



GAS & WATER COMMITTEE AGENDA

DATE: April 25, 2019

LOCATION: City Hall Conference Room

TIME: 3:45 p.m.

I. CALL TO ORDER

II. ANNOUNCE MEMBERS IN ATTENDANCE (VERIFY QUORUM)

III. ADOPTION OF MINUTES: March 28, 2019

IV. DEPARTMENT REPORTS:

1. Bad Debt – Fred Klein (attached)
2. Financials – Fred Klein (attached)
3. Bid – Summary – Camille Thomas (attached)
4. Professional Services – Camille Thomas (attached)
 - G&W - Meriwether Road & Trenton Road Utility Relocation for Roadway Improvements from McKay-Burchett & Co. LLC in the amount of \$10,000.00.
 - G&W - Fee Increase for the Relocation of Utilities for the Street Department's Road Widening & Realignment of Rossvie Road from DBS & Associates in the increased amount of \$32,438.75 for a total contract price not to exceed \$191,526.31.
 - G&W - Fee Increase for the Miscellaneous Real Estate Appraisals from Mark Young Real Estate Appraisals in the increased amount of \$25,000.00 for a total contract price not to exceed \$50,000.00.
5. Sale of surplus property on GovDeals.com for the month of March, 2019 - \$39,335.00 – Camille Thomas (attached)
6. Department Reports – Mark Riggins (attached)
7. Meeting date/time – Mark Riggins
8. Customer Service Representatives – Mark Riggins
9. Meadowbrook Sewer Lift Station – Mark Riggins

V. COMMITTEE ACTION REQUIRED

VI. CITY COUNCIL ACTION REQUIRED

1. **ORDINANCE 53-2018-19** Authorizing extension of City of Clarksville utility services to property located at 1621 Dunlop Lane; request of Ben Stanley. – Mark Riggins (attached)
2. **ORDINANCE 56-2018-19** Accepting donation of certain real property from Progress Properties, LLC, for the Progress Drive Pump Station. - Mark Riggins (attached)

3. **ORDINANCE 57-2018-19** Accepting donation of certain real property from Rossview Farms, LLC, for the Victoria Ridge Pump Station. - Mark Riggins (attached)
4. **ORDINANCE 58-2018-19** Accepting donation of certain real property from Holly Point, LLC, for the Easthaven Pump Station. - Mark Riggins (attached)
5. **ORDINANCE 59-2018-19** Accepting donation of certain real property from Magnolia Drive Partnership for the Sango Mills Pump Station. - Mark Riggins (attached)
6. **ORDINANCE 60-2018-19** Accepting donation of certain real property from Betty D. Maynard for the Ivy Bend Pump Station. - Mark Riggins (attached)
7. **ORDINANCE 61-2018-19** Accepting donation of certain real property from C. D. Baggett Family Limited Partnership for the Brownsville Pump Station. - Mark Riggins (attached)
8. **ORDINANCE 62-2018-19** Accepting donation of certain real property from CLC Hidden Springs for the Hidden Springs Pump Station. - Mark Riggins (attached)

VII. ADJOURNMENT

VIII. PUBLIC COMMENTS (5 minutes each)



**GAS & WATER COMMITTEE MEETING
MINUTES
March 28, 2019**

City Hall Conference Room
3:45 p.m.

MEMBERS PRESENT

Chairman Bill Powers, Tim Chandler, Ron Erb,

MEMBERS ABSENT

David Allen, Valerie Guzman

OTHERS PRESENT

Pat Hickey, Camille Thomas, Fred Klein, Stephanie Fox, Mandy Phillips

The meeting was called to order at 3:45 p.m. by Chairman Bill Powers.

Minutes for the February 28, 2019 Committee Meeting were unanimously approved.

Bad Debt was reported by Fred Klein by explaining the write-off report for the month of February 2019.

Fred Klein also reported the Financials for the month of February 2019.

Camille Thomas reported the Bid-Summary for the month.

Pat Hickey reported the F&A Committee approval to acquire appraisals for properties located at 2015 Fort Campbell Blvd. and 111 Cunningham Lane for the proposed North Service Center

Reports – Pat Hickey presented and discussed the department reports included in the packet.

ORDINANCE 47-2018-19 Authorizing extension of City of Clarksville utility services to property on Excell Road; request of James Vick. Ron Erb made a motion for approval, Tim Chandler seconded it, and the same passed unanimously to full City Council.

ORDINANCE 49-2018-19 (First Reading) Authorizing purchase of property located at 2289 Cardinal Lane for SR374/Rossvue Road widening project. Tim Chandler made a motion for approval, Ron Erb seconded it, and the same passed unanimously to full City Council.

The meeting was adjourned at 4:11 p.m.

Clarksville Gas & Water Department
12 Month Rolling Collections/Write-offs

Date	Total		# of Accounts	Avg Acct		Total		# of Write-Offs	Avg Acct	
	Turned Over			Turned Over		Collected	Write-offs		Write-off	
Apr-18	\$ 13,741.55		98	\$ 140.22		\$ 3,129.63	\$ 9,397.82	63	\$ 149.17	
May-18	\$ 7,547.90		68	\$ 111.00		\$ 2,013.87	\$ 10,878.61	69	\$ 157.66	
Jun-18	\$ 15,641.80		83	\$ 188.46		\$ 2,838.93	\$ 9,580.63	83	\$ 115.43	
Jul-18	\$ 8,672.23		69	\$ 125.68		\$ 3,358.64	\$ 8,883.26	72	\$ 123.38	
Aug-18	\$ 6,161.52		66	\$ 93.36		\$ 2,209.74	\$ 26,188.27	99	\$ 264.53	
Sep-18	\$ 16,989.37		74	\$ 229.59		\$ 1,539.47	\$ 11,125.46	86	\$ 129.37	
Oct-18	\$ 15,415.15		110	\$ 140.14		\$ 2,598.68	\$ 12,750.00	86	\$ 148.26	
Nov-18	\$ 12,737.58		108	\$ 117.94		\$ 3,846.09	\$ 6,781.43	72	\$ 94.19	
Dec-18	\$ 14,244.50		88	\$ 161.87		\$ 1,186.95	\$ 7,197.40	67	\$ 107.42	
Jan-19	\$ 23,713.20		103	\$ 230.23		\$ 3,103.31	\$ 13,023.89	90	\$ 144.71	
Feb-19	\$ 11,854.67		72	\$ 164.65		\$ 4,964.59	\$ 6,351.24	60	\$ 105.85	
Mar-19	\$ 8,537.75		64	\$ 133.40		\$ 2,435.01	\$ 12,928.83	82	\$ 157.67	
	\$ 155,257.22		1003	\$ 154.79		\$ 33,224.91	\$ 135,086.84	929	\$ 145.41	

21.40%

CGW Water Department
March, 2019

	Month			Year to Date		
	<u>Actual</u>	<u>Budget</u>	<u>Fav/(Unfav)</u>	<u>Actual</u>	<u>Budget</u>	<u>Fav/(Unfav)</u>
Sales to Customers	1,640,069	1,899,583	(259,514)	16,570,680	17,096,250	(525,570)
Penalties	24,422	27,500	(3,078)	258,753	247,500	11,253
Other Income	246,820	222,083	24,737	2,138,871	1,998,750	140,121
Gross Revenue	1,911,311	2,149,167	(237,855)	18,968,304	19,342,500	(374,196)
Water Plant	279,824	314,561	34,737	2,910,018	2,831,051	(78,966)
Water Transmission	397,446	401,999	4,552	3,430,474	3,617,990	187,515
Water Administration	31,118	33,507	2,388	273,464	301,562	28,098
Customer Service	237,467	280,962	43,496	2,202,305	2,528,661	326,356
Accounting	50,207	46,271	(3,936)	463,537	416,439	(47,098)
Engineering	75,540	96,058	20,518	739,141	864,526	125,385
Admin & General	61,742	51,488	(10,254)	484,800	463,394	(21,407)
Other Expenses	13,826	10,583	(3,243)	107,167	95,250	(11,917)
Depreciation	478,294	529,583	51,290	4,299,329	4,766,250	466,921
Total Operating Expenses	1,625,466	1,765,014	139,548	14,910,235	15,885,122	974,888
Income from Operations	285,846	384,153	(98,307)	4,058,069	3,457,378	600,691
Interest Income	62,323	8,667	53,657	480,578	78,000	402,578
Other Income (Expense)	74,007	2,500	71,507	91,067	22,500	68,567
Interest Expense	(89,154)	(106,040)	16,886	(852,936)	(954,360)	101,424
Debt Amortization Income	18,124	12,755	5,369	161,694	114,795	46,899
PILOT	(81,830)	(81,830)	0	(736,466)	(736,466)	0
Total Other Income (Expense)	(16,530)	(163,948)	147,418	(856,062)	(1,475,531)	619,469
Total Income / (Loss)	269,316	220,205	49,111	3,202,007	1,981,847	1,220,160
Capital Spend	446,824	1,020,000	573,176	1,270,144	9,168,000	7,897,856
Contributed Capital - Cash	-	-	-	65,062	-	65,062
Contributed Capital - Non-Cash	-	375,000	(375,000)	4,512,269	3,375,000	1,137,269

CGW Wastewater Department
March, 2019

	Month			Year to Date		
	<u>Actual</u>	<u>Budget</u>	<u>Fav/(Unfav)</u>	<u>Actual</u>	<u>Budget</u>	<u>Fav/(Unfav)</u>
Sales to Customers	2,934,078	3,216,383	(282,306)	27,703,899	28,947,450	(1,243,551)
Penalties	44,097	47,917	(3,819)	446,491	431,250	15,241
Other Income	409,726	202,083	207,642	2,067,731	1,818,750	248,981
Gross Revenue	3,387,900	3,466,383	(78,483)	30,218,121	31,197,450	(979,329)
Wastewater Plant	343,350	353,744	10,394	3,353,365	3,183,700	(169,665)
Wastewater Collection	485,424	431,930	(53,494)	4,404,084	3,887,369	(516,714)
Wastewater Administration	49,704	44,161	(5,543)	450,756	397,451	(53,306)
Customer Service	149,783	153,057	3,274	1,427,068	1,377,512	(49,557)
Accounting	51,397	51,603	206	486,940	464,429	(22,512)
Engineering	126,262	95,738	(30,524)	917,872	861,646	(56,226)
Admin & General	61,570	51,357	(10,213)	483,099	462,209	(20,890)
Other Expenses	14,010	10,583	(3,427)	105,160	95,250	(9,910)
Depreciation	992,811	985,083	(7,727)	8,911,328	8,865,750	(45,578)
Total Operating Expenses	2,274,311	2,177,257	(97,053)	20,539,672	19,595,315	(944,358)
Income from Operations	1,113,590	1,289,126	(175,536)	9,678,448	11,602,136	(1,923,687)
Interest Income	62,700	8,583	54,117	366,517	77,250	289,267
Other Income (Expense)	33,880	1,500	32,380	35,966	13,500	22,466
Interest Expense	(616,398)	(643,388)	26,989	(5,755,527)	(5,790,488)	34,960
Debt Amortization Income	103,446	101,493	1,953	1,117,721	913,440	204,281
PILOT	(192,727)	(192,727)	0	(1,734,542)	(1,734,542)	(0)
Total Other Income (Expense)	(609,099)	(724,538)	115,439	(5,969,865)	(6,520,839)	550,974
Total Income / (Loss)	504,491	564,589	(60,098)	3,708,583	5,081,297	(1,372,713)
Capital Spend	-	380,000	380,000	963,704	4,311,000	3,347,296
Contributed Capital - Cash	-	-	-	15,838	-	15,838
Contributed Capital - Non-Cash	-	416,667	(416,667)	3,598,245	3,750,000	(151,755)

CGW Gas Department
March, 2019

	Month			Year to Date		
	<u>Actual</u>	<u>Budget</u>	<u>Fav/(Unfav)</u>	<u>Actual</u>	<u>Budget</u>	<u>Fav/(Unfav)</u>
Sales to Customers	3,439,377	2,546,135	893,242	21,691,110	18,087,507	3,603,603
Penalties	37,134	5,000	32,134	163,616	45,000	118,616
Other Income	75,328	84,820	(9,492)	979,208	763,380	215,828
Gross Revenue	3,551,840	2,635,955	915,885	22,833,934	18,895,887	3,938,047
Cost of Gas	1,779,038	1,573,192	(205,846)	13,900,074	10,524,112	(3,375,962)
Gas Distribution	181,268	216,079	34,811	1,738,827	1,944,708	205,881
Gas Administration	250,956	194,905	(56,051)	1,781,352	1,754,145	(27,207)
Ft. Campbell Operations	33,994	38,665	4,671	362,948	347,982	(14,966)
Customer Service	89,047	106,041	16,994	880,034	954,372	74,338
Accounting	64,404	47,182	(17,222)	440,355	424,637	(15,719)
Engineering	39,776	42,833	3,057	357,430	385,498	28,068
Admin & General	59,456	51,326	(8,130)	480,774	461,936	(18,838)
Other Expenses	12,631	9,750	(2,881)	97,288	87,750	(9,538)
Depreciation	143,897	173,167	29,270	1,297,900	1,558,500	260,600
Total Operating Expenses	2,654,465	2,453,140	(201,326)	21,336,982	18,443,640	(2,893,343)
Income from Operations	897,374	182,816	714,559	1,496,951	452,248	1,044,704
Interest Income	44,263	7,850	36,413	359,186	70,650	288,536
Other Income (Expense)	65,082	1,500	63,582	65,621	13,500	52,121
Interest Expense	(17,839)	(22,839)	5,000	(171,677)	(205,553)	33,876
Debt Amortization Income	3,982	3,212	770	37,190	28,905	8,285
PILOT	(57,896)	(57,896)	(0)	(521,065)	(521,066)	0
Total Other Income (Expense)	37,591	(68,174)	105,765	(230,746)	(613,563)	382,817
Total Income / (Loss)	934,966	114,642	820,324	1,266,205	(161,316)	1,427,521
Capital Spend	96,770	380,000	283,230	514,045	2,604,000	2,089,955
Contributed Capital - Cash	-	-	-	91,083	-	91,083

FY 2018 Debt Coverage

March, 2019

YTD Net Revenue through
Fiscal Period

9

	<u>Actual</u>
System Gross Revenue	\$ 72,020,358
System Operating Expenses	56,786,889
	15,233,469
Add: Depreciation Expense	14,508,557
Other Revenue (Expense)	1,398,934
Net Revenues	\$ 31,140,960

Debt Coverage Ratio 2.05

Debt Coverage Ratio Goal 1.70

Last Years Coverage Ratio 2.04

>2.00 = Aaa rating

1.70-2.00 = Aa rating

Debt to Operation Revenue Ratio

March, 2019

FY 2019 Budget

Total Debt	\$ 210,708,802
Operating Revenue	\$ 96,027,144
Debt/Operating Revenue	2.19

FY 2018 Actual

Total Debt	\$ 237,996,422
Operating Revenue	\$ 90,487,961
Debt/Operating Revenue	2.63

FY 2017 Actual

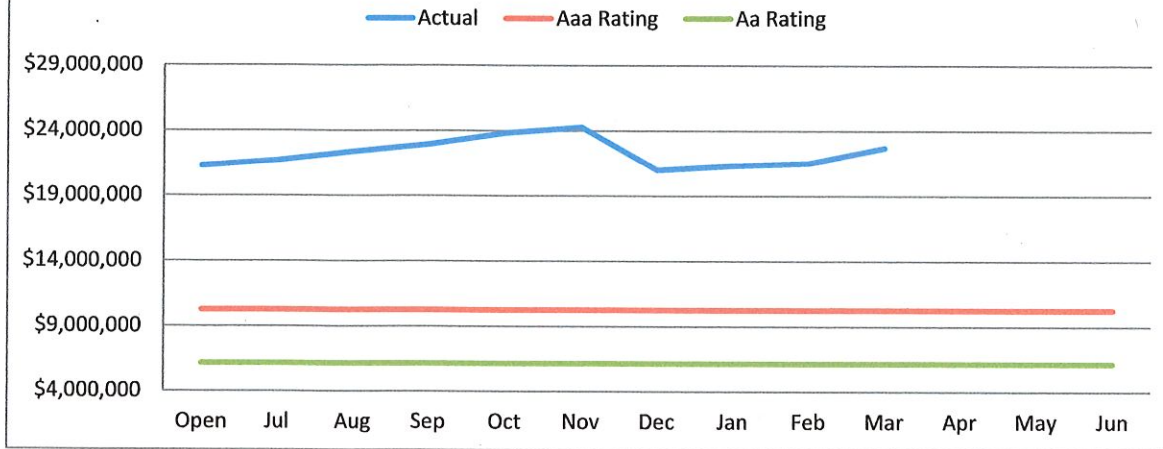
Total Debt	\$ 250,788,679
Operating Revenue	\$ 83,911,143
Debt/Operating Revenue	2.99

<2.00 = Aaa

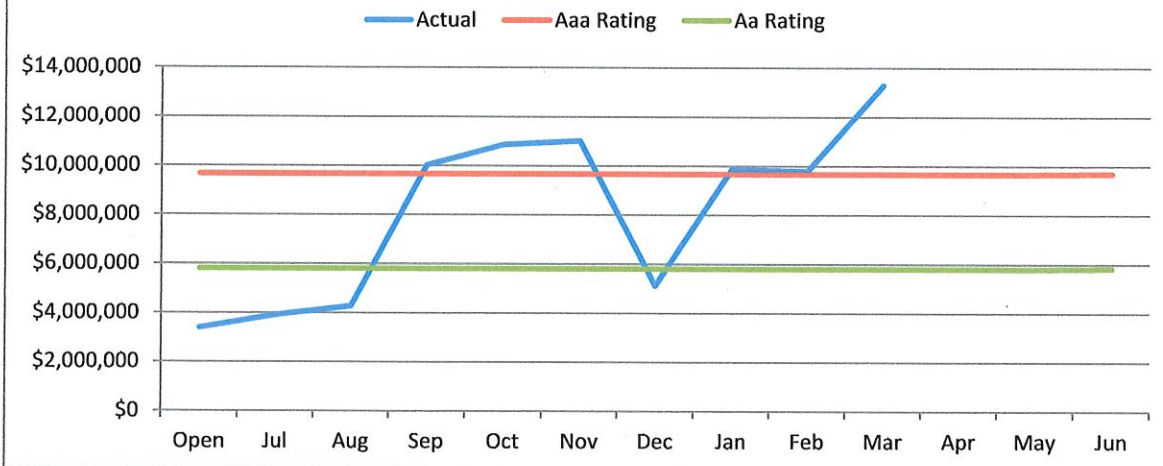
2.00 - 4.00 = Aa

Clarksville Gas & Water FY 2019

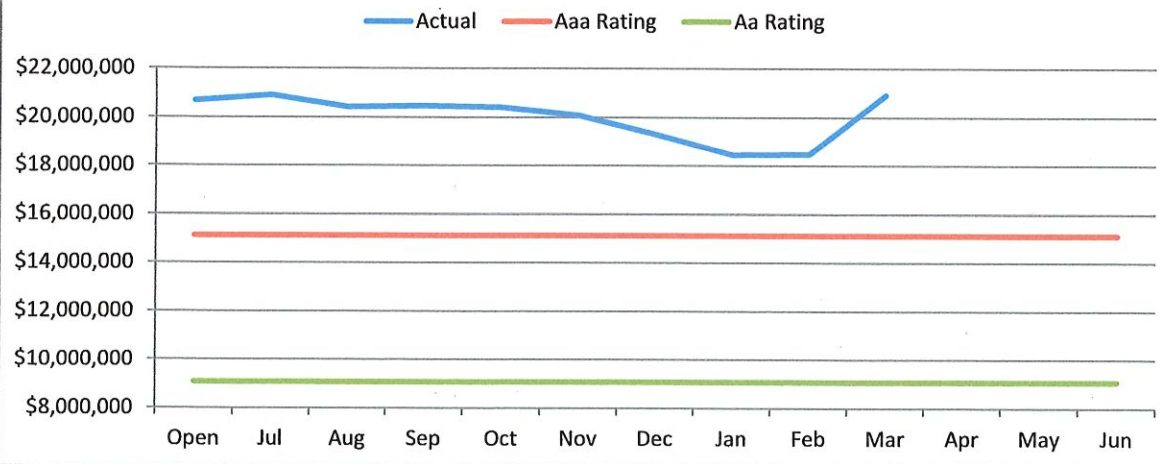
FY 2019 Available Cash - Water



FY 2019 Available Cash - Wastewater



FY 2019 Available Cash - Gas



**GAS & WATER DEPARTMENT
BID SUMMARY
APRIL 25, 2019**

The following bids/proposals have been solicited, opened and have been approved by the Purchasing Agent. All are low bid/proposal except where noted.

<u>BID #</u>	<u>DESCRIPTION</u>	<u>AWARDED TO</u>	<u>AMOUNT</u>
3917	Hwy 41A Bypass Water Main Replacement	Cleary Construction	\$ 758,130.00
3926	18 Ton Dual Tandem Trailer	LMI Inc.	\$ 16,200.00

SOLE SOURCE PURCHASES:

1. Future purchases of RF meter reading equipment and Neptune water meters and parts from Southern Pipe and Supply Company.
2. Future purchases and service of the FOrE 5-odor and corrosion control system from Southern Sales.

STATE CONTRACT PURCHASES:

1. One 2018 F-150 4X4 regular cab truck from Ford of Murfreesboro in the amount of \$ 23,635.50.

Bid # 3917 – Hwy 41A Bypass Water Main Replacement:

Cleary Construction	\$ 758,130.00*
Moore Construction	\$ 885,883.75
SBW Construction	\$ 914,990.00
Scott & Ritter	\$ 927,977.50
Byard Construction	No Response
Parchman Construction	No Response

Bid # 3926 –18 Ton Dual Tandem Trailer:

LMI Inc.	\$ 16,200.00*
Verde Inc.	\$ 18,995.00
Smokey Mountain Trailers	\$ 19,847.00
Meade Equipment	\$ 20,750.00
Diamond Equipment	\$ 22,335.64
Stephen L. Green Trailers	\$ 23,456.78

*Department Recommendation

REQUEST FOR PROFESSIONAL SERVICE

1. SELECTION OF FIRM

PROJECT NAME AND SCOPE OF WORK:	Meriwether Road and Trenton Road Utility Relocation for Roadway Improvements – Project comprises preparation of natural gas, water and sewer relocation plans as well as construction documents associated with Street Department's improvements of Meriwether Road and Trenton Road
NAME OF FIRM:	McKay-Burchett & Company LLC 1545 Madison Street, Clarksville, TN 37040
QUALIFICATIONS, COMPETENCE AND INTEGRITY OF FIRM:	McKay-Burchett is a civil engineering design firm with over 20 years of experience working in the Clarksville area, specializing in land development and infrastructure design.
YEARS OF EXPERIENCE:	3 Years (Established in 2016)
SIMILAR PROJECTS PERFORMED FOR THE CITY:	N/A
SIMILAR PROJECTS PERFORMED ELSEWHERE:	• Rossvie Place Subdivision Section 2- Infrastructure Planning and Design for a 71 Lot Single Family Subdivision that included design of off-site water and sewer. • Hereford Farm-Infrastructure Planning and Design for a mixed use development which includes approximately 25 acres of commercial development and 744 single family lots. The initial phase included design of off-site sewer. • Wynwood Apartments-Infrastructure Planning and Design for a 324 unit apartment complex • Sango Square-Infrastructure Planning and Design for 65,000+ square feet Commercial/Retail Development
OTHER QUALIFICATIONS:	McKay-Burchett is performing the roadway improvement design for this City of Clarksville Street Department project.
NAMES OF THOSE INVOLVED IN THE SELECTION (MUST BE 2 OR MORE AND MUST HAVE NO CONFLICT OF INTEREST AS PER PURCHASING POLICY):	Garth Branch, PE Patrick Chesney
DEPARTMENT WHERE FUNDS ARE BUDGETED:	Clarksville Gas & Water Department

SIGNATURE OF DEPARTMENT HEAD OF BUDGETARY
DEPT. OR HIS/HER DESIGNER

04-11-2019
DATE

SIGNATURES OF OTHERS INVOLVED IN SELECTION

04-11-19
DATE

SIGNATURE OF PURCHASING DIRECTOR

4-11-19
DATE

REQUEST FOR PROFESSIONAL SERVICE

Meriwether Road and Trenton Road Utility Relocation for Roadway Improvements

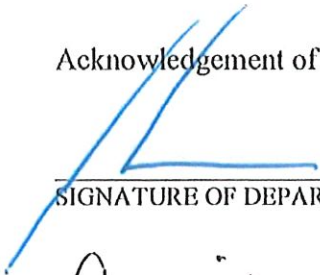
McKay-Burchett & Company LLC

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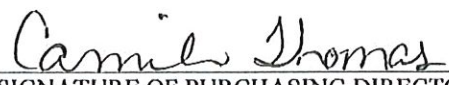
2. **COST: ONCE ALL SIGNATURES ABOVE HAVE BEEN SECURED, YOU MAY NOW REQUEST PRICING FROM THE SELECTED FIRM. COST SHALL BE REPORTED TO THE PURCHASING DIRECTOR ONCE OBTAINED.**

ESTIMATED COST (TO BE PROVIDED ONCE DETERMINED):	\$ 10,000.—
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Acknowledgement of cost estimate received:


SIGNATURE OF DEPARTMENT HEAD/DESIGNEE

04-16-2019
DATE


SIGNATURE OF PURCHASING DIRECTOR

4-16-19
DATE


SIGNATURE OF CHIEF FINANCIAL OFFICER

4/16/19
DATE

REQUEST FOR PROFESSIONAL SERVICE – FEE INCREASE NOTIFICATION

1. SELECTION OF FIRM

PROJECT NAME AND SCOPE OF WORK:	Relocation of Utilities for the City of Clarksville Street Department's Road Widening and Realignment of Rossvie Road (TDOT Project No. 63LPLM-F3-030). Consultant engineering services comprise preparation of gas, water and sewer relocation plans as well as construction documents associated with the widening/realignment of Rossvie Road starting West of I-24 to Dunbar Cave Road. The project includes relocation of water, sewer and natural gas utility lines alongside approximately 4,331' of roadway improvements along Rossvie Road, 3,600' of roadway improvements along Dunbar Cave Road and 200' of roadway improvements along Cardinal Lane. Change Order #1 served to incorporate services associated with gas utilities (original contract scope included water and sewer utility relocation only) Change Order #2 served to incorporate easement negotiation services as well as design of a high pressure gas line and additional gravity sewer. Change Order #3 serves to include additional easement negotiation services, revisions to waterline, sewer and natural gas designs as well as additional fees for potential design revisions during construction.
NAME OF FIRM:	DBS and Associates Engineering (DBS), PO Box 949, Clarksville, TN 37041-0949
QUALIFICATIONS, COMPETENCE AND INTEGRITY OF FIRM:	DBS is a local multi-disciplinary engineering and surveying firm in business since 1988, whose staff is familiar with the City's utility infrastructure. DBS is capable and a good value compared with Nashville area engineering firms. Based on a history of working with DBS on a number of design projects, Clarksville Gas and Water's engineering group has a good understanding of the consultant's strengths and believes that the consultant provides a good value for the City of Clarksville. DBS has satisfactorily performed on previous projects.
YEARS OF EXPERIENCE:	Founded in 1988
SIMILAR PROJECTS PERFORMED FOR THE CITY:	• TDOT Utility Relocation – Hankook Tire • 41-A Utility Crossings • Oak Street Area Sewer System Improvements • Bellamy Lane Lift Station and Force Main • College Street Combined Sewer Replacement • Hemlock Semiconductor Corp. (Sewer) • New Providence Water Main Improvements • Bristol Park Lift Station • Hazelwood Lift Station Pump Replacement/Upgrade • Industrial Park Force Main
SIMILAR PROJECTS PERFORMED ELSEWHERE:	• Airgas (HSC) Utilities- Hemlock Semi-Conductor • Hankook Tire Utilities –Industrial Development Board • Chesterfield to I-40 Utility Extension – Private – Metro Nashville Utilities • Wedgewood Ave Utility Extension – Private – Metro Nashville Utilities • Charlotte Ave Utility Extension – Private – Metro Nashville Utilities • Subdivision Utilities: - o The Woodlands- Ft. Campbell- Actus - o Winterset Farms - Private - o Stonehurst - Private - o Franklin Meadows - Private
OTHER QUALIFICATIONS:	DBS has extensive knowledge and experience working with municipalities of all sizes and offers design of water and sewer infrastructure to planning and design documents for grading, drainage and utilities. DBS has

REQUEST FOR PROFESSIONAL SERVICE – FEE INCREASE NOTIFICATION

Relocation of Utilities for the City of Clarksville Street Department's Road Widening and Realignment of Rossview Road

DBS and Associates Engineering

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	completed numerous transportation, industrial, commercial, utility, and residential projects throughout the southeast region. DBS is performing the roadway design for this City of Clarksville Street Department project.
NAMES OF THOSE INVOLVED IN THE SELECTION (MUST BE 2 OR MORE AND MUST HAVE NO CONFLICT OF INTEREST AS PER PURCHASING POLICY):	Garth Branch, PE Tom Heath, PE
DEPARTMENT WHERE FUNDS ARE BUDGETED:	Clarksville Gas & Water Department

SIGNATURE OF DEPARTMENT HEAD OF BUDGETARY
DEPT. OR HIS/HER DESIGNEE

DATE

04-10-2019

SIGNATURES OF OTHERS INVOLVED IN SELECTION

DATE

4/10/2019

SIGNATURE OF PURCHASING SUPERVISOR

DATE

4-11-19

2. COST – NOTIFICATION

PLEASE NOTE, THAT THIS FEE INCREASE REQUEST FOR PROFESSIONAL SERVICE IS SUBMITTED IN ACCORDANCE WITH CGW'S STANDARD PROCEDURE ON THE USE OF CONTRACT CHANGE ORDERS, WHICH SPECIFIES THAT NOTIFICATION MUST BE SENT TO THE PURCHASING OFFICER, IF THE AGGREGATE OF ALL CHANGE ORDERS EXCEEDS THE BASE CONTRACT PRICE BY MORE THAN THIRTY PERCENT (30%).

Fee Increase of \$32,438.75 (currently approved fee \$159,087.56)

(Note: Original Contract Amt.:	\$ 78,242.42
Change Order No. 1:	\$ 16,932.55
Change Order No. 2:	\$ 63,912.59
Change Order No. 3:	\$ 32,438.75
Total Not-to-Exceed Contract Fee:	\$191,526.31)

Acknowledgement of fee increase received:

SIGNATURE OF DEPARTMENT HEAD/DESIGNEE

DATE

04-10-2019

SIGNATURE OF PURCHASING SUPERVISOR

DATE

4-11-19

SIGNATURE OF CHIEF FINANCIAL OFFICER

DATE

4/10/19

**REQUEST FOR PROFESSIONAL SERVICE –
FEE INCREASE NOTIFICATION**

1. SELECTION OF FIRM

PROJECT NAME AND SCOPE OF WORK:	Misc. Real Estate Appraisals - Consultant will provide miscellaneous real estate appraisal services in support of capital improvement projects and operations, as needed. Work is anticipated to be issued in the form of individual work orders on a case-by-case basis. Requests for a cost proposal will be initiated by the City. Consultant's proposal will be reviewed and, only if accepted by the City, Consultant will be authorized to proceed with that work. CO #1: Need for appraisal services was greater than anticipated during the first term of the contract. CGW request an increase in contract fee to allow for future appraisal services as the need arises.
NAME OF FIRM:	Mark Young Real Estate Appraisals (Mark Young) 298 Clear Sky Court, Suite H, Clarksville, TN 37043-8912
QUALIFICATIONS, COMPETENCE AND INTEGRITY OF FIRM:	For years, Mark Young has provided high-quality appraisals on a wide variety of real estate in Montgomery County. Consultant continuously keeps up with local real estate trends in Montgomery County and stays up to date on valuation techniques through accredited courses to produce reliable valuations for its clients.
YEARS OF EXPERIENCE:	Since 1989 (30 years)
SIMILAR PROJECTS PERFORMED FOR THE CITY:	Various appraisal services for other City Departments, such as Street Department and CDE.
SIMILAR PROJECTS PERFORMED ELSEWHERE:	Various appraisal services for State of Tennessee Department of Transportation as well as Attorney General's Office.
OTHER QUALIFICATIONS:	Mark Young's vast experience providing appraisal services in and around Clarksville, TN, gives him extensive knowledge of the local sales market and property values. Mark Young has previously provided and currently provides appraisal services to the City.
NAMES OF THOSE INVOLVED IN THE SELECTION (MUST BE 2 OR MORE AND MUST HAVE NO CONFLICT OF INTEREST AS PER PURCHASING POLICY):	Garth Branch, PE Patrick Chesney
DEPARTMENT WHERE FUNDS ARE BUDGETED:	Clarksville Gas & Water Department

SIGNATURE OF DEPARTMENT HEAD OF BUDGETARY
DEPT. OR HIS/HER DESIGNEE

04-03-2019
DATE

SIGNATURES OF OTHERS INVOLVED IN SELECTION

04-03-19
DATE

SIGNATURE OF PURCHASING DIRECTOR

4-4-19
DATE

REQUEST FOR PROFESSIONAL SERVICE – FEE INCREASE NOTIFICATION

Misc. Real Estate Appraisals

Mark Young Real Estate Appraisals

Page 2

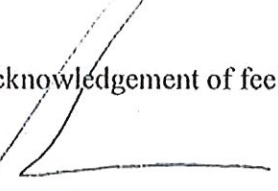
2. COST - NOTIFICATION:

PLEASE NOTE, THAT THIS FEE INCREASE REQUEST FOR PROFESSIONAL SERVICE IS SUBMITTED IN ACCORDANCE WITH CGW'S STANDARD PROCEDURE ON THE USE OF CONTRACT CHANGE ORDERS, WHICH SPECIFIES THAT NOTIFICATION MUST BE SENT TO THE PURCHASING OFFICER, IF THE AGGREGATE OF ALL CHANGE ORDERS EXCEEDS THE BASE CONTRACT PRICE BY MORE THAN THIRTY PERCENT (30%).

Fee Increase of \$25,000.00 (currently approved fee \$25,000.00)

(Note: Original Contract Amount: \$25,000.00
Change Order No. 1: \$25,000.00
Total Not-to-Exceed Contract Fee: \$50,000.00)

Acknowledgement of fee increase received:



SIGNATURE OF DEPARTMENT HEAD/DESIGNEE

04-03-2019

DATE



SIGNATURE OF PURCHASING DIRECTOR

4-4-19

DATE



SIGNATURE OF CHIEF FINANCIAL OFFICER

4/3/19

DATE

Clarksville Gas and Water Department, TN
Date range: 01 Mar 2019 - 31 Mar 2019

61

269	2002 Jeep Liberty Sport 4WD	1J4GL48K82W294535	Kenneth Pittman	USD	\$4,855.00	07 Mar 2019 03:37 PM ET
270	2003 Ford Ranger XL Short Bed 2WD - 314A	1FTYR10U23PB17012	Wendell Stinson	USD	\$2,030.00	07 Mar 2019 03:49 PM ET
271	2001 Jeep Cherokee Sport 4-Door 4WD	1J4FF48S61L561206	Dwayne Mills	USD	\$6,800.00	07 Mar 2019 03:57 PM ET
272	2004 Ford F- 150 Heritage XL Long Bed 2WD	2FTRF17W64CA54259	Dwayne Mills	USD	\$1,900.00	08 Mar 2019 09:29 AM ET
273	1996 Chevrolet Blazer 4-Door 4WD	1GNDDT13WXT2162586	Gregory Anderson	USD	\$2,250.00	08 Mar 2019 09:38 AM ET
274	CATERPILLAR BACKHOE	4ZN18214	brian key	USD	\$14,800.00	22 Mar 2019 08:42 AM ET
275	2008 Econoline Trailer	5NHUEH62X8U215655	joe carter	USD	\$2,450.00	29 Mar 2019 08:35 AM ET
276	Ditch Witch Tractor/Trencher	3T0615	rhea greenwell	USD	\$4,250.00	29 Mar 2019 08:44 AM ET

\$39,335.00



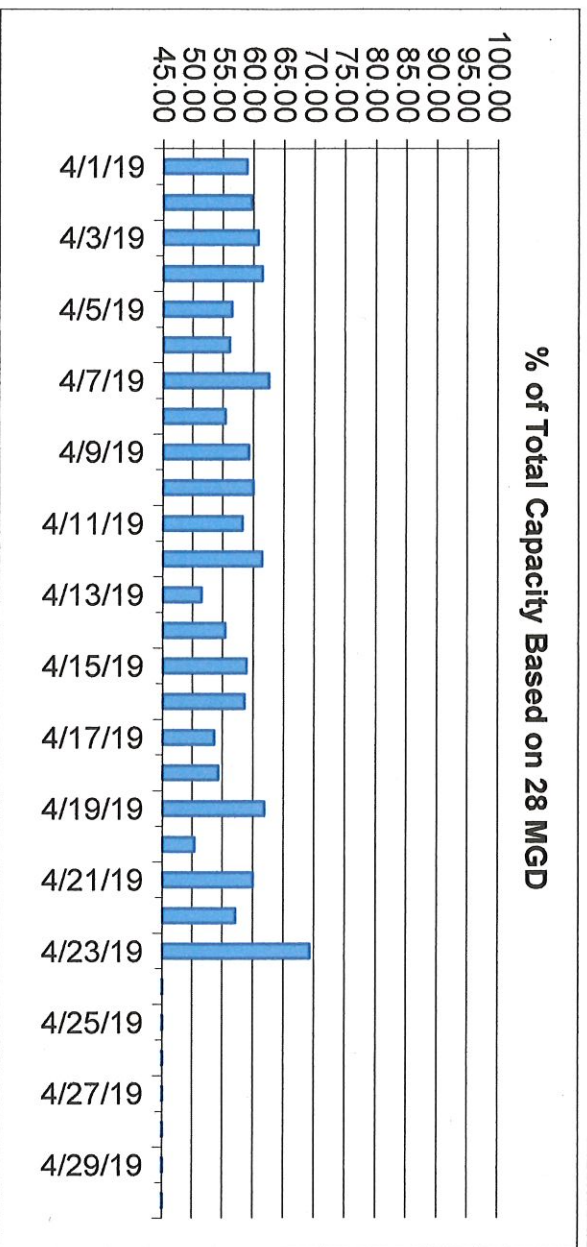
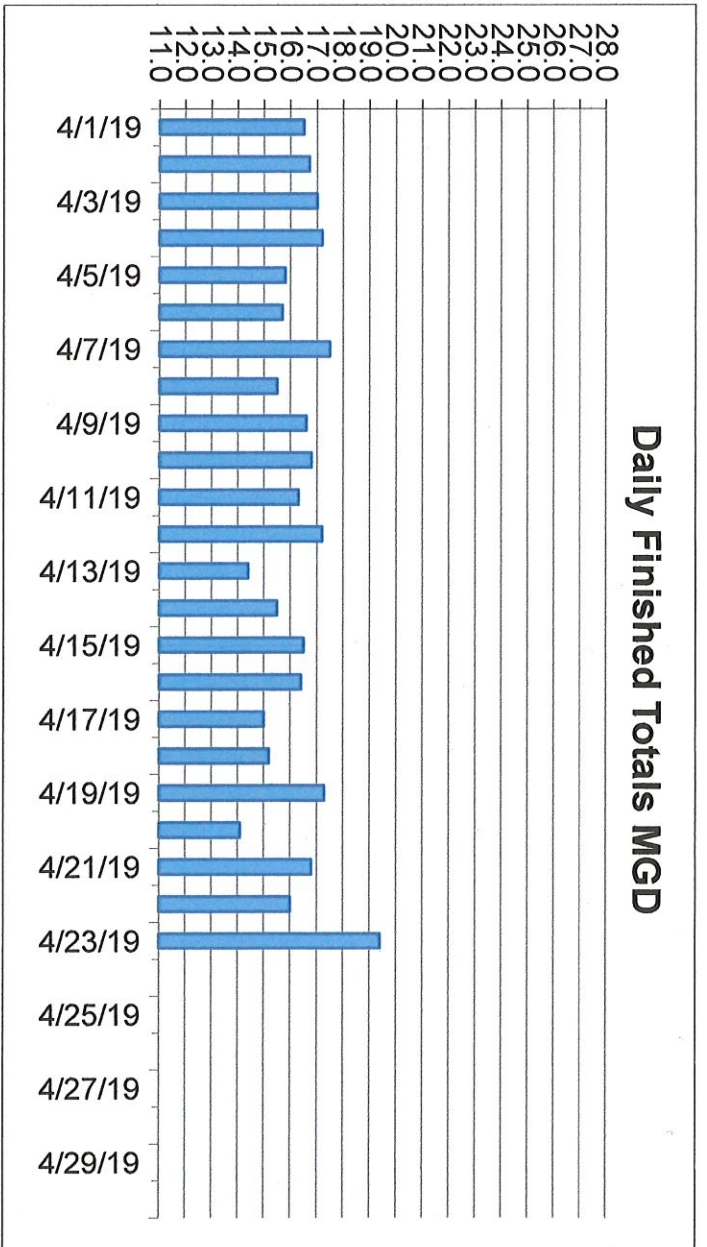
Monthly Activity Summary

March 2019

- Service Department completed 4,474 work orders, responded to 298 after hour calls.
- Billing/Meter Reading Department read 98,872 meters and sent a total of 67,012 bills and notices.
- Engineering Department responded to 3,229 locate requests.
- Water Division repaired 70 water leaks, flushed 262 hydrants, and tested 408 backflow devices.
- Sewer Division reported 3 sewer overflows.
- Gas Division responded to 67 natural gas odor calls.
- Water Plant pumped 499 million gallons of treated water into the system and averaged 16.1 million gallons per day. That represents approximately 57 percent of the plant's capacity.
- Wastewater Plant treated 458 million gallons of sewage and averaged 14.7 million gallons per day. That represents approximately 58 percent of the plant's capacity.

DATE	TOTALS IN MGD	DATE	% of Total Capacity Based on 28 MGD
4/1/2019	16.5	4/1/2019	58.93
4/2/2019	16.7	4/2/2019	59.64
4/3/2019	17.0	4/3/2019	60.71
4/4/2019	17.2	4/4/2019	61.43
4/5/2019	15.8	4/5/2019	56.43
4/6/2019	15.7	4/6/2019	56.07
4/7/2019	17.5	4/7/2019	62.50
4/8/2019	15.5	4/8/2019	55.36
4/9/2019	16.6	4/9/2019	59.29
4/10/2019	16.8	4/10/2019	60.00
4/11/2019	16.3	4/11/2019	58.21
4/12/2019	17.2	4/12/2019	61.43
4/13/2019	14.4	4/13/2019	51.43
4/14/2019	15.5	4/14/2019	55.36
4/15/2019	16.5	4/15/2019	58.93
4/16/2019	16.4	4/16/2019	58.57
4/17/2019	15.0	4/17/2019	53.57
4/18/2019	15.2	4/18/2019	54.29
4/19/2019	17.3	4/19/2019	61.79
4/20/2019	14.1	4/20/2019	50.36
4/21/2019	16.8	4/21/2019	60.00
4/22/2019	16.0	4/22/2019	57.14
4/23/2019	19.4	4/23/2019	69.29
4/24/2019		4/24/2019	0.00
4/25/2019		4/25/2019	0.00
4/26/2019		4/26/2019	0.00
4/27/2019		4/27/2019	0.00
4/28/2019		4/28/2019	0.00
4/29/2019		4/29/2019	0.00
4/30/2019		4/30/2019	0.00

Monthly
total 375.4



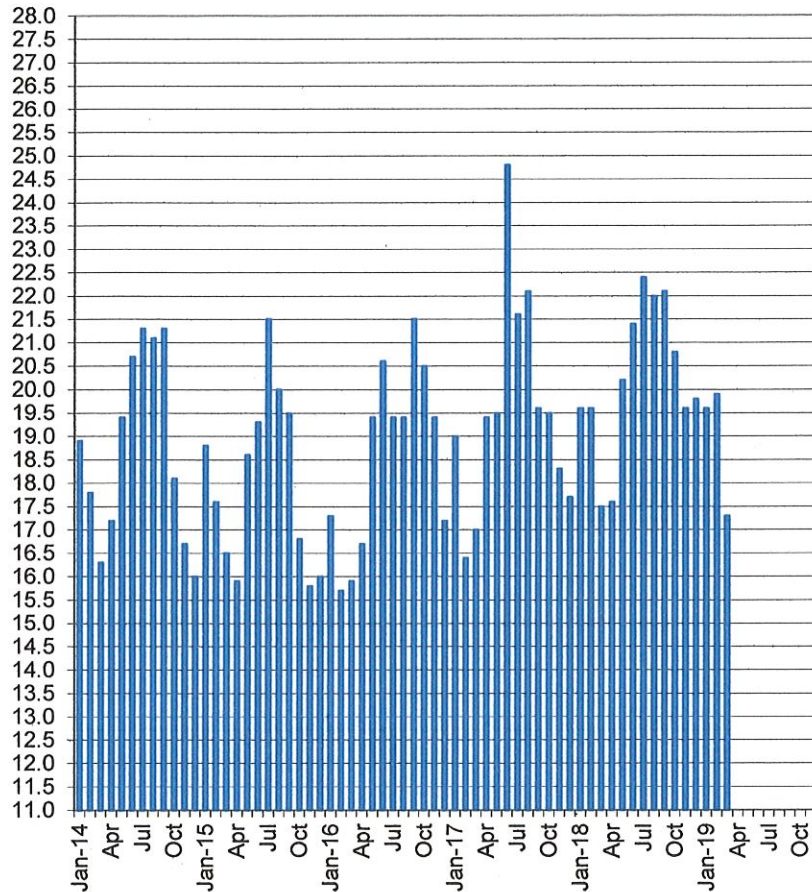
Clarksville Water Treatment Plant

Maximum Daily Pumpage

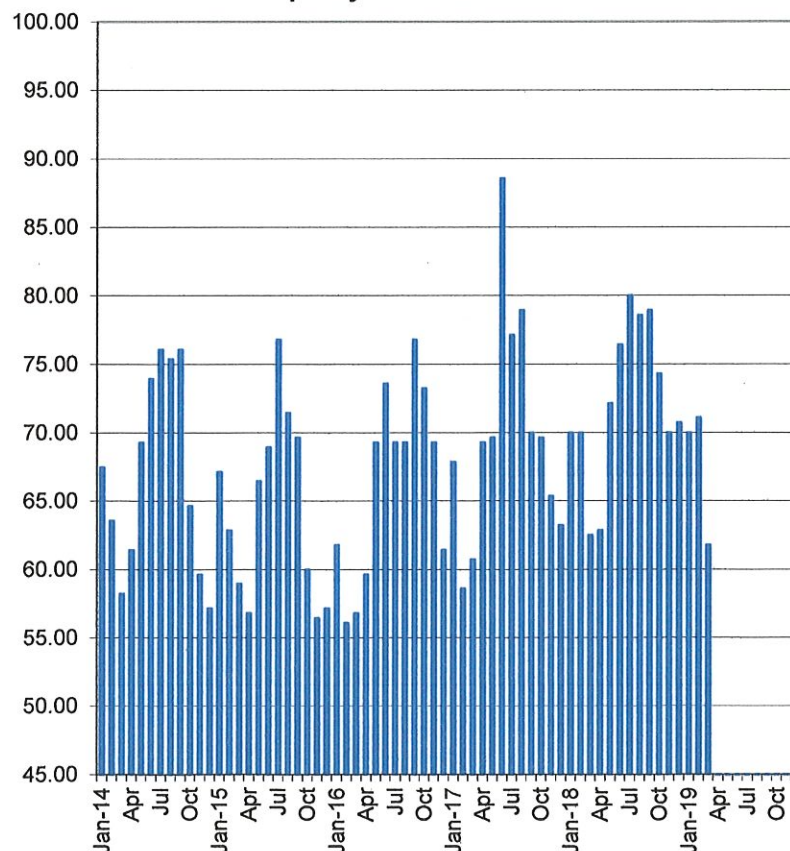
2014 thru 2019

Date	Amt	Date	% of Capacity
Jan-14	18.9	Jan-14	67.50
Feb	17.8	Feb	63.57
Mar	16.3	Mar	58.21
Apr	17.2	Apr	61.43
May	19.4	May	69.29
Jun	20.7	Jun	73.93
Jul	21.3	Jul	76.07
Aug	21.1	Aug	75.36
Sep	21.3	Sep	76.07
Oct	18.1	Oct	64.64
Nov	16.7	Nov	59.64
Dec	16.0	Dec	57.14
Jan-15	18.8	Jan-15	67.14
Feb	17.6	Feb	62.86
Mar	16.5	Mar	58.93
Apr	15.9	Apr	56.79
May	18.6	May	66.43
Jun	19.3	Jun	68.93
Jul	21.5	Jul	76.79
Aug	20.0	Aug	71.43
Sep	19.5	Sep	69.64
Oct	16.8	Oct	60.00
Nov	15.8	Nov	56.43
Dec	16.0	Dec	57.14
Jan-16	17.3	Jan-16	61.79
Feb	15.7	Feb	56.07
Mar	15.9	Mar	56.79
Apr	16.7	Apr	59.64
May	19.4	May	69.29
Jun	20.6	Jun	73.57
Jul	19.4	Jul	69.29
Aug	19.4	Aug	69.29
Sep	21.5	Sep	76.79
Oct	20.5	Oct	73.21
Nov	19.4	Nov	69.29
Dec	17.2	Dec	61.43
Jan-17	19.0	Jan-17	67.86
Feb	16.4	Feb	58.57
Mar	17.0	Mar	60.71
Apr	19.4	Apr	69.29
May	19.5	May	69.64
Jun	24.8	Jun	88.57
Jul	21.6	Jul	77.14
Aug	22.1	Aug	78.93
Sep	19.6	Sep	70.00
Oct	19.5	Oct	69.64
Nov	18.3	Nov	65.36
Dec	17.7	Dec	63.21
Jan-18	19.6	Jan-18	70.00
Feb	19.6	Feb	70.00
Mar	17.5	Mar	62.50
Apr	17.6	Apr	62.86
May	20.2	May	72.14
Jun	21.4	Jun	76.43
Jul	22.4	Jul	80.00
Aug	22.0	Aug	78.57
Sep	22.1	Sep	78.93
Oct	20.8	Oct	74.29
Nov	19.6	Nov	70.00
Dec	19.8	Dec	70.71
Jan-19	19.6	Jan-19	70.00
Feb	19.9	Feb	71.07
Mar	17.3	Mar	61.79
Apr		Apr	0.00
May		May	0.00
Jun		Jun	0.00
Jul		Jul	0.00
Aug		Aug	0.00
Sep		Sep	0.00
Oct		Oct	0.00
Nov		Nov	0.00
Dec		Dec	0.00

Clarksville Maximum Daily Pumpage

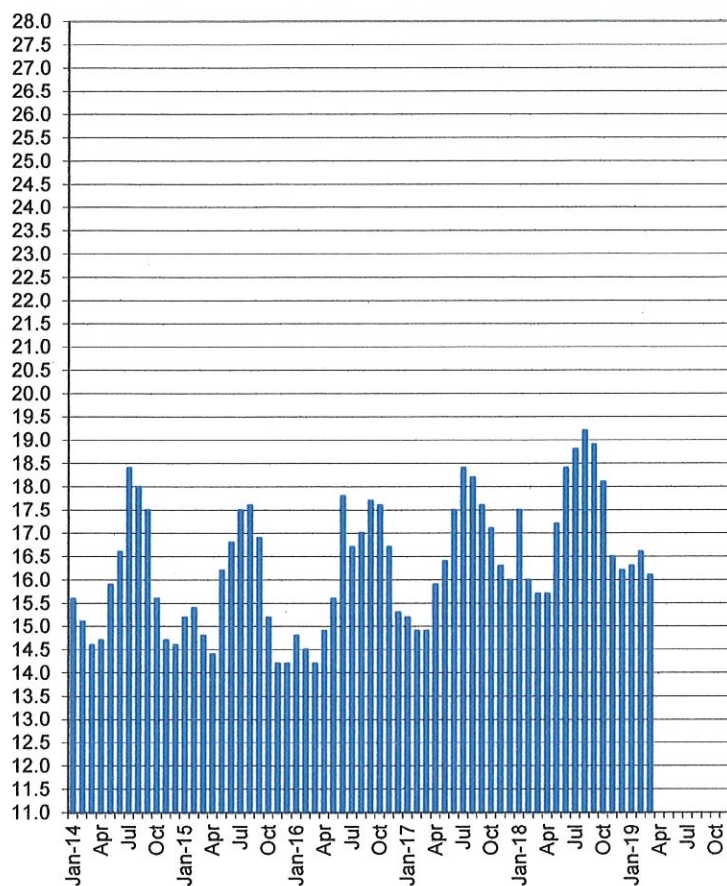


% of Capacity Based on 28 MGD

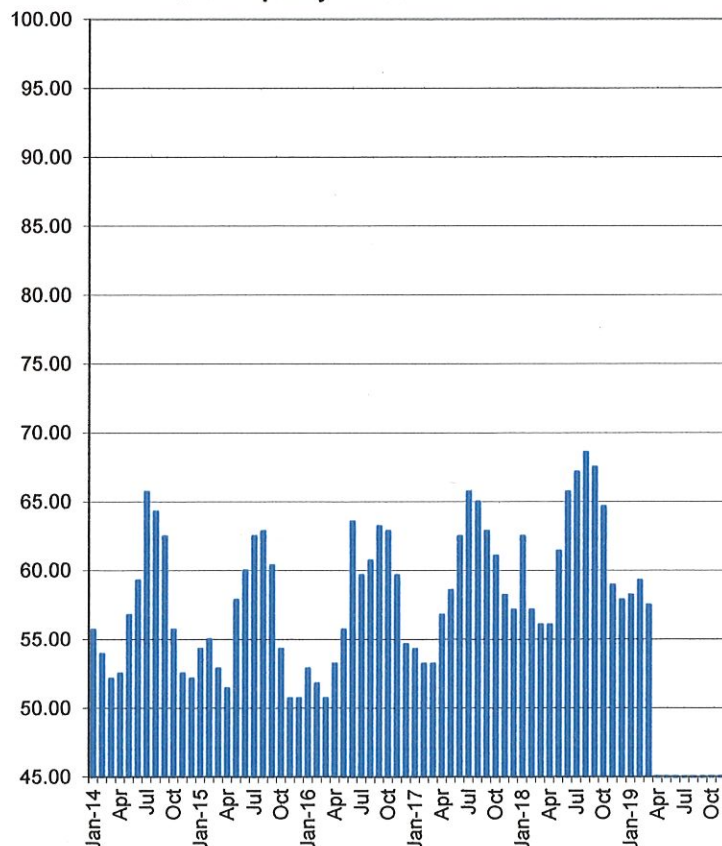


Date	Amt	Date	% of Capacity
Jan-14	15.6	Jan-14	55.71
Feb	15.1	Feb	53.93
Mar	14.6	Mar	52.14
Apr	14.7	Apr	52.50
May	15.9	May	56.79
Jun	16.6	Jun	59.29
Jul	18.4	Jul	65.71
Aug	18.0	Aug	64.29
Sep	17.5	Sep	62.50
Oct	15.6	Oct	55.71
Nov	14.7	Nov	52.50
Dec	14.6	Dec	52.14
Jan-15	15.2	Jan-15	54.29
Feb	15.4	Feb	55.00
Mar	14.8	Mar	52.86
Apr	14.4	Apr	51.43
May	16.2	May	57.86
Jun	16.8	Jun	60.00
Jul	17.5	Jul	62.50
Aug	17.6	Aug	62.86
Sep	16.9	Sep	60.36
Oct	15.2	Oct	54.29
Nov	14.2	Nov	50.71
Dec	14.2	Dec	50.71
Jan-16	14.8	Jan-16	52.86
Feb	14.5	Feb	51.79
Mar	14.2	Mar	50.71
Apr	14.9	Apr	53.21
May	15.6	May	55.71
Jun	17.8	Jun	63.57
Jul	16.7	Jul	59.64
Aug	17.0	Aug	60.71
Sep	17.7	Sep	63.21
Oct	17.6	Oct	62.86
Nov	16.7	Nov	59.64
Dec	15.3	Dec	54.64
Jan-17	15.2	Jan-17	54.29
Feb	14.9	Feb	53.21
Mar	14.9	Mar	53.21
Apr	15.9	Apr	56.79
May	16.4	May	58.57
Jun	17.5	Jun	62.50
Jul	18.4	Jul	65.71
Aug	18.2	Aug	65.00
Sep	17.6	Sep	62.86
Oct	17.1	Oct	61.07
Nov	16.3	Nov	58.21
Dec	16.0	Dec	57.14
Jan-18	17.5	Jan-18	62.50
Feb	16.0	Feb	57.14
Mar	15.7	Mar	56.07
Apr	15.7	Apr	56.07
May	17.2	May	61.43
Jun	18.4	Jun	65.71
Jul	18.8	Jul	67.14
Aug	19.2	Aug	68.57
Sep	18.9	Sep	67.50
Oct	18.1	Oct	64.64
Nov	16.5	Nov	58.93
Dec	16.2	Dec	57.86
Jan-19	16.3	Jan-19	58.21
Feb	16.6	Feb	59.29
Mar	16.1	Mar	57.50
Apr		Apr	0.00
May		May	0.00
Jun		Jun	0.00
Jul		Jul	0.00
Aug		Aug	0.00
Sep		Sep	0.00
Oct		Oct	0.00
Nov		Nov	0.00
Dec		Dec	0.00

Clarksville Average Monthly Pumpage



% of Capacity Based on 28 MGD



FINISHED WATER PUMPAGE TOTALS

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Jan.Total	459200	447498	439351	442038	486007	472836	460298	471709	542638	506802
Aver.	14813	14435	14173	14259	15678	15253	14848	15216	17504	16348
Max	18431	16217	16208	17032	18977	18841	17349	19091	19678	19667
Min	12612	12888	12075	12695	11548	13616	12928	14348	14683	13896
Feb.Total	400131	400455	406621	400164	424980	431331	420563	418523	450030	467133
Aver.	14290	14302	14021	14292	15178	15405	14502	14947	16073	16683
Max	16627	16869	16385	17101	17883	17659	15791	16453	19679	19919
Min	12956	12725	12006	10627	12956	13342	13145	13507	14057	13710
Mar.Total	434583	433918	458407	443135	454724	459349	442712	462775	488427	499251
Aver.	14019	13997	14787	14295	14669	14818	14281	14928	15756	16105
Max	15437	15903	20748	16323	16316	16565	15992	17089	17592	17367
Min	12121	11697	10971	12758	12448	13381	12822	13894	14516	14929
Apr. Total	456503	438167	472623	428845	442935	433816	447902	479548	471571	
Aver.	15217	14606	15754	14295	14765	14461	14930	15985	15719	
Max	18345	17045	19906	16049	17251	15936	16785	19424	17634	
Min	12866	12287	13825	12472	13031	12702	12521	14464	13683	
May Total	472140	479606	518962	469221	494881	502787	484014	508673	535251	
Aver.	15230	15471	16741	15136	15964	16219	15613	16409	17266	
Max	17344	18497	20470	17712	19461	18671	19413	19500	20201	
Min	13213	12293	12189	12710	13064	14687	13917	13724	14348	
Jun. Total	501081	516150	568593	484809	500530	505360	536245	525289	554301	
Aver.	16703	17205	18953	16160	16684	16846	17875	17510	18477	
Max	20540	21276	24850	18416	20717	19306	20660	24870	21444	
Min	14482	14264	13858	13442	14133	14050	15630	14988	15308	
Jul. Total	547116	565235	543355	503624	572496	544235	519632	571991	583935	
Aver.	17649	18233	17528	16246	18468	17556	16762	19451	18837	
Max	21511	20922	21568	19079	21348	21555	19407	21680	22472	
Min	14667	15895	14232	12996	14926	14673	14985	15287	13853	
Aug.Total	556358	582647	530106	501432	559563	547126	529644	566204	595380	
Aver.	17947	18795	17100	16175	18050	17649	17085	18265	19206	
Max	21053	20941	19035	20145	21121	20033	19451	22100	22024	
Min	14592	16508	15105	14013	13566	14503	14785	15658	15318	
Sep.Total	518822	476653	465948	494484	527302	508650	532147	530559	569190	
Aver.	17294	15888	15532	16483	17577	16955	17738	17685	18973	
Max	18847	20613	17889	17993	21379	19573	21501	19637	22112	
Min	15096	13447	12729	14365	14851	14245	16104	15576	16342	
Oct. Total	506481	485550	453395	482230	484925	471463	547410	533123	561681	
Aver.	16338	15663	14626	15556	15643	15208	17658	17198	18119	
Max	18428	17406	16734	18514	18115	16803	20503	19507	20803	
Min	13631	13205	12269	12424	13993	13337	15408	14485	15333	
Nov.Total	432624	434396	442808	442786	443208	427852	501075	490630	496859	
Aver.	14421	14480	14760	14760	14774	14262	16703	16354	16562	
Max	16368	15965	17735	16254	16718	15879	19499	18381	19630	
Min	12016	12780	12435	13360	13207	12336	13700	13825	14615	
Dec.Total	441260	438600	431342	463552	453064	442384	475697	497194	504637	
Aver.	14234	14148	13914	14953	14615	14270	15345	16039	16279	
Max	16116	16409	17507	20904	16055	16082	17226	17728	19829	
Min	12521	12577	10650	12206	13421	12787	13516	13355	13897	
Yr. Total	5726299	5698875	5731511	5556320	5844615	5747189	5897339	6056218	6353900	1473186
Yr. Aver.	15689	15613	15659	15222	16013	15746	16113	16592	17407.95	
Peak Day	21511	21276	24850	20904	21379	21555	21501	24870	22472	

METER READING AND SERVICE DEPARTMENT MONTHLY / YEARLY REPORT

METER READING

Meters Read

		<u>Gas</u>	<u>Water</u>	<u>Total</u>	<u>Accuracy Rate</u>
March	2019	28,443	70,429	98,872	99.93%
February	2019	28,414	70,301	98,715	99.94%
January	2019	28,374	70,183	98,557	99.91%
December	2018	28,336	70,090	98,426	99.93%
November	2018	28,296	69,998	98,294	99.91%
October	2018	28,242	69,889	98,131	99.88%
September	2018	28,202	69,765	97,967	99.90%
August	2018	28,140	69,649	97,789	99.92%
July	2018	28,122	69,462	97,584	99.94%
June	2018	28,090	69,307	97,397	99.91%
May	2018	28,061	69,139	97,200	99.91%
April	2018	28,010	68,971	96,981	99.89%
March	2018	27,969	68,822	96,791	99.91%
12 Month Total		366,699	906,005	1,272,704	99.91%

SERVICE DEPARTMENT

		<u>Service Orders</u>	<u>After Hours Calls</u>
March	2019		
February	2019	3990	260
January	2019	5047	374
December	2018	3992	336
November	2018	5024	456
October	2018	5803	444
September	2018	4604	345
August	2018	5615	365
July	2018	5600	364
June	2018	5708	379
May	2018	5132	327
April	2018	4852	289
March	2018	5306	327
12 Month Total		60,673	4,266

ORDINANCE 53-2018-19

AN ORDINANCE AUTHORIZING EXTENSION OF CITY OF CLARKSVILLE UTILITY SERVICES OUTSIDE THE CLARKSVILLE CITY LIMITS; REQUEST OF BEN STANLEY FOR PROPERTY LOCATED AT 1621 DUNLOP LANE

WHEREAS, proper application has been made by Chris Goodman on behalf of Ben Stanley for extensions of City utility service to property located at Cmap 40, Parcel 11.00 with the property address of 1621 Dunlop Lane outside the corporate boundary of the City, said property and the extension of service thereto, which is more particularly described in Exhibit A attached hereto and incorporated herein; and

WHEREAS, the City of Clarksville Gas and Water Department has recommended approval of said application; and

WHEREAS, the Gas, Water and Sewer Committee of the Clarksville City Council has recommended approval of said application; and

WHEREAS, the Clarksville City Council finds that all of the requirements of City Code Section 13-405 have been or are satisfied and the extension of water and sewer service to property as described in Exhibit A will be in the best interest of the City.

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

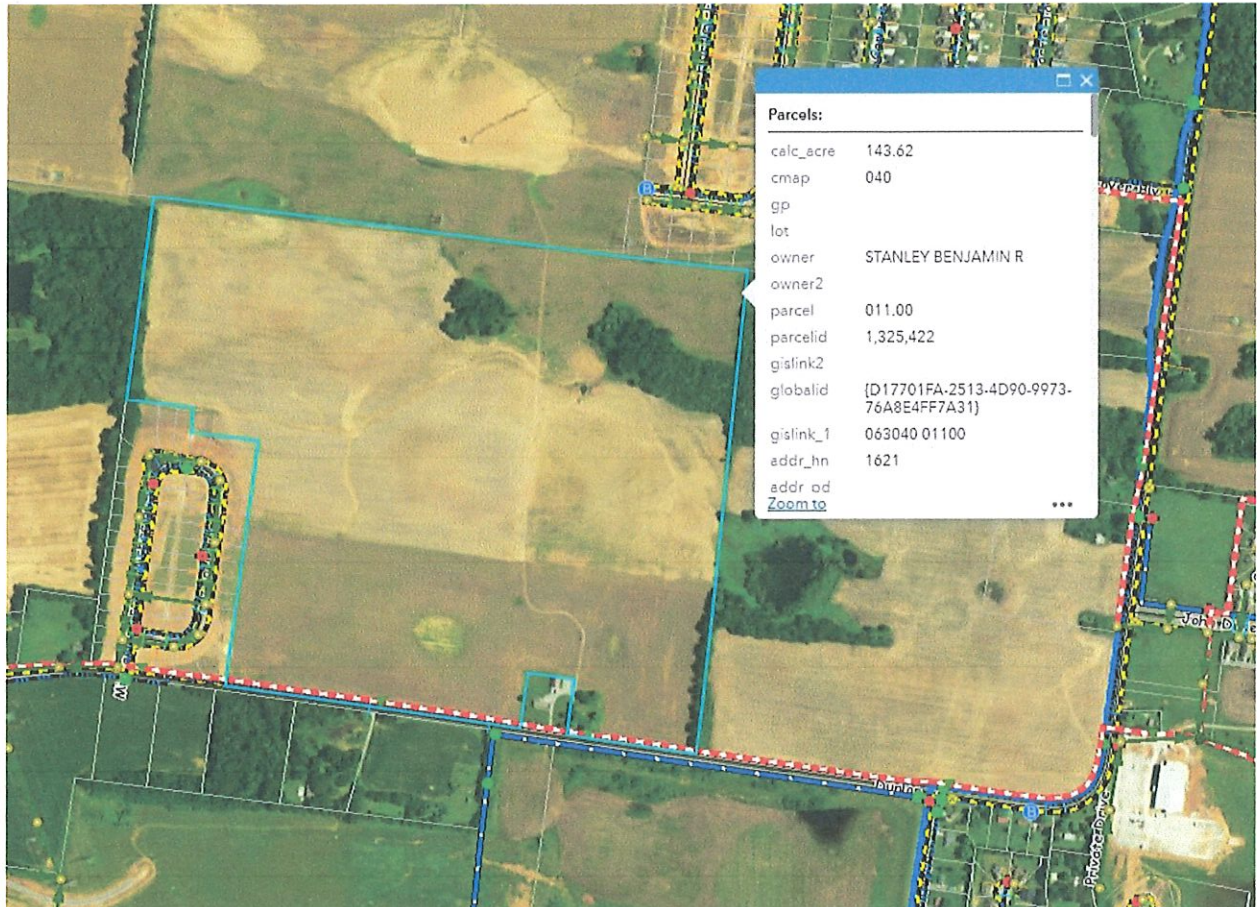
That the City of Clarksville Gas, Water and Sewer Department is hereby authorized to extend utility service to property located at Cmap 40, Parcel 11.00 with the property address of 1621 Dunlop Lane outside the City corporate limits as described in Exhibit A attached hereto and incorporated herein and subject to and in accordance with the provisions of the City Code and Ordinance 37-2009-10.

FIRST READING:

SECOND READING:

EFFECTIVE DATE

EXHIBIT A



ORDINANCE 56-2018-19

AN ORDINANCE ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM PROGRESS PROPERTIES, LLC TO THE CITY OF CLARKSVILLE FOR THE PURPOSE OF A SANITARY SEWER PUMP STATION KNOWN AS THE PROGRESS DRIVE PUMP STATION

WHEREAS, PROGRESS PROPERTIES, LLC have agreed to donate certain real property to the City of Clarksville for the placement and operation of a sanitary sewer pump station within Progress Properties Industrial Park, known as the Progress Drive Pump Station; and

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

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

1. That the City of Clarksville hereby accepts the donation of certain real property from the PROGRESS PROPERTIES, LLC, being a portion of the property conveyed to donor, by deed of record in Official Record Book Volume 995, Page 2212, in the Register's Office for Montgomery County, Tennessee, and being more particularly described in "Exhibit A," attached hereto.
2. That upon acceptance of transfer documents, the City will assume ownership and responsibility for said property.
3. That this Ordinance shall be in full force and effect from and after its passage and approval.

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

**Progress Properties, LLC property
1066 Progress Drive
0.065 acres**

Map 033J, Group A, Parcel 010.00
Recorded in Volume 995, Page 2212 R.O.M.C.T.
Civil District 6th

Being the parcel joining Lots 9 and 10 on the recorded final plat of Progress Properties Industrial Park, in Plat Book F, Pages 284-285 ROMCT shown as "City of Clarksville Property."

Also described as follows:

Beginning at an iron pin lying on the right-of-way of Progress Drive, said pin being the northeast corner of the Progress Properties, LLC property, and being a western corner of Lot 9 of Progress Properties Industrial Park as recorded in Plat Book F, Pages 284-285;

Thence, leaving the right-of-way of Progress Drive and along the common property line of the Progress Properties, LLC property and Lot 9 for the next two calls, **South 18 degrees 27 minutes 35 seconds East** 120.12 feet to a point;

Thence, **South 71 degrees 32 minutes 25 seconds West** 10.00 feet to a point;

Thence, leaving Lot 9 and along the common property line of the Progress Properties, LLC property and Lot 10 of Progress Properties Industrial Park as recorded in Plat Book F, Pages 284-285 for the next four calls, **South 71 degrees 32 minutes 25 seconds West** 25.00 feet to a point;

Thence, **North 18 degrees 27 minutes 35 seconds West** 30.00 feet to a point;

Thence, **North 71 degrees 32 minutes 25 Seconds East** 15.00 feet to a point;

Thence, **North 18 degrees 27 minutes 35 Seconds West** 90.12 feet to a point, said point lying on the right-of-way of Progress Drive and being the northwest corner of the Progress Properties, LLC property and the northeast corner of Lot 10;

Thence, leaving Lot 10 and along the right-of-way of Progress Drive, along a curve, concave northwesterly having a radius of 50.00 feet, an arc length of 20.14 feet, and a chord bearing **North 71 degrees 32 minutes 25 seconds East** 20.00 feet back to the point of beginning, containing 0.065 acres more or less.

ORDINANCE 57-2018-19

AN ORDINANCE ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM ROSSVIEW FARMS LLC TO THE CITY OF CLARKSVILLE FOR THE PURPOSE OF A SANITARY SEWER PUMP STATION KNOWN AS THE VICTORIA RIDGE PUMP STATION

WHEREAS, ROSSVIEW FARMS LLC have agreed to donate certain real property to the City of Clarksville for the placement and operation of a sanitary sewer pump station within Farmington Section Three, known as the Victoria Ridge Pump Station; and

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

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

1. That the City of Clarksville hereby accepts the donation of certain real property from the ROSSVIEW FARMS LLC, being a portion of the property conveyed to donor, by deed of record in Official Record Book Volume 1329, Page 565, in the Register's Office for Montgomery County, Tennessee, and being more particularly described in "Exhibit A," attached hereto.
2. That upon acceptance of transfer documents, the City will assume ownership and responsibility for said property.
3. That this Ordinance shall be in full force and effect from and after its passage and approval.

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

**Rossview Farms LLC property
319 Retriever Court
0.32 acres**

Map 0390, Group B, Parcel 038.00
Recorded in Volume 1329, Page 565 R.O.M.C.T.
Civil District 1st

Being the parcel joining Lots 245, 246 and dedicated Open Space shown on the recorded final plat of Farmington Section Three, in Plat Book F, Pages 805-806 ROMCT shown as "City of Clarksville Property."

Also described as follows:

Beginning at an iron pin lying on the northern right-of-way of Retriever Court, said pin being the southwest corner of the Rossview Farms LLC property, and being a southern corner of the dedicated Open Space shown on the recorded final plat of Farmington Section Three in Plat Book F, Pages 805-806;

Thence, leaving the right-of-way of Retriever Court and along the common property line of the Rossview Farms LLC property and dedicated Open Space for the next two calls, **North 08 degrees 18 minutes 57 seconds East** 187.34 feet to a point;

Thence, **South 81 degrees 41 minutes 03 seconds East** 260.00 feet to a point;

Thence, leaving the dedicated Open Space and along the common property line of the Rossview Farms LLC property and the Meta Silvey Family Limited Partnership property as recorded in Volume 614, Page 1692 ROMCT, **South 08 degrees 18 minutes 57 seconds West** 40.00 feet to a point;

Thence, leaving the Meta Silvey Family Limited Partnership property and along the common property line of the Rossview Farms LLC property and Lot 246 of Farmington Section Three as recorded in Plat Book F, Pages 805-806, **North 81 degrees 41 minutes 03 seconds West** 128.70 feet to a point;

Thence, leaving Lot 246 and along the common property line of the Rossview Farms LLC property and Lot 245 of Farmington Section Three as recorded in Plat Book F, Pages 805-806 for the next two calls, **North 81 degrees 41 minutes 03 seconds West** 106.30 feet;

Thence, **South 08 degrees 18 minutes 57 seconds West** 147.34 feet to a point, said point lying on the right-of-way of Retriever Court and being the southeast corner of the Rossview Farms LLC property and the southwest corner of Lot 245;

Thence, leaving Lot 245 and along the right-of-way of Retriever Court, **North 81 degrees 41 minutes 03 seconds West** 25.00 feet back to the point of beginning, containing 0.32 acres more or less.

ORDINANCE 58-2018-19

AN ORDINANCE ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM HOLLY POINT, LLC TO THE CITY OF CLARKSVILLE FOR THE PURPOSE OF A SANITARY SEWER PUMP STATION KNOWN AS THE EASTHAVEN PUMP STATION

WHEREAS, HOLLY POINT, LLC have agreed to donate certain real property to the City of Clarksville for the placement and operation of a sanitary sewer pump station within Easthaven Section 1 Cluster, known as the Easthaven Pump Station; and

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

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

1. That the City of Clarksville hereby accepts the donation of certain real property from HOLLY POINT, LLC, being a portion of the property conveyed to donor, by deed of record in Official Record Book Volume 1372, Page 2093, in the Register's Office for Montgomery County, Tennessee, and being more particularly described in "Exhibit A," attached hereto.
2. That upon acceptance of transfer documents, the City will assume ownership and responsibility for said property.
3. That this Ordinance shall be in full force and effect from and after its passage and approval.

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Holly Point, LLC property
3945 Hwy 41-A S
0.58 acres

Map 087, Parcel 033.05
Recorded in Volume 1372, Page 2093 R.O.M.C.T.
Civil District 10th

Being the parcel joining Lots 19, 20 and 21 on the recorded final plat of Easthaven Section 1 Cluster, in Plat Book G, Page 239 ROMCT shown as "City of Clarksville Property" and joining Lot 57 on the recorded final plat of Easthaven Section 2B (Cluster), in Plat Book I, Page 219 ROMCT.

Also described as follows:

Beginning at an iron pin lying on the right-of-way of Hwy 41-A S, said pin being the southwest corner of the Holly Point, LLC property, and being a southern corner of Lot 19 of Easthaven Section 1 Cluster as recorded in Plat Book G, Page 239;

Thence, leaving the right-of-way of Hwy 41-A S and along the common property line of the Holly Point, LLC property and Lot 19 for the next two calls, **North 17 degrees 36 minutes 07 seconds East** 67.50 feet to a point;

Thence, **North 89 degrees 01 minutes 57 seconds East** 48.07 feet to a point;

Thence, leaving Lot 19 and along the common property line of the Holly Point, LLC property and Lot 20 of Easthaven Section 1 Cluster as recorded in Plat Book G, Page 239, **North 89 degrees 01 minutes 57 seconds East** 87.42 feet to a point;

Thence, leaving Lot 20 and along the common property line of the Holly Point, LLC property and Lot 21 of Easthaven Section 1 Cluster as recorded in Plat Book G, Page 239, **North 89 degrees 01 minutes 57 seconds East** 13.32 feet to a point;

Thence, leaving Lot 21 and along the common property line of the Holly Point, LLC property and Lot 57 of Easthaven Section 2B (Cluster) as recorded in Plat Book I, Page 219, **South 51 degrees 32 minutes 22 seconds East** 168.23 feet to a point, said point lying on the right-of-way of Easthaven Drive;

Thence, leaving Lot 57 and along the right-of-way of Easthaven Drive for the next two calls, along a curve, concave northwesterly having a radius of 205.00 feet, an arc length of 32.80 feet, and a chord bearing **South 32 degrees 27 minutes 36 seconds West** 32.77 feet to a point;

Thence, along a curve, concave northwesterly having a radius of 25.00 feet, an arc length of 34.52 feet, and a chord bearing **South 67 degrees 26 minutes 19 seconds West** 31.85 feet to a point, said point lying on the right-of-way of Hwy 41-A S;

Thence, leaving the right-of-way of Easthaven Drive and along the right-of-way of Hwy 41-A S, **North 72 degrees 59 minutes 55 Seconds West** 265.55 feet back to the point of beginning,

ORDINANCE 59-2018-19

AN ORDINANCE ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM MAGNOLIA DRIVE PARTNERSHIP TO THE CITY OF CLARKSVILLE FOR THE PURPOSE OF A SANITARY SEWER PUMP STATION KNOWN AS THE SANGO MILLS PUMP STATION

WHEREAS, MAGNOLIA DRIVE PARTNERSHIP have agreed to donate certain real property to the City of Clarksville for the placement and operation of a sanitary sewer pump station within Sango Mills Section 1B (Cluster), known as the Sango Mills Pump Station; and

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

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

1. That the City of Clarksville hereby accepts the donation of certain real property from the MAGNOLIA DRIVE PARTNERSHIP, being a portion of the property conveyed to donor, by deed of record in Official Record Book Volume 1684, Page 487, in the Register's Office for Montgomery County, Tennessee, and being more particularly described in "Exhibit A," attached hereto.
2. That upon acceptance of transfer documents, the City will assume ownership and responsibility for said property.
3. That this Ordinance shall be in full force and effect from and after its passage and approval.

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Magnolia Drive Partnership property
112 Brumfield Court
0.13 acres

Map 087C, Group A, Parcel 004.01
Recorded in Volume 1684, Page 487 R.O.M.C.T.
Civil District 11th

Being the parcel joining Lots 4, 5 and dedicated Open Space on the recorded final plat of Sango Mills Section 1B (Cluster), in Plat Book J, Page 103 ROMCT shown as "City of Clarksville."

Also described as follows:

Beginning at an iron pin lying on the right-of-way of Brumfield Court, said pin being the westernmost corner of the Magnolia Drive Partnership property, and being the northeastern corner of Lot 4 of Sango Mills Section 1B (Cluster) as recorded in Plat Book J, Page 103;

Thence, leaving Lot 4 and along the right-of-way of Brumfield Court, along a curve turning to the left through an angle of 30 degrees 00 minutes 00 seconds, having a radius of 50.00 feet, an arc length of 26.18 feet, and whose long chord bears **North 32 degrees 36 minutes 57 seconds East 25.88 feet** to a point, said point being a western corner of Lot 5 Sango Mills Section 1B (Cluster) as recorded in Plat Book J, Page 103;

Thence, leaving the right-of-way of Brumfield Court and along the common property line of the Magnolia Drive Partnership property and Lot 5 for the next three calls, **South 42 degrees 23 minutes 03 seconds East 162.79 feet** to a point;

Thence, **North 47 degrees 36 minutes 57 seconds East 15.00 feet** to a point;

Thence, **South 42 degrees 23 minutes 03 Seconds East 29.50 feet** to a point;

Thence, leaving Lot 5 and along the common property line of the Magnolia Drive Partnership property and dedicated Open Space shown on Sango Mills Section 1B (Cluster) as recorded in Plat Book J, Page 103 for the next two calls, **South 42 degrees 23 minutes 03 seconds East 19.77 feet** to a point;

Thence, **South 47 degrees 36 minutes 57 seconds West 40.00 feet** to a point, said point being the southeast corner of Lot 4 of Sango Mills Section 1B (Cluster) as recorded in Plat Book J, Page 103;

Thence, leaving dedicated Open Space and along the common property line of the Magnolia Drive Partnership property and Lot 4, **North 42 degrees 23 minutes 03 seconds West 205.36 feet** back to the point of beginning, containing 5,927 square feet or 0.13 acres more or less.

ORDINANCE 60-2018-19

AN ORDINANCE ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM BETTY D. MAYNARD TO THE CITY OF CLARKSVILLE FOR THE PURPOSE OF A SANITARY SEWER PUMP STATION KNOWN AS THE IVY BEND PUMP STATION

WHEREAS, BETTY D. MAYNARD has agreed to donate certain real property to the City of Clarksville for the placement and operation of a sanitary sewer pump station within Ivy Bend Section 1 Cluster, known as the Ivy Bend Pump Station; and

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

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

1. That the City of Clarksville hereby accepts the donation of certain real property from BETTY D. MAYNARD, being a portion of the property conveyed to donor, by deed of record in Official Record Book Volume 856, Page 1661, in the Register's Office for Montgomery County, Tennessee, and being more particularly described in "Exhibit A," attached hereto.
2. That upon acceptance of transfer documents, the City will assume ownership and responsibility for said property.
3. That this Ordinance shall be in full force and effect from and after its passage and approval.

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

Betty D. Maynard property
295 Ivy Bend Circle
0.36acres

Map 087F, Group A, Parcel 017.00
Recorded in Volume 856, Page 1661 R.O.M.C.T.
Civil District 10th

Being the parcel joining Lots 13, 14 and 15 shown on the recorded final plat of Ivy Bend Section 1 Cluster, in Plat Book F, Page 903 ROMCT shown as "City of Clarksville Property."

Also described as follows:

Beginning at an iron pin lying on the western right-of-way of Ivy Bend Circle, said pin being the northeast corner of the Betty D. Maynard property, and being the southeastern corner of Lot 13 on the recorded final plat of Ivy Bend Section 1 Cluster in Plat Book F, Page 903;

Thence, leaving the right-of-way of Ivy Bend Circle and along the common property line of the Betty D. Maynard property and Lot 13 for the next three calls, **North 80 degrees 50 minutes 09 seconds West** 55.00 feet to a point;

Thence, **North 77 degrees 03 minutes 45 seconds West** 127.69 feet to a point;

Thence, **South 54 degrees 41 minutes 59 seconds West** 200.21 feet to a point;

Thence, leaving Lot 13 and along the common property line of the Betty D. Maynard property and the Austin Peay State University Foundation property as recorded in Volume 1364, Page 2401 ROMCT for the next seven calls, **South 56 degrees 58 minutes 37 seconds West** 142.60 feet to a point;

Thence, **North 33 degrees 01 minutes 23 seconds West** 12.99 feet to a point;

Thence, **South 56 degrees 58 minutes 37 seconds West** 64.53 feet to a point;

Thence, **South 33 degrees 01 minutes 23 seconds East** 52.00 feet to a point;

Thence, **North 56 degrees 58 minutes 37 seconds East** 66.53 feet to a point;

Thence, **North 33 degrees 01 minutes 23 seconds West** 14.51 feet to a point;

Thence, **North 55 degrees 48 minutes 44 seconds East** 122.99 feet to a point;

Thence, leaving the Austin Peay State University Foundation property and along the common property line of the Betty D. Maynard property and Lot 15 of Ivy Bend Section 1 Cluster as recorded in Plat Book F, Page 903, **North 56 degrees 58 minutes 37 seconds East** 89.33 feet to a point;

Thence, leaving Lot 15 and along the common property line of the Betty D. Maynard property

ORDINANCE 61-2018-19

AN ORDINANCE ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM C.D. BAGGETT FAMILY LIMITED PARTNERSHIP TO THE CITY OF CLARKSVILLE FOR THE PURPOSE OF A SANITARY SEWER PUMP STATION KNOWN AS THE BROWNSVILLE PUMP STATION

WHEREAS, C.D. BAGGETT FAMILY LIMITED PARTNERSHIP have agreed to donate certain real property to the City of Clarksville for the placement and operation of a sanitary sewer pump station within Clover Hills Section 3B, known as the Brownsville Pump Station; and

WHEREAS, the Clarksville City Council has determined that it is in the best interests of the City and its residents that the donation from C.D. BAGGETT FAMILY LIMITED PARTNERSHIP be accepted with appreciation;

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

1. That the City of Clarksville hereby accepts the donation of certain real property from the C.D. BAGGETT FAMILY LIMITED PARTNERSHIP, being a portion of the property conveyed to donor, by deed of record in Official Record Book Volume 959, Page 2593, in the Register's Office for Montgomery County, Tennessee, and being more particularly described in "Exhibit A," attached hereto.
2. That upon acceptance of transfer documents, the City will assume ownership and responsibility for said property.
3. That this Ordinance shall be in full force and effect from and after its passage and approval.

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

**C.D. Baggett Family Limited Partnership property
704 B Superior Lane
0.14 acres**

Map 063K, Group A, Parcel 040.00
Recorded in Volume 959, Page 2593 R.O.M.C.T.
Civil District 11th

Being the parcel joining Lots 228 and 229 on the recorded final plat of Clover Hills Section 3B, in Plat Book E, Page 1132 ROMCT shown as "City of Clarksville Property."

Also described as follows:

Beginning at an iron pin lying on the right-of-way of Superior Lane, said pin being the southwest corner of the C.D. Baggett Family Limited Partnership property, and being the southeast corner of Lot 229 of Clover Hills Section 3B as recorded in Plat Book E, Page 1132;

Thence, leaving the right-of-way of Superior Lane and along the common property line of the C.D. Baggett Family Limited Partnership property and Lot 229, **North 28 degrees 01 minutes 22 seconds East** 222.26 feet to a point;

Thence, leaving Lot 229 and along the common property line of the C.D. Baggett Family Limited Partnership property and the Bristol Ridge Apartments, LLC property as recorded in Volume 1851, Page 2594 ROMCT, **South 87 degrees 20 minutes 01 seconds East** 44.77 feet to a point;

Thence, leaving the Bristol Ridge Apartments, LLC property and along the common property line of the C.D. Baggett Family Limited Partnership property and Lot 228 of Clover Hills Section 3B as recorded in Plat Book E, Page 1132 for the next three calls, **South 28 degrees 01 minutes 22 seconds West** 87.87 feet to a point;

Thence, **South 59 degrees 33 minutes 29 seconds West** 48.68 feet to a point;

Thence, **South 28 degrees 01 minutes 22 seconds West** 112.54 feet to a point, said point lying on the right-of-way of Superior Lane and being the southeast corner of the C.D. Baggett Family Limited Partnership property and the southwest corner of Lot 228;

Thence, leaving Lot 228 and along the right-of-way of Superior Lane, along a curve, concave southwesterly having a radius of 240.00 feet and an arc length of 15.01 feet, back to the point of beginning, containing 0.14 acres more or less.

ORDINANCE 62-2018-19

AN ORDINANCE ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM CLC HIDDEN SPRINGS TO THE CITY OF CLARKSVILLE FOR THE PURPOSE OF A SANITARY SEWER PUMP STATION KNOWN AS THE HIDDEN SPRINGS PUMP STATION

WHEREAS, CLC HIDDEN SPRINGS, a Tennessee Limited Partnership, have agreed to donate certain real property to the City of Clarksville for the placement and operation of a sanitary sewer pump station within Hidden Springs, known as the Hidden Springs Pump Station; and

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

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

1. That the City of Clarksville hereby accepts the donation of certain real property from CLC HIDDEN SPRINGS, being a portion of the property conveyed to donor, by deed of record in Official Record Book Volume 1385, Page 2965, in the Register's Office for Montgomery County, Tennessee, and being more particularly described in "Exhibit A," attached hereto.
2. That upon acceptance of transfer documents, the City will assume ownership and responsibility for said property.
3. That this Ordinance shall be in full force and effect from and after its passage and approval.

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

**CLC Hidden Springs property
1311 Morstead Drive
0.098 acres**

Map 029K, Group A, Parcel 048.00
Recorded in Volume 1385, Page 2965 R.O.M.C.T.
Civil District 3rd

Being the parcel joining Lots 36 and 37 on the recorded final plat of Hidden Springs Section 1A Cluster, in Plat Book F, Pages 1124-1125 ROMCT shown as "City of Clarksville Property."

Also described as follows:

Beginning at an iron pin lying on the right-of-way of Morstead Drive, said pin being the northwest corner of the CLC Hidden Springs property, and being a southern corner of Lot 36 of Hidden Springs Section 1A Cluster as recorded in Plat Book F, Pages 1124-1125;

Thence, leaving the right-of-way of Morstead Drive and along the common property line of the CLC Hidden Springs property and Lot 36 for the next four calls, **North 68 degrees 56 minutes 43 seconds East** 114.33 feet to a point;

Thence, **North 21 degrees 03 minutes 17 seconds West** 20.00 feet to a point;

Thence, **North 68 degrees 56 minutes 43 seconds East** 51.26 feet to a point;

Thence, South 21 degrees 03 minutes 17 Seconds East 40.00 feet to a point;

Thence, leaving Lot 36 and along the common property line of the CLC Hidden Springs property and Lot 37 of Hidden Springs Section 1A Cluster as recorded in Plat Book F, Pages 1124-1125, **South 68 degrees 56 minutes 43 seconds West** 161.42 feet to a point, said point lying on the right-of-way of Morstead Drive and being the southwest corner of the CLC Hidden Springs property and the northwest corner of Lot 36;

Thence, leaving Lot 36 and along the right-of-way of Morstead Drive, along a curve, concave westerly having a radius of 50.00 feet, an arc length of 20.58 feet, and a chord bearing **North 32 degrees 50 minutes 38 seconds West** 20.43 feet back to the point of beginning, containing 0.098 acres more or less.