City of Clarksville.

Any liability of the VA for actions of its employees will be governed by the provisions of the Federal Tort Claims Act.

This Agreement shall become effective when approved and executed through concurrence below by the Clarksville Police Department. The Agreement shall remain in effect until participation in this Agreement is terminated by either party. Participation in this Agreement may be terminated upon thirty (30) days written notice addressed to the designated law enforcement official of the other signatory, which is a party to this Agreement.

DESIGNATED LIAISON: Both parties hereto agree that they will designate at all times at least one staff member to be liaison of that agency in carrying out the provisions of this agreement, for purposes of notice, scheduling, etc. Initially, the designated staff persons are:

For the City: Al Rivers Ansley, Chief of Police
Clarksville Police Department
135 Commerce Street
Clarksville, TN 37040
Phone: 931-648-0656

For VA Police: Jon L. Maggard, Chief, Veterans Affairs Police
Department of Veterans Affairs
1310 24th Avenue South
Nashville, TN 37212
Phone: 615-873-7740

TERMS OF AGREEMENT: This Agreement shall remain in full force and effect for a term of three (3) years and shall be automatically renewed for successive one (1) year periods thereafter unless written notice of termination is delivered to the other party no later than May 1st of the year preceding the desired termination of this Agreement.

Any previous Support Agreements between our agencies will be vacated when this Agreement becomes effective.

If you concur with the above statements and there is no need for further discussion, please indicate your acknowledgement of the contents of this Agreement by signing below and returning an original to me, reserving an original for yourself. If you have any questions and/or would like to adjust any part of this agreement, please feel free to contact me at (615) 873-7740. Thank you for your interest and support.

Sincerely yours,

Jon L. Maggard
Chief, Veterans Affairs Police
Tennessee Valley VA Healthcare System
(615) 873-7440

I concur with the agreement:

Chief Al Rivers Ansley
Clarksville Police Department

Date: _____

Mayor Kim McMillan
City of Clarksville, Tennessee

Date: _____