



**CLARKSVILLE CITY COUNCIL  
REGULAR SESSION  
JULY 2, 2019, 7:00 P.M.**

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

**AGENDA**

**PUBLIC COMMENTS:**

- 6:50 p.m. Barry Schmittou
- 6:55 p.m. Dr. Virginia Leon

- 1) CALL TO ORDER *Mayor Joe Pitts*
- 2) PRAYER *Councilman Jeff Burkhart*
- 3) PLEDGE OF ALLEGIANCE *Councilman Ron Erb*
- 4) ATTENDANCE *City Clerk*
- 5) SPECIAL RECOGNITIONS *Mayor Joe Pitts*
- 6) PLANNING COMMISSION *Councilman Richard Garrett*

**PUBLIC HEARING**

1. **RESOLUTION 4-2019-20** Annexing territory at off Highway 76 east of Interstate 24/Exit 11
2. **RESOLUTION 5-2019-20** Approving a Plan of Services for annexed territory off Highway 76 east of Interstate 24/Exit 11 *(RPC: Approval)*
3. **RESOLUTION 6-2019-20** Annexing territory along Gratton Road

4. **RESOLUTION 7-2019-20** Approving a Plan of Services for annexed territory on Gratton Road *(RPC: Approval)*
5. **ORDINANCE 5-2019-20** (First Reading) Reapportioning annexed territory on Gratton Road and at I-24 and Highway 76
6. **ORDINANCE 6-2018-19** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Eric Huneycutt for zone change on property located at the intersection of Charlotte Street and Blackman Street from R-3 Three Family Residential District to R-6 Single Family Residential District *(RPC: Approval/Approval)*
7. **ORDINANCE 7-2018-19** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Reber Kennedy for zone change on property located at the north terminus of Lancelot Lane, the west terminus of Winesap Road, and the west terminus of Core Drive from AG Agricultural District to R-1 Single Family Residential District *(RPC: Approval/Approval)*
8. **ORDINANCE 8-2018-19** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of CVHC3, LLC, C&E Partners-Agent, for zone change on property located at the intersection of 41-A Bypass/Ashland City Road and Riverwood Place C-5 Highway & Arterial Commercial District and R-4 Multiple Family Residential District to C-2 General Commercial District *(RPC: Approval/Approval)*

7) CONSENT AGENDA *City Clerk*

*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 55-2018-19** (Second Reading) Amending the Official Code pertaining to the designation of the District Management Corporation from the Two Rivers Company to the Economic Development Council
2. **ORDINANCE 78-2018-19** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Maynard Family Company for zone change on property located at the intersection of Tobacco Road and Jack Miller Boulevard from R-1A Single Family Residential District to R-4 Multiple Family Residential District
3. **ORDINANCE 79-2018-19** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Yvonne Rhodes, Mark Holleman-Agent, for zone change on property located south of Madison Street and east of Greenwood Avenue from R-3 Three Family Residential District to R-4 Multiple Family Residential District

4. **ORDINANCE 80-2018-19** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Reda Home Builders for zone change on property located at the intersection of Dotsonville Road and Arrowfield Drive from R-1 Single Family Residential District to R-2 Single Family Residential District

5. **RESOLUTION 3-2019-20** Approving appointments to Board of Adjustments & Appeals, Economic Development Council, and Board of Zoning Appeals [*proposed amendment*]

- *Adjustments & Appeals: Herb Baggett (correct dates of term approved June 6) - July 2018 through June 2022*
- *Economic Development Council: Gary Norris (replace Tim Chandler-term expired) - July 2019 through June 2021*
- *Board of Zoning Appeals: Cindy Green (fill unexpired term of Gary Norris-appointed to City Council) - July 2019 through December 2021*

6. Adoption of Minutes: May 29, June 6, June 13, June 20

8) FINANCE COMMITTEE *Chairman Jeff Burkhart*

1. **ORDINANCE 1-2019-20** (First Reading) Accepting donation of certain real property from the Industrial Development Board for the purpose of a water storage tank (*Finance and Gas & Water Committees: Approval*)

2. **ORDINANCE 2-2019-20** (First Reading) Authorizing purchase of property at 111 Cunningham Lane for the Gas & Water North Service Center (*Finance and Gas & Water Committees: Approval*)

3. **ORDINANCE 3-2019-20** (First Reading) Authorizing purchase of property for the Gas & Water new Meadowbrook Sewer Pump Station Equalization Basin (*Finance and Gas & Water Committees: Approval*)

4. **ORDINANCE 4-2010-20** (First Reading) Authorizing exercise of right of eminent domain to acquire easements and/or rights-of-way for the Trenton Road and Meriwether Road Project, the Tylertown-Oakland Road Improvements Project, and the Whitfield Road Improvements Project (*Finance and Street Committees: Approval*)

5. **RESOLUTION 1-2019-20** Asking the Tennessee Department of Transportation for improvements to SR374/Warfield Boulevard from south of Dunbar Cave Road to SR112/Madison Street (*Finance and Street Committees: Approval*)

6. **RESOLUTION 2-2019-20** Authorizing an interlocal agreement between the City of Clarksville and the E-911 Emergency Communication District *Councilman Henley* (*Finance and Public Safety Committees: Approval*)

9) GAS & WATER COMMITTEE *Chairlady Valerie Guzman*

1. Department Reports

10) HOUSING & COMMUNITY DEVELOPMENT COMMITTEE *Chairman David Allen*

1. Department Report

11) PARKS & RECREATION *Chairlady Valerie Guzman*

1. Department Report

12) PUBLIC SAFETY COMMITTEE *Chairman Jeff Henley*

1. Department Reports

13) STREETS & GARAGE COMMITTEE *Chairman Tim Chandler*

1. Department Reports

14) TRANSPORTATION COMMITTEE *Chairlady Wanda Smith*

1. Department Reports

15) MAYOR AND STAFF REPORTS *Mayor Joe Pitts*

16) ADJOURNMENT



## CITY ZONING ACTIONS

The following case(s) will be considered for action at the formal session of the Clarksville City Council on: July 2, 2019. The public hearing will be held on: June 27, 2019.

CITY ORD. #: 6-2018-19      RPC CASE NUMBER: Z-13-2019

Applicant:      ERIC HUNEYCUTT

Location:      Property fronting on the northeast frontage of Charlotte Street, east of the Charlotte Street & Blackman Street intersection.

Ward #:      6

Request:      R-3 Three-Family Residential District  
to  
R-6 Single-Family District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

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CITY ORD. #: 7-2018-19      RPC CASE NUMBER: Z-14-2019

Applicant:      REBER KENNEDY

Location:      Property located a the north terminus of Lancelot Lane, the west terminus of Winesap Road. & the west terminus of Core Drive

Ward #:      9

Request:      AG Agricultural District  
to  
R-1 Single-Family Residential District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

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CITY ORD. #: 8-2018-19      RPC CASE NUMBER: Z-15-2019

Applicant:      CVHC3 LLC

Agent:      C&e Partners

Location:      Property located at the the southeast corner of the 41-A Bypass/Ashland City Road & Riverwood place intersection.

Ward #:      7

Request:      C-5 Highway and Arterial Commercial District / R-4 Multiple-Family Residential District /  
to  
C-2 General Commercial District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

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**CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING**

**STAFF REVIEW - ZONING**

**RPC MEETING DATE** 6/26/2019

**CASE NUMBER:** Z - 13 - 2019

**NAME OF APPLICANT** Eric

Huneycutt

**AGENT:**

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**GENERAL INFORMATION**

**TAX PLAT:** 066O-C

**PARCEL(S):** 033.00

**ACREAGE TO BE REZONED:** 0.67

**PRESENT ZONING:** R-3

**PROPOSED ZONING:** R-6

**EXTENSION OF ZONING**

**CLASSIFICATION:** NO

**PROPERTY LOCATION:** Property fronting on the northeast frontage of Charlotte Street, east of the Charlotte Street & Blackman Street intersection.

**CITY COUNCIL WARD:** 6

**COUNTY COMMISSION DISTRICT:** 5

**CIVIL DISTRICT:** 12

**DESCRIPTION OF PROPERTY** Vacant irregular shaped parcel with varying topography.

**AND SURROUNDING USES:**

**APPLICANT'S STATEMENT** To extend existing R-6 zone for a single family development.

**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 DEPARMENT
- ☐ 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. Possible fill material on site.

#### 3. DRAINAGE COMMENTS:

Possible fill material on site.

#### 4. CDE/CEMC:

No Comment(s) Received

#### 5. FIRE DEPT/EMERGENCY MGT.:

No Comment(s) Received

#### 6. POLICE DEPT/SHERIFF'S OFFICE:

Comments received from department and they had no concerns.

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

Comments received from department and they had no concerns.

#### 8. SCHOOL SYSTEM:

ELEMENTARY: NORMAN SMITH  
MIDDLE SCHOOL: ROSSVIEW  
HIGH SCHOOL: ROSSVIEW

Z-13-2019 Norman Smith Elementary is currently above 95% capacity and has 5 portable classrooms, Rossview Middle is currently at 111% capacity and has 7 portable classrooms, and Rossview High is currently at 105% capacity and has 3 portable classrooms. No infrastructure, funding, or processes are in place at this time to address housing developments in this region!

#### 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:** Increased potential for single residential development.

**INFRASTRUCTURE:**

**WATER SOURCE:** CITY

**SEWER SOURCE:** CITY

**STREET/ROAD ACCESSIBILITY:** Charlotte Street

**DRAINAGE COMMENTS:** Varies

**RESIDENTIAL DEVELOPMENT**

**APPLICANT'S ESTIMATES    HISTORICAL ESTIMATES**

**LOTS/UNITS:**

**5**

**POPULATION:**

**13**

**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:**    **APPROVAL**

- 1.** The proposed zoning request is consistent with the adopted Land Use Plan.
- 2.** Adequate infrastructure serves the site, including other residential-supportive uses such as, mass transit and retail services. Sidewalks will be required as part of the development as required per R-6 Single Family Zoning.
- 3.** Proposed R-6 development will provide redevelopment/infill opportunity for single family detached homes for an area of the city that is in transition.

**4.**

**5.**

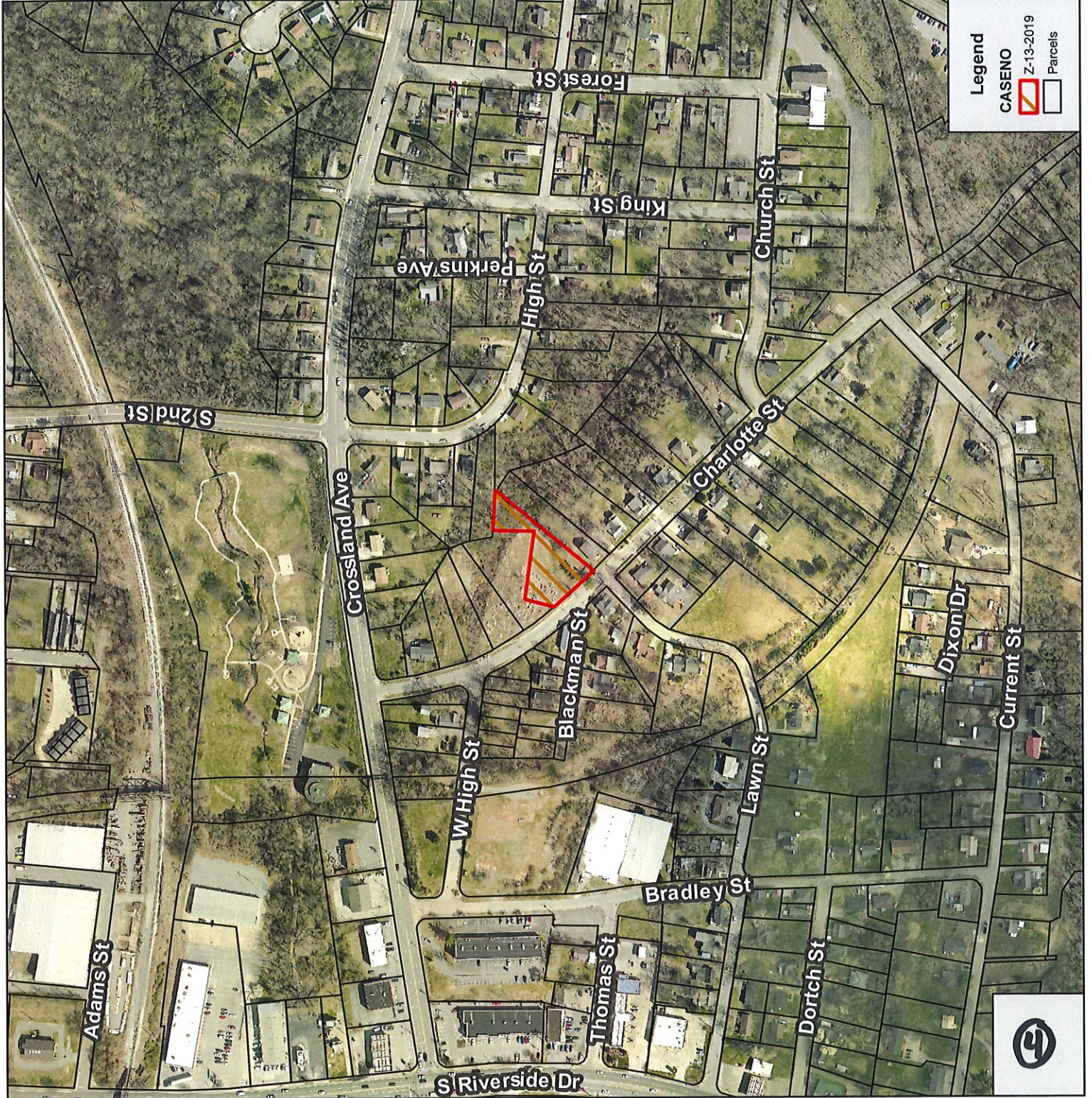
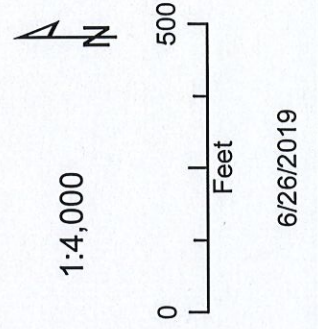


**Z-13-2019**

**APPLICANT:**  
ERIC HUNEYCUTT

**REQUEST:**  
**R-3 TO R-6**  
**MAP AND PARCEL**  
0660 C 03300

**+/- ACRES**  
**0.67**





**Z-13-2019**

**APPLICANT:**  
ERIC HUNEYCUTT

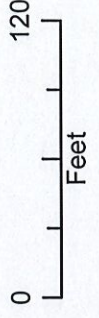
**REQUEST:**  
**R-3 TO R-6**

**MAP AND PARCEL**  
**0660 C 03300**

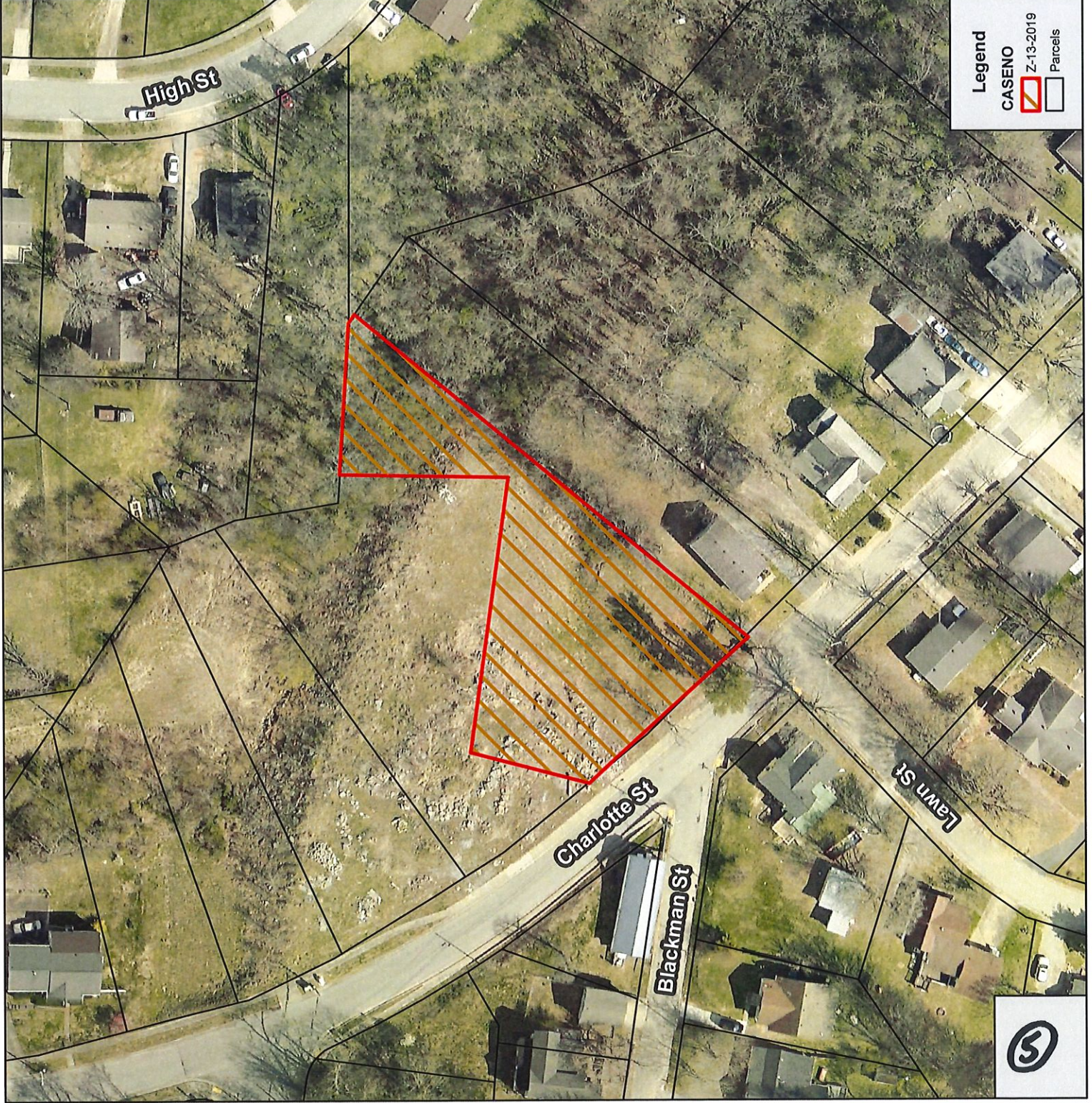
**+/- ACRES**  
**0.67**



1:1,000



6/26/2019



**Legend**

CASENO

Z-13-2019

Parcels





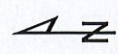
**Z-13-2019**

**APPLICANT:**  
ERIC HUNEYCUTT

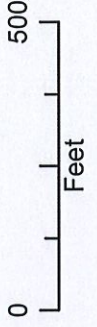
**REQUEST:**  
**R-3 TO R-6**  
**MAP AND PARCEL**

0660 C 03300

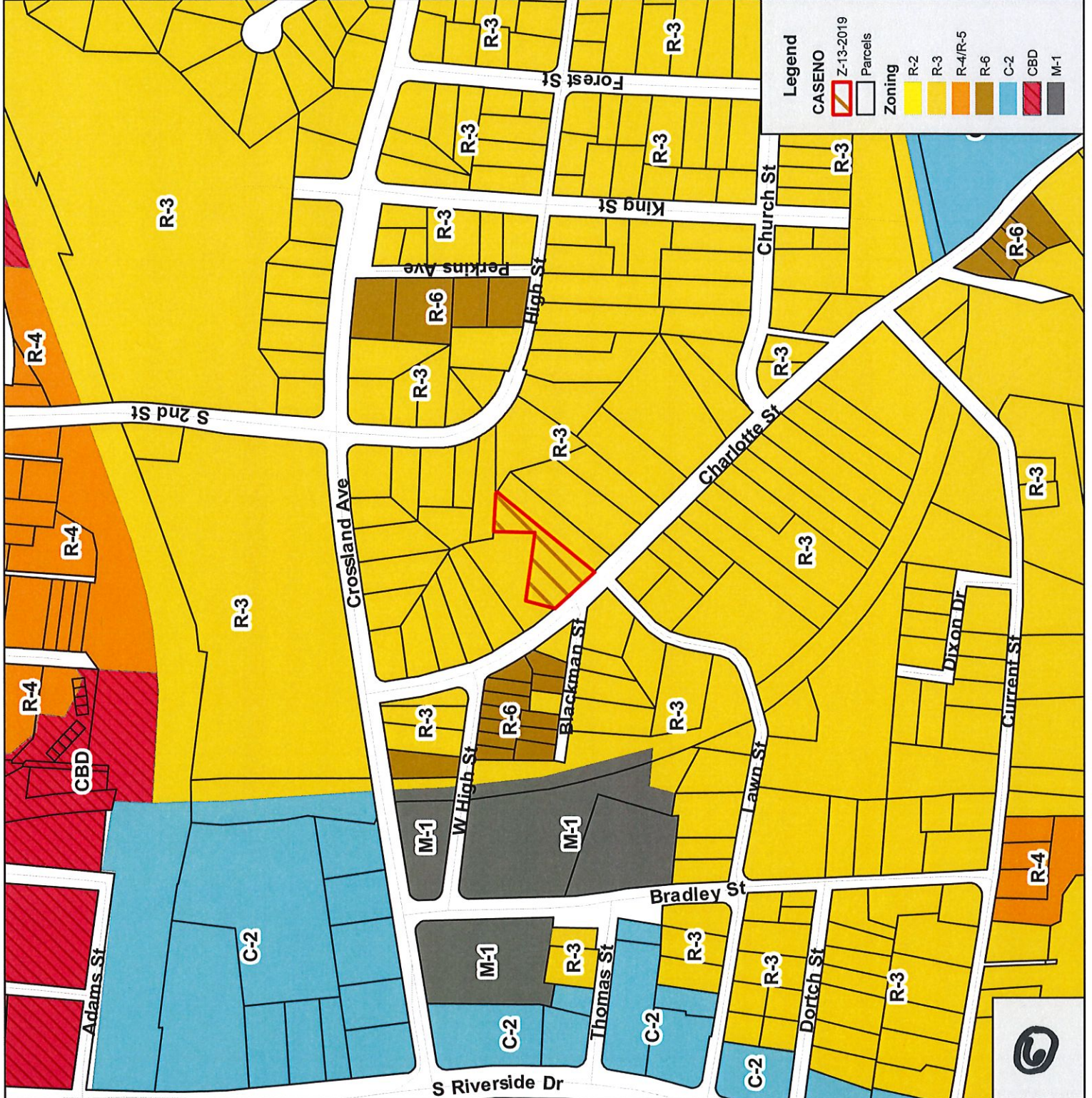
**+/- ACRES**  
**0.67**



1:4,000



6/26/2019



CASE NUMBER: Z 13 2019 MEETING DATE 6/26/2019

APPLICANT: Eric Huneycutt

PRESENT ZONING R-3 PROPOSED ZONING R-6

TAX PLAT # 066O-C PARCEL 033.00

GEN. LOCATION Property fronting on the northeast frontage of Charlotte Street, east of the Charlotte Street & Blackman Street intersection.

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**PUBLIC COMMENTS**

None received as of 9:30 A.M. on 6/26/2019 (A.L.)



**CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING**

**STAFF REVIEW - ZONING**

**RPC MEETING DATE:** 6/26/2019

**CASE NUMBER:** Z - 14 - 2019

**NAME OF APPLICANT**Reber

Kennedy

**AGENT:**

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**GENERAL INFORMATION**

**TAX PLAT:** 031

**PARCEL(S):** 032.05 p/o

**ACREAGE TO BE REZONED:** 43.98

**PRESENT ZONING:** AG

**PROPOSED ZONING:** R-1

**EXTENSION OF ZONING**

**CLASSIFICATION:** NO

**PROPERTY LOCATION:** Property located a the north terminus of Lancelot Lane, the west terminus of Winesap Road. & the west terminus of Core Drive

**CITY COUNCIL WARD:** 9

**COUNTY COMMISSION DISTRICT:** 17

**CIVIL DISTRICT:**2

**DESCRIPTION OF PROPERTY** Semi wooded tract with steep to moderate slopes  
**AND SURROUNDING USES:**

**APPLICANT'S STATEMENT** To extend single family development from 2 surrounding subdivisions  
**FOR PROPOSED USE:**

**GROWTH PLAN AREA:** CITY

**PLANNING AREA:** Trenton

**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:

Will require sewer system upgrades.

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

During the development phase connectivity to adjoining properties will be requested.

#### 3. DRAINAGE COMMENTS:

Comments received from department and they had no concerns.

#### 4. CDE/CEMC:

No Comment(s) Received

#### 5. FIRE DEPT/EMERGENCY MGT.:

Comments received from department and they had no concerns.

#### 6. POLICE DEPT/SHERIFF'S OFFICE:

Comments received from department and they had no concerns.

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

Comments received from department and they had no concerns.

#### 8. SCHOOL SYSTEM:

ELEMENTARY: GLENELLEN  
MIDDLE SCHOOL: NORTHEAST  
HIGH SCHOOL: NORTHEAST

Z-14-2019 Glenellen Elementary and Northeast Middle are both currently at 97% capacities. Glenellen has 2 portable classrooms and Northeast Middle has 9 portable classrooms. This development is an extension of 2 surrounding subdivisions and will impact student transportation services. The school system is currently providing bus services to the 2 surrounding subdivisions due to unsafe walking routes for students to the school campus. This will increase the demand on local funding to provide additional transportation services.

#### 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:** Additional traffic, light & noise.

**INFRASTRUCTURE:**

**WATER SOURCE:** CITY

**SEWER SOURCE:** CITY

**STREET/ROAD ACCESSIBILITY:** Lancelot Lane, Winesap Road & Core Drive

**DRAINAGE COMMENTS:** North

**RESIDENTIAL DEVELOPMENT**

**APPLICANT'S ESTIMATES    HISTORICAL ESTIMATES**

**LOTS/UNITS:**

**84**

**POPULATION:**

**226**

**ELEMENTARY SCHOOL STUDENTS:**

**MIDDLE SCHOOL STUDENTS:**

**HIGH SCHOOL STUDENTS:**

**APPLICABLE LAND USE PLAN**

Trenton Road Planning Area: The dominant transportation corridor in the area is I-24, strongly supported by Wilma Rudolph Blvd. & 101st Airborne Parkway. Exit 1 I-24 interchange with Trenton Road has seen tremendous growth since 2000.

**STAFF RECOMMENDATION:**    **APPROVAL**

- 1.** The proposed zoning request is consistent with the adopted Land Use Plan.
- 2.** Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.
- 3.** Proposed R-1 Single Family Residential District is not out of character of the established single family residences in the area.
- 4.** Existing Street stubs were provided to this property for future development.



**Z-14-2019**

**APPLICANT:**  
REBER KENNEDY

**REQUEST:**  
**AG TO R-1**

**MAP AND PARCEL**  
031 03205 (P)

**+/- ACRES**  
**43.98**

**APPLICANT:**  
REBER KENNEDY

**REQUEST:**  
**AG TO R-1**

**MAP AND PARCEL**  
031 03205 (P)

**+/- ACRES**  
**43.98**

**APPLICANT:**  
REBER KENNEDY

**REQUEST:**  
**AG TO R-1**

**MAP AND PARCEL**  
031 03205 (P)

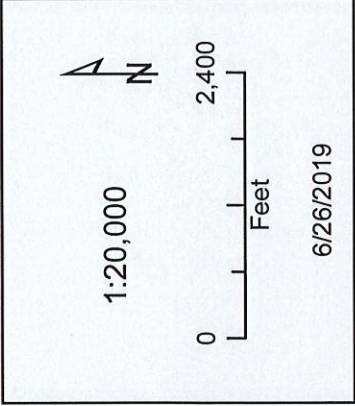
**+/- ACRES**  
**43.98**

**APPLICANT:**  
REBER KENNEDY

**REQUEST:**  
**AG TO R-1**

**MAP AND PARCEL**  
031 03205 (P)

**+/- ACRES**  
**43.98**



A north arrow pointing upwards with the letter 'N' next to it. Below the arrow is a scale bar with tick marks at 0, 1,200,000, and 2,400. The word 'Feet' is written below the scale bar.



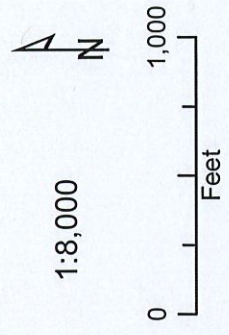


**Z-14-2019**

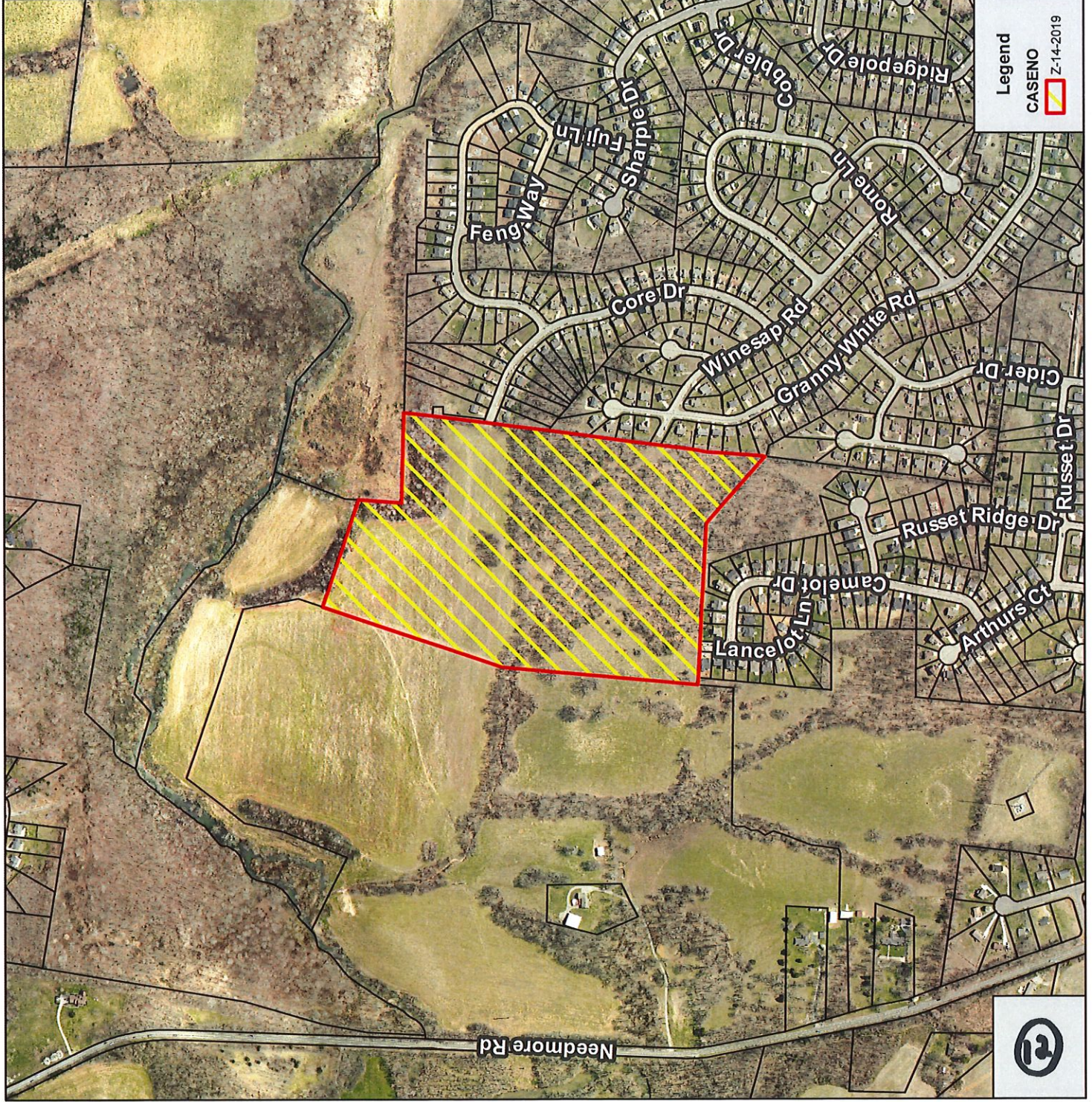
**APPLICANT:**  
REBER KENNEDY

**REQUEST:**  
**AG TO R-1**  
**MAP AND PARCEL**  
031 03205 (P)

**+/- ACRES**  
43.98



6/26/2019



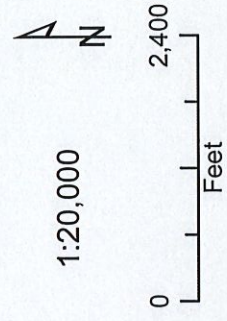


**Z-14-2019**

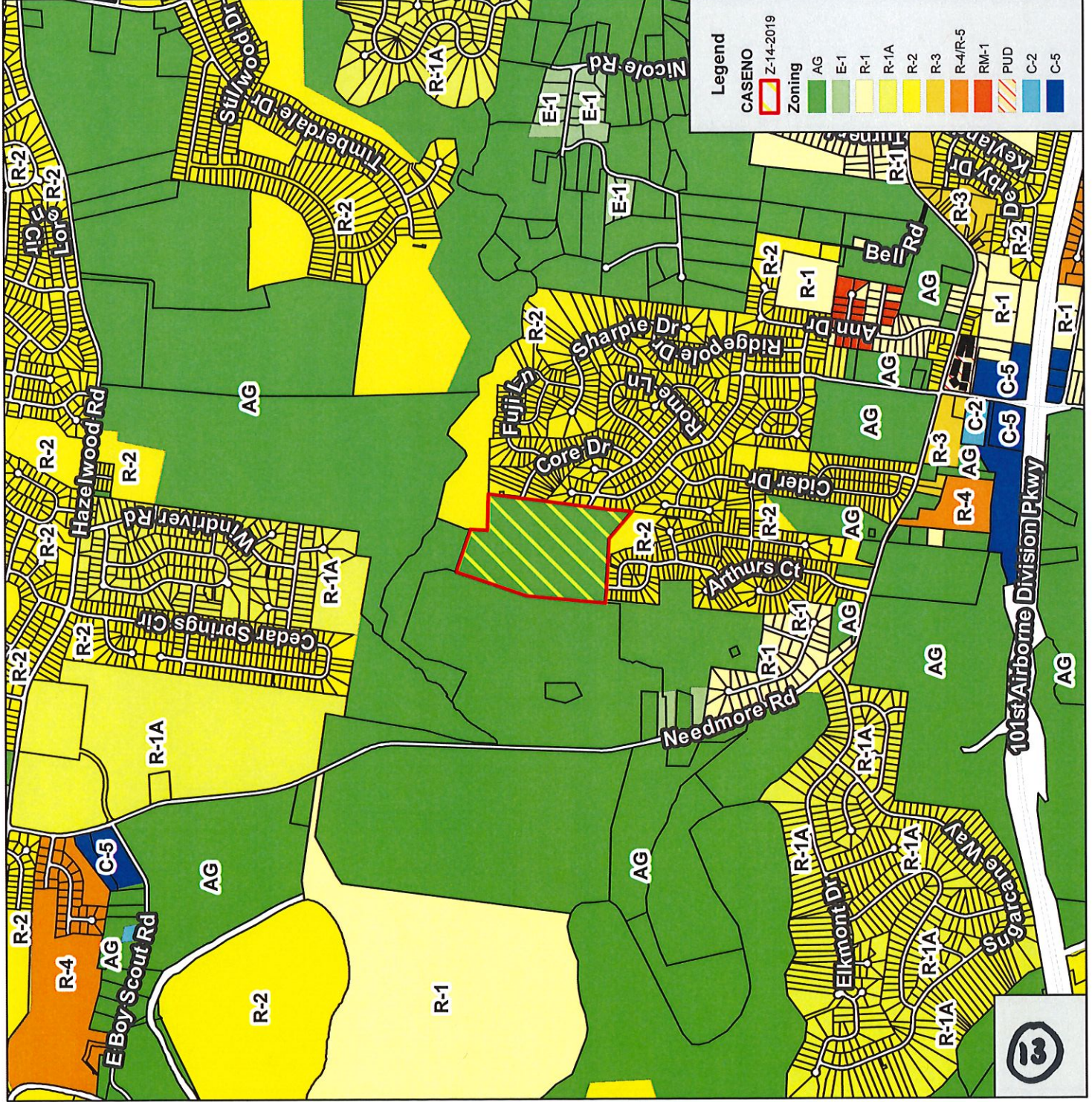
**APPLICANT:**  
REBER KENNEDY

**REQUEST:**  
**AG TO R-1**  
**MAP AND PARCEL**  
031 03205 (P)

**+/- ACRES**  
**43.98**



6/26/2019





**CASE NUMBER:** Z 14 2019 **MEETING DATE** 6/26/2019

**APPLICANT:** Reber Kennedy

**PRESENT ZONING** AG

**PROPOSED ZONING** R-1

**TAX PLAT #** 031

**PARCEL** 032.05 p/o

**GEN. LOCATION** Property located a the north terminus of Lancelot Lane, the west terminus of  
Winesap Road. & the west terminus of Core Drive

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**PUBLIC COMMENTS**

None received as of 9:30 A.M. on 6/26/2019 (A.L.)



**CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING**

**STAFF REVIEW - ZONING**

**RPC MEETING DATE:** 6/26/2019

**CASE NUMBER:** Z - 15 - 2019

**NAME OF APPLICANT:** Cvhc3

Llc

**AGENT:** C&e

Partners

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**GENERAL INFORMATION**

**TAX PLAT:** 079

**PARCEL(S):** 034.00

**ACREAGE TO BE REZONED:** 4.51

**PRESENT ZONING:** C-5      R-4

**PROPOSED ZONING:** C-2

**EXTENSION OF ZONING**

**CLASSIFICATION:** NO

**PROPERTY LOCATION:** Property located at the the southeast corner of the 41-A Bypass/Ashland City Road & Riverwood place intersection.

**CITY COUNCIL WARD:** 7

**COUNTY COMMISSION DISTRICT:** 5

**CIVIL DISTRICT:** 12

**DESCRIPTION OF PROPERTY AND SURROUNDING USES:** Existing tract with a level development pad in the middle & rear. Surrounded by steep ditch/ravine to the north & east.

**APPLICANT'S STATEMENT  
FOR PROPOSED USE:**

**GROWTH PLAN AREA:** CITY

**PLANNING AREA:** Southern Hills

**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 DEPARMENT
- ☐ 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:**

Comments received from department and they had no concerns.

#### **3. DRAINAGE COMMENTS:**

Comments received from department and they had no concerns.

#### **4. CDE/CEMC:**

No Comment(s) Received

#### **5. FIRE DEPT/EMERGENCY MGT.:**

Comments received from department and they had no concerns.

#### **6. POLICE DEPT/SHERIFF'S OFFICE:**

Comments received from department and they had no concerns.

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

Comments received from department and they had no concerns.

#### **8. SCHOOL SYSTEM:**

ELEMENTARY: NORMAN SMITH

MIDDLE SCHOOL: MONTGOMERY

HIGH SCHOOL: MONTGOMERY

#### **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:** Potential for Mixed Use Residential & Commercial Development.

**INFRASTRUCTURE:**

**WATER SOURCE:** CITY

**SEWER SOURCE:** CITY

**STREET/ROAD ACCESSIBILITY:** Riverwood Place

**DRAINAGE COMMENTS:** north

**RESIDENTIAL DEVELOPMENT**

**APPLICANT'S ESTIMATES    HISTORICAL ESTIMATES**

**LOTS/UNITS:**

**POPULATION:**

**ELEMENTARY SCHOOL STUDENTS:**

**MIDDLE SCHOOL STUDENTS:**

**HIGH SCHOOL STUDENTS:**

**APPLICABLE LAND USE PLAN**

Southern Hills- Large portions or area are in the Cumberland River flood plain along the western & southern boundaries. Relatively young subdivisions & other developments exist within the planning area. Most infrastructure is in good condition and readily extendable.

**STAFF RECOMMENDATION:**    **APPROVAL**

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.
3. The proposed C-2 Zoning classification affords mixed use (commercial/multi-family residential) development potential which is not out of character for the surrounding established uses.
- 4.
- 5.



**Z-15-2019**

**APPLICANT:**

CVHC3 LLC

**REQUEST:**

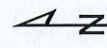
**C-5/R-4 TO C-2**

**MAP AND PARCEL**

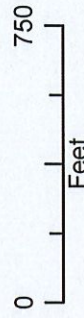
079 03400

**+/- ACRES**

4.51



1:6,000



6/26/2019





**Z-15-2019**

**APPLICANT:**

CVHC3 LLC

**REQUEST:**

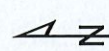
**C-5/R-4 TO C-2**

**MAP AND PARCEL**

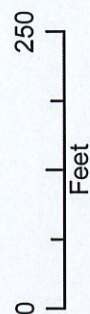
079 03400

**+/- ACRES**

4.51



1:2,000



6/26/2019



Legend

CASENO

Z-15-2019





**Z-15-2019**

**APPLICANT:**

CVHC3 LLC

**REQUEST:**

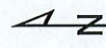
**C-5/R-4 TO C-2**

**MAP AND PARCEL**

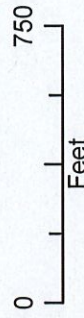
079 03400

**+/- ACRES**

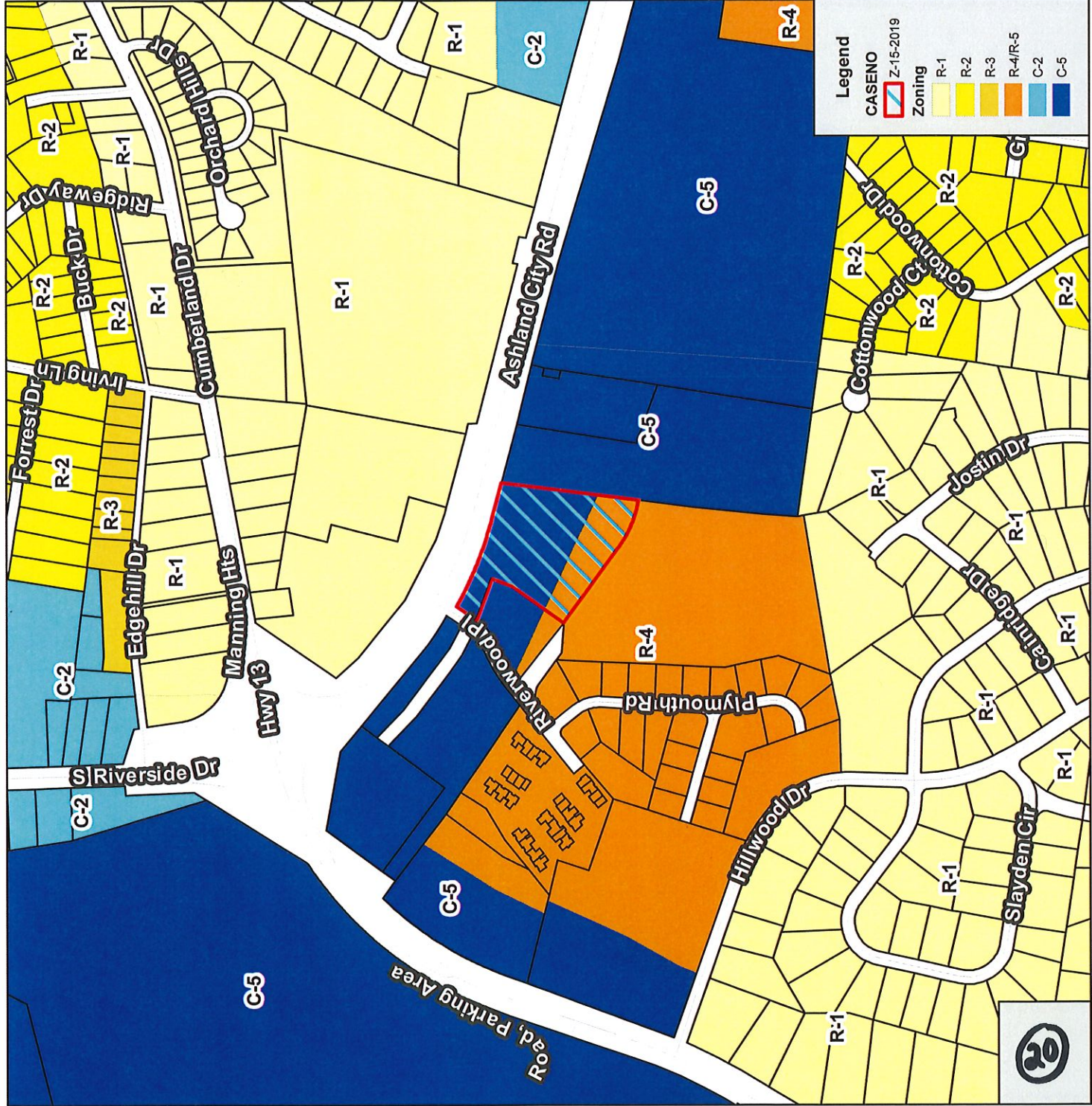
4.51



1:6,000



6/26/2019



CASE NUMBER: Z 15 2019 MEETING DATE 6/26/2019

APPLICANT: Cvhc3 Llc

PRESENT ZONING C-5 PROPOSED ZONING C-2

TAX PLAT # 079 PARCEL 034.00

GEN. LOCATION Property located at the the southeast corner of the 41-A Bypass/Ashland City Road  
& Riverwood place intersection.

\*\*\*\*\*

**PUBLIC COMMENTS**

None received as of 9:30 A.M. on 6/26/2019 (A.L.)

RESOLUTION 4-2019-20

A RESOLUTION ANNEXING TERRITORY OFF HIGHWAY 76 EAST OF INTERSTATE 24  
EXIT 11

*WHEREAS,* the City of Clarksville is considering annexation of an area described in the attached legal description (See “Exhibit A”) as requested by property owners Bristol Ridge Apartments LLC (care of William Belew), Kruekeberg, LLC (care of Paul Kruekeberg), and Living Hope Baptist Church (care of Derek W. Smith);

*WHEREAS,* the annexation of this territory is deemed beneficial to the welfare of the residents and property owners thereof and to the City of Clarksville as a whole.

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

That pursuant to authority conferred by *6-51-102, Tennessee Code Annotated*, there is hereby annexed to the City of Clarksville, Tennessee, and incorporated within the same corporate boundaries thereof, the territory described by “Exhibit A” attached, adjoining the present corporate boundaries.

*BE IT FURTHER ORDAINED* that this resolution shall be effective from and after its final passage and publication in accordance with *Article III, Section 6* of the Official Charter of the City of Clarksville, Tennessee.

*PUBLIC HEARING:*

*ADOPTED:*



**EXHIBIT A**  
**Tract 1**

Beginning at a point located in the northwest corner of the Krueckeberg, LLC Property as recorded in Vol. 1754, pg. 1119, said point being the southern right of way of Hwy 76, said point being South 80 degrees 13 minutes West for a distance of 108 ± from the centerline intersection of Hwy 76 and Little Hope Road; Thence, along with said Hwy 76 right of way, North 86 degrees 11 minutes 46 seconds East for a distance of 415.64 feet to a point located in the northwest corner of the Linda Carter Property as recorded in Vol. 425, pg. 1606, said point also being the northeast corner of herein described parcel; Thence, leaving said Hwy 76 right of way and with said Carter property South 06 degrees 38 minutes 23 seconds West for a distance of 263.23 feet to a point; Thence, continuing with said Carter property South 06 degrees 54 minutes 29 seconds West for a distance of 64.65 feet to a point located in the northwest corner of lot 36 of the Brownsville Section 3A S/D as recorded in Plat Book 13, pg. 182. Thence, leaving said Carter property and along with lots 36 through 40 of the said Brownsville 3A S/D for the next 3 calls as follows, South 07 degrees 14 minutes 19 seconds West for a distance of 165.17 feet to a point; Thence, South 07 degrees 01 minutes 53 seconds West for a distance of 139.17 feet to a point; Thence, South 07 degrees 24 minutes 03 seconds West for a distance of 226.61 feet to a point located in the northern line of lot 25 of the Clover Hills Section 4-A S/D as recorded in Plat Book E, pg. 265. Thence, with said lot 25 northern line North 87 degrees 20 minutes 54 seconds West for a distance of 187.74 feet to a point located in the northeast corner of lot 228 of the Clover Hills Section 3B S/D as recorded in Plat Book E, pg. 1132; Thence, leaving said Clover Hills 4-A S/D and along said lots 228 through 243 of said Clover Hill 3B for next 3 calls as follows, North 87 degrees 19 minutes 28 seconds West for a distance of 704.10 feet to a point; Thence, South 08 degrees 17 minutes 06 seconds West for a distance of 864.30 feet to a point; Thence, South 81 degrees 33 minutes 40 seconds East for a distance of 1.28 feet to a point located in the northwest corner of lot 244 of the Clover Hills Section 3A S/D as recorded in Plat Book E, pg. 1098; Thence, leaving said Clover Hills 3B S/D and along said lots 244 through 249 of said Clover Hill 3A South 08 degrees 26 minutes 20 seconds West for a distance of 482.78 feet to a point located in the northeast corner of lot 52 of the Clover Glen S/D as recorded in Plat Book G, pg. 351; Thence, leaving said Clover Hills 3A S/D and along said lots 32 through 52 of said Clover Glen S/D for the next 10 calls as follows, North 81 degrees 37 minutes 22 seconds West for a distance of 160.00 feet to a point; Thence, North 70 degrees 50 minutes 08 seconds West for a distance of 51.11 feet to a point; Thence, North 81 degrees 33 minutes 47 seconds West for a distance of 160.56 feet to a point; Thence, South 08 degrees 19 minutes 09 seconds West for a distance of 376.47 feet to a point; Thence, South 33 degrees 38 minutes 44 seconds East for a distance of 705.61 feet to a point; Thence, South 82 degrees 58 minutes 15 seconds East for a distance of 259.07 feet to a point; Thence, South 43 degrees 18 minutes 37 seconds East for a distance of 40.34 feet to a point; Thence, North 46 degrees 41 minutes 23 seconds East for a distance of 33.28 feet to a point; Thence, North 06 degrees 26 minutes 47 seconds East for a distance of 187.07 feet to a point; Thence, South 82 degrees 46 minutes 20 seconds East for a distance of 337.37 feet to a point located in the northwest corner of the John Kraeske Property as recorded in Vol. 647, pg. 2136; Thence leaving said Clover Glen S/D and with said Kraeske property for next 3 calls as follows, South 06 degrees 52 minutes 37 seconds West for a distance of 110.66 feet to a point; Thence, South 06 degrees 53 minutes 33 seconds West for a distance of



200.16 feet to a point; Thence, South 06 degrees 44 minutes 18 seconds West for a distance of 63.54 feet to a point located in the northwest corner of the Ernest Woodson Property as recorded in Vol. 305, pg. 453; Thence, leaving said Kraeske property and with said Woodson property South 05 degrees 07 minutes 17 seconds West for a distance of 435.90 feet to a point located in the northern right of way of Hwy

I-24, said point also being the southeast corner of herein described parcel; Thence leaving said Woodson property and with said I-24 right of way for next 9 calls North 53 degrees 48 minutes 21 seconds West for a distance of 117.29 feet to a point, Thence, North 46 degrees 15 minutes 45 seconds West for a distance of 1100.05 feet to a point; Thence, North 43 degrees 25 minutes 37 seconds West for a distance of 188.45 feet to a point; Thence, North 46 degrees 19 minutes 43 seconds West for a distance of 111.59 feet to a point; Thence, North 48 degrees 05 minutes 19 seconds West for a distance of 350.08 feet to a point; Thence, North 43 degrees 11 minutes 14 seconds West for a distance of 171.52 feet to a point; Thence, North 43 degrees 11 minutes 14 seconds West for a distance of 480.12 feet to a point; Thence, North 46 degrees 18 minutes 09 seconds West for a distance of 649.25 feet to a point; Thence, North 29 degrees 25 minutes 19 seconds West for a distance of 20.95 feet to a point to a point located in the southeast corner of the City of Clarksville Property as recorded in Vol. 1850, pg. 769, said point also being the southwest corner of herein described parcel; Thence, leaving said Hwy I-24 right of way and with said City of Clarksville property, North 06 degrees 42 minutes 08 seconds East for a distance of 399.13 feet to a point; Thence, continuing with said City of Clarksville property North 05 degrees 59 minutes 46 seconds East for a distance of 632.07 feet to a point located in the southeast corner of the David Stiltner Property as recorded in Vol. 1232, pg. 210; Thence, leaving said City of Clarksville property and with said Stiltner property North 06 degrees 00 minutes 06 seconds East for a distance of 467.37 feet to a point located in said Hwy 76 right of way, said point also being the northwest corner of herein described parcel; Thence, leaving said Stiltner property and with said Hwy 76 right of way for next 8 call as follows, North 59 degrees 54 minutes 36 seconds East for a distance of 102.06 feet to a point; Thence, North 86 degrees 36 minutes 18 seconds East for a distance of 110.56 feet to a point; Thence, on a curve turning to the left through an angle of 03° 32' 20", having a radius of 3280.00 feet, and whose long chord bears North 84 degrees 51 minutes 26 seconds East for a distance of 202.62 feet to a point; Thence, North 83 degrees 05 minutes 14 seconds East for a distance of 222.12 feet to a point; Thence, on a curve turning to the right through an angle of 12° 51' 00", having a radius of 1770.00 feet, and whose long chord bears North 89 degrees 30 minutes 43 seconds East for a distance of 396.11 feet to a point; Thence, South 84 degrees 03 minutes 49 seconds East for a distance of 263.11 feet to a point; Thence, on a curve turning to the right through an angle of 03° 08' 30", having a radius of 7470.00 feet, and whose long chord bears South 82 degrees 05 minutes 59 seconds East for a distance of 409.58 feet to a point; Thence, South 81 degrees 45 minutes 09 seconds East for a distance of 193.47 feet to a point located in the northwest corner of the James Slate Property as recorded in Vol. 201, pg. 79; Thence leaving said Hwy 76 right of way and with said Slate property for the next 3 calls as follows, South 06 degrees 28 minutes 06 seconds West for a distance of 48.93 feet to a point; Thence, South 84 degrees 36 minutes 24 seconds East for a distance of 144.98 feet to a point; Thence, North 06 degrees 28 minutes 06 seconds East for a distance of 50.00 feet to a point located in said Hwy 76; Thence, leaving said Slate property and with said Hwy 76 right of way on a curve turning to the left through an angle of 06° 15' 50", having a radius of 1430.00 feet, and whose long chord bears North 89 degrees 02

minutes 17 seconds East for a distance of 156.26 feet to a point; Thence, continuing with said Hwy 76 right of way North 85 degrees 54 minutes 22 seconds East for a distance of 22.97 feet to a point located in the northwest corner of the Timothy Migliaccio Property as recorded in Vol. 1754, pg. 1119; Thence, leaving said Hwy 76 right of way and with said Migliaccio property for next 3 calls as follows, South 09 degrees 02 minutes 11 seconds East for a distance of 202.65 feet to a point; Thence, South 88 degrees 07 minutes 55 seconds East for a distance of 142.62 feet to a point; Thence, North 06 degrees 42 minutes 06 seconds West for a distance of 223.73 feet to the point of beginning, said parcel containing 5,133,662 Square Feet or 117.85 Acres, more or less.

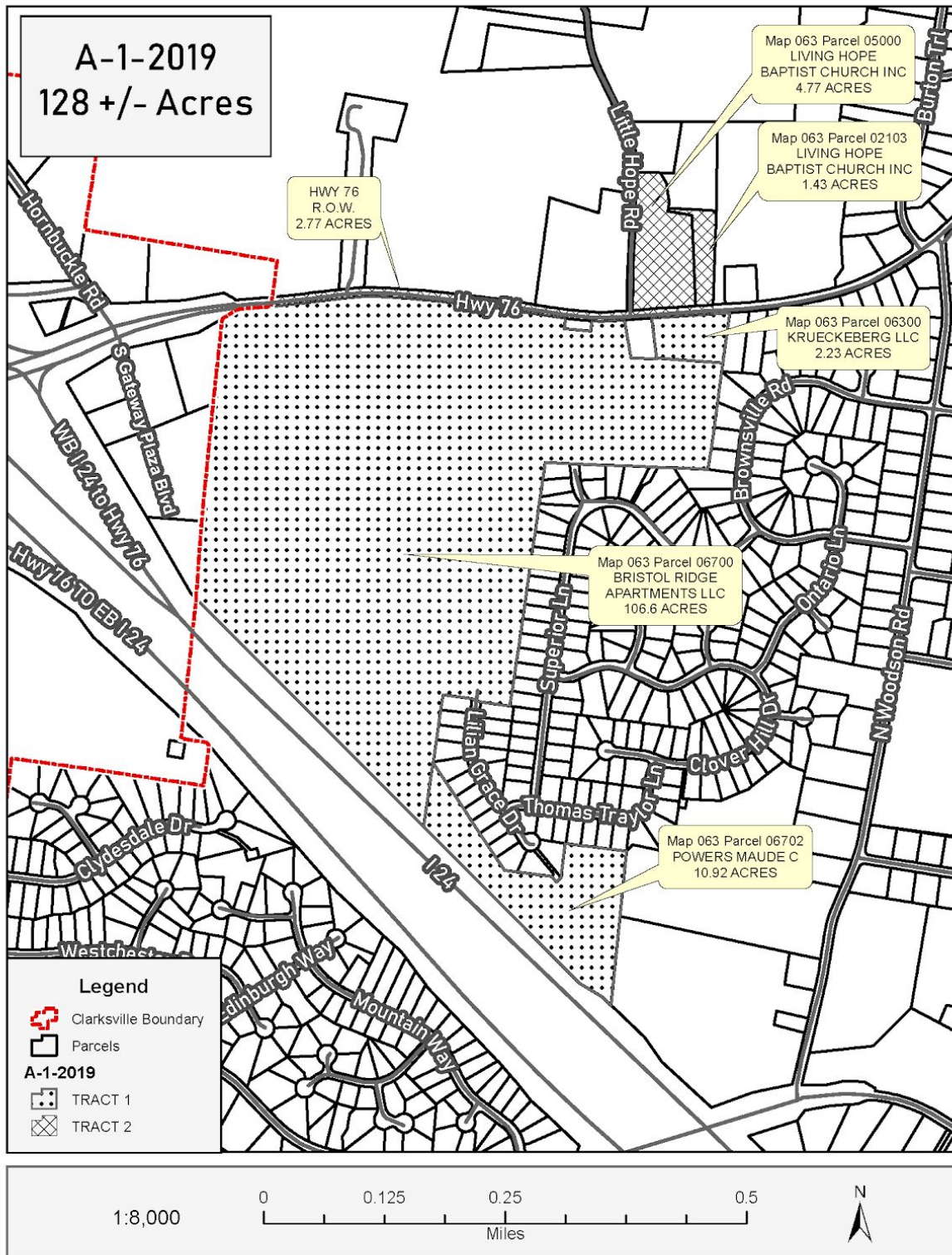
## **Tract 2**

Beginning a point located in the southwest corner of the Living Hope Baptist Church Property as recorded in Vol. 1772, pg. 1418, said point being the northern right of way of Hwy 76, said point being the eastern right of way of Little Hope Road, said point being North 30 degrees 01 minutes East for a distance of 36.00'  $\pm$  from the centerline intersection of Hwy 76 and Little Hope Road, said point also being the southwest corner of herein described parcel;

Thence, leaving said Hwy 76 right of way and with said Little Hope right of way and Living Hope property line for the next 3 calls as follows, North 00 degrees 22 minutes 57 seconds West for a distance of 175.97 feet to a point; Thence, North 02 degrees 34 minutes 55 seconds East for a distance of 237.39 feet to a point; Thence, North 01 degrees 06 minutes 17 seconds East for a distance of 335.00 feet to a point located in the southwest corner of the Roberta Slate Property as recorded in Vol. 1772, pg. 1416, said point also being the northwest corner of herein described parcel; Thence, leaving said Little Hope right of way and with said Slate property South 88 degrees 27 minutes 31 seconds East for a distance of 130.74 feet to a point located on the southwestern line of the James Slate Property as recorded in Vol. 1623, pg. 1901, said point also being the northeast corner of herein described parcel; Thence leaving said Roberta Slate property and with said James Slate property for next 4 calls as follows, South 31 degrees 34 minutes 07 seconds East for a distance of 64.72 feet to a point; Thence, South 08 degrees 36 minutes 48 seconds East for a distance of 106.35 feet to a point; Thence, South 05 degrees 47 minutes 56 seconds West for a distance of 32.30 feet to a point; Thence, South 86 degrees 48 minutes 01 seconds East for a distance of 261.37 feet to a point located in the western property line of the James Slate Property as recorded in Vol. 364, pg. 487, said point also being the northeast corner of herein described parcel; Thence, with said Slate property, South 02 degrees 00 minutes 04 seconds West for a distance of 564.22 feet to a point located in southern right of way of said Hwy 76, said point also being the southeast corner of herein described parcel; Thence, leaving said Slate property and with said Hwy 76 right of way for the next 22 calls as follows, South 86 degrees 11 minutes 46 seconds West for a distance of 333.86 feet to a point; Thence, South 83 degrees 17 minutes 55 seconds West for a distance of 149.28 feet to a point; Thence, South 85 degrees 54 minutes 22 seconds West for a distance of 22.97 feet to a point; Thence, on a curve turning to the right through an angle of 06° 15' 50", having a radius of 1430.00 feet, and whose long chord bears South 89 degrees 02 minutes 17 seconds West for a distance of 156.26 feet to a point; Thence, North 85 degrees 01 minutes 59 seconds West for a distance of 145.27 feet to a point; Thence, North 81 degrees 45 minutes 09 seconds West for a distance of 193.47 feet to a point; Thence, on a curve turning to the left through an angle of 03° 08' 30", having a radius of

7470.00 feet, and whose long chord bears North 82 degrees 05 minutes 59 seconds West for a distance of 409.58 feet to a point; Thence, North 84 degrees 03 minutes 49 seconds West for a distance of 263.11 feet to a point; Thence, on a curve turning to the left through an angle of 12° 51' 00", having a radius of 1770.00 feet, and whose long chord bears South 89 degrees 30 minutes 43 seconds West for a distance of 396.11 feet to a point; Thence, South 83 degrees 05 minutes 14 seconds West for a distance of 222.12 feet to a point; Thence, on a curve turning to the right through an angle of 02° 13' 00", having a radius of 3280.00 feet, and whose long chord bears South 84 degrees 11 minutes 45 seconds West for a distance of 126.92 feet to a point, said point also being the southwest corner of herein described parcel; Thence, North 04 degrees 41 minutes 44 seconds West for a distance of 60.00 feet to a point on the northern right of way of said Hwy 76; Thence, on a curve turning to the left through an angle of 02° 13' 00", having a radius of 3220.00 feet, and whose long chord bears North 84 degrees 11 minutes 45 seconds East for a distance of 124.60 feet to a point; Thence, North 83 degrees 05 minutes 14 seconds East for a distance of 222.12 feet to a point; Thence, on a curve turning to the right through an angle of 12° 51' 00", having a radius of 1830.00 feet, and whose long chord bears North 89 degrees 30 minutes 43 seconds East for a distance of 409.54 feet to a point; Thence, South 84 degrees 03 minutes 49 seconds East for a distance of 263.32 feet to a point; Thence, on a curve turning to the right through an angle of 03° 08' 20", having a radius of 7530.00 feet, and whose long chord bears South 82 degrees 06 minutes 10 seconds East for a distance of 412.44 feet to a point; Thence, South 81 degrees 45 minutes 09 seconds East for a distance of 191.12 feet to a point; Thence, South 85 degrees 01 minutes 40 seconds East for a distance of 141.80 feet to a point; Thence, on a curve turning to the left through an angle of 06° 12' 10", having a radius of 1370.00 feet, and whose long chord bears North 89 degrees 00 minutes 28 seconds East for a distance of 148.25 feet to a point; Thence, continuing with said Hwy 76 right of way North 85 degrees 54 minutes 22 seconds East for a distance of 21.60 feet to a point; Thence, North 83 degrees 17 minutes 55 seconds East for a distance of 52.91 feet to a point to the point of beginning, said parcel containing 411,213 Square Feet or 9.44 Acres, more or less.

## Exhibit B



## RESOLUTION 5-2019-20

### A RESOLUTION ADOPTING A PLAN OF SERVICE FOR ANNEXED TERRITORY OFF HIGHWAY 76 EAST OF INTERSTATE 24 EXIT 11

*WHEREAS*, T.C.A. Section 6-51-102 requires that a plan of services be adopted by the governing body of a city; and

*WHEREAS*, the City of Clarksville is considering annexation of an area described in attached legal description (See “Exhibit A”) as requested by property owners Bristol Ridge Apartments LLC (care of William Belew), Kruekeberg, LLC (care of Paul Kruekeberg), and Living Hope Baptist Church (care of Derek W. Smith).

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

**SECTION 1.** Pursuant to the provisions of Section 6-51-102, *Tennessee Code Annotated*, there is hereby adopted, for the area bounded as described in “Exhibit A” and shown on “Exhibit B”, the following plan of service.

#### POLICE

The reference annexation presents no issues for the Clarksville Police Department. They have established a growth plan pertaining to personnel over the next six years which takes into consideration projected growth within the City of Clarksville.

#### FIRE

Clarksville Fire Rescue currently provides service for homes and businesses within the city limits in this area. There is a fire station 2 miles away from the property (Station 2). Adequate water supply and street widths will need to be required for new development. There are no limitations for future services in this area based on this annexation. Responding stations would be Station 2, 3, and 12. Stations 3 and 12 have ladder trucks available.

#### CUMBERLAND ELECTRIC MEMBERS COOPERATIVE – CEMC

CEMC will work with CDE on transfer of customers and equipment within the annexed area.

#### CLARKSVILLE DEPARTMENT OF ELECTRICITY

Within the next fiscal year CDE Lightband expects to extend its existing overhead three-phase electric power line and fiber optic cable infrastructure approximately 0.6 miles along Highway 76 to serve the anticipated developments in this area. The estimated cost for this line extension will be approximately \$115,000.

## GAS, WATER, AND SEWER (CGW)

The 128 +/- acres that are being considered for annexation into the City limits of Clarksville, Tennessee currently lie within the service area of Clarksville Gas and Water (CGW). CGW owns, operated, and maintains water, sanitary sewer, and natural gas mains currently present along Hwy 76 and in the Clover Hills and Clover Glen neighborhoods to the east. Any public main extensions of these utilities into the proposed annexation area would be the responsibility of the developer of the property, including any and all costs. Upon completion of public utility main extension work by the developer, CGW would assume ownership of the new mains.

The proposed annexation area is relatively small in size and is situated well within the existing service area. Therefore we do not anticipate any additional improvements, equipment, materials, or personnel which the CGW department will need to service this area. Any incidental costs incurred by CGW to operate and maintain these new facilities, such as utility location, valve maintenance, meter reading, or main repair, would generally be offset by revenue generated from water, sewer, and natural gas usage by the new customer base. These operation and maintenance activities can be handled by existing CGW labor force.

## SOLID WASTE

Current policies of the Bi-County Solid Waste Management System for areas within the city limits of Clarksville will extend into the newly annexed area upon the effective date of annexation.

## STREETS

The City of Clarksville Street Department will begin enforcing its regulations on the effective date of annexation. No additional personnel or equipment are anticipated to be required.

Any future improvements of this property will be the responsibility of the Developer and/or property owner(s). Emergency maintenance of streets (repair of hazardous potholes and measures necessary for traffic flow) will begin once streets are dedicated to the public. Routine maintenance, on a daily basis, will begin once the streets are dedicated to the public. Construction of streets, installation of storm drain facilities, construction of curb and gutters, and other such major improvements will be accomplished under City policies.

Streetlights will be installed under current city standards and based upon the availability of electrical power along the established right-of-way.

## PLANNING AND ZONING

The 128 +/- acres has not requested a zone change as part of the annexation. The parcels will be able to apply for projects under city zoning after the City Council has adopted the annexation resolution. Any future zone changes will need to be requested with the RPC and go through the normal channels.

## ADDRESSING / E-911

E-911 Center does not have any objection to this annexation.

Addressing will be accomplished through the normal process during site plan or subdivision. The potential for more R-4 development can cause issues with routing emergency personnel to caller addresses. A solution with other departments to ensure response zone adjustments are correct will be accomplished.

## CLARKSVILLE TRANSIT SERVICES

The Clarksville Transit System (CTS) receives funding from the Federal Transit Administration to operate within the urbanized area. The area off of Hwy 76 beyond the Interstate 24 Exit 11 is within the urbanized area, however, this area lacks the demand required for transit to be provided at this time.

## CITY FINANCE DEPARTMENT

There would be no impact to Finance and Revenue Department needs with this annexation.

## BUILDING AND CODES

On the effective date of annexation the Building and Codes Department will provide the following services:

- (1) Construction and Sign Permits, Administration, and Inspections – minimal impact expected; City Building and Codes staff will issue building permits associated with Residential and Commercial construction. Inspection services will be provided to the respective trades of the construction industry to include; building, plumbing, water and sewer, mechanical, and electrical. These services will be adsorbed by the existing staff.
- (2) Code Enforcement, Property Maintenance and Abatement – minimal impact expected; Code Enforcement Division will patrol and enforce property maintenance violations as necessary. Department will continue to enforce applicable codes and ordinances dealing with environmental issues. These services will be adsorbed by the existing staff.
- (3) Planning and Zoning – No impact; the Building & Codes office will continue to regulate the Zoning Ordinance and shall be interpreted and administered by the building official of the City.

## ELECTION COMMISSION

As this area goes through the process with City Council it should be included, in whole, in the City Ward 10 boundary.

## PARKS AND RECREATION

Currently the City of Clarksville Parks and Recreation Department does not adequately serve this area of the city to comply with out desired standards. We do not have park property in City Council Ward 10 in which this proposed annexation is included. This ward is currently only served by 14.1 acres with the closest developed park property being the County's Rotary Park on the 41-A Bypass.

In 2018, three hundred acres were purchased by the city at I-24, Exit 8, and it is the City's plan for this property to be developed into a Regional Athletic Complex. This acreage is on the boarder of Ward 12 and Ward 10. A park at this location would significantly raise and surpass the National Standards for park property per 1,000 citizens in Ward 10. The equipment and manpower to maintain this park property cannot be determined at this point in the planning process.

It is the opinion of the Parks and Recreation that the annexation of the 128 +/- acres and addition of approximately 457 Youth and 1,807 Adults will not significantly change the current need for park land in this area of town.

## ASSESSOR

An effective date for taxation is set as January 1 the next calendar year to begin the tax roll in line with TCA requirements. This avoids pro-rations of taxes which is time consuming for the assessor's office and is confusing to the land owners.

**SECTION 2.** This resolution shall be effective 30 days from and after its adoption (August 1, 2019).

*PUBLIC HEARING:*

*ADOPTED:*



## **EXHIBIT A**

### **Tract 1**

Beginning at a point located in the northwest corner of the Krueckeberg, LLC Property as recorded in Vol. 1754, pg. 1119, said point being the southern right of way of Hwy 76, said point being South 80 degrees 13 minutes West for a distance of 108 ± from the centerline intersection of Hwy 76 and Little Hope Road; Thence, along with said Hwy 76 right of way, North 86 degrees 11 minutes 46 seconds East for a distance of 415.64 feet to a point located in the northwest corner of the Linda Carter Property as recorded in Vol. 425, pg. 1606, said point also being the northeast corner of herein described parcel; Thence, leaving said Hwy 76 right of way and with said Carter property South 06 degrees 38 minutes 23 seconds West for a distance of 263.23 feet to a point; Thence, continuing with said Carter property South 06 degrees 54 minutes 29 seconds West for a distance of 64.65 feet to a point located in the northwest corner of lot 36 of the Brownsville Section 3A S/D as recorded in Plat Book 13, pg. 182. Thence, leaving said Carter property and along with lots 36 through 40 of the said Brownsville 3A S/D for the next 3 calls as follows, South 07 degrees 14 minutes 19 seconds West for a distance of 165.17 feet to a point; Thence, South 07 degrees 01 minutes 53 seconds West for a distance of 139.17 feet to a point; Thence, South 07 degrees 24 minutes 03 seconds West for a distance of 226.61 feet to a point located in the northern line of lot 25 of the Clover Hills Section 4-A S/D as recorded in Plat Book E, pg. 265. Thence, with said lot 25 northern line North 87 degrees 20 minutes 54 seconds West for a distance of 187.74 feet to a point located in the northeast corner of lot 228 of the Clover Hills Section 3B S/D as recorded in Plat Book E, pg. 1132; Thence, leaving said Clover Hills 4-A S/D and along said lots 228 through 243 of said Clover Hill 3B for next 3 calls as follows, North 87 degrees 19 minutes 28 seconds West for a distance of 704.10 feet to a point; Thence, South 08 degrees 17 minutes 06 seconds West for a distance of 864.30 feet to a point; Thence, South 81 degrees 33 minutes 40 seconds East for a distance of 1.28 feet to a point located in the northwest corner of lot 244 of the Clover Hills Section 3A S/D as recorded in Plat Book E, pg. 1098; Thence, leaving said Clover Hills 3B S/D and along said lots 244 through 249 of said Clover Hill 3A South 08 degrees 26 minutes 20 seconds West for a distance of 482.78 feet to a point located in the northeast corner of lot 52 of the Clover Glen S/D as recorded in Plat Book G, pg. 351; Thence, leaving said Clover Hills 3A S/D and along said lots 32 through 52 of said Clover Glen S/D for the next 10 calls as follows, North 81 degrees 37 minutes 22 seconds West for a distance of 160.00 feet to a point; Thence, North 70 degrees 50 minutes 08 seconds West for a distance of 51.11 feet to a point; Thence, North 81 degrees 33 minutes 47 seconds West for a distance of 160.56 feet to a point; Thence, South 08 degrees 19 minutes 09 seconds West for a distance of 376.47 feet to a point; Thence, South 33 degrees 38 minutes 44 seconds East for a distance of 705.61 feet to a point; Thence, South 82 degrees 58 minutes 15 seconds East for a distance of 259.07 feet to a point; Thence, South 43 degrees 18 minutes 37 seconds East for a distance of 40.34 feet to a point; Thence, North 46 degrees 41 minutes 23 seconds East for a distance of 33.28 feet to a point; Thence, North 06 degrees 26 minutes 47 seconds East for a distance of 187.07 feet to a point; Thence, South 82 degrees 46 minutes 20 seconds East for a distance of 337.37 feet to a point located in the northwest corner of the John Kraeske Property as recorded in Vol. 647, pg. 2136; Thence leaving said Clover Glen S/D and with said Kraeske property for next 3 calls as follows, South 06 degrees 52 minutes 37 seconds West for a distance

of 110.66 feet to a point; Thence, South 06 degrees 53 minutes 33 seconds West for a distance of 200.16 feet to a point; Thence, South 06 degrees 44 minutes 18 seconds West for a distance of 63.54 feet to a point located in the northwest corner of the Ernest Woodson Property as recorded in Vol. 305, pg. 453; Thence, leaving said Kraeske property and with said Woodson property South 05 degrees 07 minutes 17 seconds West for a distance of 435.90 feet to a point located in the northern right of way of Hwy

I-24, said point also being the southeast corner of herein described parcel; Thence leaving said Woodson property and with said I-24 right of way for next 9 calls North 53 degrees 48 minutes 21 seconds West for a distance of 117.29 feet to a point; Thence, North 46 degrees 15 minutes 45 seconds West for a distance of 1100.05 feet to a point; Thence, North 43 degrees 25 minutes 37 seconds West for a distance of 188.45 feet to a point; Thence, North 46 degrees 19 minutes 43 seconds West for a distance of 111.59 feet to a point; Thence, North 48 degrees 05 minutes 19 seconds West for a distance of 350.08 feet to a point; Thence, North 43 degrees 11 minutes 14 seconds West for a distance of 171.52 feet to a point; Thence, North 43 degrees 11 minutes 14 seconds West for a distance of 480.12 feet to a point; Thence, North 46 degrees 18 minutes 09 seconds West for a distance of 649.25 feet to a point; Thence, North 29 degrees 25 minutes 19 seconds West for a distance of 20.95 feet to a point to a point located in the southeast corner of the City of Clarksville Property as recorded in Vol. 1850, pg. 769, said point also being the southwest corner of herein described parcel; Thence, leaving said Hwy I-24 right of way and with said City of Clarksville property, North 06 degrees 42 minutes 08 seconds East for a distance of 399.13 feet to a point; Thence, continuing with said City of Clarksville property North 05 degrees 59 minutes 46 seconds East for a distance of 632.07 feet to a point located in the southeast corner of the David Stiltner Property as recorded in Vol. 1232, pg. 210; Thence, leaving said City of Clarksville property and with said Stiltner property North 06 degrees 00 minutes 06 seconds East for a distance of 467.37 feet to a point located in said Hwy 76 right of way, said point also being the northwest corner of herein described parcel; Thence, leaving said Stiltner property and with said Hwy 76 right of way for next 8 call as follows, North 59 degrees 54 minutes 36 seconds East for a distance of 102.06 feet to a point; Thence, North 86 degrees 36 minutes 18 seconds East for a distance of 110.56 feet to a point; Thence, on a curve turning to the left through an angle of 03° 32' 20", having a radius of 3280.00 feet, and whose long chord bears North 84 degrees 51 minutes 26 seconds East for a distance of 202.62 feet to a point; Thence, North 83 degrees 05 minutes 14 seconds East for a distance of 222.12 feet to a point; Thence, on a curve turning to the right through an angle of 12° 51' 00", having a radius of 1770.00 feet, and whose long chord bears North 89 degrees 30 minutes 43 seconds East for a distance of 396.11 feet to a point; Thence, South 84 degrees 03 minutes 49 seconds East for a distance of 263.11 feet to a point; Thence, on a curve turning to the right through an angle of 03° 08' 30", having a radius of 7470.00 feet, and whose long chord bears South 82 degrees 05 minutes 59 seconds East for a distance of 409.58 feet to a point; Thence, South 81 degrees 45 minutes 09 seconds East for a distance of 193.47 feet to a point located in the northwest corner of the James Slate Property as recorded in Vol. 201, pg. 79; Thence leaving said Hwy 76 right of way and with said Slate property for the next 3 calls as follows, South 06 degrees 28 minutes 06 seconds West for a distance of 48.93 feet to a point; Thence, South 84 degrees 36 minutes 24 seconds East for a distance of 144.98 feet to a point; Thence, North 06 degrees 28 minutes 06 seconds East for a distance of 50.00 feet to a point located in said Hwy 76; Thence, leaving said Slate property and with said Hwy 76 right of way on a curve turning to the left through an angle

of 06° 15' 50", having a radius of 1430.00 feet, and whose long chord bears North 89 degrees 02 minutes 17 seconds East for a distance of 156.26 feet to a point; Thence, continuing with said Hwy 76 right of way North 85 degrees 54 minutes 22 seconds East for a distance of 22.97 feet to a point located in the northwest corner of the Timothy Migliaccio Property as recorded in Vol. 1754, pg. 1119; Thence, leaving said Hwy 76 right of way and with said Migliaccio property for next 3 calls as follows, South 09 degrees 02 minutes 11 seconds East for a distance of 202.65 feet to a point; Thence, South 88 degrees 07 minutes 55 seconds East for a distance of 142.62 feet to a point; Thence, North 06 degrees 42 minutes 06 seconds West for a distance of 223.73 feet to the point of beginning, said parcel containing 5,133,662 Square Feet or 117.85 Acres, more or less.

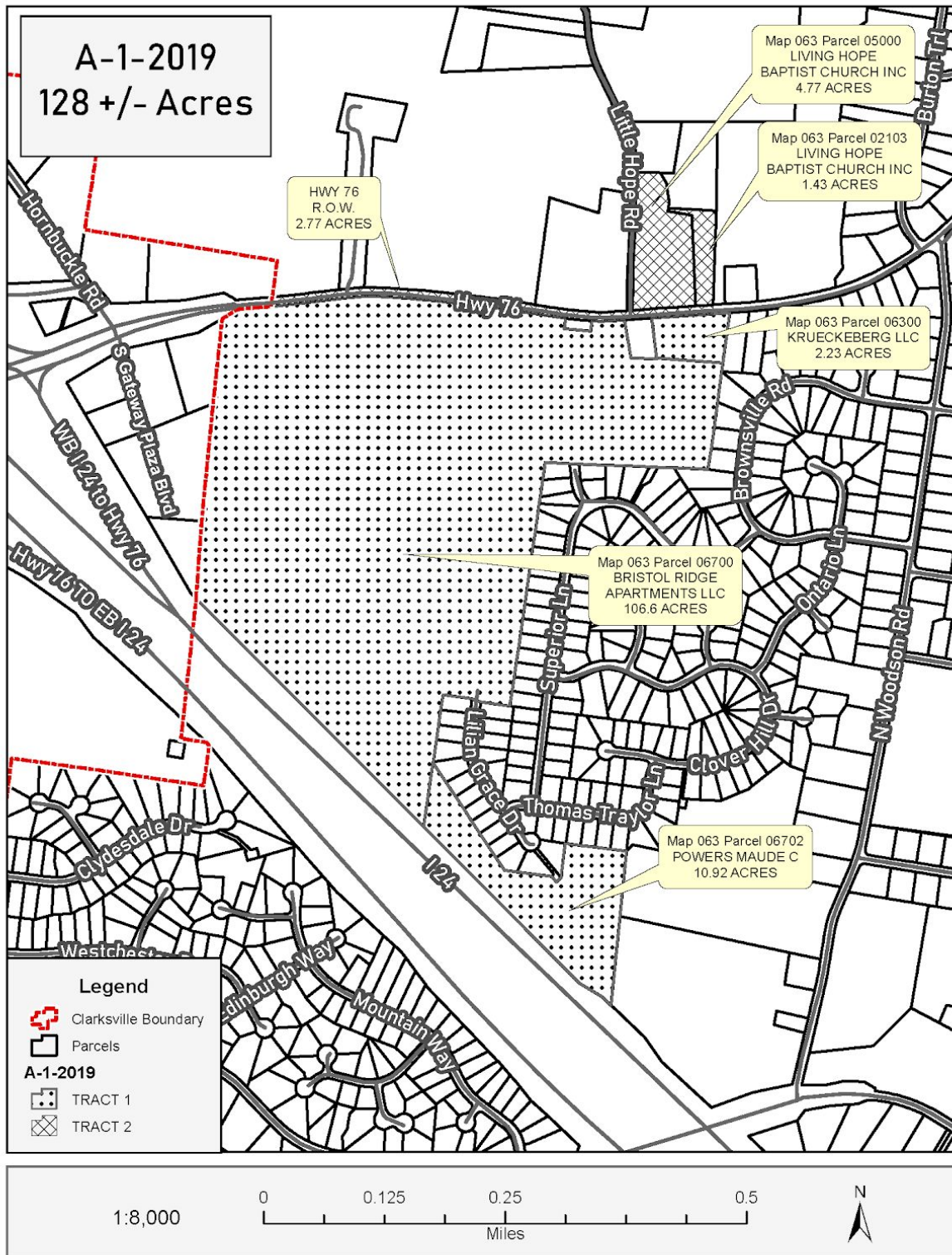
## **Tract 2**

Beginning a point located in the southwest corner of the Living Hope Baptist Church Property as recorded in Vol. 1772, pg. 1418, said point being the northern right of way of Hwy 76, said point being the eastern right of way of Little Hope Road, said point being North 30 degrees 01 minutes East for a distance of 36.00' ± from the centerline intersection of Hwy 76 and Little Hope Road, said point also being the southwest corner of herein described parcel;

Thence, leaving said Hwy 76 right of way and with said Little Hope right of way and Living Hope property line for the next 3 calls as follows, North 00 degrees 22 minutes 57 seconds West for a distance of 175.97 feet to a point; Thence, North 02 degrees 34 minutes 55 seconds East for a distance of 237.39 feet to a point; Thence, North 01 degrees 06 minutes 17 seconds East for a distance of 335.00 feet to a point located in the southwest corner of the Roberta Slate Property as recorded in Vol. 1772, pg. 1416, said point also being the northwest corner of herein described parcel; Thence, leaving said Little Hope right of way and with said Slate property South 88 degrees 27 minutes 31 seconds East for a distance of 130.74 feet to a point located on the southwestern line of the James Slate Property as recorded in Vol. 1623, pg. 1901, said point also being the northeast corner of herein described parcel; Thence leaving said Roberta Slate property and with said James Slate property for next 4 calls as follows, South 31 degrees 34 minutes 07 seconds East for a distance of 64.72 feet to a point; Thence, South 08 degrees 36 minutes 48 seconds East for a distance of 106.35 feet to a point; Thence, South 05 degrees 47 minutes 56 seconds West for a distance of 32.30 feet to a point; Thence, South 86 degrees 48 minutes 01 seconds East for a distance of 261.37 feet to a point located in the western property line of the James Slate Property as recorded in Vol. 364, pg. 487, said point also being the northeast corner of herein described parcel; Thence, with said Slate property, South 02 degrees 00 minutes 04 seconds West for a distance of 564.22 feet to a point located in southern right of way of said Hwy 76, said point also being the southeast corner of herein described parcel; Thence, leaving said Slate property and with said Hwy 76 right of way for the next 22 calls as follows, South 86 degrees 11 minutes 46 seconds West for a distance of 333.86 feet to a point; Thence, South 83 degrees 17 minutes 55 seconds West for a distance of 149.28 feet to a point; Thence, South 85 degrees 54 minutes 22 seconds West for a distance of 22.97 feet to a point; Thence, on a curve turning to the right through an angle of 06° 15' 50", having a radius of 1430.00 feet, and whose long chord bears South 89 degrees 02 minutes 17 seconds West for a distance of 156.26 feet to a point; Thence, North 85 degrees 01 minutes 59 seconds West for a distance of 145.27 feet to a point; Thence, North 81 degrees 45 minutes 09 seconds West for a distance of 193.47 feet to a

point; Thence, on a curve turning to the left through an angle of  $03^{\circ} 08' 30''$ , having a radius of 7470.00 feet, and whose long chord bears North 82 degrees 05 minutes 59 seconds West for a distance of 409.58 feet to a point; Thence, North 84 degrees 03 minutes 49 seconds West for a distance of 263.11 feet to a point; Thence, on a curve turning to the left through an angle of  $12^{\circ} 51' 00''$ , having a radius of 1770.00 feet, and whose long chord bears South 89 degrees 30 minutes 43 seconds West for a distance of 396.11 feet to a point; Thence, South 83 degrees 05 minutes 14 seconds West for a distance of 222.12 feet to a point; Thence, on a curve turning to the right through an angle of  $02^{\circ} 13' 00''$ , having a radius of 3280.00 feet, and whose long chord bears South 84 degrees 11 minutes 45 seconds West for a distance of 126.92 feet to a point, said point also being the southwest corner of herein described parcel; Thence, North 04 degrees 41 minutes 44 seconds West for a distance of 60.00 feet to a point on the northern right of way of said Hwy 76; Thence, on a curve turning to the left through an angle of  $02^{\circ} 13' 00''$ , having a radius of 3220.00 feet, and whose long chord bears North 84 degrees 11 minutes 45 seconds East for a distance of 124.60 feet to a point; Thence, North 83 degrees 05 minutes 14 seconds East for a distance of 222.12 feet to a point; Thence, on a curve turning to the right through an angle of  $12^{\circ} 51' 00''$ , having a radius of 1830.00 feet, and whose long chord bears North 89 degrees 30 minutes 43 seconds East for a distance of 409.54 feet to a point; Thence, South 84 degrees 03 minutes 49 seconds East for a distance of 263.32 feet to a point; Thence, on a curve turning to the right through an angle of  $03^{\circ} 08' 20''$ , having a radius of 7530.00 feet, and whose long chord bears South 82 degrees 06 minutes 10 seconds East for a distance of 412.44 feet to a point; Thence, South 81 degrees 45 minutes 09 seconds East for a distance of 191.12 feet to a point; Thence, South 85 degrees 01 minutes 40 seconds East for a distance of 141.80 feet to a point; Thence, on a curve turning to the left through an angle of  $06^{\circ} 12' 10''$ , having a radius of 1370.00 feet, and whose long chord bears North 89 degrees 00 minutes 28 seconds East for a distance of 148.25 feet to a point; Thence, continuing with said Hwy 76 right of way North 85 degrees 54 minutes 22 seconds East for a distance of 21.60 feet to a point; Thence, North 83 degrees 17 minutes 55 seconds East for a distance of 52.91 feet to a point to the point of beginning, said parcel containing 411,213 Square Feet or 9.44 Acres, more or less.

## Exhibit B



RESOLUTION 6-2019-20

A RESOLUTION ANNEXING TERRITORY SOUTH AND EAST OF GRATTON ROAD

*WHEREAS,* the City of Clarksville is considering annexation of an area described in the attached legal description (See “Exhibit A”) as requested by property owners River Chase Marine Terminal, LCC (Care of Richard Tucker) and F&C Realty (Care of Lena Warren, Charlene Edwards, and Charles Madison Warren); and

*WHEREAS,* the annexation of this territory is deemed beneficial to the welfare of the residents and property owners thereof and to the City of Clarksville as a whole.

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

That pursuant to authority conferred by *6-51-102, Tennessee Code Annotated*, there is hereby annexed to the City of Clarksville, Tennessee, and incorporated within the same corporate boundaries thereof, the territory described by “Exhibit A” attached, adjoining the present corporate boundaries.

*BE IT FURTHER ORDAINED* that this resolution shall be effective from and after its final passage and publication in accordance with *Article III, Section 6* of the Official Charter of the City of Clarksville, Tennessee.

*PUBLIC HEARING:*

*ADOPTED:*

**EXHIBIT A**  
**Tract**

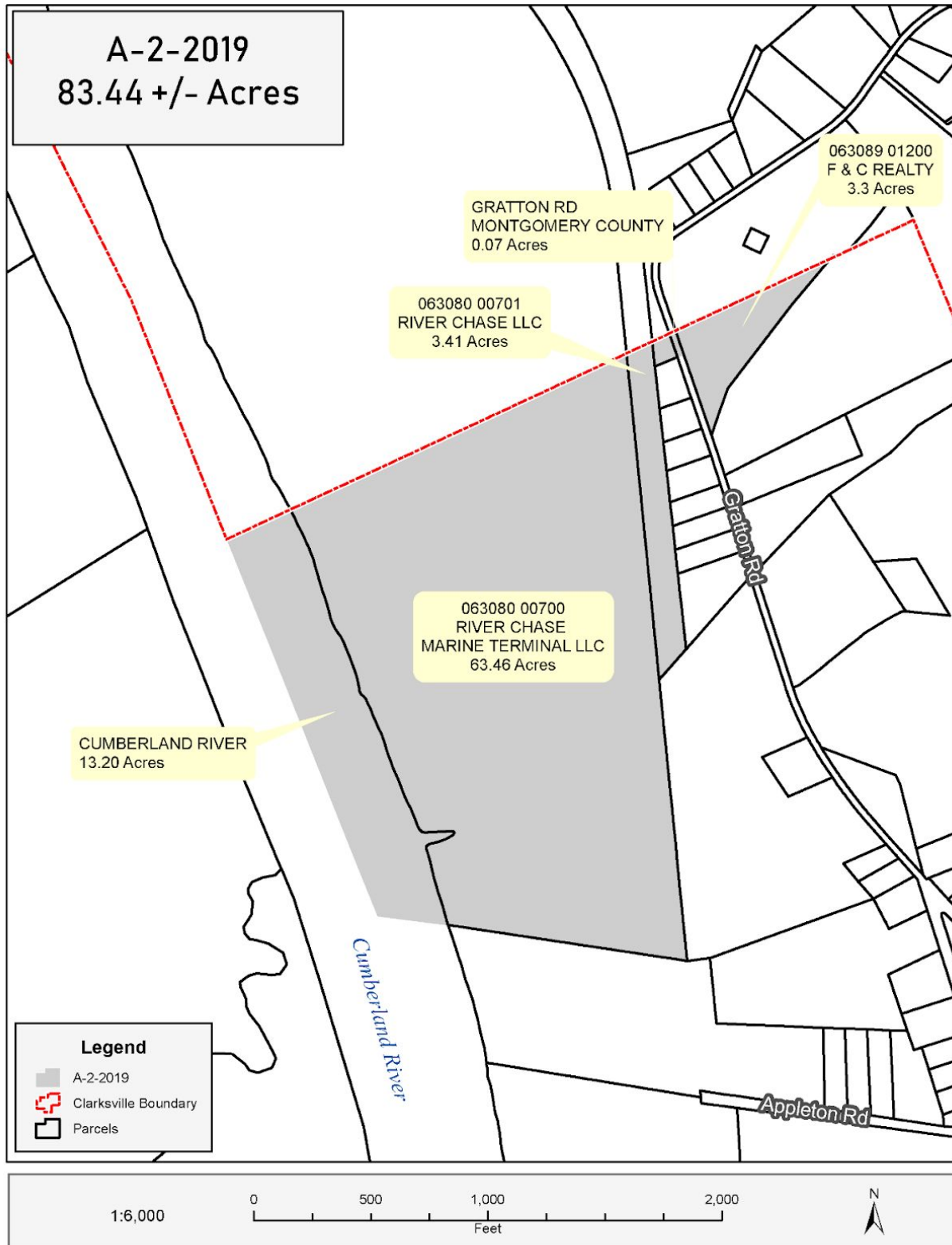
Being a parcel of land in the 11<sup>th</sup> Civil District of Clarksville, Montgomery County, Tennessee, said parcel being a portion of the River Chase Marine Terminal, LLC as recorded in Volume (Vol.) 1261, pg. 772 Register's Office Montgomery County, Tennessee Tax Map 080 Parcel 00700, a portion of the River Chase Marine Terminal, LLC Property as recorded in Vol. 1122, pg. 1085 Tax Map 080 Parcel 00701, a portion of the F&C Realty Property as recorded in Vol. 1026, pg. 715 Tax Map 089 Parcel 01200 said parcel being generally described as northeast of the Cumberland River, south of Ashland City Road, north of Appleton Road and bisecting Gratton Road Clarksville, Tennessee, 37043, said parcel being more particularly described as follows:

Beginning at a point on Gratton Road at the northeastern corner of the John E Powell Property as recorded in Vol.1638, pg. 2279 and the southeastern corner of the River Chase Marine Terminal, LLC Property as recorded in Vol. 1122, pg. 1085; Thence, along the northern property line of said John E Powell Property in a southwesterly direction for a distance of 109.79 feet to the northwestern corner of the John E Powell Property; Thence, along the eastern boundary of the River Chase Marine Terminal, LLC property as recorded in Vol 1122 pg. 1085 in a southeastern direction for a distance of 1121.24 feet; Thence, continuing along the eastern boundary of the River Chase Marine Terminal, LLC property as recorded in Vol 1122 pg. 1085 in a southeastern direction for a distance of 126.7 feet to a point being the southeastern corner of the said River Chase Marine Terminal, LLC property and the southwestern corner of the Ronald Bailey et ux property as recorded in Vol. 324, pg. 628; Thence, along the southern boundary of the River Chase Marine Terminal, LLC property in a southwestern direction for a distance of 140.63 feet to the southwest corner of the said River Chase Marine Terminal, LLC Property and the northwestern corner of the Bobbi Jo Craver Rev Trust Property as recorded in Vol 1587, pg. 248; Thence, along the western border of the said Bobbi Jo Craver Rev Trust Property in a southeastern direction for a distance of 1175 feet to a point being the southeast corner of the River Chase Marine Terminal, LLC property as recorded in Vol. 1216, pg. 772 and northwest corner of the Daniel Suiter, et ux Property as recorded in Vol. 1321, pg. 1771; Thence, along the northern boundary of the Daniel Suiter, et ux Property as recorded in Vol 1321, pg. 1771 in a northwestern direction for a distance of 1015.91 feet to the northwestern corner of the said Daniel Suiter, Et ex Property and the southwest corner of the River Chase Marine Terminal, LLC property as recorded in Vol. 1216, pg. 772; Thence, proceeding to the centerline of the Cumberland River in a northwestern direction for a distance of 316 feet; Thence, northwest along the Cumberland River centerline in a northwestern direction for a distance of 1731.74 feet to the Clarksville City Limits boundary; Thence, along the Clarksville City Limits boundary in a northeastern direction for a distance of 2842.24 feet to a point where the Clarksville City Limits Boundary intersects the F&C Realty Property as recorded in Vol. 1026, pg. 715; Thence, along the southeastern boundary of the F&C Realty Property as recorded in Vol. 1026, pg. 715 in a southwestern direction a distance of 256.09 feet; Thence, continuing along the southeastern boundary of the F&C Realty Property as recorded in Vol. 1026, pg. 715 in a southwestern

direction for a distance of 450 feet; Thence, continuing along the southeastern boundary of the F&C Realty Property as recorded in Vol. 1026, pg. 715 in a southwestern direction for a distance of 211.09 feet to the southwest corner of said F&C Realty Property; Thence, along Gratton Road eastern Right of Way and western boundary of the F&C Realty Property as recorded in Vol. 1026, pg. 715 in a northwestern direction for a distance of 360.9 feet; Thence, across Gratton Road to the southwest for a distance of 29.49 feet to the point of beginning, said parcel containing 83.44 Acres, more or less.



## Exhibit B



## RESOLUTION 7-2019-20

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR ANNEXED TERRITORY SOUTH AND EAST OF GRATTON ROAD.

*WHEREAS, T.C.A. Section 6-51-102 requires that a plan of services be adopted by the governing body of a city; and*

*WHEREAS, the City of Clarksville is considering annexation of an area described in attached legal description (See “Exhibit A”) as requested by property owners River Chase Marine Terminal, LCC (Care of Richard Tucker) and F&C Realty (Care of Lena Warren, Charlene Edwards, and Charles Madison Warren).*

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

**SECTION 1.** Pursuant to the provisions of Section 6-51-102, *Tennessee Code Annotated*, there is hereby adopted, for the area bounded as described in “Exhibit A” and shown on “Exhibit B”, the following plan of service.

### POLICE

The reference annexation presents no issues for the Clarksville Police Department. They have established a growth plan pertaining to personnel over the next six years which takes into consideration projected growth within the City of Clarksville.

### FIRE

Clarksville Fire Rescue currently provides service to the homes in that area which are in the City Limits. We can absorb the additional 31 new lots, provided there is adequate water supply and street width.

### CLARKSVILLE DEPARTMENT OF ELECTRICITY

Within the next fiscal year CDE Lightband expects to extend its existing overhead three-phase electric power line and fiber optic cable infrastructure along Gratton Road to serve the anticipated developments in this area. The estimated cost for this line extension will be approximately \$80,000.

### CUMBERLAND ELECTRIC MEMBERS COOPERATIVE – CEMC

CEMC does not currently serve any members within the proposed annexation area.



### GAS, WATER, AND SEWER (CGW)

The 88.37 +/- acres off Gratton Road that are being considered for annexation into the City limits of Clarksville, Tennessee currently lie within the service area of Clarksville Gas and Water (CGW). CGW owns, operated, and maintains water, sanitary sewer, and natural gas mains currently present along Gratton Road and the Beacon Hills neighborhood to the north and Gratton Estates neighborhood to the east. Any public main extensions of these utilities into the proposed annexation area would be the responsibility of the developer of the property, including any and all costs. Upon completion of public utility main extension work by the developer, CGW would assume ownership of the new mains.

The proposed annexation area is relatively small in size and is situated well within the existing service area. Therefore we do not anticipate any additional improvements, equipment, materials, or personnel which the CGW department will need to service this area. Any incidental costs incurred by CGW to operate and maintain these new facilities, such as utility location, valve maintenance, meter reading, or main repair, would generally be offset by revenue generated from water, sewer, and natural gas usage by the new customer base. These operation and maintenance activities can be handled by existing CGW labor force.

### SOLID WASTE

Current policies of the Bi-County Solid Waste Management System for areas within the city limits of Clarksville will extend into the newly annexed area upon the effective date of annexation.

### STREETS

The City of Clarksville Street Department will begin enforcing its regulations on the effective date of annexation. No additional personnel or equipment are anticipated to be required.

Any future improvements of this property will be the responsibility of the Developer and/or property owner(s). Emergency maintenance of streets (repair of hazardous potholes and measures necessary for traffic flow) will begin once streets are dedicated to the public. Routine maintenance, on a daily basis, will begin once the streets are dedicated to the public. Construction of streets, installation of storm drain facilities, construction of curb and gutters, and other such major improvements will be accomplished under City policies.

Streetlights will be installed under current city standards and based upon the availability of electrical power along the established right-of-way.

## PLANNING AND ZONING

The 83.44 +/- acres has not requested a zone change as part of the annexation. The parcels will be able to develop under city zoning after the City Council has adopted the annexation resolution. Any future zone changes will need to be requested with the RPC and go through the normal channels.

## ADDRESSING / E-911

E-911 Center does not have any objection to this annexation.

Addressing will be accomplished through the normal process during site plan or subdivision review.

## CLARKSVILLE TRANSIT SERVICES

The Clarksville Transit System (CTS) receives funding from the Federal Transit Administration to operate within the urbanized area. The area off Gratton Road is outside of the urbanized area. Until it becomes part of the urbanized area, CTS cannot provide service.

## CITY FINANCE DEPARTMENT

There would be no impact to Finance and Revenue Department needs with this annexation.

## BUILDING AND CODES

On the effective date of annexation the Building and Codes Department will provide the following services:

- (1) Construction and Sign Permits, Administration, and Inspections – minimal impact expected; City Building and Codes staff will issue building permits associated with Residential and Commercial construction. Inspection services will be provided to the respective trades of the construction industry to include; building, plumbing, water and sewer, mechanical, and electrical. These services will be adsorbed by the existing staff.
- (2) Code Enforcement, Property Maintenance and Abatement – minimal impact expected; Code Enforcement Division will patrol and enforce property maintenance violations as necessary. Department will continue to enforce applicable codes and ordinances dealing with environmental issues. These services will be adsorbed by the existing staff.
- (3) Planning and Zoning – No impact; the Building & Codes office will continue to regulate the Zoning Ordinance and shall be interpreted and administered by the building official of the City.



## PARKS AND RECREATION

The City of Clarksville Parks and Recreation Department has two parks in this area, city council Ward 7. One is a neighborhood park, Coy Lacy, and a regional park, Liberty Park and Clarksville Marina. It is the opinion of Parks and Recreation that the annexation of the 88.37 +/- acres and addition of approximately 28 youth and 56 adults will not significantly change the need for park land in this area of town.

## ELECTION COMMISSION

As this area goes through the process with City Council it should be included, in whole, in the City Ward 7 boundary.

## ASSESSOR

An effective date for taxation is set as January 1 the next calendar year to begin the tax roll in line with TCA requirements. This avoids pro-rations of taxes which is time consuming for the assessor's office and is confusing to the land owners.

**SECTION 2.** This resolution shall be effective 30 days from and after its adoption (August 1, 2019).

*PUBLIC HEARING:*

*ADOPTED:*

## **EXHIBIT A**

### **Tract**

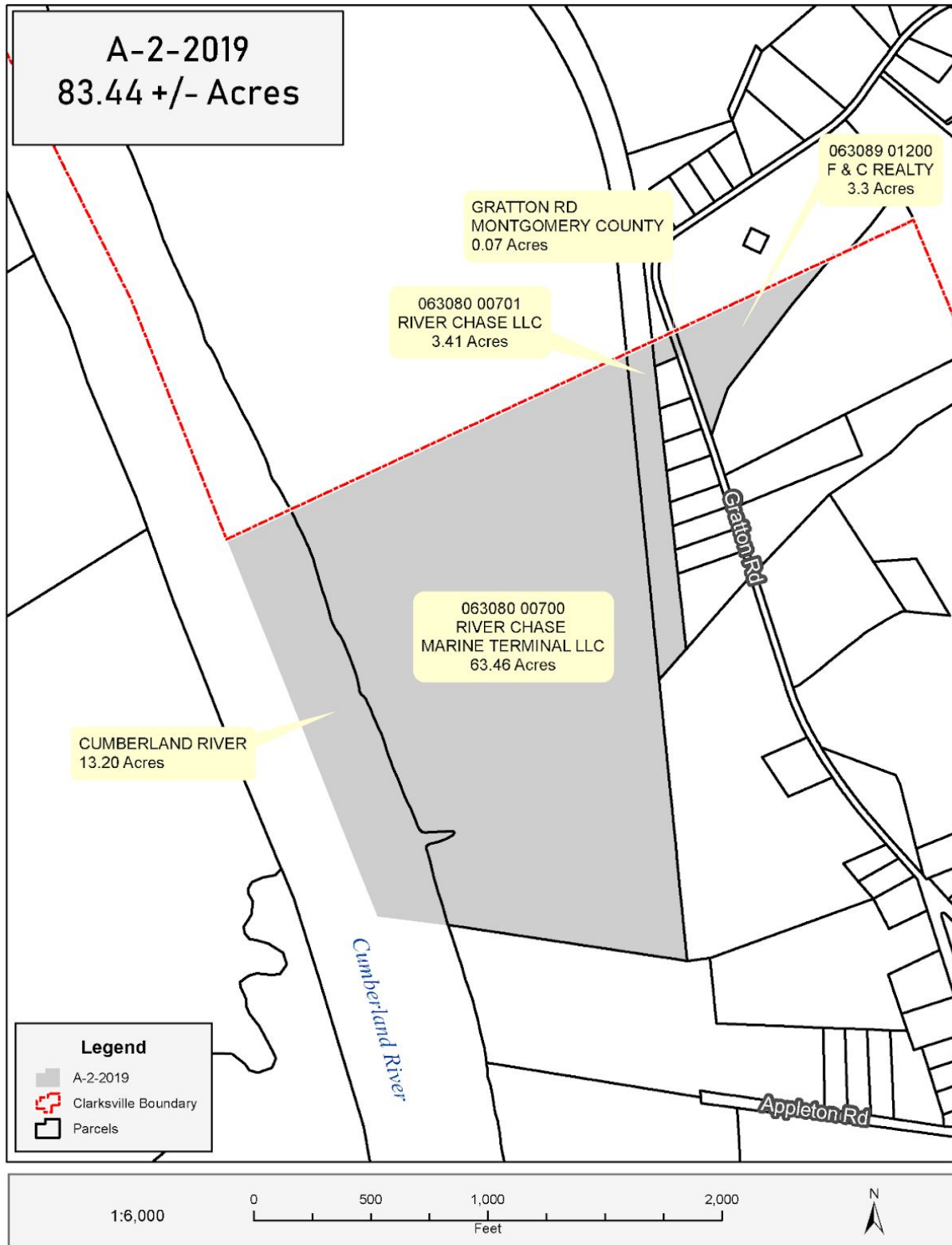
Being a parcel of land in the 11th Civil District of Clarksville, Montgomery County, Tennessee, said parcel being a portion of the River Chase Marine Terminal, LLC as recorded in Volume (Vol.) 1261, pg. 772 Register's Office Montgomery County, Tennessee Tax Map 080 Parcel 00700, a portion of the River Chase Marine Terminal, LLC Property as recorded in Vol. 1122, pg. 1085 Tax Map 080 Parcel 00701, a portion of the F&C Realty Property as recorded in Vol. 1026, pg. 715 Tax Map 089 Parcel 01200 said parcel being generally described as northeast of the Cumberland River, south of Ashland City Road, north of Appleton Road and bisecting Gratton Road Clarksville, Tennessee, 37043, said parcel being more particularly described as follows:

Beginning at a point on Gratton Road at the northeastern corner of the John E Powell Property as recorded in Vol.1638, pg. 2279 and the southeastern corner of the River Chase Marine Terminal, LLC Property as recorded in Vol. 1122, pg. 1085; Thence, along the northern property line of said John E Powell Property in a southwesterly direction for a distance of 109.79 feet to the northwestern corner of the John E Powell Property; Thence, along the eastern boundary of the River Chase Marine Terminal, LLC property as recorded in Vol 1122 pg. 1085 in a southeastern direction for a distance of 1121.24 feet; Thence, continuing along the eastern boundary of the River Chase Marine Terminal, LLC property as recorded in Vol 1122 pg. 1085 in a southeastern direction for a distance of 126.7 feet to a point being the southeastern corner of the said River Chase Marine Terminal, LLC property and the southwestern corner of the Ronald Bailey et ux property as recorded in Vol. 324, pg. 628; Thence, along the southern boundary of the River Chase Marine Terminal, LLC property in a southwestern direction for a distance of 140.63 feet to the southwest corner of the said River Chase Marine Terminal, LLC Property and the northwestern corner of the Bobbi Jo Craver Rev Trust Property as recorded in Vol 1587, pg. 248; Thence, along the western border of the said Bobbi Jo Craver Rev Trust Property in a southeastern direction for a distance of 1175 feet to a point being the southeast corner of the River Chase Marine Terminal, LLC property as recorded in Vol. 1216, pg. 772 and northwest corner of the Daniel Suiter, et ux Property as recorded in Vol. 1321, pg. 1771; Thence, along the northern boundary of the Daniel Suiter, et ux Property as recorded in Vol 1321, pg. 1771 in a northwestern direction for a distance of 1015.91 feet to the northwestern corner of the said Daniel Suiter, Et ex Property and the southwest corner of the River Chase Marine Terminal, LLC property as recorded in Vol. 1216, pg. 772; Thence, proceeding to the centerline of the Cumberland River in a northwestern direction for a distance of 316 feet; Thence, northwest along the Cumberland River centerline in a northwestern direction for a distance of 1731.74 feet to the Clarksville City Limits boundary; Thence, along the Clarksville City Limits boundary in a northeastern direction for a distance of 2842.24 feet to a point where the Clarksville City Limits Boundary intersects the F&C Realty Property as recorded in Vol. 1026, pg. 715; Thence, along the southeastern boundary of the F&C Realty Property as recorded in Vol. 1026, pg. 715 in a southwestern direction a distance of 256.09 feet; Thence, continuing along the southeastern



boundary of the F&C Realty Property as recorded in Vol. 1026, pg. 715 in a southwestern direction for a distance of 450 feet; Thence, continuing along the southeastern boundary of the F&C Realty Property as recorded in Vol. 1026, pg. 715 in a southwestern direction for a distance of 211.09 feet to the southwest corner of said F&C Realty Property; Thence, along Gratton Road eastern Right of Way and western boundary of the F&C Realty Property as recorded in Vol. 1026, pg. 715 in a northwestern direction for a distance of 360.9 feet; Thence, across Gratton Road to the southwest for a distance of 29.49 feet to the point of beginning, said parcel containing 83.44 Acres, more or less.

## Exhibit B



ORDINANCE 5-2019-20

AN ORDINANCE AMENDING THE OFFICIAL CODE OF THE CITY OF CLARKSVILLE REAPPORTIONING THE CITY OF CLARKSVILLE FOR THE PURPOSE OF ELECTING PERSONS FOR THE OFFICE OF CITY COUNCIL MEMBER [ANNEXED TERRITORY OFF HIGHWAY 76 EAST OF INTERSTATE 24/EXIT 11 AND ALONG GRATTON ROAD]

*WHEREAS*, *Tennessee Code Annotated* §6-54-102 provides that municipalities may redistrict into new wards whenever, for proper reasons, they deem it expedient to do so; and

*WHEREAS*, the Charter of the City of Clarksville, Article II, Section 1., subsection (a), provides that the City shall be divided into twelve (12) wards for the purpose of electing twelve (12) persons for the office of Councilman; and

*WHEREAS*, the Charter of the City of Clarksville, Article II, Section 1, subsection (b) provides that the City Council shall by ordinance divide the city into twelve (12) wards to apportion the City Council so that the Councilmen elected from wards shall represent substantially equal populations; and

*WHEREAS*, the Charter of the City of Clarksville, Article II, Section 1, subsection (b) provides that the City Council may reapportion at any time thereafter, if it deems such action necessary to maintain substantially equal representation based on population; and

*WHEREAS*, the City, through enactment of Ordinance 13-2011-12, adopted September 1, 2011, codified at City Code Section 1-101, has previously approved a redistricting of wards for re-apportionment purposes based on substantially equal populations; and

*WHEREAS*, the City recently annexed property into the City limits by approval of RESOLUTION 4-2019-20 and RESOLUTION 6-2019-20 on July 2, 2019, which contains a metes and bounds legal description of the annexed territories, and which is incorporated herein; and

*WHEREAS*, due to the recent annexations, it is necessary to apportion the recently annexed areas into appropriate wards for the purpose of electing persons to the office of City Council member in such a way as to maintain substantially equal representation among the wards based on population and the principle of “one person, one vote;” and

*WHEREAS*, the Clarksville City Council finds that these objectives can and should be achieved by adding part of the recently annexed properties to the current boundaries of Ward 7, and by adding a separate part of the recently annexed properties to the current boundaries Ward 10, thereby enlarging the territorial area of each such ward, while maintaining a substantially equal representation of population between or among each ward, based on the latest census population data, all as depicted in and on the maps labeled Exhibit 1 (new overall ward boundary map, to include the additional annexed areas added to Wards 7 and 10, and showing no change to any other ward boundary); Exhibit 2 (close-up view of Ward 7 showing additional annexed area being added to Ward 7); and Exhibit 3 (close-up view of Ward 10 showing additional annexed area being added to Ward 10), attached hereto and incorporated herein.



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

That Section 1-101 of the Official Code of the City of Clarksville is hereby amended by deleting the existing language in its entirety, and by substituting instead the following:

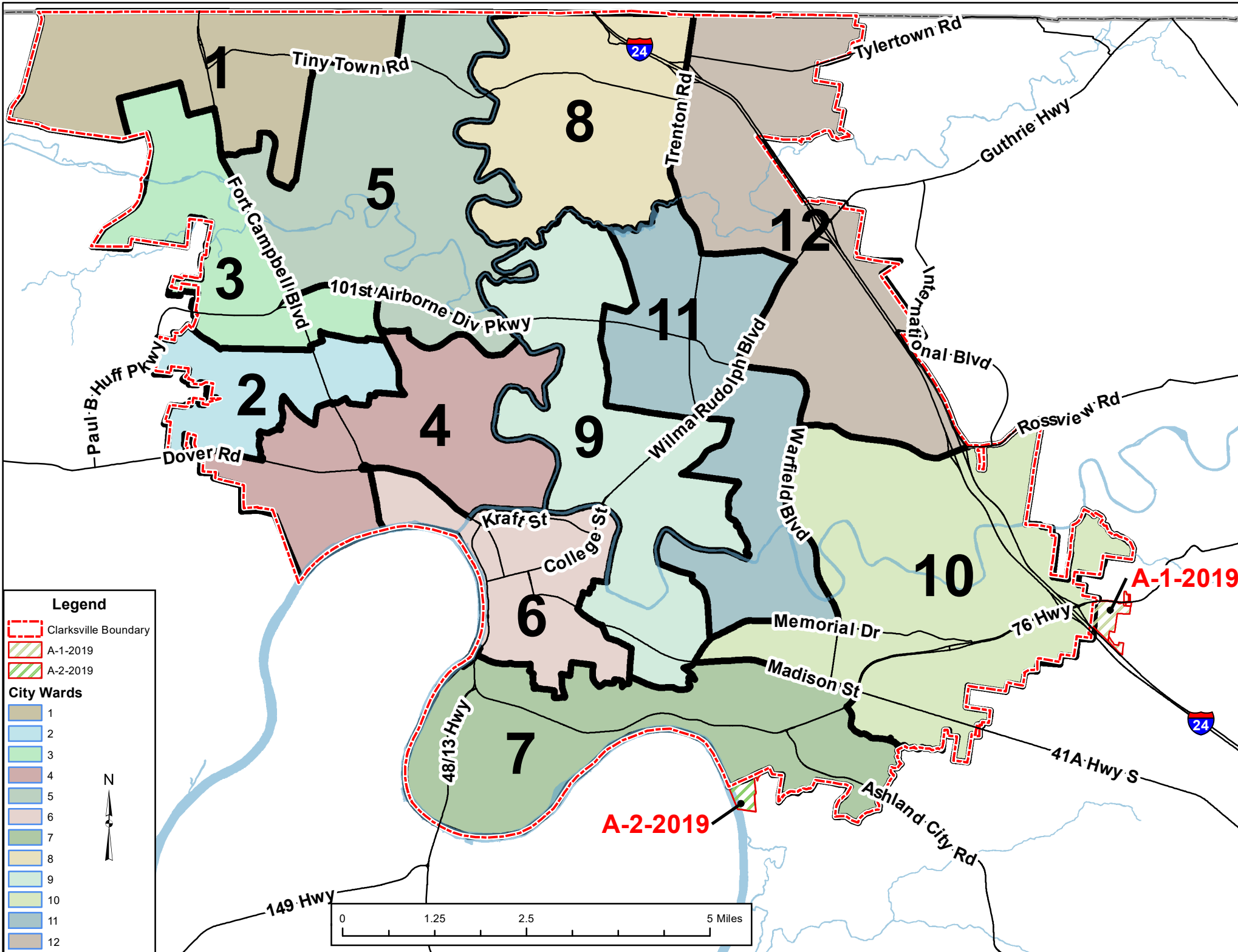
The City of Clarksville is hereby divided into twelve (12) wards of substantially equal population for the purpose of electing twelve city council members in accordance with Article II, Section 1 of the Charter of the City of Clarksville, in accordance with the map attached hereto and incorporated herein as “Exhibit 1 – City Council Wards – 2019.”

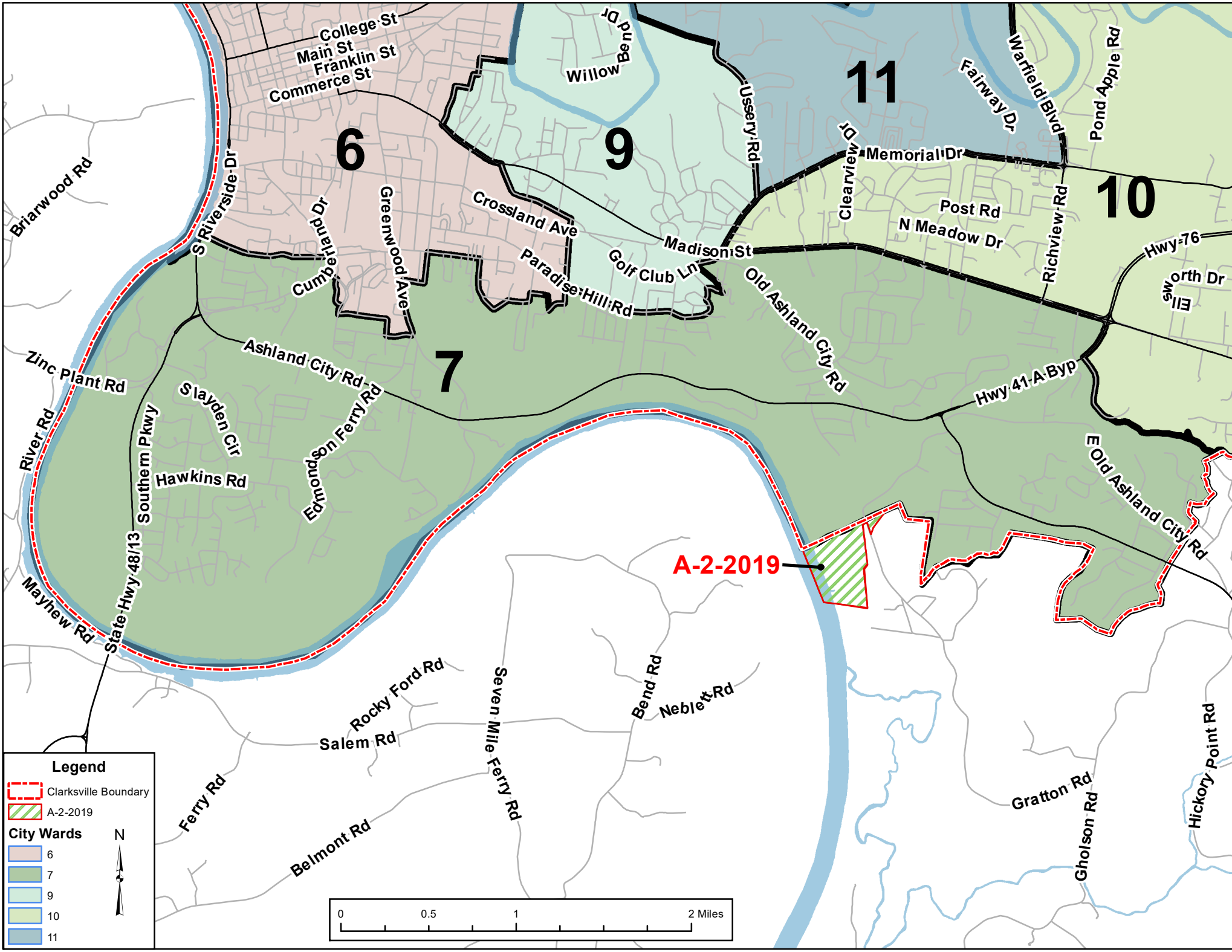
The map of the above-described ward boundaries shall be maintained on file in the office of the City Clerk, and a copy in the office of the Regional Planning Commission or any successor agency thereto.

*FIRST READING:*

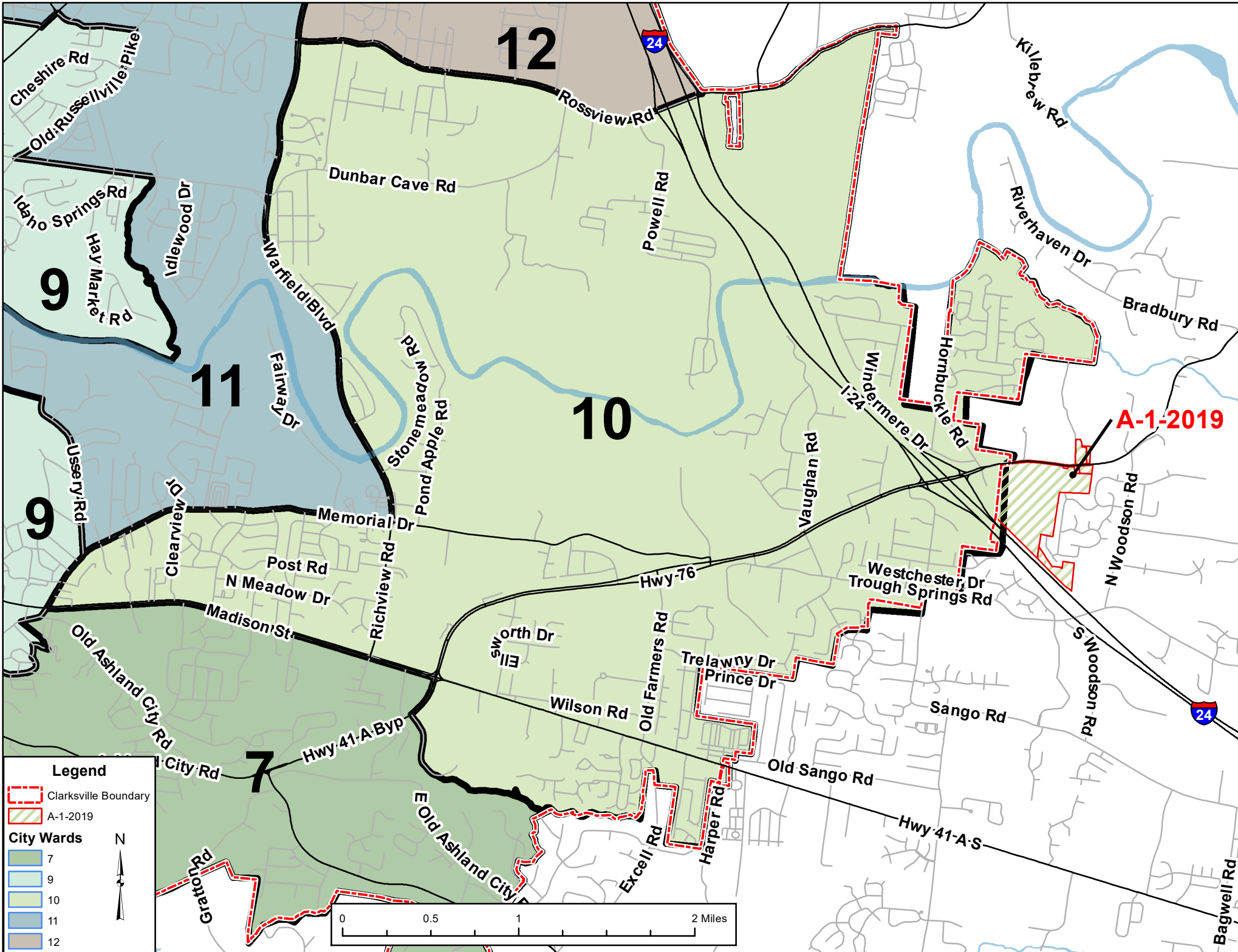
*SECOND READING:*

*EFFECTIVE DATE:*









ORDINANCE 6-2019-20

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF ERIC HUNEYCUTT FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF CHARLOTTE STREET AND BLACKMAN STREET

*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-3 Three Family Residential District, as R-6 Single Family Residential District.

*PUBLIC HEARING:*

*FIRST READING:*

*SECOND READING:*

*EFFECTIVE DATE:*

EXHIBIT A

Beginning an iron pin (old), said pin being the southeastern corner of the Gary Sinks Properties as recorded in Vol. 1375, page 532 ROMCT, said pin being N 12° 06' W for a distance of 49 from the centerline intersection of Blackman Street and Charlotte Street, said also being the southwestern corner of the herein described parcel; Thence, along said Sinks property for the next 3 calls, North 14 degrees 42 minutes 04 seconds East for a distance of 74.96 feet to an iron pin old, said pin having the coordinates of Northing 798644.92 and an Easting of 1569096.70; Thence, South 81 degrees 56 minutes 29 seconds East for a distance of 167.98 feet to an iron pin old; Thence, North 01 degrees 04 minutes 06 seconds East for a distance of 102.77 feet to an iron pin old, said point being the northwestern corner of the herein described parcel and having the coordinates of Northing 798724.13 and Easting of 1569264.94; Thence, leaving said Sinks property and along a common southern property line of the Joseph Matlock as described in Vol. 1779, page 1152 ROMCT, South 86 degrees 23 minutes 39 seconds East a distance of 91.82 feet to an iron pin old, said pin also being the northwestern corner of the Edward Vanderbilt property as described in Vol. 1716, page 672; Thence, leaving said Matlock property and with said Vanderbilt property, South 55 degrees 19 minutes 13 seconds East for a distance of 6.52 feet to an iron pin new, said point being the northeastern corner of the herein described parcel, said pin also being the northwestern corner of the Diana Maxfield property as described in Vol. 1132, page 398; Thence, leaving said Vanderbilt property and with said Maxfield property, South 39 degrees 18 minutes 40 seconds West for a distance of 309.65 feet to an iron pin old located on north right of way of Charlotte Street, said point being the southeastern corner of the herein described parcel; Thence, leaving said Maxfield property and along the eastern right of way of Charlotte Street, North 42 degrees 08 minutes 22 seconds West for a distance of 131.29 feet to the point of beginning, said parcel containing 25,280 Square Feet or 0.58 Acres, more or less.

ORDINANCE 7-2019-20

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF REBER KENNEDY FOR ZONE CHANGE ON PROPERTY LOCATED AT THE NORTH TERMINUS OF LANCELOT LANE, THE WEST TERMINUS OF WINESAP ROAD, AND THE WEST TERMINUS OF CORE 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 AG Agricultural District, as R-1 Single Family Residential District

*PUBLIC HEARING:*

*FIRST READING:*

*SECOND READING:*

*EFFECTIVE DATE:*

EXHIBIT A

Beginning a point, said point located in the eastern property line of the Michael Kennedy Property as recorded in Vol. 1725, page 640, R.O.M.C.T., said point being North 48 degrees 47 minutes West for a distance of 240.00'  $\pm$  from the centerline intersection of Lancelot Lane and Camelot Drive, said point also being the southwest corner of herein described parcel; Thence, with said Kennedy property line, North 05 degrees 10 minutes 13 seconds East for a distance of 960.81 feet to a point; Thence, continuing with said Kennedy property, North 18 degrees 33 minutes 19 seconds East for a distance of 922.30 feet to a point located in the southwest corner of the Justin Burchell Property as recorded in Vol. 1842, page 43, R.O.M.C.T., said point also being the northwest corner of herein described parcel; Thence, leaving said Kennedy and with said Burchell property South 71 degrees 20 minutes 34 seconds East for a distance of 549.00 feet to a point located on the western line of the Ted Johnson Property as recorded in Vol. 431, page 1014, ROMCT; Thence leaving said Burchell property and with said Johnson property, South 03 degrees 57 minutes 37 seconds West for a distance of 212.55 feet to a point; Thence, continuing with said Johnson property South 88 degrees 34 minutes 55 seconds East for a distance of 439.13 feet to a point located in northwest corner of lot 269 of the Apple Grove Sec. 3A S/D as recorded in Plat Book E, page 773, R.O.M.C.T., said point being the northeast corner of herein described parcel; Thence, leaving said Johnson property and with said lots 269 and 270 of said Apple Grove Sec. 3A and also continuing on same line of lots



302 through 307 of the Apple Grove Sec.4B S/D as recorded in Plat Book E, page 1114, R.O.M.C.T., South 07 degrees 27 minutes 01 seconds West for a distance of 1492.99 feet to a point located in the northwest corner of lot 308 of the said Apple Grove Sec. 4B S/D; Thence, with lots 308 through 311 of the said apple Grove Sec. 4B for next 2 calls as follows South 04 degrees 26 minutes 03 seconds West for a distance of 263.78 feet to a point; Thence, South 05 degrees 51 minutes 26 seconds West for a distance of 19.57 feet to a point located in the southeast corner of the open space in the Camelot Hills Sec. 2 S/D as recorded in Plat Book G, page 93, R.O.M.C.T., said point being the southeast corner of herein described property; Thence, with said open space and lots 107 and 108 and lots 117 and 118 of the said Camelot Sec. 2 S/D for next 2 calls as follows North 48 degrees 32 minutes 16 seconds West for a distance of 434.98 feet to a point; Thence, North 86 degrees 55 minutes 13 seconds West for a distance of 783.71 feet to the point of beginning, said parcel containing 1,913,385 Square Feet or 43.92 +/- Acres.

ORDINANCE 8-2019-20

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF CVHC3, LLC, FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF 41-A BYPASS/ASHLAND CITY ROAD AND RIVERWOOD PLACE

*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 C-5 Highway & Arterial Commercial and R-4 Multiple Family Residential District, as C-2 General Commercial District.

*PUBLIC HEARING:*

*FIRST READING:*

*SECOND READING:*

*EFFECTIVE DATE:*

EXHIBIT A

Beginning at a point, said point being 83 +/- feet south of the center line of the Ashland City Road & Riverwood Place intersection, said point being the southeast corner of the Riverwood Place and Ashland City Road right of way margin & the northwest corner of the herein described tract, thence in a easterly direction 478 +/- feet with the southern right of way margin of Ashland City Road to a point, said point being the northwest corner of the 1170 Ashland LLC property, thence in a southerly direction 506 +/- feet with the western boundary of the 1170 Ashland LLC property to a point, said point being the northeast corner of the Cumberland Manor Apartments LLC property, thence in a westerly direction 528 +/- feet with the northern boundary of the Cumberland Manor Apartments LLC property to a point, said point being the southeast corner of the Autozone Inc. #64 property thence in a northerly direction 308 +/- feet with the eastern boundary of the Autozone Inc. #64 property to a point, thence in a westerly direction 156 +/- feet with the northern boundary of the Autozone Inc. #64 property to a point, said point being in the eastern right of way margin of Riverwood place, thence in a northerly direction 8 +/- feet with the eastern right of way margin of Riverwood place to the point of beginning, said herein described tract containing 4.51 +/- acres.

ORDINANCE 55-2018-19

AN ORDINANCE AMENDING THE OFFICIAL CODE PERTAINING TO THE DESIGNATION OF THE DISTRICT MANAGEMENT CORPORATION FROM THE TWO RIVERS COMPANY (non-profit corporation) TO THE EDC

*WHEREAS*, pursuant to Tennessee Code Annotated Section 7-84-501 et. seq., and Ordinance 1-1997-98 (approved on second reading by the City Council on October 2, 1997 and published (and effective) on October 9, 1997), the City previously created a “central business improvement district” (*see* Tenn. Code Ann. Section 7-84-510), and further, *inter alia*, said ordinance specified the district boundaries (by specifying specific parcels fronting on a portion of Franklin Street in downtown Clarksville), specified that all properties within the boundaries of the district shall be subject to the levy of a special assessment, and specified the initial improvements, services, and projects authorized to be constructed, installed or provided within and for the district (known as the “Franklin Street Sidewalk Improvements”), specified the rate of levy of the special assessment (how it was to be paid, how it was to be calculated, and by whom the levy of assessment was to be paid), and further, said ordinance authorized the creation, appointment and incorporation of a “district management corporation,” (to be known as the “Clarksville CBID Management Corporation”) as provided for by Tenn. Code Ann. §7-84-501 et. seq., and further specified the organizational makeup of the board of directors of said district management corporation (and specifically named the first board of directors); and

*WHEREAS*, pursuant to Tenn. Code Ann. §7-84-501 et. seq., and Ordinance 41-1998-99 (adopted April 1, 1999, and codified at City Code of Ordinances, Title 12 (Streets and Other Public Ways and Places), Chapter 9 (Central Business Improvement District), Section 12-902. Boundaries.), the City created, or continued to maintain, a “central business improvement district” (*see* Tenn. Code Ann. §7-84-510), and specified the boundaries thereof (enlarged from the previous boundaries specified in Ordinance 1-1997-98); and

*WHEREAS*, pursuant to Ordinance 41-1998-99, the City authorized (and in effect appointed) a “district management corporation to be chartered pursuant to the provisions of the Tennessee Nonprofit Corporation Act for the purpose of administering the activities for and within the district, the making of improvements within and for the district, and the provision of services within and for the district,” said district management corporation was to be formally known as the “Clarksville CBID District Management Corporation of 1999,” (which formerly did business as, and was known as, the “Downtown District Partnership,” which d/b/a name was later changed to the “Two Rivers Company” or “TRC”), and which further specified the



organizational makeup of the board of directors of the district management corporation (and which organizational makeup has since been amended several times); and

*WHEREAS*, Tenn. Code Ann. Section 7-84-502 sets forth the purpose of the General Assembly in enacting the “Central Business Improvement Act of 1990” (Tenn. Code Ann. Section 7-84-501 et. seq.) and provides *inter alia* that “the General Assembly finds that (1) Municipalities should be encouraged to create self-financing central business improvement districts and designate district management corporations to execute self-help programs to enhance their local business climates” (emphasis added); and

*WHEREAS*, Tenn. Code Ann. Section 7-84-505 provides, *inter alia*, that Tenn. Code Ann. Title 7 (Consolidated Governments and Local Governmental Functions and Entities), Chapter 84 (Central Business Improvement District Act of 1971), Part 5 (Central Business Improvement District Act of 1990), “shall constitute full authority for the making of improvements, creation of central business improvement districts, [and] levy of assessments ...”; and

*WHEREAS*, Tenn. Code Ann. Section 7-84-519 pertains to the creation or appointment of an “advisory board” as a “district management corporation” and provides in pertinent part as follows:

**TCA 7-84-519. District management corporation.**

- (a) The governing body of the municipality, in the establishment ordinance *or any other ordinance of the municipality, may create an advisory board, or appoint an existing organization, to act as an advisory board for the purpose of making recommendations for the use of special assessment revenues* and for the purpose of administering activities within and for the district, the making of improvements within and for the district, and the provision of services and projects within and for the district.
- (b) Such newly created board or existing organization so created or appointed shall be known and referred to in this part as the district management corporation.
- (c) The governing body may contract with the district management corporation for the services to be provided by such corporation. *Such district management corporation must comply with all applicable law, including this part, with all city resolutions and ordinances, and with all regulations lawfully imposed by the state auditor or other state agencies.*
- (d) ... [provision pertaining to appointment of Speaker of the Senate and Speaker of House of Representatives serving as ex officio members on board of directors for district management corporation]
- (e) *The district management corporation **shall** submit an annual budget for review and approval by the governing body. This budget **shall** include a statement of the*

*improvements to be made, the services to be provided and the projects and activities to be conducted during the ensuing fiscal year, the proposed program budget, and a statement of the assessment rates for financing the proposed budget.*

(emphasis added); and

*WHEREAS*, the Officers and Board of Directors of the Two Rivers Company, and the Officers and Board of Directors of the Economic Development Council (hereafter “EDC”), have requested that the City repeal the designation of the Two Rivers Company as the “district management corporation” and designate instead the EDC as the “district management corporation,” within the meaning of Tenn. Code Ann. §7-84-501, et. seq.; and

*WHEREAS*, the City Council finds it to be in the best interest of the City to repeal the designation of the Two Rivers Company as the “district management corporation” for the “central business improvement district,” and to designate instead the EDC as the “district management corporation,” for “the purpose of making recommendations for the use of special assessment revenues and for the purpose of administering activities within and for the district, the making of improvements within and for the district, and the provision of services and projects within and for the district,” within the meaning of Tenn. Code Ann. §7-84-501, et. seq.; and

*WHEREAS*, pursuant to the current governing documents for the EDC, the City Mayor, as well as a ward City Council member, serve on the EDC board; and

*WHEREAS*, in view of the City’s intent to appoint the EDC as the “district management corporation,” which confers and delegates significant municipal powers upon the EDC, the City Council further finds it desirable that the City Mayor, and a member of the City Council, appointed by the Mayor and approved by majority vote of the City Council, should continue to serve as a voting member of the EDC Board of Directors for at least so long as the EDC is designated as the “district management corporation,” and that should the EDC fail or cease to maintain and provide through its Charter and / or by-laws as may be applicable, for the membership of the City Mayor and a ward member of the City Council as a member of the EDC board, the designation of the EDC as the “district management corporation” should be void and of no effect.

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

- (1) That the Official Code of the City of Clarksville, Title 12 (Streets and Other Public Ways and Places), Chapter 9 (Central Business Improvement District), Section 12-905 (District management corporation), which, inter alia, designated the “Two Rivers Company” as the

“district management corporation” for the “central business improvement district,” is hereby repealed, and said City Code section is hereby amended by deleting same in its entirety, and substituting therefore the following new Section 12-905:

**Section 12-905. District management corporation.**

The Economic Development Council (EDC) is hereby designated as the “district management corporation” within the meaning of Tenn. Code Ann. §7-84-501, et. seq., and specifically in accordance with Tenn. Code Ann. §7-84-519, for the “central business improvement district.” Said “district management corporation” shall have all powers, duties, and obligations as is provided for within Tenn. Code Ann. §7-84-501, et. seq., and the provisions of City Code, Title 12 (Streets and Other Public Ways and Places), Chapter 9 (Central Business Improvement District).

- (2) The provisions of this ordinance, and the designation of the EDC as the “district management corporation,” is contingent upon the EDC continuing to maintain the City Mayor, and a member of the City Council, appointed by the Mayor and approved by majority vote of the City Council, continuing to serve as a voting member of the EDC Board of Directors for at least so long as the EDC is designated as the “district management corporation,” and should the EDC fail or cease to maintain and provide through its Charter and / or by-laws as may be applicable, for the membership of the City Mayor and a ward member of the City Council as a member of the EDC board, the designation of the EDC as the “district management corporation” should be void and of no effect.

<i>POSTPONED:</i>	May 2, 2019
<i>POSTPONED:</i>	June 6, 2019
<i>FIRST READING:</i>	June 20, 2019
<i>SECOND READING:</i>	
<i>EFFECTIVE DATE:</i>	



ORDINANCE 78-2018-19

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF MAYNARD FAMILY COMPANY FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF TOBACCO ROAD AND JACK MILLER 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 R-1A Single Family Residential District, as R-4 Multiple Family Residential District.

*PUBLIC HEARING:* June 6, 2019

*FIRST READING:* June 6, 2019

*SECOND READING:*

*EFFECTIVE DATE:*

EXHIBIT A

Commencing at a point being the northwest corner of the herein described tract, said point being located 67.00 feet, more or less, south of the centerline intersection of Tobacco Road and Jack Miller Boulevard; Thence South 68 degrees 02 minutes 57 seconds East for a distance of 251.94 feet, more or less, to a point; Thence North 77 degrees 17 minutes 52 seconds East for a distance of 197.34 feet, more or less, to a point; Thence South 68 degrees 02 minutes 57 seconds East for a distance of 265.79 feet, more or less, to a point; Thence South 11 degrees 56 minutes 05 seconds West for a distance of 790.81 feet, more or less, to a point; Thence North 58 degrees 22 minutes 34 seconds West for a distance of 276.80 feet, more or less, to a point; Thence North 86 degrees 09 minutes 13 seconds West for a distance of 316.84 feet, more or less, to a point; Thence North 35 degrees 06 minutes 23 seconds East for a distance of 360.97 feet, more or less, to a point; Thence North 35 degrees 07 minutes 27 seconds East for a distance of 253.87 feet, more or less, to the point of beginning. Said tract contains 13.51 acres, more or less.

ORDINANCE 79-2018-19

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF YVONNE RHODES, MARK HOLLEMAN-AGENT, FOR ZONE CHANGE ON PROPERTY LOCATED SOUTH OF MADISON STREET AND EAST OF GREENWOOD AVENUE

*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-3 Three Family Residential District, as R-4 Multiple Family Residential District.

*PUBLIC HEARING:* June 6, 2019

*FIRST READING:* June 6, 2019

*SECOND READING:*

*EFFECTIVE DATE:*

EXHIBIT A

Beginning at a point said point being 520 +/- feet southeast of the centerline of the Madison Street & Green wood intersection, said point also being the southeast corner of the Curtis T. Mize property, thence in a easterly direction with the southern boundary of the existing R-4 zoning line to a point, said point being in the western boundary of the Chad J. Stancil ETAL property, thence in a southerly direction 392 +/- feet with the Stancil property & City of Clarksville property's western boundaries to a point, said point being the northeast corner of the Dennis Rabba property, thence in a westerly direction 297 +/- feet with the northern boundary of the Rabba property & others to a point, said point being the northwest corner of the Martha P. Lentz Trustee property, thence in a southerly direction 57 +/- feet with the western boundary of the Lentz property to a point, daid point being the northeast corner of the Eloisa Romas Ana Ipina property, thence in a westerly direction 112 +/- -feet with the northern boundary of the Eloisa Romas Ana Ipina property & others to a point, said point being in the eastern boundary of the Kimberly A. Maxwell property & others, thence in a northerly direction 326 +/- feet with the eastern boundary of the Maxwell property to a point, said point being the northeast corner of the Vidya R. Bethi property, thence in a westerly direction 71 +/- feet with the northern boundary of the Bethi property, thence in a northerly direction 190 +/- feet to the point of beginning, said herein described tract containing 4.4 +/- acres.

ORDINANCE 80-2018-19

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF REDA HOME BUILDERS FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF DOTSONVILLE ROAD AND ARROWFIELD 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-1 Single Family Residential District, as R-2 Single Family Residential District.

*PUBLIC HEARING:* June 6, 2019

*FIRST READING:* June 6, 2019

*SECOND READING:*

*EFFECTIVE DATE:*

EXHIBIT A

Beginning at an iron pin in the eastern margin of Dotsonville Road, said iron pin being located 330.00 feet +/- , north of the centerline of Rock Hill Road as measured along the eastern right of way margin of Dotsonville Road; said point of beginning also being the northwestern corner of the Kite property; thence with the eastern right of way margin of Dotsonville Road North 09 degrees 38 minutes 45 seconds East 192.20 feet to an existing pipe at the southwestern corner of the Kennedy property; thence with the Kennedy's south line South 81 degrees 03 minutes 42 seconds East 208.74 feet to an existing pin, thence with Kennedy's east line North 13 degrees 01 minutes 36 seconds East 113.85 feet to an existing iron pin at the northeastern corner of the Kennedy property, the southeastern corner of the Violich property & the southwestern corner of the Mylo property; thence with the southern line of the Mylo property South 76 degrees 09 minutes 23 seconds East 203.58 feet to an exiting iron pin at the southeastern corner of the Mylo property; thence with the western lines of the Beckelhimer property, the Ashby property and the B. Kail property South 12 degrees 11 minutes 20 seconds West 302.94 feet to an existing iron pin at the northeastern corner of the Kite property; thence with the northern line of the Kite property north 75 degrees 15 minutes 45 seconds West 186.93 feet to an existing iron pin; thence with the northern line of the Kite property North 81 degrees 00 minutes 07 seconds West 210.18 feet to the point of beginning. said herein described tract containing 2.34 +/- acres



RESOLUTION 3-2019-20

A RESOLUTION APPROVING APPOINTMENTS TO BOARD OF ADJUSTMENTS & APPEALS, ECONOMIC DEVELOPMENT COUNCIL, AND BOARD OF ZONING APPEALS

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

That the Clarksville City Council hereby approves the following appointments:

Board of Adjustments & Appeals: Herb Baggett - July 2018 through June 2022  
*(corrects term approved June 6, 2019)*

Economic Development Council: Gary Norris - July 2019 through June 2021

Board of Zoning Appeals: Cindy Green - July 2019 through December 2021

*ADOPTED:*



# **CLARKSVILLE CITY COUNCIL SPECIAL SESSION MAY 29, 2019**

## **MINUTES**

### **CALL TO ORDER**

A special session of the Clarksville City Council was called to order by Mayor Joe Pitts on Wednesday, May 29, 2019, at 4:30 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

A prayer was offered and the Pledge of Allegiance was led by Councillady Valerie Guzman.

### **ATTENDANCE**

**PRESENT:** Richard Garrett (Ward 1; arrived 4:35 p.m.), Vondell Richmond (Ward 2), Ron Erb (Ward 3), Tim Chandler (Ward 4), Valerie Guzman (Ward 5), Wanda Smith (Ward 6), Travis Holleman (Ward 7), Jeff Henley (Ward 9), Stacey Streetman (Ward 10), Jeff Burkhart (Ward 12)

**ABSENT:** David Allen, Mayor Pro Tem (Ward 8)

**NOTE:** Ward 11 - Vacant

### **FY20 BUDGET WORK SESSION**

**GOVERNMENTAL FUNDS** Chief Financial Officer Laurie Matta highlighted proposed amendments to the FY19 Budget and noted Clarksville has the fourth lowest property tax rate in Tennessee. She presented an overview of Governmental Funds, Enterprise Funds, and Component Units of the proposed FY20 Budget totaling \$523,180,639. She noted the inclusion of fifteen new employees and a 3% employee pay increase in the budget. There would be no increase in the health insurance cost for employees. Ms. Matta shared highlights of each department's budget as well as revenues and capital projects.

DEPARTMENT OF ELECTRICITY General Manager Brian Taylor said the Broadband Division was projecting a revenue of \$22.7 million. The Electric Division was planning upgrades for some substations along with a new substation proposed for the Fort Campbell area.

Councilman Erb complimented the department for their quick reaction to a recent power outage.

In response to Councilwoman Smith's question, Mr. Taylor said office renovations should be completed by May 2020 at a cost of \$8 million. In response to Councilman Garrett's question, Mr. Taylor said state law allows a utility to provide services to annexed territory and that CDE was in the process of acquiring power lines from CEMC for the Rossview Road area. In response to Councilman Henley's question, Mr. Taylor said the department was requesting a 3% pay increase for employees.

GAS & WATER DEPARTMENT. Interim General Manager Mark Riggins said the department was moving forward with engineering and land acquisition for the north water treatment plant to be completed in 2022 along with two new sewer collection facilities. He said department managers were studying the feasibility of a partnership for construction of a redundant gas feed at the Tennessee-Kentucky state line. Mr. Riggins noted plans to acquire property on Cunningham Lane for a north service center were ongoing. He noted the proposed budget included a request for one new sewer lift station mechanic and two new customer service representatives to work directly with developers.

In response to Councilwoman Smith's question, Mr. Riggins said the current \$15 monthly charge on customers' monthly bills was part of the ongoing sewer rate and would not be removed from billing or refunded to customers.

CLARKSVILLE TRANSIT SYSTEM Paul Nelson said CTS was requesting \$246,000 from the City to match grant funds for projects including Transfer Station renovations, three new buses, and a bus storage shed, and \$2,160,000 for State and Federal matching grant funds. He said the remaining \$4.9 million for operating expenses would come from State and Federal grants and directly generated funds.

PARKING COMMISSION Ms. Matta said this funding was related to downtown parking services. In response to Councilman Henley's question, Ms. Matta said the capital request of \$40,000 was for kiosk replacement. She said the Parking Commission will reimburse the General Fund for actual expenses incurred by the Finance Department for management services.

INTERNAL SERVICE FUND Ms. Matta said the City's became self-insured several years ago for the dental plan, five years ago for the health plan, and opened the employee clinic six years ago and said costs have been well managed compared to the private sector. She said all departments contribute to the revenues for the ISF which covers general liability claims, on-the-job-injury claims, workers compensation, and auto liability.



CAPITAL PROJECTS FUND Ms. Matta said this fund provides for currently established and new capital projects and said transferring funds or changing the scope of capital projects are at the discretion of the City Council with the Mayor having limited authority to reallocate savings.

COMMUNITY & ECONOMIC DEVELOPMENT Ms. Matta said funds are accounted for in a special revenue fund along with Federal grants. Director Keith Lampkin said this department manages the City's Community Development Block Grant, HOME funds, Emergency Solutions Grant, and Shelter Plus Care grants.

GENERAL FUND Ms. Matta said funding for the majority of administrative departments and core functions are housed in the General Government Fund. She said revenues sources were not only property taxes, including PILOT payments from CDE and Gas & Water, but also local option sales tax and state-shared revenues which are based on census counts. Ms. Matta noted the importance of all citizens responding to the upcoming census which will generate \$1,100 per person. Total projected FY20 revenues were over \$98,000,000.

**PUBLIC SAFETY COMMITTEE:** Ms. Matta said department reporting to the Public Safety Committee included Building & Codes, City Court, Fire Rescue, and Police & Dispatch. Each department budget had been reviewed by the Public Safety Committee. There were no questions.

**PARKS & RECREATION COMMITTEE:** Ms. Matta noted the department budget, including budgets for Swan Lake and Mason Rudolph Golf Courses, had been reviewed by the Parks & Recreation Committee. There were no questions.

**FINANCE COMMITTEE:** Ms. Matta noted departments reporting the Finance Committee included Legislative, Finance & Revenue/Parking, Human Resources, Legal, Information Technology, Internal Audit, Mayor's Office, Internal Audit, Municipal Properties, and Purchasing. All department budgets had been reviewed by the Finance Committee. In response to Councilman Henley's question, Mayor Pitts said \$78,000 was being requested for a leadership development program for department heads.

**GENERAL FUND DEPARTMENTS:** Ms. Matta said this group included Street Department, Transportation, Crime Stoppers, and Retirement Benefits/Unemployment Insurance. There were no questions.

**GENERAL FUND APPROPRIATIONS:** Ms. Matta said the new budget will set aside funds for specific expenses and give the government the authority to spend the funds. She said there was no crossing of fiscal year funds. The proposed FY20 General Appropriations Budget would be 5% more than the FY19 Budget. Recipients included Regional Planning Commission, Regional Airport Authority, E-911 Communications District, Transit Alliance, Corman Bridge Lighting, Ajax Turner Senior Center, Arts & Heritage Development Council, Clarksville Transit System operations, Housing & Community Development, some special revenue funds and capital projects, and Debt Service. There were no questions.

**GENERAL WAGE INCREASE** In response to Councilman Henely's question, Ms. Matta said the Director of Human Resources performs a market study each year to determine what percent pay increase will be recommended for employees. Mayor Pitts said some equity adjustments were being proposed for FY20 to bring some lower-end employees' pay in line, and noted 98% of the current pay plan was still being followed.

**FUND BALANCE** Ms. Matta explained how the fund balance is computed, citing the current policy of 20% of general fund expenditures, and said the projected FY20 Fund Balance would be \$20,626,534. There were no questions.

**COMPONENT UNITS** Mayor Pitts expressed appreciation to the Ajax Turner Senior Center, Arts & Heritage Development Council, and Customs House Museum for their contribution to the City's quality of life.

#### ADJOURNMENT

The meeting was adjourned at 5:41 p.m.

*ADOPTED:* July 2, 2019



# **CLARKSVILLE CITY COUNCIL REGULAR SESSION JUNE 6, 2019 MINUTES**

## **PUBLIC COMMENTS:**

Prior to the meeting, Kurt Kowalski asked the City Council to consider funding for access to the recently purchased property at Exit 8 for a cross country course.

## **CALL TO ORDER**

The regular monthly meeting of the Clarksville City Council was called to order by Mayor Joe Pitts on Thursday, June 6, 2019, at 7:00 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

A prayer was offered by Dr. Anderson Grant, Guest of Council lady Wanda Smith; the Pledge of Allegiance was led by Council lady Smith.

## **ATTENDANCE**

PRESENT: Richard Garrett (Ward 1), Vondell Richmond (Ward 2), Ron Erb (Ward 3), Tim Chandler (Ward 4) Valerie Guzman (Ward 5), Wanda Smith (Ward 6), Travis Holleman (Ward 7), David Allen, Mayor Pro Tem (Ward 8), Jeff Henley (Ward 9), Stacey Streetman (Ward 10), Jeff Burkhart (12)

NOTE: Ward 11 Vacant

## **SPECIAL RECOGNITIONS**

Mayor Pitts welcomed Montgomery County Commissioner Joshua Beal who was in the audience.

Mayor Pitts made the following statement:

*“Last night our city experienced a crime that is unfamiliar to us -- a double homicide at a local restaurant. According to reports from our police department, rival motorcycle gangs chose to exercise lawlessness and commit cowardly acts.*

*“We are in prayer for the families who lost two loved ones last night. We are also in prayer for our law enforcement personnel as they pursue those who committed the crimes. They will be found, and they will be brought to justice. Acts of this nature will not stand.*

*“Let me pause to commend our first responders who were quickly on the scene. Our Police, Fire and Rescue, and EMS workers were very professional in their approach to attending to the victims, and gathering information from those of us in the restaurant. As a community we can all be proud of them not just for last night but everyday.*

*“I want to address the citizens of our community. Our first impulse as humans is to panic, or to think this is a beginning to a crime wave. Let me state without hesitation, it is not. For those on social media sites who find solace in believing and expressing the worst, let me encourage you to find the best, because it is out there. It is right in front of us everywhere we go.*

*“The actions of a few cowboys on motorcycles who deliberately sought out another human being to kill, are isolated but very unnerving. We don't expect this sort of thing to happen in our beautiful city. But here we are -- 24 hours later -- facing the reality that it can happen anywhere.*

*“So tonight, and the rest of our days, let us resolve to support our police. Support our first responders. And support one another.*

*“As we gather tonight in these chambers, or as we gather this summer for reunions, parties and homecomings, let's support one another.*

*“One thing I know about my hometown, we are resilient. We are determined. and when we set our minds to it, we are successful.*



*“May the Lord bless us and keep us. May the Lord make His face to shine upon us, and be gracious to us. The Lord lift up His countenance upon us, and give us peace.”*

## PLANNING COMMISSION PUBLIC HEARING

Councilman Garrett made a motion to conduct a public hearing to receive comments regarding requests for zone change, abandonment, and adoption of a public improvement plan. The motion was seconded by Councilman Henley. There was no objection.

**ORDINANCE 78-2018-19** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Maynard Family Company for zone change on property located at the intersection of Tobacco Road and Jack Miller Boulevard from R-1A Single Family Residential District to R-4 Multiple Family Residential District

No one expressed support for or opposition to this request.

**ORDINANCE 79-2018-19** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Yvonne Rhodes, Mark Holleman-Agent, for zone change on property located south of Madison Street and east of Greenwood Avenue from R-3 Three Family Residential District to R-4 Multiple Family Residential District

Mark Holleman said the owner planned to sell this property if rezoned to multi-family. Curt Mize said R-4 zoning would be out of character for the area.

**ORDINANCE 80-2018-19** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Reda Home Builders for zone change on property located at the intersection of Dotsonville Road and Arrowfield Drive from R-1 Single Family Residential District to R-2 Single Family Residential District

Ricky Reda said this change would connect the property to adjacent R-2 zones. No one expressed opposition.

**RESOLUTION 62-2018-19** Approving abandonment of property located south of Madison Street and west of Holly Circle; request of Cumberland Electric Membership Corporation/Mark Cook

No one spoke for or against this request.

**RESOLUTION 63-2018-19** Accepting the Public Improvement Program for Fiscal Year 2019-20 through 2023-24 compiled by the City of Clarksville and approved by the Clarksville-Montgomery County Regional Planning Commission

There were no comments.

Councilman Garrett made a motion to revert to regular session. The motion was seconded by Councilman Allen. There was no objection.

## ADOPTION OF ZONING

The recommendation of the Regional Planning Staff and Commission were for approval of **ORDINANCE 78-2018-19**. Councilman Garrett made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Burkhart. The following vote was recorded:

AYE: Allen, Burkhart, Chandler, Erb, Garrett, Guzman, Henley, Holleman, Pitts, Richmond, Smith, Streetman

The motion to adopt this ordinance on first reading passed.

The recommendation of the Regional Planning Staff and Commission were for approval of **ORDINANCE 79-2018-19**. Councilman Garrett made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Henley. Councilman Holleman stated his intention to abstain because of his family relationship with the agent. Councilman Chandler said he did not support a multi-family development in the historical area. Councilwoman Smith noted the former high school was already zoned multi-family. The following vote was recorded:

AYE: Allen, Burkhart, Garrett, Guzman, Henley, Pitts, Richmond, Smith, Streetman

NAY: Chandler

ABSTAIN: Erb, Holleman

The motion to adopt this ordinance on first reading passed.

The recommendation of the Regional Planning Staff and Commission were for approval of **ORDINANCE 80-2018-19**. Councilman Garrett made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Burkhart. Councilman Chandler said his research showed no risk of flooding. The following vote was recorded:

AYE: Allen, Burkhart, Chandler, Erb, Garrett, Guzman, Henley, Holleman, Pitts, Richmond, Smith, Streetman

The motion to adopt this ordinance on first reading passed.

The recommendation of the Regional Planning Staff and Commission were for approval of **RESOLUTION 62-2018-19**. Councilman Garrett made a motion to adopt this resolution. The motion was seconded by Councilman Henley. The following vote was recorded:

AYE: Allen, Burkhart, Chandler, Erb, Garrett, Guzman, Henley, Holleman, Pitts, Richmond, Smith, Streetman

The motion to adopt this resolution passed.

The Regional Planning Staff and Commission endorsed **RESOLUTION 63-2018-19** with recommendations. Councilman Garrett made a motion to adopt this resolution. The motion was seconded by Councilman Holleman. Although the Regional Planning Commission endorsed the program with recommendations, there was no discussion. The following vote was recorded:

AYE: Allen, Burkhardt, Chandler, Erb, Garrett, Guzman, Henley, Holleman, Pitts, Richmond, Smith, Streetman

The motion to adopt this resolution passed.

## WARD 11 APPLICANTS

The City Clerk issued an oath of truth and correctness to Jimmy Brown, Gary Norris, Joe Morra, Ben Moore, and David Shelton. Each individual was offered five minutes for their presentation.

**JIMMY BROWN** Mr. Brown stated to Mayor Pitts that he had lived in Ward 11 for 20 years and he and his family have lived in Clarksville since 1999. Mr. Brown had participated in Leadership Clarksville and Youth Leadership Clarksville's Government Day. He said traffic and public safety are his priority. He said the City should monitor infrastructure and noted he supports the Whitfield Road project. Mr. Brown said he supports MADD and was a member of Bethel Baptist Church. In response to Councillady Smith's question, Mr. Brown said the Frosty Morn building should be demolished and sold to generate tax revenue. He responded to Councillady Smith stating his community service involved communicating with the public and participating in civic programs, but had no experience serving on a City board or commission. In response to Councilman Garrett's question, Mr. Brown said the City should evaluate effects of both infill and outskirt developments and should plan ahead for road projects to reduce traffic congestion and provide youth programs.

**GARY NORRIS** Mr. Norris stated to Mayor Pitts that he had lived in Ward 11 for 33 years. He said he had operated a small business as well as an international company, both with supervision and budgeting. He said he was familiar with how city departments communicate having served on the Regional Planning Commission, as Chair for eight years, as well as several RPC subcommittees, Historical Zoning Commission, Design Review Board, City and County Board of Zoning Appeals, Economic Development Board, Chamber Board, Leadership Clarksville, CMC Homebuilders Association, Habitat For Humanity Board. Mr. Norris noted he was an Elder at First Presbyterian Church. In response to Councillady Smith's question, he said his most pressing issue for Ward 11 was traffic and said he may support roundabouts. In response to Councilman Garrett's question, he said would like the City to offer more public events, improve traffic, and support planning and smart growth.

**JOE MORRA** Mr. Morra stated to Mayor Pitts that he had been a resident of Ward 11 for ten years. He said he was a retired CW3 160th and worked with a non-profit organization benefiting autism. He said he felt the City should focus on quality of life improvements for children. In response to Councilman Richmond's question, he said his business budgeting experience would benefit the City and he wanted to improve children's education and quality of life and offer transportation to special needs children to and from recreational centers.

**BEN MOORE** Mr. Moore stated to Mayor Pitts that he was a lifelong resident of the City of Clarksville and had been a resident of Ward 11 for six years. He thanked military men and women for their service. He classified Clarksville as an "independent" city, not a bedroom community of Nashville. He said the Frosty Morn building should be used as an asset to the City. Mr. Moore felt the City needed improved infrastructure. In response to Councillady Smith's question, he said he wanted to serve to provide opportunities for young people and hoped to develop more green space for the residents of Ward 11. He felt an added amenity to the ward would be a dog park.

**DAVID SHELTON** Mr. Shelton stated to Mayor Pitts that he had been a resident of Ward 11 for three years. He said his community involvement included membership on the Human Relations Commission and Leadership Clarksville. Mr. Shelton expressed support for the Kennedy Road connector, sidewalks on Memorial Drive, and a community center in the north area. He said improvements should be made to Dunbar Cave Road with added police patrol. He felt the Frosty Morn building should be transformed into a museum. In response to Councillady Smith's questions, Mr. Shelton said he owned a custom window treatment business and writes op-eds for THE LEAF-CHRONICLE, supports the efforts of the LGBT and NAACP communities, and felt more land development was needed in Ward 11.

Councilman Allen commended all applicants and encouraged them to stay involved in the community. Mayor Pitts said the selection would be made during the City Council's Special Session on June 13.

## 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 53-2018-19** (Second Reading) Authorizing extension of utility services to 1621 Dunlop Lane; request of Ben Stanley
2. **ORDINANCE 54-2018-19** (Second Reading) Accepting donation of certain real property on Pollard Road from Joseph L. Gendreau for Greenway Trailhead parking
3. **ORDINANCE 56-2018-19** (Second Reading) Accepting donation of certain real property from Progress Properties, LLC, for the Progress Drive Pump Station



4. **ORDINANCE 57-2018-19** (Second Reading) Accepting donation of certain real property from Rossview Farms, LLC, for the Victoria Ridge Pump Station
5. **ORDINANCE 58-2018-19** (Second Reading) Accepting donation of certain real property from Holly Point, LLC, for the Easthaven Pump Station
6. **ORDINANCE 59-2018-19** (Second Reading) Accepting donation of certain real property from Magnolia Drive Partnership for the Sango Mills Pump Station
7. **ORDINANCE 60-2018-19** (Second Reading) Accepting donation of certain real property from Betty D. Maynard for the Ivy Bend Pump Station
8. **ORDINANCE 61-2018-19** (Second Reading) Accepting donation of certain real property from C. D. Baggett Family Limited Partnership for the Brownsville Pump Station
9. **ORDINANCE 62-2018-19** (Second Reading) Accepting donation of certain real property from CLC Hidden Springs for the Hidden Springs Pump Station
10. **ORDINANCE 63-2018-19** (Second Reading) Approving an amendment to ORDINANCE 24-2017-18 regarding approval of a Clarksville Housing Authority Payment In Lieu Of Taxes Agreement for the South Central Village project
11. **ORDINANCE 64-2018-19** (Second Reading) Amending the Official Code relative to Peddler Permits *[Removed; See Finance Committee]*
12. **ORDINANCE 65-2018-19** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Ignacio Resendiz for zone change on property located at the east terminus of Belle Court from RM-1 Single Family Mobile Home Residential District to R-1 Single Family Residential District
13. **ORDINANCE 66-2018-19** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Paramount Hospitality, Inc. for zone change on property located at the intersection of Warfield Boulevard and Bellamy Lane from R-1 Single Family Residential District to C-5 Highway & Arterial Commercial District
14. **ORDINANCE 67-2018-19** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Eugene Allen Sueiro Testamentary Trust c/o Cynthia J. Sueiro, Cynthia Sueiro-Agent, for zone change on property located at the intersection College Street and Hornberger Lane from M-2 General Industrial District to C-5 Highway & Arterial Commercial District
15. **ORDINANCE 68-2018-19** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of NE Properties, Houston Smith-Agent, for zone change on property located at the east terminus of Tandy Drive, north of Airport Road, and west of Outlaw Field Road from M-2 General Industrial District to R-4 Multiple Family Residential District

16. **ORDINANCE 69-2018-19** (Second Reading) Rescheduling the July 2019 regular session

17. **RESOLUTION 61-2018-19** Approving appointments to Board of Adjustments & Appeals, Arts & Heritage Development Council, Economic & Community Development Board, Ethics Commission, Human Relations Commission, Power Board, and Tree Board

- *Adjustments & Appeals Board: Herb Baggett, Rick Reda - July 2019 through June 2023*
- *Arts & Heritage Development Council: Charlsie Halliburton, Robert Putnam - July 2019 through June 2022*
- *Economic & Community Development Board: Doug Heimbeck - July 2019 through June 2023*
- *Ethics Commission: Elizabeth Carmichael - July 2019 through June 2022*
- *Human Relations Commission: Mark Kelly, Michael Spring, Alexandra Wills, Dipika Patel - July 2019 through June 2022*
- *Power Board: Sally Castleman - July 2019 through June 2022; Jeff Burkhart - July 2019 through June 2021*
- *Tree Board: Carter Briggs, Wes Powell - July 2019 through June 2022*

18. Adoption of Minutes: May 2

Councilman Burkhart requested separate consideration of **ORDINANCE 64-2018-19**. Councilman Burkhart made a motion to adopt the Consent Agenda as amended. The motion was seconded by Councilman Chandler. The following vote was recorded; Councilman Burkhart abstained from voting on his appointment to the Power Board.

AYE: Allen, Burkhart, Chandler, Erb, Garrett, Guzman, Henley, Holleman, Pitts, Richmond, Smith, Streetman

The motion to adopt the Consent Agenda as amended passed.

## COMMUNITY & ECONOMIC DEVELOPMENT COMMITTEE

Chairman Allen reported award of demolition contracts for three Martin Street properties which were associated with the new Loaves & Fishes facility, and for the Pettus Park concession stand. He said Continuum Care reports were available upon request.

## FINANCE COMMITTEE

**ORDINANCE 55-2018-19** (First Reading; Postponed May 2) Amending the Official Code pertaining to the designation of the District Management Corporation from the Two Rivers Company to the Economic Development Council

Chairman Burkhart made a motion to postpone first reading to June 20 to allow the EDC Board of Directors to review and approve the changes. The motion was seconded by Councilman Henley. The following vote was recorded:

AYE: Allen, Burkhart, Chandler, Erb, Garrett, Guzman, Henley, Holleman, Pitts, Richmond, Smith, Streetman

The motion to postpone first reading on this ordinance to June 20 passed.

**RESOLUTION 60-2018-19** Authorizing an interlocal agreement with the Regional Transportation Authority for transportation service between Clarksville and Nashville

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

AYE: Allen, Burkhart, Chandler, Erb, Garrett, Guzman, Henley, Holleman, Pitts, Richmond, Smith, Streetman

The motion to adopt this resolution passed.

**ORDINANCE 64-2018-19** (Second Reading) Amending the Official Code relative to Peddler Permits

This resolution was removed from the Consent Agenda. Chairman Burkhart made a motion to adopt this ordinance on second reading. The motion was seconded by Councilman Henley. Chairman Burkhart made a motion to change all language relative to “Director of Finance & Revenue” to “Chief Financial Officer.” The motion was seconded by Councilman Henley. The following vote on the amendment was recorded:

AYE: Allen, Burkhart, Chandler, Erb, Garrett, Guzman, Henley, Holleman, Pitts, Richmond, Smith, Streetman

The amendment passed. The following vote on the motion as amended was recorded:

AYE: Allen, Burkhart, Chandler, Erb, Garrett, Guzman, Henley, Holleman, Pitts, Richmond, Smith, Streetman

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

## GAS & WATER COMMITTEE

Chairlady Guzman shared the following monthly department statistics: 59 water leak repairs, 278 hydrant flushes, 481 backflow tests, 33 new gas service installations, and 495 million gallons of treated water.

## PARKS & RECREATION

Chairlady Guzman mentioned ongoing recreational activities including Parents’ Night Out, Downtown Market, Mayor’s Summer Night Lights, and Movies in the Park. Mayor Pitts noted that the department still had openings for summer jobs.

## PUBLIC SAFETY COMMITTEE

Chairman Henley shared the following monthly department statistics: Building & Codes - 2,153 inspections, 601 enforcement cases, 90 single-family permits, 96 abatement work orders; Fire Rescue - 828 calls; Police - 13,750 responses, 13 new cadets.

## STREETS & GARAGE COMMITTEE

Chairman Chandler complimented Mayor Pitts for conducting an efficient and informative budget process.

Chairman Chandler shared the following monthly department statistics: Garage - 179 work orders (1,300 work hours), unleaded gas \$2.09 gallon, diesel fuel \$2.25/gallon; Streets - 243 work orders, paving of three subdivisions.

## TRANSPORTATION COMMITTEE

Chairlady Smith shared the following monthly department statistics: 56,637 passengers including 7,330 senior citizens, 3,299 Lift passengers. She said the Youth Ride Free program had been successful.

Chairlady Smith announced the installation of a new bus shelter at Edmondson Ferry Road and a proposed new bus shelter at Ebenezer Church. The department was evaluating locations for placement of eight additional shelters.

Chairlady Smith said nearly 400 responses were received regarding the Ridership Growth Study. She announced CTS would provide shuttle service to the annual Independence Day Celebration on July 3rd at Liberty Park.

## MAYOR AND STAFF REPORTS

Mayor Pitts wished Happy Birthday to Fire Chief Mike Roberts, Transportation Director Arthur Bing, and Councilman Richmond.

## ADJOURNMENT

The meeting was adjourned at 8:30 p.m.





# **CLARKSVILLE CITY COUNCIL SPECIAL SESSION JUNE 13, 2019**

## **MINUTES**

### **CALL TO ORDER**

A special session of the Clarksville City Council was called to order by Mayor Joe Pitts on Thursday, June 13, 2019, at 4:30 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

A prayer was offered by Councilman Richard Garrett; the Pledge of Allegiance was led by Councilwoman Stacey Streetman.

### **ATTENDANCE**

**PRESENT:** Richard Garrett (Ward 1), Vondell Richmond (Ward 2), Ron Erb (Ward 3), Valerie Guzman (Ward 5), Travis Holleman (Ward 7), David Allen, Mayor Pro Tem (Ward 8; arrived 4:35 p.m.), Jeff Henley (Ward 9), Stacey Streetman (Ward 10), Jeff Burkhart (12)

**ABSENT:** Tim Chandler (Ward 4), Wanda Smith (Ward 6)

**NOTE:** The vacant Ward 11 seat was filled following presentation of the Purple Heart City proclamation.

### **“PURPLE HEART CITY”**

Mayor Pitts proclaimed the City of Clarksville as a “Purple Heart City” and presented the proclamation to Todd Shaw, a local member of the Military Order of the Purple Heart.

Mayor Pitts wished a happy birthday to CFO Laurie Matta.

## SELECTION OF WARD 11 REPRESENTATIVE

The City Clerk read the provisions of City Code Section 1-210 relative to the procedure to fill a vacancy on the City Council.

The following individuals were announced by the City Clerk as applicants for representative of Ward 11, vacated by former Councilman Bill Powers who was recently elected to the Tennessee State Senate. Each applicant had presented themselves to the City Council during the June 6 Regular Session. Mayor Pitts announced Joe Morra had withdrawn his application.

Jimmy Brown, Ben Moore, Gary Norris, David Shelton

Councillady Guzman made a motion to place the names of these individuals for nomination for City Council Representative for Ward 11. The motion was seconded by Councilman Burkhart. There was no objection. The following votes were cast:

Councilman Garrett:	Gary Norris
Councilman Richmond:	Gary Norris
Councilman Erb:	Jimmy Brown
Councillady Guzman:	Gary Norris
Councilman Holleman:	Gary Norris
Mayor Pro Tem Allen:	David Shelton
Councilman Henley:	Ben Moore
Councillady Streetman:	Gary Norris
Councilman Burkhart:	Gary Norris
Mayor Pitts:	Gary Norris

Mayor Pitts announced Gary Norris had been selected to fill the Ward 11 vacant seat having received the required seven votes. Mayor Pitts then administered the Oath of Office to Mr. Norris and he was seated to represent Ward 11.

Mayor Pitts thanked Mr. Brown, Mr. Moore, and Mr. Shelton for their willingness to serve the City of Clarksville.

Councilman Norris thanked the Mayor Pitts and the City Council for selecting him to serve and he encouraged the other applicants to become involved in boards and commissions. He thanked his wife, Joyce Norris, his family and friends for their support.

## FY20 BUDGETS: PUBLIC HEARING

There was no objection to conducting a public hearing relative to the FY20 Budgets. No comments were offered. A motion was made and seconded to revert to special session; there was no objection.

## FY20 BUDGETS: FIRST READING

**ORDINANCE 70-2018-19** Amending the FY19 Operating and Capital Budget and adopting the FY20 Operating and Capital Budget for CDE Lightband

Councilman Burkhart made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Garrett. There was no discussion. The following vote was recorded:

AYE: Allen, Burkhart, Erb, Garrett, Guzman, Henley, Holleman, Norris, Pitts, Richmond, Streetman

The motion to adopt the FY20 CDE Lightband Budget passed on first reading.

**ORDINANCE 71-2018-19** Amending the FY19 Operating and Capital Budget and adopting the FY20 Operating and Capital Budget for Clarksville Gas & Water Department

Councilwoman Guzman made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Henley. There was no discussion. The following vote was recorded:

AYE: Allen, Burkhart, Erb, Garrett, Guzman, Henley, Holleman, Norris, Pitts, Richmond, Streetman

The motion to adopt the FY20 Gas & Water Budget passed on first reading.

**ORDINANCE 72-2018-19** Amending the FY19 Budget and approving the FY20 Annual Action Plan and Budget and authorizing application for Community Development Block Grant and HOME Investment Partnership Funds

Councilman Allen made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Burkhart. Councilman Allen made a motion to amend this ordinance by adding \$3,000.00 for travel and training for Director Keith Lampkin to attend national training events. The motion was seconded by Councilman Garrett. In response to Mayor Pitts' question, Councilman Allen said the additional monies would come from the City's General Fund. In response to Councilwoman Streetman's question, Councilman Allen said the department's original request had been decreased and he felt these additional funds would be necessary for Mr. Lampkin to participate in additional training sessions. The following vote on the amendment was recorded:

AYE: Allen, Burkhart, Erb, Garrett, Guzman, Henley, Holleman, Norris, Pitts, Richmond, Streetman

Councilman Allen's amendment passed. The following vote on the ordinance as amended was recorded:

AYE: Allen, Burkhart, Erb, Garrett, Guzman, Henley, Holleman, Norris, Pitts, Richmond, Streetman

The motion to adopt the FY20 Community Development Budget passed on first reading.

**ORDINANCE 73-2018-19** Amending the FY19 Budget and adopting the FY20 Operating Budget for FY20 for the City of Clarksville Internal Service Funds

Councilman Burkhart made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Allen. There was no discussion. The following vote was recorded:

AYE: Allen, Burkhart, Erb, Garrett, Guzman, Henley, Holleman, Norris, Pitts, Richmond, Streetman

The motion to adopt the FY20 Internal Service Funds Budget on first reading passed.

**ORDINANCE 74-2018-19** Amending the FY19 Budget and establishing the FY20 Operating Budget for Clarksville Parking Commission (A Proprietary Fund)

Councilman Burkhart made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Holleman. There was no discussion. The following vote was recorded:

AYE: Allen, Burkhart, Erb, Garrett, Guzman, Henley, Holleman, Norris, Pitts, Richmond, Streetman

The motion to adopt the FY20 Parking Commission Budget passed on first reading.

**ORDINANCE 75-2018-19** Amending the FY19 Operating and Capital Budget and adopting the FY20 Operating and Capital Budget for Clarksville Transit System

Councilman Richmond made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Burkhart. There was no discussion. The following vote was recorded:

AYE: Allen, Burkhart, Erb, Garrett, Guzman, Henley, Holleman, Norris, Pitts, Richmond, Streetman

The motion to adopt the FY20 Clarksville Transit System Budget passed on first reading.

**ORDINANCE 76-2018-19** Amending the FY19 Operating and Capital Budget and adopting the FY20 Operating and Capital Budget for City of Clarksville Governmental Funds, and adopting the Tax Rate for Fiscal Year June 1, 2019 through June 30, 2020

There was no objection to allowing CFO Laurie Matta to highlight changes that had been made to the proposed budget since the May 29th work session. Ms. Matta stated the certified property tax rate had not yet been determined and the



FY20 Budget had been created on a revenue-neutral basis. She said if the certified tax rate is not announced before second reading, the City's property tax rate would be established by separate ordinance. There was no objection to reverting to special session.

Councilman Allen made a motion to add \$3,000.00 to provide funding for the amendment approved earlier for Community Development travel and training. The motion was seconded by Councilman Burkhart. The following vote was recorded:

AYE: Allen, Burkhart, Erb, Garrett, Guzman, Henley, Holleman, Norris, Pitts, Richmond, Streetman

Councilman Allen's amendment passed. Councilman Burkhart made a motion to adopt this ordinance as amended. The motion was seconded by Councilman Allen. There was no discussion. The following vote was recorded.

AYE: Allen, Burkhart, Erb, Garrett, Guzman, Henley, Holleman, Norris, Pitts, Richmond, Streetman

The motion to adopt the FY20 General Government Budget as amended passed on first reading.

#### ADJOURNMENT

The meeting was adjourned at 5:15 p.m.



# **CLARKSVILLE CITY COUNCIL SPECIAL SESSION JUNE 20, 2019 MINUTES**

## **CALL TO ORDER**

A special session of the Clarksville City Council was called to order by Mayor Joe Pitts on Thursday, June 20, 2019, at 4:30 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

A prayer was offered by Pastor Mark Totten, Grace Bible Church, guest of Council Lady Stacey Streetman. Mayor Pitts asked everyone to remember the family of Street Department employee Joe Reeves who passed away suddenly. The Pledge of Allegiance was led by Councilman Tim Chandler.

## **ATTENDANCE**

**PRESENT:** Richard Garrett (Ward 1), Vondell Richmond (Ward 2), Ron Erb (Ward 3), Tim Chandler (Ward 4) Valerie Guzman (Ward 5), Wanda Smith (Ward 6), Travis Holleman (Ward 7), Jeff Henley (Ward 9), Stacey Streetman (Ward 10), Gary Norris (Ward 11), Jeff Burkhart (12)

**ABSENT:** David Allen, Mayor Pro Tem (Ward 8)

## **RESOLUTION OF HONOR**

### **RESOLUTION 64-2019-20 Honoring Councilman Bill Powers**

The City Clerk read this resolution. Councilman Chandler made a motion to adopt this resolution. The motion was seconded by Council Lady Streetman. The following vote was recorded:

**AYE:** Burkhart, Chandler, Erb, Garrett, Guzman, Henley, Holleman, Norris, Pitts, Richmond, Smith, Streetman

Senator Powers said the City of Clarksville was fortunate to have Gary Norris as a member of the City Council representing Ward 11. He thanked the City Council for their public service and said “good government begins with good people.”

#### APPOINTMENT OF FIRE CHIEF

#### **RESOLUTION 65-2018-19** Ratifying the Mayor’s appointment of the Chief of the Clarksville Fire Department

Mayor Pitts recognized and thanked members of the search committee who were in attendance. He said Freddie Montgomery served in the United States Army and had a record of consistent leadership as Chief of the Hopkinsville, Kentucky Fire Department. There was no objection to recess to hear from Chief Montgomery.

Chief Montgomery said he had been with the City of Hopkinsville for twenty five years, five of which he served as Fire Chief. He recognized his wife, Pricilla. He said he has a passion for fire service and wants firefighters to love their job and be a part of a department that is connected to and invested in the community.

Councillady Streetman made a motion to revert to special session; there was no objection. Councilman Burkhart made a motion to adopt this resolution. The motion was seconded by Councilman Henley. The following vote was recorded:

AYE: Burkhart, Chandler, Erb, Garrett, Guzman, Henley, Holleman, Norris, Pitts, Richmond, Smith, Streetman

The motion to adopt this resolution passed.

#### TRC/EDC

#### **ORDINANCE 55-2018-19** (First Reading; Postponed June 6) Amending the Official Code pertaining to the designation of the District Management Corporation from the Two Rivers Company to the Economic Development Council

The recommendation of the Finance Committee was for approval. First Reading of this ordinance was postponed June 6, 2019, to allow the Economic Development Council Board of Directors to review and approve this legislation. Councilman Burkhart made a motion to adopt this ordinance on first reading. The motion was seconded by Councillady Streetman. The following vote was recorded:

AYE: Burkhart, Chandler, Erb, Garrett, Guzman, Henley, Holleman, Norris, Pitts, Richmond, Smith, Streetman

The motion to adopt this ordinance on first reading passed.

#### FY20 BUDGETS: SECOND READING

**ORDINANCE 70-2018-19** Amending the FY19 Operating and Capital Budget and adopting the FY20 Operating and Capital Budget for CDE Lightband

Councilman Burkhart made a motion to adopt this ordinance on second reading. The motion was seconded by Councilman Chandler. There was no discussion. The following vote was recorded:

AYE: Burkhart, Chandler, Erb, Garrett, Guzman, Henley, Holleman, Norris, Pitts, Richmond, Smith, Streetman

The motion to adopt the FY20 CDE Lightband Budget on second reading passed.

**ORDINANCE 71-2018-19** Amending the FY19 Operating and Capital Budget and adopting the FY20 Operating and Capital Budget for Clarksville Gas & Water Department

Councilady Guzman made a motion to adopt this ordinance on second reading. The motion was seconded by Councilman Richmond. There was no discussion. The following vote was recorded:

AYE: Burkhart, Chandler, Erb, Garrett, Guzman, Henley, Holleman, Norris, Pitts, Richmond, Smith, Streetman

The motion to adopt the FY20 Clarksville Gas & Water Budget on second reading passed.

**ORDINANCE 72-2018-19** Amending the FY19 Budget and approving the FY20 Annual Action Plan and Budget and authorizing application for Community Development Block Grant and HOME Investment Partnership Funds

Councillady Streetman made a motion to adopt this ordinance on second reading. The motion was seconded by Councilman Henley. There was no discussion. The following vote was recorded:

AYE: Burkhart, Chandler, Erb, Garrett, Guzman, Henley, Holleman, Norris, Pitts, Richmond, Smith, Streetman

The motion to adopt the FY20 Community Development Budget on second reading passed.



**ORDINANCE 73-2018-19** Amending the FY19 Budget and adopting the FY20 Operating Budget for FY20 for the City of Clarksville Internal Service Funds

Councilman Burkhart made a motion to adopt this ordinance on second reading. The motion was seconded by Councilman Henley. There was no discussion. The following vote was recorded:

AYE: Burkhart, Chandler, Erb, Garrett, Guzman, Henley, Holleman, Norris, Pitts, Richmond, Smith, Streetman

The motion to adopt the FY20 Internal Service Fund Budget on second reading passed.

**ORDINANCE 74-2018-19** Amending the FY19 Budget and establishing the FY20 Operating Budget for Clarksville Parking Commission (A Proprietary Fund)

Councilman Burkhart made a motion to adopt this ordinance on second reading. The motion was seconded by Councilman Erb. There was no discussion. The following vote was recorded:

AYE: Burkhart, Chandler, Erb, Garrett, Guzman, Henley, Holleman, Norris, Pitts, Richmond, Smith, Streetman

The motion to adopt the FY20 Parking Commission Budget on second reading passed.

**ORDINANCE 75-2018-19** Amending the FY19 Operating and Capital Budget and adopting the FY20 Operating and Capital Budget for Clarksville Transit System

Councilwoman Smith made a motion to adopt this ordinance on second reading. The motion was seconded by Councilman Garrett. There was no discussion. The following vote was recorded:

AYE: Burkhart, Chandler, Erb, Garrett, Guzman, Henley, Holleman, Norris, Pitts, Richmond, Smith, Streetman

The motion to adopt the FY20 Clarksville Transit System Budget on second reading passed.

Mayor Pitts recognized Paul Nelson who had been named Interim Director of CTS upon the retirement of Director Arthur Bing.

**ORDINANCE 76-2018-19** Amending the FY19 Operating and Capital Budget and adopting the FY20 Operating and Capital Budget for City of Clarksville Governmental Funds, and adopting the Tax Rate for Fiscal Year June 1, 2019 through June 30, 2020

Mayor Pitts made a motion to adopt this ordinance on second reading. The motion was seconded by Councilman Henley.

Councillady Guzman made a motion to amend this ordinance by transferring \$83,275 from FY19 to FY20 Parks & Recreation budget to complete the Smith Pool demolition project. The motion was seconded by Councilman Burkhart. The following vote was recorded:

AYE: Burkhart, Chandler, Erb, Garrett, Guzman, Henley, Holleman, Norris, Pitts, Richmond, Smith, Streetman

Councillady Guzman's amendment passed. In response to Councillady Smith's question, Mayor Pitts said the Certified Tax Rate had not yet been determined by the Montgomery County Assessor of Property. He said the FY20 General Government Budget had a zero net increase and the actual property tax rate would be established by separate ordinance when the CTR is received. The following vote on the main motion as amended was recorded:

AYE: Burkhart, Chandler, Erb, Garrett, Guzman, Henley, Holleman, Norris, Pitts, Richmond, Smith, Streetman

The motion to adopt the FY20 General Government Budget on second reading as amended passed.

#### ANNOUNCEMENTS

Councillady Streetman invited everyone to the Chamber of Commerce Business After Hours hosted by Clarksville Parks & Recreation at the Wilma Rudolph Event Center following the special session.

Councilman Chandler expressed appreciation to Mayor Pitts and the staff of Finance & Revenue for a smooth budget process.

#### ADJOURNMENT

The meeting was adjourned at 4:55 p.m.

ORDINANCE 1-2019-20

AN ORDINANCE ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM THE INDUSTRIAL DEVELOPMENT BOARD TO THE CITY OF CLARKSVILLE FOR THE PURPOSE OF A WATER STORAGE TANK

*WHEREAS,* The Industrial Development Board has agreed to donate certain real property and ingress/egress easement to the City of Clarksville for the operation of an existing water tank; and

*WHEREAS,* the Clarksville City Council has determined that it is in the best interest of the City and its residents that the donation from the Industrial Development Board 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 and ingress/egress easement from the Industrial Development Board, being a portion of the property conveyed to donor by deeds of record in Official Record Book Volume 1262, Page 2490 & Volume 1244, Page 2574, 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 and easement.
3. That this Ordinance shall be in full force and effect from and after its passage and approval.

*FIRST READING:*

*SECOND READING:*

*EFFECTIVE DATE:*

EXHIBIT A

Land Description  
of the  
Industrial Development Board of Montgomery County Property  
Jim Johnson Road, Clarksville, TN 37043

Being a portion of the Industrial Development Board of Montgomery County Property in the 1<sup>st</sup> Civil District of Montgomery County, Tennessee, said property being a portion of Tax Map # 015, Parcel # 003.01 (Volume 1262 Page 2490), and of Tax Map # 009, Parcel # 014.02 Volume (ORV) 1244 Page (PG) 2574, all recorded in the Register's Office of Montgomery County, Tennessee (ROMCT), said property is generally bounded on the west and south by Jim Johnson Road, and on the north by Life is Good Road. Being more particularly described as follows:

Commencing at a set ½" iron pin capped "DBS & Associates" located at Tennessee State Plane coordinates (NAD 83) coordinates of Northing 838556.71, Easting 1600845.50 in the eastern right of way of Jim Johnson Road. Said POINT OF BEGINNING being South 20°31'10" West a distance of 101.29 feet from the southwest corner of the Industrial Development Board of Montgomery County Property ORV 1855 PG 2267. Thence leaving said right of way of Jim Johnson Road and with the said southern proposed right of way (ROW) of Life is Good Road, South 81°00'14" East a distance of 304.81 feet to a new iron rod capped "DBS & Assoc."

Thence leaving said ROW on four new severance lines (NSL) as follows:

South 29°55'19" West a distance of 45.07 feet to a new iron rod capped "DBS & Assoc."; thence, North 83°12'33" West a distance of 78.18 feet to a new iron rod capped "DBS & Assoc."; thence, generally, one-foot East of a fence line, South 05°36'07" West a distance of 270.36 to an iron rod capped "DBS & Assoc."; thence, approximately one-foot south of the fence line, North 82°23'25" West a distance of 257.56 to an new iron rod capped "DBS & Assoc." in said East ROW of Jim Johnson Road;

Thence, North 19°53'31" East a distance of 83.34 feet to a point;

Thence, North 12°42'56" East a distance of 234.37 feet to a point;

Thence, North 08°12'34" East a distance of 5.51 feet to said POINT OF BEGINNING, containing 76,492.19 SQ FT or 1.76 acres more or less.

Together with and subject to any easements, covenants, right of ways, and conveyances that are of record and not of record. According to a survey by W. Logan McCraw, TN RLS#2887 of DBS Engineering & Associates, Job # CC 98231, dated June 17, 2019.



### Ingress and Egress Easement

Commencing at a set ½" iron pin capped "DBS & Associates" located in the eastern right of way of Jim Johnson Road, said pin being in the southwest corner of the Water Tower Boundary. Said pin having Tennessee State Plane Coordinates Northing 838244.27, Easting 1600764.77. Thence, leaving said iron pin South 82°23'25" East at a distance of 60.09 feet to the northwest corner and the true point of beginning for this description.

Thence, with South boundary South 82°23'25" East at a distance 10.00 feet to a point, also the width of the Ingress/Egress easement;

Thence South 07°15'34" West at a distance of 44.32 feet to a point;

Thence along a curve to the right having a radius of 35.00 feet, a delta of 090°00'00", an arc distance of 54.98, a chord bearing of South 52° 15'34" and a chord distance of 49.50 feet to a point;

Thence, North 82°44'26" West at a distance of 52.96 feet to a point in the east right of way of Jim Johnson Road;

Thence, with Jim Johnson Road, North 19°53'31" East at a distance of 10.25 feet to a point;

Thence South 82°44'26" East at a distance of 50.72 feet to point being the start of a curve;

Thence northeasterly an arc distance of 39.27 feet along a curve to the left having a radius of 25.00 feet, a delta of 090°00'00", chord bearing of North 52°15'34" East and a chord distance of 35.36 feet to a point;

Thence North 07°15'34" East at a distance of 44.38 feet to the point of beginning containing 1,433.12 SQ FT or 0.03 Acres more or less.

Together with and subject to any easements, covenants, right of ways, and conveyances that are of record and not of record. According to a survey by W. Logan McCraw, TN RLS#2887 of DBS Engineering & Associates, Job # CC 98231, dated June 17, 2019.

ORDINANCE 2-2019-20

AN ORDINANCE AUTHORIZING PURCHASE OF PROPERTY AT 111 CUNNINGHAM LANE FOR THE CITY OF CLARKSVILLE GAS & WATER DEPARTMENT NORTH SERVICE CENTER

*WHEREAS,* property acquisition is necessary for the relocation of the City of Clarksville Gas & Water Department North Service Center; and

*WHEREAS,* the City of Clarksville Gas & Water Department has agreed to purchase property located at 111 Cunningham Lane from First Tennessee Bank National Association for the price of \$435,000.00 plus additional cost and closing fees.

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

That the Clarksville City Council hereby authorizes the purchase of property at 111 Cunningham Lane (CMap 43, Parcel 1.01) for the City of Clarksville Gas & Water Department North Service Center, not to exceed \$445,000.00.

*FIRST READING:*

*SECOND READING:*

*EFFECTIVE DATE:*

EXHIBIT A



ORDINANCE 3-2019-20

AN ORDINANCE AUTHORIZING PURCHASE OF PROPERTY FOR CLARKSVILLE GAS & WATER'S NEW MEADOWBROOK SEWER PUMP STATION EQUALIZATION BASIN

*WHEREAS,* property acquisition is necessary to construct a new equalization basin for the new Meadowbrook Sewer Pump Station; and

*WHEREAS,* the City of Clarksville Gas & Water Department has agreed to purchase property located at Fort Campbell Boulevard from Baggett & Harvey and Mehigan Family Partnership for the price of \$481,000.00 plus any additional costs and closing fees.

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

That the Clarksville City Council hereby authorizes purchase of property at Fort Campbell Boulevard (CMAP 43J, Parcel 30.00) for the new Meadowbrook Sewer Pump Station Equalization Basin, not to exceed \$491,000.00.

*FIRST READING:*

*SECOND READING:*

*EFFECTIVE DATE:*

EXHIBIT A





ORDINANCE 4-2019-20

AN ORDINANCE AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO CONDUCT NEGOTIATIONS AND TO ENTER AN AGREEMENT FOR PURCHASE OF EASEMENTS AND/OR RIGHTS OF WAY, OR SHOULD NEGOTIATIONS FAIL, TO PURSUE CONDEMNATION THROUGH USE OF EMINENT DOMAIN FOR ACQUISITION OF PROPERTY FOR A PUBLIC PURPOSE FOR SPOT INTERSECTION IMPROVEMENTS FOR THE TRENTON ROAD AND MERIWETHER ROAD PROJECT, THE TYLERTOWN-OAKLAND ROAD IMPROVEMENTS PROJECT, AND THE WHITFIELD ROAD IMPROVEMENTS PROJECT

*WHEREAS,* the Clarksville City Council finds that improvements to roads and intersections within the City are a vital component to the proper function of the transportation 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 right of way rights for the purpose of constructing improvements to Trenton Road and Meriwether Road, Tylertown Road and Oakland Road, and Whitfield Road and Needmore Road.

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

That the Mayor, acting through the City Attorney or his designee, may negotiate and enter into an agreement for the purchase of any necessary property rights from affected property owners for the Spot Intersection Improvements for the Trenton Road And Meriwether Road Project, the Tylertown-Oakland Road Improvements Project, and the Whitfield Road Improvements Project, and further, that if agreement 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 Spot Intersection Improvements for the Trenton Road and Meriwether Road Project, the Tylertown-Oakland Road Improvements Project, and the Whitfield Road 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 and the Federal Uniform Relocation Assistance and Real Property Acquisition Policies Act.

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Mayor

*ATTEST:*

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City Clerk

*FIRST READING:*

*SECOND READING:*

*EFFECTIVE DATE:*

RESOLUTION 1-2019-20

A RESOLUTION ASKING THE TENNESSEE DEPARTMENT OF TRANSPORTATION FOR IMPROVEMENTS TO SR374/WARFIELD BOULEVARD FROM SOUTH OF DUNBAR CAVE ROAD TO SR112/MADISON STREET

*WHEREAS*, the Clarksville City Council is asking for improvements to SR374 to help provide for a more efficient and safer transportation corridor. This section of SR374 is already experiencing deficiency which has led to increased congestion, delay and potential environmental hazards; and

*WHEREAS*, the travel time reliability analysis indicates the corridor is experiencing volumes exceeding capacity resulting in a poor level of service. Considering the projected traffic volumes are expected to continue to increase the level of service will continue to worsen; and

*WHEREAS*, the intersection at Memorial Drive ranks number sixteen in the Top Twenty intersections with high crash frequency by collision type, 2012-2016; and

*WHEREAS*, the proposed project will complete improvements to the final link in the northern circumferential By-Pass for Clarksville. Said project is included in the fiscally constrained roadway project list in the Clarksville Urbanized Area Metropolitan Planning Organization's 2045 Metropolitan Transportation Plan; and

*WHEREAS*, the Clarksville City Council is asking that a Technical Report be produced and funding be obligated in the Clarksville Urbanized Area Metropolitan Planning Organization's Transportation Improvement Program for PE/Environmental in a timely manner.

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

That the Mayor is hereby authorized to submit a request via the Clarksville Urbanized Area Metropolitan Planning Organization to the Tennessee Department of Transportation and improvements to SR374/Warfield Boulevard from south of Dunbar Cave Road to SR112/Madison Street and to execute all necessary documents in connection therewith on behalf of the City of Clarksville.

*ADOPTED:*

RESOLUTION 2-2019-20

A RESOLUTION AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF CLARKSVILLE, TENNESSEE AND THE E911 EMERGENCY COMMUNICATION DISTRICT OF MONTGOMERY COUNTY, TENNESSEE

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

That the Clarksville City Council hereby authorizes an interlocal agreement, effective July 1, 2019 through June 30, 2020, attached hereto as Exhibit A, between the City of Clarksville, Tennessee, and the Emergency Communication District of Montgomery County, Tennessee.

*ADOPTED:*

**INTERLOCAL CONTRACT BETWEEN THE CITY OF CLARKSVILLE,  
TENNESSEE, AND THE E911 EMERGENCY COMMUNICATION DISTRICT OF  
MONTGOMERY COUNTY, TENNESSEE**

This agreement is made and entered into between the City of Clarksville, Tennessee, a political subdivision of the State of Tennessee (hereinafter referred to as "the City"), and the E911 Emergency Communication District of Montgomery County, Tennessee, a corporate body politic organized pursuant to the provisions of Tennessee Code Annotated § 7-86-105 (hereinafter referred to as "the District").

The terms and conditions of this Agreement are as follows:

1. The term of this Agreement is July 1, 2019, through June 30, 2020.
2. During the term of this Agreement, the District agrees to provide use of the first floor of the present E-911 Building situated at the corner of the First and Commerce Streets in Clarksville, Tennessee, including utilities.
3. As compensation for services provide under this Agreement, the City of Clarksville, Tennessee, will pay \$54,047.52 to the District during the term in twelve equal monthly installments of \$4,504.00. The District will endeavor to provide sufficient personnel to answer incoming emergency/non-emergency calls twenty-four hours a day, seven days a week, for the entire duration of this agreement. The District call takers will then forward these calls via the Computer Aided Dispatch terminals (CAD) to the City of Clarksville Public Safety Police / Fire Dispatchers who will dispatch and handle all radio traffic for the Clarksville Police Department and Clarksville Fire Rescue.
4. The District will provide twenty-four (24) hours, toll-free voice and TDD telephone access or an equivalent system for emergency call service for the City; develop and maintain written procedures and telephone numbers for

procuring other emergency services (EMS, Fire Rescue, Ambulance, etc.); provide immediate playback of recorded telephone and radio conversations while maintaining a continuous recording of radio transmissions and emergency telephone conversations within the communications center; develop and maintain written procedures for the prompt handling and appropriate routing of misdirected emergency calls; issue emergency first-aid instructions over the telephone to each caller using approved emergency medical guidelines or materials; maintain backup electrical power to ensure continuous operations in the event of primary power failure; and maintain a telephone system designed to separate emergency from non-emergency calls.

5. The parties further agree that the purpose of this Agreement is to comply with E911 Revenue Standard Number 21 adopted by the Tennessee Emergency Communication Board pursuant to the authority granted it by Tennessee Code Annotated § 7-86-306 (9) and to comply with the provisions of Tennessee Code Annotated § 12-9-101 et seq., regarding Agreements between local governmental units.

**IN WITNESS WHEREOF**, each party has caused this Interlocal agreement to be executed by an authorized person on the date indicated by his or her name.



**CITY OF CLARKSVILLE**

Date: \_\_\_\_\_

By: \_\_\_\_\_

**JOE PITTS**  
Its: City Mayor

**E911 EMERGENCY COMMUNICATION  
DISTRICT OF MONTGOMERY**

Date: \_\_\_\_\_

By: \_\_\_\_\_

**LIZ HENLEY**  
Its: Chair