



GAS & WATER COMMITTEE AGENDA

DATE: March 22, 2022

TIME: 4:30 p.m.

LOCATION: Clarksville Gas & Water Department

I. CALL TO ORDER

II. ANNOUNCE MEMBERS IN ATTENDANCE (VERIFY QUORUM)

III. ADOPTION OF MINUTES: November 18, 2021

IV. DEPARTMENT REPORTS:

1. Bid – Summary – Camille Thomas (attached)
2. Professional Services – Camille Thomas (attached)
 - Survey and Design Services for the US Highway 41-A Natural Gas Main Replacement from Suiter Surveying & Land Planning, Inc. in the amount of \$70,000.00.
 - Engineering Services for the Clarksville Gas Master Plan from Clark Engineering & Utility Solutions, LLC in the amount of \$171,000.00.
 - Survey and Design Services for the Peachers Mill Road Natural Gas Main Extension from Suiter Surveying & Land Planning, Inc. in the amount of \$53,625.00.
 - Miscellaneous Engineering & Surveying Services from Suiter Surveying & Land Planning, Inc. in the amount of \$100,000.00.
 - Flow Monitoring Services from ADS Environmental Services in the amount of \$75,000.00.
 - Competent Tower Climber Training from Honeywell in the amount of \$9,336.00.
 - Planning & Development of the Advanced Metering Infrastructure from Utility Metering Solutions in the amount of \$4,550,000.00.
 - Design Services for the High Point Tank Recoating from Rye Engineering, PLC in the amount of \$99,500.00.
 - Fee Increase for the WWTP Thermal Dryer project from Hazen and Sawyer, P.C. in the amount of \$1,156,160.00 for a total cost of \$2,320,266.00.
3. Sale of surplus property on GovDeals.com for the months of November, December and January in the amount of \$2,105.00. – Camille Thomas (attached)
4. Bad Debt – Dawn Thomack (attached)
5. Financials – Dawn Thomack (attached)
6. Department Reports – Mark Riggins (attached)
7. CGW Status Update – Mark Riggins

V. COMMITTEE ACTION REQUIRED

1. Approval of easement located at 2900 Dunlop Lane, Cmap 39 parcel 2.00, David B. Smith property in the amount of \$8,190.00 for the Dunlop Lane Gas Project. – Mark Riggins
2. Approval of easement located at 1621 Dunlop Lane, Cmap 040 parcel 11.00, Ben Stanley property in the amount of \$9,899 for the Dunlop Lane Gas Project. – Mark Riggins

VI. CITY COUNCIL ACTION REQUIRED

1. **ORDINANCE 93-2021-22** Authorizing the sale of property located at 2015 Fort Campbell Boulevard at public auction. – Mark Riggins (attached)

VII. ADJOURNMENT

VIII. PUBLIC COMMENTS (5 minutes each)



GAS & WATER COMMITTEE

November 18, 2021

MINUTES

CALL TO ORDER

A meeting of the City of Clarksville Gas & Water Committee was called to order by Chairman Wallace Redd, on Thursday, November 18, 2021, at 4:42 p.m.

ATTENDANCE

The following were in attendance:

Councilman Wallace Redd, Councilwoman Stacey Streetman, Mark Riggins, Dawn Thomack, Camille Thomas, and Mandy Phillips.

ADOPTIONS OF MINUTES

Councilwoman Stacey Streetman made a motion to approve the minutes of the October 21, 2021 committee meeting, Councilman Wallace Redd seconded it, and the motion passed unanimously.

DEPARTMENT REPORTS

Camille Thomas reported the Bid-Summary for the month.

Camille Thomas also reported the following professional services for the month:

- Fee Increase for Flow Monitoring Services from ADS Environmental Services in the amount of \$25,000.00 for a total cost of \$199,600.00.

Sale of Surplus Property for the month of October 2021 totaling \$260.00 was reported by Camille Thomas.

Bad Debt was reported by Dawn Thomack by explaining the write-off report for the month of October 2021.

Dawn Thomack also reported the Financials for the month of October 2021.

Mark Riggins presented and discussed the department reports included in the packet.

COMMITTEE ACTION REQUIRED

CITY COUNCIL ACTION REQUIRED

ADJOURNMENT

The meeting was adjourned at 5:04 p.m.

**GAS & WATER DEPARTMENT
BID SUMMARY
MARCH 22, 2022**

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

<u>BID #</u>	<u>DESCRIPTION</u>	<u>AWARDED TO</u>	<u>AMOUNT</u>
4244	Water Tank Inspection/Cleaning Services	SE Diving Services	\$ 84,750.00
4248	Water Meter Boxes & Replacement Lids	Fortiline	\$151,128.50
4251	PVC Pipe	Fortiline	\$27.58/ft.
4260	20% Sodium Permanganate	Hawkins	\$10.93/gal.
4261	Class I Aeration Blower Service	BCV Systems	\$ 29,520.00

SOLE SOURCE PURCHASES:

1. Future purchases of TD Williamson products from TD Williamson, Inc.
2. Future purchases of Godwin/Xylem pumps, parts, and service from Xylem Dewatering Solutions.
3. Future purchases of Watson Marlow chemical feed pumps and parts from Eco-Tech.
4. Future purchases of Grob Miniline actuators and valves from Framo Morat.
5. Future purchases of Itron devices and services for AMR from United Systems and Software.
6. Future purchases of Mercury Honeywell corrector and pressure recorders, parts and service from Ed Young Sales Company, Inc.
7. Future purchases of XFP Pumps, Piranha Grinder Pumps, XRW Mixers, HST aeration equipment and controls for from Southern Sales.

EMERGENCY PURCHASE:

1. Purchase of 200 Sensus R-415 meters from Equipment Controls in the amount of \$4,021.85.
2. Electrical work to restore power to the Woodlands Pump Station by Dunn Electric in the amount of \$5,800.00.
3. Purchase of 400 Mueller brass meters from Core and Main in the amount of \$16,825.00.

Bid 4244 - Water Tank Inspection/Cleaning Services

SE Diving Services	\$ 84,750.00*
Specialty Diving of Louisiana	\$329,369.00
Liquivision Technology Diving Services	No Response
US Underwater Services, LLC	No Response
Southeastern Underwater Services, Inc.	No Response

Core Chem	No Bid
Harcros Chemical	No Response
Brenntag Mid-South	No Response
Source Technologies	No Response
Kemira Water Solutions	No Response
Industrial Chemicals	No Response
US Peroxide, LLC	No Response
Siemens Industry	No Response
Chem Trade	No Response
Mosaic Crop Nutrition	No Response
Chemco Industries	No Response
Marubeni Specialty Chemicals	No Response
Premier Magnesia	No Response
Aulick Chemical Solutions	No Response
GEO Specialty Chemicals	No Response
Oxbow Activated Carbon	No Response
Colonial Chemical Solutions	No Response
CedarChem	No Response
ProChem	No Response
American Development Corp.	No Response
USP Technologies	No Response
Olin Chlor Alkali	No Response
Euoqua Water Technologies	No Response

Bid 4261 - Class 1 Aeration Blower Service

BCV Systems	\$29,520.00*
Howden Roots	\$40,864.00
Lone Star	No Response

*Department Recommendation

REQUEST FOR PROFESSIONAL SERVICE

I. SELECTION OF FIRM

PROJECT NAME AND SCOPE OF WORK:	US Hwy 41-A Natural Gas Main Replacement – Project comprises survey, design and construction plans for the replacement of approximately 7,500 LF of 12" high pressure natural gas main along US Highway 41-A as well as limited bid and construction phase services. Contract Term: Project design phase plus limited bid and construction phase services are estimated to last 12 months.
NAME OF FIRM:	Suiter Surveying & Land Planning, Inc.
QUALIFICATIONS, COMPETENCE AND INTEGRITY OF FIRM:	Suiter is a local, licensed surveying and civil engineering firm. Its services encompass small subdivision lot surveys to large industrial and municipal projects. Over the past 15 years, the company has completed numerous surveying projects for local municipalities and private developers, and assisted in the surveying, design, and construction of several plants and factories. Suiter Surveying has qualified staff and is readily available to assist the City.
YEARS OF EXPERIENCE:	Since 2001
SIMILAR PROJECTS PERFORMED FOR THE CITY:	• Matt Suiter, Suiter Surveying and Land Planning, Inc.'s professional engineer and land surveyor, performed gas main surveys for relocation while employed as a Civil Engineer with the City of Clarksville Gas & Water Department (2009/2010) • Peachers Mill Road Natural Gas Main Extension • Suiter Surveying & Land Planning, Inc. has provided survey and design services for numerous water and wastewater projects, to include: ○ Misc. Water and Sewer System Improvements ○ Locust Street, South Woodson Road and Highway 12 Water Main Improvements ○ Miscellaneous Engineering & Surveying Services
SIMILAR PROJECTS PERFORMED ELSEWHERE:	RLU Oil and Gas Project, North Christian County, KY, which comprised the relocation design of approximately 6 miles of existing gas lines, rehabilitation, surveying and easement acquisition
OTHER QUALIFICATIONS:	Suiter Surveying has satisfactorily performed and successfully delivered on numerous utility projects as a consultant as well as a subconsultant for 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):	Troy Jones Tyler Hayes
DEPARTMENT WHERE FUNDS ARE BUDGETED:	Clarksville Gas & Water Department

REQUEST FOR PROFESSIONAL SERVICE
US Hwy 41-A Natural Gas Main Replacement
Sulter Surveying & Land Planning, Inc.

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SIGNATURE OF DEPARTMENT HEAD OF BUDGETARY
DEPT. OR HIS/HER DESIGNEE
12-2-21
DATE


SIGNATURES OF OTHERS INVOLVED IN SELECTION
12-2-2021
DATE


SIGNATURE OF PURCHASING DIRECTOR
12-2-21
DATE

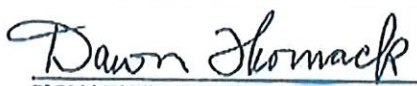
2. COST: ONCE ALL SIGNATURES ABOVE HAVE BEEN SECURED, YOU MAY NOW REQUEST PRICING FROM THE SELECTED FIRM. COST SHALL BE REPORTED TO THE PURCHASING DIRECTOR ONCE OBTAINED.

ESTIMATED COST (TO BE PROVIDED ONCE DETERMINED):	\$ 70,000.00
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Acknowledgement of cost estimate received:


SIGNATURE OF DEPARTMENT HEAD/DESIGNEE
12-2-21
DATE


SIGNATURE OF PURCHASING DIRECTOR
12-3-21
DATE


SIGNATURE OF CHIEF FINANCIAL OFFICER
12-2-21
DATE

REQUEST FOR PROFESSIONAL SERVICE

1. SELECTION OF FIRM

PROJECT NAME AND SCOPE OF WORK:	Clarksville Gas Master Plan – Contract will include all research and engineering services required to create a plan for natural gas system growth for the next 25 years, including, an initial study of the existing natural gas system, studying of the City of Clarksville "2040 Clarksville Montgomery County Growth Plan" and the "2040 Metropolitan Transportation Plan", researching any other proposed Montgomery County, Cheatham County, or Robertson County projects and/or interlocal agreements in order to project any expected utility coverage area growth, development of 5-, 10-, and 25-year milestones for growth of the Clarksville Gas System, and creation of a detailed 5-year capital budget plan, which will include project scopes, estimated construction costs, and estimated project durations. Contract Term: estimated to require approximately 12 months
NAME OF FIRM:	Clark Engineering and Utility Solutions, LLC (CEUS) 325 Mitchell Lane Bolivar, TN 38008
QUALIFICATIONS, COMPETENCE AND INTEGRITY OF FIRM:	Mr. Richard Clark, owner of CEUS, has provided specialized natural gas engineering, consulting, and design services to municipalities since 1996 while employed by The Tennergy Corporation and other firms. CEUS utilizes seasoned, licensed professionals to provide overall facilities planning, engineering, and construction administration services. CEUS' staff has extensive experience in providing design services for facilities, including such items as feasibility studies, pipeline extensions, pipeline additions, regulator station capacity ratings, regulator station rehabilitation and new regulator station design, writing and updating of Operation and Maintenance Manuals and Emergency Manuals, bridge and water crossing, and utility line reallocations, and is familiar with all aspects of gas distribution engineering and in meeting regulatory requirements. In addition, CEUS provides master planning services for long-range and short-term projects, including projections, feasibility studies and construction cost estimates, as well as system modeling services.
YEARS OF EXPERIENCE:	25 years (since Aug. 1996) plus 5 years of regulatory experience with TPUC; started CEUS in 2018
SIMILAR PROJECTS PERFORMED FOR THE CITY:	• Highway 41-A Gas Pipeline from Hwy 49 to Keri Drive • Red River Bridge Pipeline Relocation and/or Rehabilitation at Two Locations • Gas System Model Development • Misc. Engineering Services • TDOT SR 13 Relocation (while working for The Tennergy Corp.) • LG Plant Service (while working for The Tennergy Corp.) • Texas Gas Interconnect (while working for The Tennergy Corp.) • Red River Bridge Rehabilitation @ SR374 (while working for The Tennergy Corp.) • O&M Manual Development (while working for The Tennergy Corp.)
SIMILAR PROJECTS PERFORMED ELSEWHERE:	• Jackson Energy Authority – ANR Interconnect and Pipeline (May 2015) • Elk River PUD – 2016/2017 Expansion (November 2016) • Athens Utility Board - North Niota City Gate Station (September 2016) • Murray Gas – Countyline Road HP Steel (July 2017) • Murray Gas – US 641 KYTC Relocation (July 2017) • Elk River PUD – 2015 Phase I Extension (July 2015) • Jackson Energy Authority – TDOT Casey Jones Relocation (June 2016) • Murray Gas – Potter Town Rd (March 2017)

REQUEST FOR PROFESSIONAL SERVICE

Clarksville Gas Master Plan

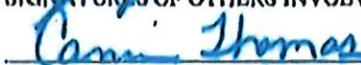
Clark Engineering & Utility Solutions, LLC

Page 2

	• Fayetteville PU – TDOT SR-7 Ardmore (March 2017) • Savannah Utilities – Industrial Park Reg. Station (April 2017) • Brownsville Energy Auth. – SR 19 TDOT Relocation (January 2017) • Savannah Utilities – SR 128 Relocation (March 2017) • Athens Utility Board – SR 30 TDOT Relocation (September 2016) • Athens Utility Board – North Nola Extension (April 2016) • Brownsville E.A. – Thomas Street 6" STL (June 2017) • Smyrna – Jefferson Pike TDOT (June 2017) • Fayetteville PU – Industrial Park Extension (March 2017)
OTHER QUALIFICATIONS:	Mr. Richard Clark, owner of CEUS, has provided professional engineering services to COW, is well experienced in all aspects of gas distribution, engineering as well as meeting regulatory requirements, and has satisfactorily completed numerous projects for COW in the past.
NAMES OF THOSE INVOLVED IN THE SELECTION (MUST BE 2 OR MORE AND MUST HAVE NO CONFLICT OF INTEREST AS PER PURCHASING POLICY):	Troy Jones Tyler Hayes
DEPARTMENT WHERE FUNDS ARE BUDGETED:	Clarksville Gas & Water Department


 SIGNATURE OF DEPARTMENT HEAD OF BUDGETARY DEPT. OR FISCAL DESIGNER _____ DATE 7-29-21


 SIGNATURES OF OTHERS INVOLVED IN SELECTION _____ DATE _____


 SIGNATURE OF PURCHASING DIRECTOR _____ DATE 7-30-21

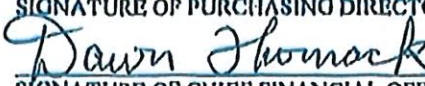
2. **COST:** ONCE ALL SIGNATURES ABOVE HAVE BEEN SECURED, YOU MAY NOW REQUEST PRICING FROM THE SELECTED FIRM. COST SHALL BE REPORTED TO THE PURCHASING DIRECTOR ONCE OBTAINED.

ESTIMATED COST (TO BE PROVIDED ONCE DETERMINED):	\$ 171,000.00
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Acknowledgment of cost estimate received:


 SIGNATURE OF DEPARTMENT HEAD/DESIGNER _____ DATE 11-19-21


 SIGNATURE OF PURCHASING DIRECTOR _____ DATE 12-2-21


 SIGNATURE OF CHIEF FINANCIAL OFFICER _____ DATE 11-23-21

REQUEST FOR PROFESSIONAL SERVICE

1. SELECTION OF FIRM

PROJECT NAME AND SCOPE OF WORK:	Peachers Mill Road Natural Gas Main Extension -- Project comprises survey, design, easement descriptions and construction plans for approximately 4,500 LF of 6" HDPE 4710 low pressure gas main as well as limited bid and construction phase services. Contract Term: Estimated project design phase of approximately 60 days plus limited bid and construction phase services
NAME OF FIRM:	Suiter Surveying & Land Planning, Inc.
QUALIFICATIONS, COMPETENCE AND INTEGRITY OF FIRM:	Suiter is a local, licensed surveying and civil engineering firm. Its services encompass small subdivision lot surveys to large industrial and municipal projects. Over the past 15 years, the company has completed numerous surveying projects for local municipalities and private developers, and assisted in the surveying, design, and construction of several plants and factories. Suiter Surveying has qualified staff and is readily available to assist the City.
YEARS OF EXPERIENCE:	Since 2001
SIMILAR PROJECTS PERFORMED FOR THE CITY:	• Matt Suiter, Suiter Surveying and Land Planning, Inc.'s professional engineer and land surveyor, performed gas main surveys for relocation while employed as a Civil Engineer with the City of Clarksville Gas & Water Department (2009/2010) • Suiter Surveying & Land Planning, Inc. has provided survey and design services for numerous water and wastewater projects, to include: - o Misc. Water and Sewer System Improvements - o Locust Street, South Woodson Road and Highway 12 Water Main Improvements - o Miscellaneous Engineering & Surveying Services
SIMILAR PROJECTS PERFORMED ELSEWHERE:	RLU Oil and Gas Project, North Christian County, KY, which comprised the relocation design of approximately 6 miles of existing gas lines, rehabilitation, surveying and easement acquisition
OTHER QUALIFICATIONS:	Suiter Surveying has satisfactorily performed and successfully delivered on numerous utility projects as a consultant as well as a subconsultant for 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):	Troy Jones Tyler Hayes
DEPARTMENT WHERE FUNDS ARE BUDGETED:	Clarksville Gas & Water Department


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

9-15-21
DATE


SIGNATURES OF OTHERS INVOLVED IN SELECTION

9-15-2021
DATE


SIGNATURE OF PURCHASING DIRECTOR

9-22-21
DATE

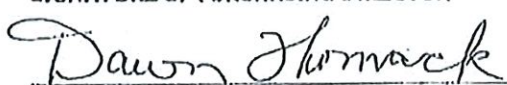
REQUEST FOR PROFESSIONAL SERVICE
Penehers Mill Road Natural Gas Main Extension
Sulter Surveying & Land Planning, Inc.

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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):	\$ 53,625.00
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Acknowledgement of cost estimate received:

 SIGNATURE OF DEPARTMENT HEAD/DESIGNEE	<u>11-16-21</u> DATE
 SIGNATURE OF PURCHASING DIRECTOR	<u>11-17-21</u> DATE
 SIGNATURE OF CHIEF FINANCIAL OFFICER	<u>11-16-21</u> DATE

REQUEST FOR PROFESSIONAL SERVICE

I. SELECTION OF FIRM

PROJECT NAME AND SCOPE OF WORK:	Miscellaneous Engineering & Surveying 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. Contract Term: One-year term with option to renew two times for a one-year term each.
NAME OF FIRM:	Suiter Surveying & Land Planning, Inc.
QUALIFICATIONS, COMPETENCE AND INTEGRITY OF FIRM:	Suiter is a local, licensed surveying and civil engineering firm. Its services encompass small subdivision lot surveys to large industrial and municipal projects. Over the past 15 years, the company has completed numerous surveying projects for local municipalities and private developers, and assisted in the surveying, design, and construction of several plants and factories. Suiter Surveying has qualified staff and is readily available to assist the City.
YEARS OF EXPERIENCE:	Since 2001
SIMILAR PROJECTS PERFORMED FOR THE CITY:	• US Hwy 41-A Natural Gas Main Replacement (ongoing) • Peachers Mill Road Natural Gas Main Extension (ongoing) • Allen Griffey 24" Force Main/Northwest Manifold Improvements (ongoing) • Misc. Water and Sewer System Improvements (ongoing) • Locust Street, South Woodson Road and Highway 12 Water Main Improvements • Miscellaneous Engineering & Surveying Services (since 2019) • Hemlock Waterline Extension project -- survey of six miles of new route and easements for the extension of a new 24-inch waterline, a new tank site as well as a booster station site for the new Hemlock Semiconductor Plant • Trenton and Tylertown Road Realignment project - boundary and topographic survey of the intersection of Trenton and Tylertown Road (Street Department) • Trenton Road Sewer Improvements • Rotary Park Gravity Sewer Extension Surveying Services
SIMILAR PROJECTS PERFORMED ELSEWHERE:	• RLU Oil and Gas Project, North Christian County, KY • Tennessee Sanitary Sewer Rehab project - survey of approximately four miles of route for a new gravity sewer system to replace the existing pump system (City of Whitehouse, TN) • Westwood/Boxwood Drainage Project to provide boundary and easement surveys of the proposed drainage improvements north of 7th Street -- (Subconsultant to Bell Engineering - City of Hopkinsville, KY) - o Utility design for various developer projects, to include Bellshire, Allen Chase, Heritage Point, Autumnwood Farms,

REQUEST FOR PROFESSIONAL SERVICE
Miscellaneous Engineering & Surveying Services
Sulter Surveying & Land Planning, Inc.

Page 2

	Bridge Church, and F&M Bank
OTHER QUALIFICATIONS:	Sulter Surveying has satisfactorily performed and successfully delivered on several projects as a consultant and subconsultant for 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 Chesnoy
DEPARTMENT WHERE FUNDS ARE BUDGETED:	Clarksville Gas & Water Department

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

12-21-2021
DATE

SIGNATURES OF OTHERS INVOLVED IN SELECTION

12/21/21
DATE

Cami Thomas
SIGNATURE OF PURCHASING DIRECTOR

1-4-22
DATE

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):

\$100,000.00

Acknowledgment of cost estimate received:

SIGNATURE OF DEPARTMENT HEAD/DESIGNEE

01-05-2022
DATE

Cami Thomas
SIGNATURE OF PURCHASING DIRECTOR

1-5-22
DATE

Dawn Thomack
SIGNATURE OF CHIEF FINANCIAL OFFICER

1-5-2022
DATE

REQUEST FOR PROFESSIONAL SERVICE

1. SELECTION OF FIRM

PROJECT NAME AND SCOPE OF WORK:	Flow Monitoring Services – Services to identify and prioritize infiltration/inflow and other capacity-related problems to improve system performance. Services will comprise field services to install and maintain flow monitoring network, data analysis to assure accuracy and reliability of flow data, delivery of flow monitoring data and engineering reporting, which comprises statistical analysis and data interpretation. ADS will provide temporary flow studies to delineate problem areas, rank sub-basins by inflow and infiltration severity. Contract Term: One-year contract with option to renew up to two times for a one-year term each.
NAME OF FIRM:	ADS Environmental Services (ADS)
QUALIFICATIONS, COMPETENCE AND INTEGRITY OF FIRM:	ADS has served the water and wastewater industry for over four decades. ADS monitors the performance of collection system flows and sewer levels. ADS provides robust, accurate and affordable measurement along with hydraulic analysis to support project and financial objectives. ADS offers comprehensive, innovative flow information, from real-time flow data to temporary flow monitoring reports. In addition, ADS offers level monitoring to provide early warning of preventable blockages - preventing overflows and optimizing sewer cleaning. With its extensive experience and thousands of flow and level assessment projects, ADS tailors product recommendations to meet even the most challenging projects and provide the right level of services to match budget and resources. ADS has a comprehensive array of software products that deliver information of the highest quality. ADS utilizes flow monitors, level monitors as well as software, and provides field services and data processing to Web-based information and statistical reporting.
YEARS OF EXPERIENCE:	Established in 1975
SIMILAR PROJECTS PERFORMED FOR THE CITY:	Services in the past 10+ years include: - Flow meters and rain gauges for long term sewer line flow monitoring along with data analysis - CACS flow monitoring (services were performed as a subconsultant) - CSO basin study flow monitoring
SIMILAR PROJECTS PERFORMED ELSEWHERE:	- Permanent Flow Monitoring (1990 to present – ongoing), Nashville Metro Water Services, TN - Permanent Flow Monitoring (1993 to present – ongoing), Murfreesboro, TN - Permanent Flow Monitoring (2008 to present – ongoing), Chattanooga, TN - Permanent Flow Monitoring (2012 to present – ongoing), Knoxville Utilities Board
OTHER QUALIFICATIONS:	ADS has satisfactorily provided flow data collection and analysis and interpretation to CGW in the past. To provide its customers improved equipment reliability, field work efficiencies, and outstanding flow data uptime, ADS has maintained a Certified Quality Management System (QMS) for products and services, which is centered around ensuring the implementation of quality processes through continuous improvement and customer feedback, for over twenty years. ADS' management team relies on

REQUEST FOR PROFESSIONAL SERVICE

Flow Monitoring Services

ADS Environmental Services

Page 2

	ISO and ATEX standards to focus all employees on quality systems that audit manufacturing, service, and sales processes for continuous improvements which are tied directly to customer requirements. ADS is the only flow monitoring company in its industry with an ISO certification of field services. ADS is audited annually by authorized agencies for verifying compliance to ISO 9001 QMS standards. ADS audits internal field services such as flow monitoring installations and maintenance services.
NAMES OF THOSE INVOLVED IN THE SELECTION (MUST BE 2 OR MORE AND MUST HAVE NO CONFLICT OF INTEREST AS PER PURCHASING POLICY):	Garth B. Branch, PE Y'hanna Perez-Ortiz, PE
DEPARTMENT WHERE FUNDS ARE BUDGETED:	Clarksville Gas & Water Department

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

12-17-2021

DATE

SIGNATURES OF OTHERS INVOLVED IN SELECTION

16 December 2021

DATE

SIGNATURE OF PURCHASING DIRECTOR

12-17-20

DATE

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):

\$ 75,000.00

Acknowledgment of cost estimate received:

SIGNATURE OF DEPARTMENT HEAD/DESIGNEE

01-12-2022

DATE

SIGNATURE OF PURCHASING DIRECTOR

1-13-21

DATE

SIGNATURE OF CHIEF FINANCIAL OFFICER

1-12-2022

DATE

REQUEST FOR PROFESSIONAL SERVICE

1. SELECTION OF FIRM

PROJECT NAME AND SCOPE OF WORK:	Competent Tower Climber Training 2 consecutive days (16 Hours)
NAME OF FIRM:	Honeywell/ Miller Training by Honeywell
QUALIFICATIONS, COMPETENCE AND INTEGRITY OF FIRM:	This company has many qualified instructors and Ron Schwab has over 20 years of experience in the Fall Prevention and Protection Field, 5 years as the Manager of Miller/Troll Training, a division of Baccou Dalloz, the leading fall protection manufacturer in the world.
YEARS OF EXPERIENCE:	20+
SIMILAR PROJECTS PERFORMED FOR THE CITY:	The same class was administered by this firm in March 2020 for Clarksville Gas & Water.
SIMILAR PROJECTS PERFORMED ELSEWHERE:	All over the United States.
OTHER QUALIFICATIONS:	Honeywell/Miller Training has certified all of our climbers for several years. We are familiar with the instructions and their procedures.
NAMES OF THOSE INVOLVED IN THE SELECTION (MUST BE 2 OR MORE AND MUST HAVE NO CONFLICT OF INTEREST AS PER PURCHASING POLICY):	Chris Lambert, Angel Goike, Sherry Hayes
DEPARTMENT WHERE FUNDS ARE BUDGETED:	41114140-57320

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

DATE

SIGNATURES OF OTHERS INVOLVED IN SELECTION

DATE

SIGNATURE OF PURCHASING SUPERVISOR

DATE

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 SUPERVISOR ONCE OBTAINED.

ESTIMATED COST (TO BE PROVIDED ONCE DETERMINED):	\$9336.00
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Acknowledgement of cost estimate received:

SIGNATURE OF PURCHASING SUPERVISOR

DATE

SIGNATURE OF CHIEF FINANCIAL OFFICER

DATE

ATTACHMENT D

29

EFF NOVEMBER 2017

REQUEST FOR PROFESSIONAL SERVICE

1. SELECTION OF FIRM

PROJECT NAME AND SCOPE OF WORK:	Advanced Metering Infrastructure (AMI) – Services will comprise AMI program planning and development, preparation of equipment and software specifications for Owner's AMI Request for Proposal documents, assistance in proposal evaluation, project management during AMI installation as well as Owner training on equipment and software. Contract Term: Anticipated planning and spec development duration is 18 months, and project management during installation after RFP evaluation and selection of contractor is expected to last 30 months.
NAME OF FIRM:	Utility Metering Solutions (UMS)
QUALIFICATIONS, COMPETENCE AND INTEGRITY OF FIRM:	UMS has extensive experience in Advanced Metering Infrastructure Programs (AMI), a most complex endeavor involving new technologies, integrations to legacy systems and business process transformation. Specifically with the integration, UMS is a subject matter expert and has over a decade of experience with enquesta (Harris Utilities) and Munis (Tyler Technologies) integration. Experience with both, enquesta and Munis, is crucial for successful integration into the complex Customer Information System (CIS) applications. UMS' qualified and experienced staff possesses the competence and integrity required to plan and implement an AMI. UMS' project team is knowledgeable and familiar with challenges related to inherent complex technology and integration points across other IT systems, understands the importance to start on the right path early in the process and follows a system implementation and integration process to ensure a successful project. The project team comprises a business transformation and technical design team, each bringing significant experience in its respective area of expertise. UMS' business transformation team specializes in understanding, documenting and planning for AMI to ensure increased data is accepted by legacy systems and current operations, and that operational impact is enhanced. UMS' technical design team is experienced and specializes in feasibility, financing and design of such complex AMI project along with meter installation and system integration and has extensive knowledge of end-to-end solutions services for water utilities. UMS' team comprises expert consultants that bring unparalleled knowledge and experience in Water, Gas, AMI and Smart meter technology as well as industry-leading expertise in program management, information technology system integration and project implementation. During its many years of project experience, UMS has fine-tuned its methodologies over many engagements to efficiently produce world-class tools and processes that have led to an unmatched record of successful project outcomes. In summary, UMS' experience, competence and expertise includes the following: • Advanced Meter Planning • Material acquisition specifications and contract documents for procurement • Vendor proposal evaluation • Operational Readiness • Public Outreach • AMI systems integration for billing and software • AMI project management

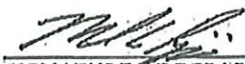
REQUEST FOR PROFESSIONAL SERVICE

Advanced Metering Infrastructure (AMI)

Utility Metering Solutions (UMS)

Page 2

YEARS OF EXPERIENCE:	12 Years
SIMILAR PROJECTS PERFORMED FOR THE CITY:	None
SIMILAR PROJECTS PERFORMED ELSEWHERE:	• City of Lima, OH (2019) • City of Cartersville, GA (2020) • City of Burlington, NC (2020)
OTHER QUALIFICATIONS:	• Billing Systems • Smart City Design & Integration • Network Lighting & Controls • Water Conservation
NAMES OF THOSE INVOLVED IN THE SELECTION (MUST BE 2 OR MORE AND MUST HAVE NO CONFLICT OF INTEREST AS PER PURCHASING POLICY):	Mark Riggins Patrick Chesney
DEPARTMENT WHERE FUNDS ARE BUDGETED:	Clarksville Gas & Water Department


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

DATE 10/20/21


 SIGNATURES OF OTHERS INVOLVED IN SELECTION

DATE 10/20/21


 SIGNATURE OF PURCHASING DIRECTOR

DATE 10-21-21

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):	\$ <u>4,550,000</u>
--	---------------------

Acknowledgement of cost estimate received:


 SIGNATURE OF DEPARTMENT HEAD/DESIGNEE

DATE 1/14/22


 SIGNATURE OF PURCHASING DIRECTOR

DATE 1-18-22


 SIGNATURE OF CHIEF FINANCIAL OFFICER

DATE 1/14/22

REQUEST FOR PROFESSIONAL SERVICE

1. SELECTION OF FIRM

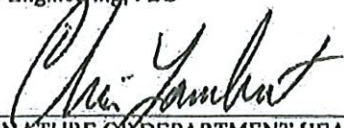
PROJECT NAME AND SCOPE OF WORK:	High Point Tank Recoating – The project comprises the design and preparation of construction plans and specifications for the repair, surface preparation and coating of the interior and exterior of High Point Tank. SSR will also provide limited bidding and construction phase services. Contract Term: Approximately 12 weeks for design plus an estimated five-month construction phase
NAME OF FIRM:	Rye Engineering, PLC
QUALIFICATIONS, COMPETENCE AND INTEGRITY OF FIRM:	Rye Engineering is a firm that offers civil engineering services and possesses knowledge about the City of Clarksville's water and sewer system. The firm has previously assisted with and is currently providing engineering services to the Clarksville Gas & Water Department. Rye Engineering is readily available to assist the City and has qualified staff including a licensed professional engineer, project managers and technicians. Rye Engineering's staff is experienced in all necessary aspects of water and waste water engineering, planning, operations, and inspections. Rye Engineering has a combined total of 45.5 years of service in the water/waste water industry. In addition, Rye Engineering has staff that can perform Remotely Operated Vehicle (R.O.V.), tank drain down, as well as perform painting inspection by a NACE-certified inspector.
YEARS OF EXPERIENCE:	14 Years (founded in 2007)
SIMILAR PROJECTS PERFORMED FOR THE CITY:	• Jackson Road (Old) Tank Painting (2015) • 2009 Tank Painting, 1.5 MG Sango (New) Standpipe Water Storage Tank • Tank Painting 0.5 MG College Street Elevated Water Storage Tank (2008) • Tank Painting 2008 - Contract 1: High Point 1.5 MG Standpipe; Contract 2: Tiny Town 0.5 MG Elevated Tank
SIMILAR PROJECTS PERFORMED ELSEWHERE:	• Ardmore, TN: 6th Street / Cotton Row Tank Painting - 150,000 Gallon Elevated Water Tank (2016) • New Johnsonville, TN: Lawson Hill Tank Rehabilitation (2015) • Ardmore, TN: Clayton Tank Painting, 150,000 Gallon Elevated Water Tank (2011)
OTHER QUALIFICATIONS:	Rye Engineering has extensive experience relating to municipal infrastructure.
NAMES OF THOSE INVOLVED IN THE SELECTION (MUST BE 2 OR MORE AND MUST HAVE NO CONFLICT OF INTEREST AS PER PURCHASING POLICY):	Tom Heath, PE Chris Lambert
DEPARTMENT WHERE FUNDS ARE BUDGETED:	Clarksville Gas & Water Department

REQUEST FOR PROFESSIONAL SERVICE

High Point Tank Recoating

Rye Engineering, PLC

Page 2



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

10-4-21

DATE



SIGNATURES OF OTHERS INVOLVED IN SELECTION

10/4/2021

DATE



SIGNATURE OF PURCHASING DIRECTOR

10-6-21

DATE

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):	\$ 99,500.00
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Acknowledgement of cost estimate received:



SIGNATURE OF DEPARTMENT HEAD/DESIGNEE

1-24-22

DATE



SIGNATURE OF PURCHASING DIRECTOR

1-27-22

DATE



SIGNATURE OF CHIEF FINANCIAL OFFICER

1-24-2022

DATE

REQUEST FOR PROFESSIONAL SERVICE – FEE INCREASE NOTIFICATION

1. SELECTION OF FIRM

PROJECT NAME AND SCOPE OF WORK:	WWTP Thermal Dryer (TO #4 - MSA 2019) – The project comprises design and preparation of construction plans and specifications for new thermal dryer equipment and related accessories, including modification to cake conveyance, new wet cake storage bin with dryer feed pumps, odor control equipment and all civil, mechanical, structural, electrical and I&C integration work to support the thermal dryer system. Hazen will provide bidding and limited construction phase services. Term: Design phase is estimated at approximately 14 months with an estimated three-month bid phase and approximately 20-month construction phase. Change Order No. 1: Scope of Services is amended to include a biofilter odor control system for centrifuges, sludge storage tanks, conveyors and sludge screening as well as a dryer facility plant water pump station and drain pump station, equipment manufacturer design services, additional survey services and full-time resident project representative services. Design phase schedule is increased by two months.
NAME OF FIRM:	Hazen and Sawyer, P.C. (Hazen)
QUALIFICATIONS, COMPETENCE AND INTEGRITY OF FIRM:	This firm is a qualified and licensed professional engineering firm specializing in Water and Wastewater Municipal projects. Hazen provides a broad range of services and is readily available to assist the City. Hazen has qualified staff including seasoned, licensed professional engineers with extensive technical experience relating to municipal infrastructure. In addition, Hazen has existing knowledge of Clarksville's system assets, operations and staff.
YEARS OF EXPERIENCE:	Since 1951
SIMILAR PROJECTS PERFORMED FOR THE CITY:	1. Wastewater Treatment Plant (WWTP) Improvements, including evaluation, design and construction services; 2. WWTP Solids Treatment and Handling Evaluation; 3. Comprehensive Assessment of the Collection System; 4. Northwest Sanitary Sewer Basin Preliminary Engineering Report; 5. Wet Weather Planning; 6. Valleybrook Park Equalization Tank; 7. Development of Water Distribution System Hydraulic Model; 8. Miscellaneous Engineering Services. 9. Misc. WWTP Facility Improvements
SIMILAR PROJECTS PERFORMED ELSEWHERE:	1. Hazen has provided a broad range of various engineering services to its clients since 1951. Highlights of recent, similar projects include: 2. Brentwood Sewer Master Plan and Modeling – Brentwood, TN 3. Moccasin Bend WWTP Influent Sewer Characterization – Chattanooga, TN 4. Lower Brush Creek Interceptor Modeling and Design – Johnson City, TN 5. West Kingsport and Pendragon PS Modeling and Design – Kingsport, TN 6. West Park PS and EQ Storage Planning and Design – Nashville, TN 7. Central WWTP 10-MGD Equalization Tank, Nashville, TN; 8. Town Branch WWTP 22-MGD, Lexington, KY; 9. Lexington & Payne CSO Basin 13.7, Louisville, KY.
OTHER QUALIFICATIONS:	Hazen has talented professional staff dedicated to successful completion of its projects. A good working relationship exists with key members of the firm. Hazen has satisfactorily provided water and wastewater related services to CGW and is familiar with CGW's infrastructure.

REQUEST FOR PROFESSIONAL SERVICE – FEE INCREASE NOTIFICATION

WWTP Thermal Dryer (TO #4 - MSA 2019)

Hazen and Sawyer, P.C.

Page 2

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 Brian Shelton
DEPARTMENT WHERE FUNDS ARE BUDGETED:	Clarksville Gas & Water Department

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

02-08-2022
DATE

SIGNATURES OF OTHERS INVOLVED IN SELECTION

2-8-22
DATE

SIGNATURE OF PURCHASING DIRECTOR

2-8-22
DATE

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 DIRECTOR, IF THE AGGREGATE OF ALL CHANGE ORDERS EXCEEDS THE BASE CONTRACT PRICE BY MORE THAN THIRTY PERCENT (30%).

Fee Increase of \$1,156,160.00 (currently approved fee \$1,164,106.00)

(Note: Original Contract Amount: \$1,164,106.00
Change Order No. 1: \$1,156,160.00
Total Not-to-Exceed Contract Fee: \$2,320,266.00)

Acknowledgement of cost estimate received:

SIGNATURE OF DEPARTMENT HEAD/DESIGNEE

02-08-2022
DATE

SIGNATURE OF PURCHASING DIRECTOR

2-8-22
DATE

SIGNATURE OF CHIEF FINANCIAL OFFICER

2-8-22
DATE

Clarksville Gas and Water Department, TN
Date range: 01 Nov 2021 - 31 Dec 2021

ID ↑	Description	VIN/Serial	Buyer	Type	Sold Amount	Auction Ended	Credit Date
347	9 MISC TRUCK TOOL BOXES		David Yates	USD	\$430.00	15 Nov 2021 08:00 AM CT	
348	MISC EQUIPMENT		Carey Ricketts	USD	\$253.00	15 Nov 2021 08:00 AM CT	
349	1997 GMC SAFARI VAN		Irving Hamilton	USD	\$1,375.00	29 Nov 2021 07:00 AM CT	
350	MISC OFFICE DECOR, SUPPLIES & MISC EQUIPMENT, FUEL TANK		Larry Gladden	USD	\$47.00	06 Dec 2021 08:00 AM CT	
					\$2,105.00		

Clarksville Gas & Water Department

12 Month Rolling Collections/Write-offs

Date	Total Turned Over	# of Accounts	Avg Acct Turned Over	Total Collected	Total Write-offs	# of Write-Offs	Avg Acct Write-off
Mar-21	\$ 7,260.08	55	\$ 132.00	\$ 9,101.12	\$ 10,355.37	51	\$ 203.05
Apr-21	\$ 4,901.90	42	\$ 116.71	\$ 6,396.68	\$ 2,540.36	35	\$ 72.58
May-21	\$ 4,471.03	41	\$ 109.05	\$ 4,548.25	\$ 3,424.65	38	\$ 90.12
Jun-21	\$ 12,212.02	59	\$ 206.98	\$ 5,861.75	\$ 7,862.51	63	\$ 124.80
Jul-21	\$ 11,260.00	52	\$ 216.54	\$ 2,649.96	\$ 17,748.94	106	\$ 167.44
Aug-21	\$ 5,690.17	59	\$ 96.44	\$ 2,979.86	\$ 25,802.02	116	\$ 222.43
Sep-21	\$ 15,585.77	84	\$ 185.54	\$ 8,192.03	\$ 27,977.22	89	\$ 314.35
Oct-21	\$ 14,583.64	77	\$ 189.40	\$ 3,754.22	\$ 10,528.76	63	\$ 167.12
Nov-21	\$ 9,978.18	89	\$ 112.11	\$ 2,794.47	\$ 7,992.73	45	\$ 177.62
Dec-21	\$ 18,096.71	107	\$ 169.13	\$ 1,593.56	\$ 6,079.02	42	\$ 144.74
Jan-22	\$ 10,568.66	73	\$ 144.78	\$ 3,396.41	\$ 4,447.87	35	\$ 127.08
Feb-22	\$ 12,174.36	70	\$ 173.92	\$ 6,399.98	\$ 3,636.40	36	\$ 101.01
	\$ 126,782.52	808	\$ 156.91	\$ 57,668.29	\$ 128,395.85	719	\$ 178.58

45.49%

CGW Water Department
February, 2022

	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	2,094,574	2,045,342	49,233	18,207,974	16,362,733	1,845,241
Penalties	40,490	27,083	13,406	283,241	216,667	66,574
Other Income	257,410	306,667	(49,257)	2,571,103	2,453,333	117,769
Gross Revenue	2,392,474	2,379,092	13,382	21,062,317	19,032,733	2,029,584
Water Plant 1	306,618	371,240	64,622	3,106,321	2,969,921	(136,399)
Water Plant 2	53,127	70,674	17,547	399,590	565,390	165,800
Water Transmission	553,814	727,260	173,446	4,668,364	5,818,078	1,149,714
Water Administration	36,002	30,645	(5,357)	305,631	245,160	(60,471)
Customer Service	338,061	328,382	(9,678)	2,848,999	2,627,057	(221,942)
Accounting	42,412	56,347	13,935	442,261	450,773	8,512
Engineering	78,305	115,599	37,294	789,144	924,791	135,647
Admin & General	81,731	81,280	(450)	678,123	650,242	(27,881)
Other Expenses	19,978	16,500	(3,478)	147,631	132,000	(15,631)
Depreciation	555,429	522,750	(32,679)	4,355,989	4,182,000	(173,989)
Total Operating Expenses	2,065,477	2,320,677	255,200	17,742,051	18,565,413	823,361
Income from Operations	326,997	58,415	268,582	3,320,266	467,321	2,852,945
Interest Income	(809,302)	6,750	(816,052)	(3,318,085)	54,000	(3,372,085)
Other Income (Expense)	725	(79,583)	80,308	(989,900)	(636,667)	(353,233)
Interest Expense	(5,010,781)	(340,275)	(4,670,506)	(5,442,787)	(2,722,202)	(2,720,585)
Debt Amortization Income	159,523	15,361	144,162	1,301,507	122,888	1,178,619
PILOT	(98,142)	(98,142)	-	(785,136)	(785,136)	-
Total Other Income (Expense)	(5,757,977)	(495,890)	(5,262,088)	(9,234,400)	(3,967,117)	(5,267,284)
Total Income / (Loss)	(5,430,980)	(437,475)	(4,993,506)	(5,914,135)	(3,499,796)	(2,414,339)
Capital Spend	2,335,709	8,489,000	6,153,291	14,879,501	49,015,000	34,135,499
Contributed Capital - Cash	-	-	-	15,730	0	15,730
Contributed Capital - Non-Cash	-	1,000,000	(1,000,000)	6,077,566	8,000,000	(1,922,434)

CGW Wastewater Department
February, 2022

	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	3,352,222	3,433,367	(81,145)	28,242,002	27,466,933	775,068
Penalties	49,762	41,667	8,096	396,133	333,333	62,799
Other Income	273,633	397,417	(123,783)	3,120,630	3,179,333	(58,703)
Gross Revenue	3,675,617	3,872,450	(196,833)	31,758,765	30,979,600	779,165
Wastewater Plant	443,281	451,466	8,185	3,435,365	3,611,727	176,363
Wastewater Collection	576,797	611,841	35,044	4,793,113	4,894,725	101,611
Wastewater Administration	54,752	51,446	(3,306)	446,386	411,567	(34,819)
Customer Service	179,176	188,173	8,996	1,669,664	1,505,381	(164,283)
Accounting	37,416	62,786	25,370	443,573	502,291	58,718
Engineering	79,171	122,024	42,854	823,538	976,195	152,657
Admin & General	78,900	81,351	2,451	640,485	650,809	10,324
Other Expenses	18,636	16,500	(2,136)	144,400	132,000	(12,400)
Depreciation	1,562,089	985,333	(576,756)	8,674,384	7,882,667	(791,717)
Total Operating Expenses	3,030,219	2,570,920	(459,298)	21,070,908	20,567,362	(503,546)
Income from Operations	645,399	1,301,530	(656,131)	10,687,857	10,412,238	275,619
Interest Income	5,360	8,750	(3,390)	39,278	70,000	(30,722)
Other Income (Expense)	725	667	58	(336,999)	5,333	(342,333)
Interest Expense	(450,138)	(488,197)	38,059	(3,699,629)	(3,905,579)	205,950
Debt Amortization Income	90,443	74,758	15,685	9,214,663	598,065	8,616,597
PILOT	(193,771)	(193,771)	-	(1,550,165)	(1,550,165)	-
Total Other Income (Expense)	(547,381)	(597,793)	50,412	3,667,147	(4,782,345)	8,449,493
Total Income / (Loss)	98,018	703,737	(605,719)	14,355,004	5,629,893	8,725,111
Capital Spend	1,204,462	1,406,000	201,538	8,194,112	13,003,000	4,808,888
Contributed Capital - Cash	-	-	-	1,878	-	1,878
Contributed Capital - Non-Cash	-	916,667	(916,667)	7,122,019	7,333,333	(211,315)

CGW Gas Department
February, 2022

	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	5,088,807	2,998,463	2,090,344	22,618,687	15,975,809	6,642,878
Penalties	27,813	8,333	19,479	110,706	66,667	44,039
Other Income	155,715	95,292	60,423	830,709	762,333	68,376
Gross Revenue	5,272,334	3,102,088	2,170,246	23,560,102	16,804,809	6,755,293
Cost of Gas	3,251,568	1,971,839	(1,279,729)	17,601,545	10,063,180	(7,538,365)
Gas Distribution	247,045	258,490	11,444	1,961,527	2,067,917	106,390
Gas Administration	227,998	190,616	(37,382)	1,384,147	1,524,928	140,781
Ft. Campbell Operations	30,427	40,992	10,565	318,015	327,933	9,918
Customer Service	135,822	111,937	(23,885)	967,659	895,493	(72,166)
Accounting	54,795	55,031	236	405,766	440,249	34,483
Engineering	37,425	59,147	21,722	374,361	473,178	98,817
Admin & General	78,790	81,228	2,437	638,960	649,821	10,861
Other Expenses	14,607	16,500	1,893	115,258	132,000	16,742
Depreciation	161,175	162,417	1,242	1,294,635	1,299,333	4,698
Total Operating Expenses	4,239,651	2,948,196	(1,291,456)	25,061,874	17,874,033	(7,187,841)
Income from Operations	1,032,683	153,892	878,791	(1,501,773)	(1,069,224)	(432,549)
Interest Income	3,666	5,942	(2,276)	25,306	47,533	(22,227)
Other Income (Expense)	31,386	500	30,886	60,997	4,000	56,997
Interest Expense	(13,074)	(14,011)	937	(102,004)	(112,086)	10,082
Debt Amortization Income	3,753	3,766	(13)	115,423	30,127	85,296
PILOT	(66,298)	(66,298)	-	(530,387)	(530,387)	-
Total Other Income (Expense)	(40,568)	(70,102)	29,534	(430,665)	(560,813)	130,148
Total Income / (Loss)	992,115	83,791	908,324	(1,932,438)	(1,630,036)	(302,401)
Capital Spend	277,041	576,000	298,959	1,253,037	5,570,000	4,316,963
Contributed Capital - Cash	121,956	6,250	115,706	140,672	50,000	90,672
Contributed Capital - Non-Cash	-	41,667	(41,667)	-	333,333	(333,333)

FY 2022 Debt Coverage

February, 2022

Fiscal Period	8
	Actual
System Gross Revenue	\$ 76,381,183
System Operating Expenses	63,874,833
	12,506,350
Add: Depreciation Expense	14,325,008
Other Revenue (Expense)	(4,519,403)
Net Revenues	\$ 22,311,955

Debt Coverage Ratio	2.07
Debt Coverage Ratio Goal	1.70
<i>FY 2021 Coverage Ratio</i>	2.12
<i>FY 2020 Coverage Ratio</i>	2.09

>2.00 = Aaa rating

1.70-2.00 = Aa rating

Debt to Operation Revenue Ratio

February, 2022

FY 2022 Budget

Total Debt	\$ 356,997,569
Operating Revenue	\$ 114,571,775
Debt/Operating Revenue	3.12

FY 2021 Actual

Total Debt	\$ 177,406,199
Operating Revenue	\$ 97,336,265
Debt/Operating Revenue	1.82

FY 2020 Actual

Total Debt	\$ 189,626,801
Operating Revenue	\$ 92,208,721
Debt/Operating Revenue	2.06

FY 2019 Actual

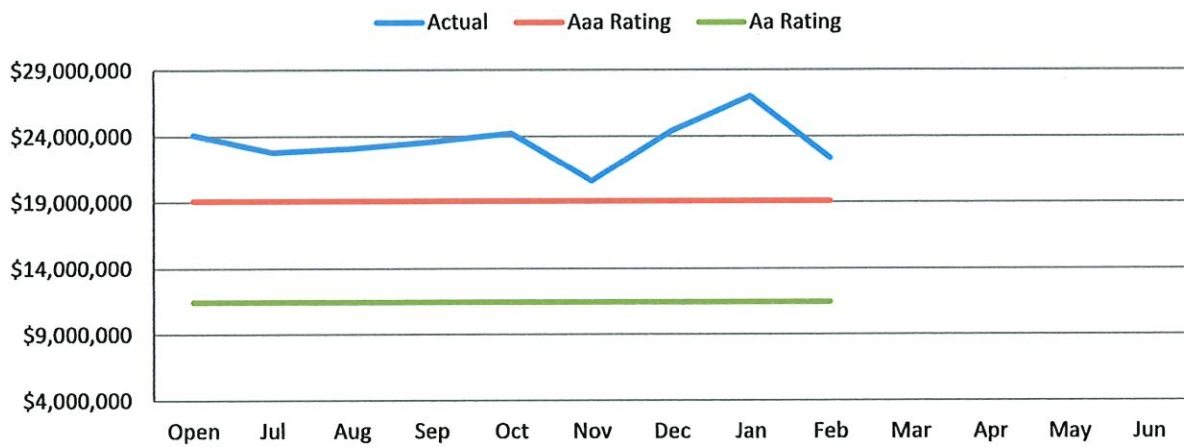
Total Debt	\$ 210,708,804
Operating Revenue	\$ 93,864,185
Debt/Operating Revenue	2.24

<2.00 = Aaa

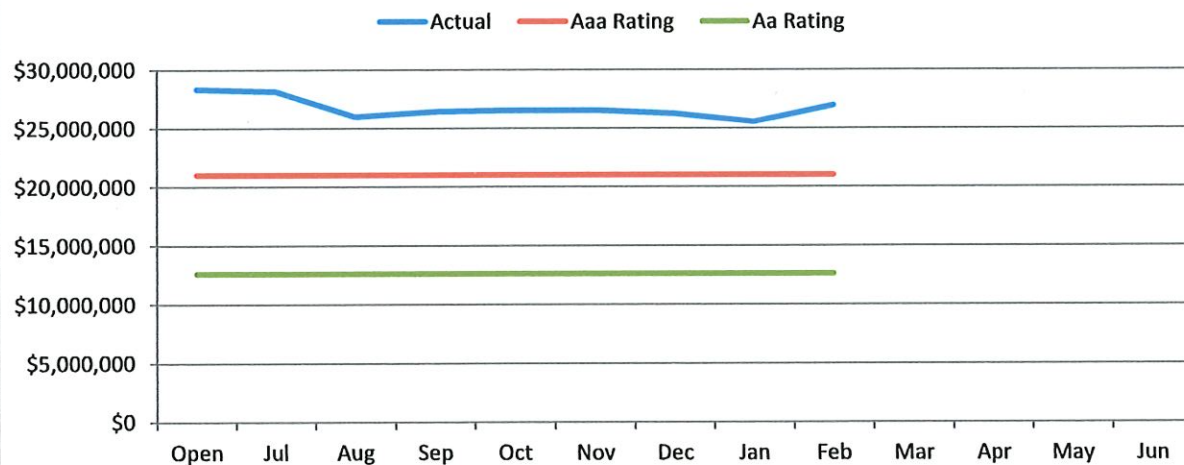
2.00 - 4.00 = Aa

Clarksville Gas & Water FY 2022

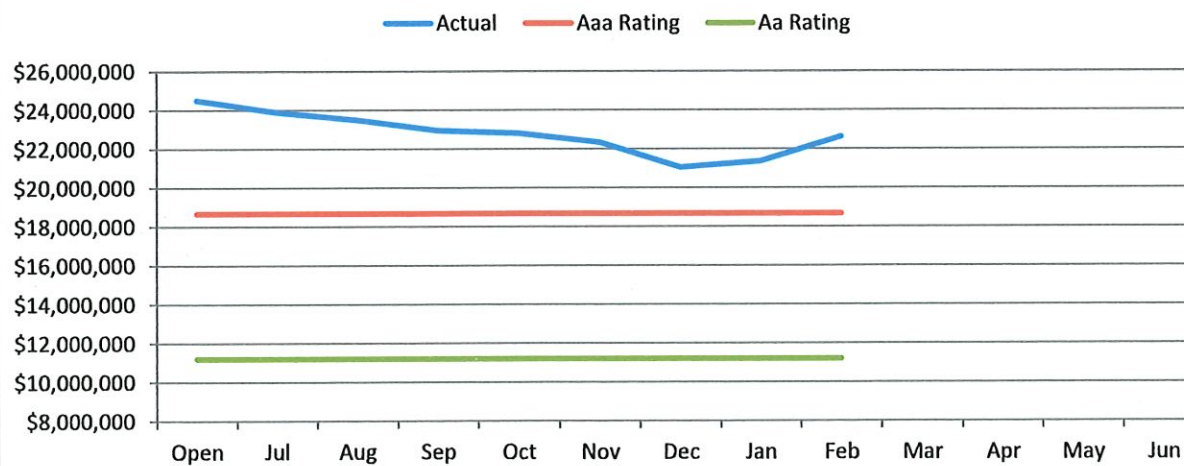
FY 2022 Available Cash - Water



FY 2022 Available Cash - Wastewater



FY 2022 Available Cash - Gas





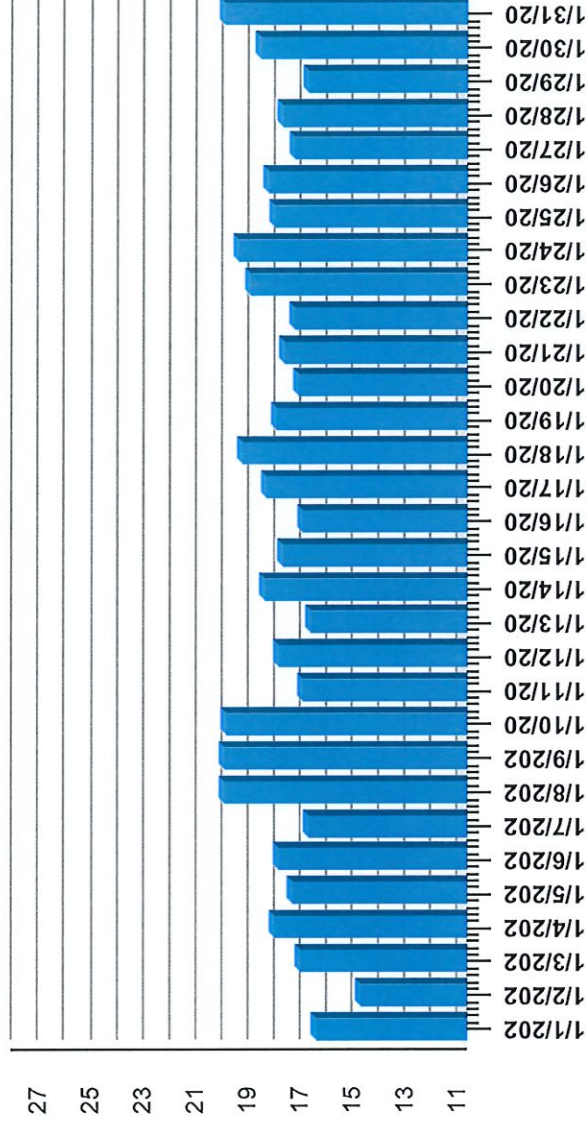
Monthly Activity Summary

February 2022

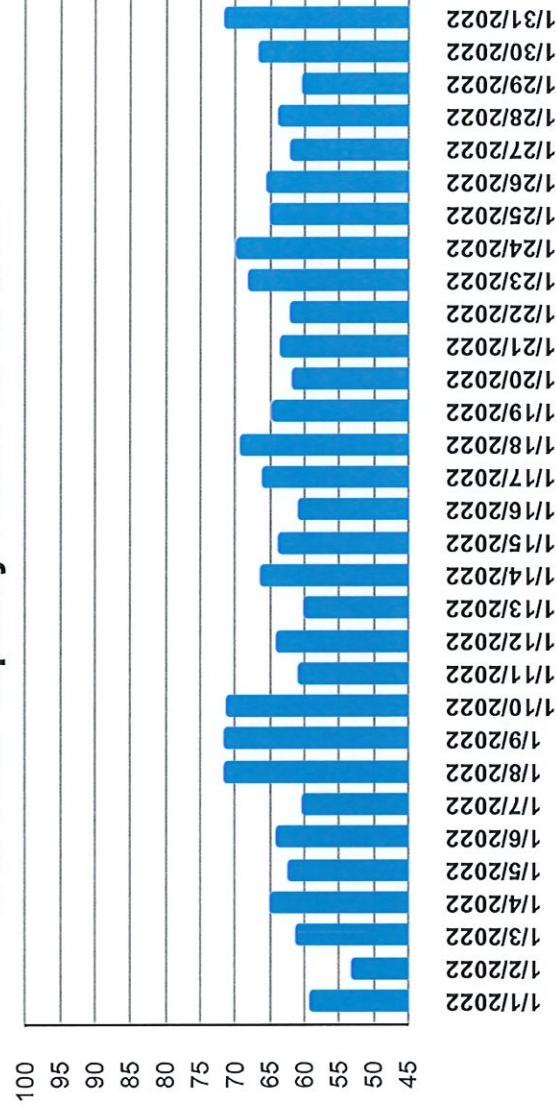
- Assessment Areas:
 - Hazelwood: cost \$2,727,241 / paid \$2,633,750 / remaining \$93,491
 - Oakland: cost \$881,876 / paid \$293,975 / remaining \$587,901
- Gas System distributed 806 million cubic feet and averaged 28.8 million cubic feet per day. That represents approximately 43.6 percent of the system's capacity.
- Water Plant pumped 481 million gallons of treated water into the system and averaged 17.1 million gallons per day. That represents approximately 61 percent of the plant's capacity.
- Wastewater Plant treated 525 million gallons of sewage and averaged 18.7 million gallons per day. That represents approximately 74 percent of the plant's capacity.
- The call center handled 9,082 calls and averaged 324 per day. Each call lasted an average of 3 minutes and 43 seconds.
- Service Department completed 4,329 work orders and responded to 282 after hour calls.
- Gas Division installed 55 new services totaling 3,793 feet of pipe, 4 mains totaling 3,278 feet of pipe, and responded to 87 natural gas odor calls.
- Water Division repaired 86 water leaks totaling 1,491 feet of pipe, flushed 277 hydrants, and tested 525 backflow devices.
- Sewer Division made 8 point repairs totaling 412 feet of pipe and cleaned 14,076 feet of pipe.
- Engineering Department approved 14 utility plans this month and currently has 31 on-going projects.
- Billing Department read 106,812 meters with an accuracy rate of 99.91 percent and sent a total of 95,141 bills and notices.

DATE	TOTALS IN MGD	DATE	% of Total Capacity Based on 28 MGD
1/1/2022	16.6	1/1/2022	59.29
1/2/2022	14.9	1/2/2022	53.21
1/3/2022	17.2	1/3/2022	61.43
1/4/2022	18.2	1/4/2022	65.00
1/5/2022	17.5	1/5/2022	62.50
1/6/2022	18.0	1/6/2022	64.29
1/7/2022	16.9	1/7/2022	60.36
1/8/2022	20.1	1/8/2022	71.79
1/9/2022	20.1	1/9/2022	71.79
1/10/2022	20.0	1/10/2022	71.43
1/11/2022	17.1	1/11/2022	61.07
1/12/2022	18.0	1/12/2022	64.29
1/13/2022	16.8	1/13/2022	60.00
1/14/2022	18.6	1/14/2022	66.43
1/15/2022	17.9	1/15/2022	63.93
1/16/2022	17.1	1/16/2022	61.07
1/17/2022	18.5	1/17/2022	66.07
1/18/2022	19.4	1/18/2022	69.29
1/19/2022	18.1	1/19/2022	64.64
1/20/2022	17.3	1/20/2022	61.79
1/21/2022	17.8	1/21/2022	63.57
1/22/2022	17.4	1/22/2022	62.14
1/23/2022	19.1	1/23/2022	68.21
1/24/2022	19.6	1/24/2022	70.00
1/25/2022	18.2	1/25/2022	65.00
1/26/2022	18.4	1/26/2022	65.71
1/27/2022	17.4	1/27/2022	62.14
1/28/2022	17.9	1/28/2022	63.93
1/29/2022	16.9	1/29/2022	60.36
1/30/2022	18.7	1/30/2022	66.79
1/31/2022	20.1	1/31/2022	71.79
Monthly total	559.8	Monthly average	64.49

Daily Finished Totals MGD

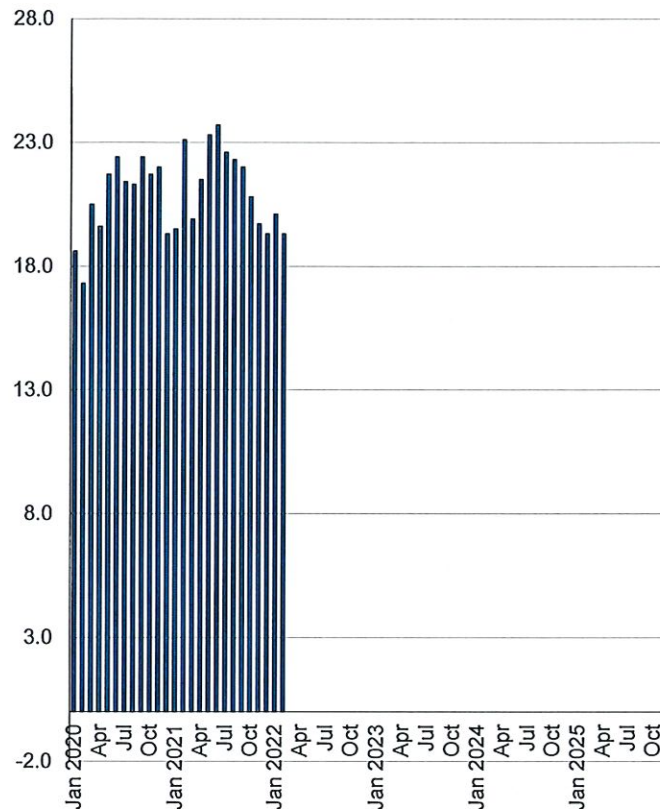


% of Total Capacity Based on 28 MGD

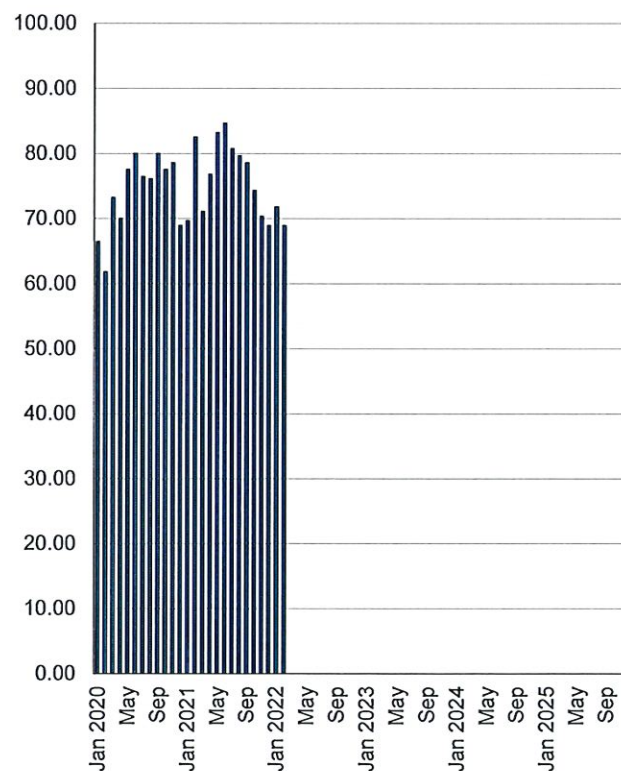


Date	Amt	Date	% of Capacity
Jan 2020	18.6	Jan 2020	66.43
Feb	17.3	Feb	61.79
Mar	20.5	Mar	73.21
Apr	19.6	Apr	70.00
May	21.7	May	77.50
Jun	22.4	Jun	80.00
Jul	21.4	Jul	76.43
Aug	21.3	Aug	76.07
Sep	22.4	Sep	80.00
Oct	21.7	Oct	77.50
Nov	22.0	Nov	78.57
Dec	19.3	Dec	68.93
Jan 2021	19.5	Jan 2021	69.64
Feb	23.1	Feb	82.50
Mar	19.9	Mar	71.07
Apr	21.5	Apr	76.79
May	23.3	May	83.21
Jun	23.7	Jun	84.64
Jul	22.6	Jul	80.71
Aug	22.3	Aug	79.64
Sep	22.0	Sep	78.57
Oct	20.8	Oct	74.29
Nov	19.7	Nov	70.36
Dec	19.3	Dec	68.93
Jan 2022	20.1	Jan 2022	71.79
Feb	19.3	Feb	68.93
Mar		Mar	0.00
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
Jan 2023		Jan 2023	0.00
Feb		Feb	0.00
Mar		Mar	0.00
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
Jan 2024		Jan 2024	0.00
Feb		Feb	0.00
Mar		Mar	0.00
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
Jan 2025		Jan 2025	0.00
Feb		Feb	0.00
Mar		Mar	0.00
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

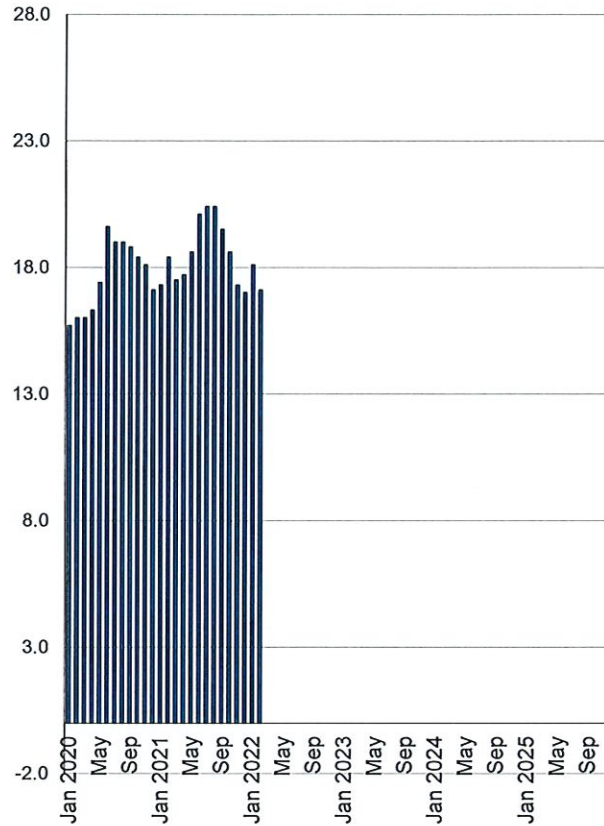


% of Capacity Based on 28 MGD



Date	Amt	Date	% of Capacity
Jan 2020	15.7	Jan 2020	56.07
Feb	16.0	Feb	57.14
Mar	16.0	Mar	57.14
Apr	16.3	Apr	58.21
May	17.4	May	62.14
Jun	19.6	Jun	70.00
Jul	19.0	Jul	67.86
Aug	19.0	Aug	67.86
Sep	18.8	Sep	67.14
Oct	18.4	Oct	65.71
Nov	18.1	Nov	64.64
Dec	17.1	Dec	61.07
Jan 2021	17.3	Jan 2021	61.79
Feb	18.4	Feb	65.71
Mar	17.5	Mar	62.50
Apr	17.7	Apr	63.21
May	18.6	May	66.43
Jun	20.1	Jun	71.79
Jul	20.4	Jul	72.86
Aug	20.4	Aug	72.86
Sep	19.5	Sep	69.64
Oct	18.6	Oct	66.43
Nov	17.3	Nov	61.79
Dec	17.0	Dec	60.71
Jan 2022	18.1	Jan 2022	64.64
Feb	17.1	Feb	61.07
Mar		Mar	0.00
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
Jan 2023		Jan 2023	0.00
Feb		Feb	0.00
Mar		Mar	0.00
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
Jan 2024		Jan 2024	0.00
Feb		Feb	0.00
Mar		Mar	0.00
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
Jan 2025		Jan 2025	0.00
Feb		Feb	0.00
Mar		Mar	0.00
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

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
Jan.Total	442038	486007	472836	460298	471709	542638	506802	487760	537922	561582
Aver.	14259	15678	15253	14848	15216	17504	16348	15734	17352	18116
Max	17032	18977	18841	17349	19091	19678	19667	18650	19509	20157
Min	12695	11548	13616	12928	14348	14683	13896	12889	15070	14954
Feb.Total	400164	424980	431331	420563	418523	450030	467133	464620	517207	481539
Aver.	14292	15178	15405	14502	14947	16073	16683	16021	18472	17198
Max	17101	17883	17659	15791	16453	19679	19919	17301	23147	19398
Min	10627	12956	13342	13145	13507	14057	13710	14832	14933	14669
Mar.Total	443135	454724	459349	442712	462775	488427	499251	498790	543470	
Aver.	14295	14669	14818	14281	14928	15756	16105	16090	17531	
Max	16323	16316	16565	15992	17089	17592	17367	20582	19958	
Min	12758	12448	13381	12822	13894	14516	14929	13982	15338	
Apr. Total	428845	442935	433816	447902	479548	471571	495905	491542	531895	
Aver.	14295	14765	14461	14930	15985	15719	16530	16385	17730	
Max	16049	17251	15936	16785	19424	17634	19477	19679	21550	
Min	12472	13031	12702	12521	14464	13683	14140	13942	14991	
May Total	469221	494881	502787	484014	508673	535251	550304	541075	577661	
Aver.	15136	15964	16219	15613	16409	17266	17752	17454	18634	
Max	17712	19461	18671	19413	19500	20201	21385	21754	23319	
Min	12710	13064	14687	13917	13724	14348	14204	15033	15661	
Jun. Total	484809	500530	505360	536245	525289	554301	539759	588876	604053	
Aver.	16160	16684	16846	17875	17510	18477	17992	19629	20135	
Max	18416	20717	19306	20660	24870	21444	21454	22442	23784	
Min	13442	14133	14050	15630	14988	15308	14700	16334	16624	
Jul. Total	503624	572496	544235	519632	571991	583935	569783	590407	633850	
Aver.	16246	18468	17556	16762	19451	18837	18380	19045	20447	
Max	19079	21348	21555	19407	21680	22472	21198	21487	22672	
Min	12996	14926	14673	14985	15287	13853	16212	15643	17478	
Aug.Total	501432	559563	547126	529644	566204	595380	584399	589997	633761	
Aver.	16175	18050	17649	17085	18265	19206	18852	19032	20444	
Max	20145	21121	20033	19451	22100	22024	21852	21359	22323	
Min	14013	13566	14503	14785	15658	15318	15235	16443	16939	
Sep.Total	494484	527302	508650	532147	530559	569190	605709	565475	585256.4	
Aver.	16483	17577	16955	17738	17685	18973	20190	18849	19508	
Max	17993	21379	19573	21501	19637	22112	23540	22452	22039	
Min	14365	14851	14245	16104	15576	16342	17485	16121	17898	
Oct. Total	482230	484925	471463	547410	533123	561681	560395	573348	576635	
Aver.	15556	15643	15208	17658	17198	18119	18077	18495	18601	
Max	18514	18115	16803	20503	19507	20803	21149	21771	20894	
Min	12424	13993	13337	15408	14485	15333	14001	16235	16225	
Nov.Total	442786	443208	427852	501075	490630	496859	506448	544277	520726	
Aver.	14760	14774	14262	16703	16354	16562	16882	18143	17358	
Max	16254	16718	15879	19499	18381	19630	19775	22005	19727	
Min	13360	13207	12336	13700	13825	14615	14275	16175	14142	
Dec.Total	463552	453064	442384	475697	497194	504637	492948	533119	527675	
Aver.	14953	14615	14270	15345	16039	16279	15902	17197	17022	
Max	20904	16055	16082	17226	17728	19829	17795	19317	19357	
Min	12206	13421	12787	13516	13355	13897	13962	15018	15196	
Yr. Total	5556320	5844615	5747189	5897339	6056218	6353900	6378836	6469286	6790111	1043121
Yr. Aver.	15222	16013	15746	16113	16592	17408	17476	17724	18603	
Peak Day	20904	21379	21555	21501	24870	22472	23540	22452	23784	

METER READING AND SERVICE DEPARTMENT MONTHLY / YEARLY REPORT

METER READING

		<u>Meters Read</u>			<u>Accuracy Rate</u>
		<u>Gas</u>	<u>Water</u>	<u>Total</u>	
February	2022	29,595	77,217	106,812	99.91%
January	2022	29,567	77,038	106,605	99.91%
December	2021	29,545	76,826	106,371	99.91%
November	2021	29,518	76,549	106,067	99.90%
October	2021	29,503	76,304	105,807	99.90%
September	2021	29,472	76,086	105,558	99.89%
August	2021	29,451	75,978	105,429	99.92%
July	2021	29,417	75,618	105,035	99.92%
June	2021	29,397	75,420	104,817	99.92%
May	2021	29,380	75,065	104,445	99.91%
April	2021	29,359	74,777	104,136	99.87%
March	2021	29,337	74,461	103,798	99.87%
February	2021	29,293	74,282	103,575	99.89%
12 Month Total		382,834	985,621	1,368,455	99.90%

SERVICE DEPARTMENT

		<u>Service Orders</u>	<u>After Hours Calls</u>
February	2022	4329	282
January	2022	4785	410
December	2021	5168	312
November	2021	4807	327
October	2021	283	283
September	2021	5066	238
August	2021	5513	271
July	2021	5893	250
June	2021	5942	221
May	2021	4423	184
April	2021	5106	209
March	2021	5699	259
February	2021	3170	329
12 Month Total		60,184	3,575

ORDINANCE 93-2021-22

AN ORDINANCE AUTHORIZING THE SALE OF PROPERTY LOCATED 2015 FT. CAMPBELL BLVD. AT PUBLIC AUCTION

WHEREAS, The City of Clarksville has previously obtained the property located at 2015 Ft. Campbell Blvd. (Map & Parcel 030G M 002.00), for the purpose of opening a North Service Center for the Clarksville Gas & Water Department; and

WHEREAS, The City of Clarksville desires to sell said property located at 2015 Ft. Campbell Blvd. and more particularly described in Exhibit A attached hereto at public auction to the highest bidder; and

WHEREAS, The City of Clarksville desires to return said property to the tax rolls; and

WHEREAS, The City of Clarksville wishes to sell this property at public auction to be held in July 2022 or after; and

WHEREAS, The City of Clarksville shall start the bidding for the appraised value of this property in the amount of \$591,700.00; and

NOW THEREFORE, BE IT ORDANIED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE;

That the Clarksville City Council hereby authorizes the sale of this property at public auction for no less than the appraised value of \$591,700.00.

**MIDSOUTH PROPERTIES,
a Kentucky General Partnership**

TO: DEED

**CITY OF CLARKSVILLE,
a Tennessee Municipal Corporation**

THIS DEED OF REALTY, executed as of the 7 day of June, 2000, by Grantor, **MIDSOUTH PROPERTIES, a Kentucky General Partnership**, to Grantee, **THE CITY OF CLARKSVILLE, a Tennessee Municipal Corporation** located at Montgomery County, Tennessee, Witnesseth:

That Grantor, for a valuable consideration, receipt whereof is acknowledged, has this day bargained and sold and does hereby transfer and convey unto Grantee, to have and to hold to it, and to its successors and assigns forever, certain realty situated in the **THIRD** Civil District of Montgomery County, Tennessee, and bounded and described as follows:

TRACT I:

Described according to survey of Billy Ray Suiter, TRLS #1837, of DBS & Associates Engineering, 330 North Second Street, P. O. Box 949, Clarksville, Tennessee 37041, dated May 10, 2000, and further described as follows:

BEGINNING at an iron pin in the northeasterly margin of U.S. Highway 41-A, said iron pin being located North 21 degrees 12 minutes 16 seconds West 240.91 feet from the intersection of the centerline of U.S. Highway 41-A and Ringold Road, runs thence continuing with the northeasterly margin of U.S. Highway 41-A (Ft. Campbell Boulevard), North 37 degrees 36 minutes 00 seconds West 125.00 feet to an iron pin, thence leaving said right of way, North 52 degrees 24 minutes 00 seconds East 287.65 feet to an iron pin, thence South 37 degrees 36 minutes 00 seconds East 125.00 feet to an iron pin, thence South 52 degrees 24 minutes 00 seconds West 287.65 feet to the point of beginning, and containing 0.83 acres, more or less, and being 35.956 square feet, more or less.

PREPARED BY:

John R. Brice
ATTORNEY AT LAW
BATSON, NOVA, BRICE,
HARVEY & THAMSON
622 MADISON STREET
CLARKSVILLE, TN 37040

192006

TRACT II:

Described according to survey of Billy Ray Suiter, TRLS #1837, of DBS & Associates Engineering, 330 North Second Street, P. O. Box 949, Clarksville, Tennessee 37041, dated May 10, 2000, and further described as follows:

BEGINNING at an iron pin in the northeast corner of TRACT I, runs thence North 52 degrees 24 minutes 00 seconds East 50.13 feet to an iron pin, thence South 37 degrees 36 minutes 00 seconds East 125.00 feet to an iron pin, thence South 52 degrees 24 minutes 00 seconds West 50.13 feet to an iron pin located in the southeast corner of TRACT I, runs thence with the east boundary of TRACT I, North 37 degrees 36 minutes 00 seconds West 125.00 feet to the point of beginning.

Tracts I and II are designated as Map and Parcel No. 30-G-M-2, on the Maps of the Assessor of Property for Montgomery County, Tennessee.

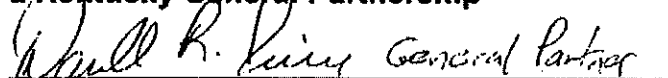
This being the same realty conveyed to the herein Grantor by deed of record in Official Record Book Volume 602, Page 662, in the Register's Office for Montgomery County, Tennessee, as to TRACT I and TRACT II.

That Grantor (1) covenants that it is lawfully seized and possessed of and has a perfect right to convey such realty and that it is unencumbered except for (a) 2000 taxes which are prorated and Grantee assumes; (b) Easement for Ingress and Egress over, in, and across TRACT II, as well as maintenance obligations as set forth in deed of record in Official Record Book Volume 602, Page 662, in the Register's Office for Montgomery County, Tennessee; (2) will forever warrant and defend the title unto Grantee and to its successors and assigns against all lawful claims; subject, however, to restrictive covenants of record in Official Record Book Volume 602, Page 657; and those matters set out in deed of record in Official Record Book Volume 602, Page 235, in the Register's Office for Montgomery County, Tennessee; and (3) will give possession of said property with deed.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date written first herein.

**MIDSOUTH PROPERTIES,
a Kentucky General Partnership**

By:

 *Darrell R. Pierce, General Partner*

**DARELL R. PIERCE, General Partner
GRANTOR**

STATE OF Kentucky)
COUNTY OF Warren)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **DARELL R. PIERCE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be General Partner of **MIDSOUTH PROPERTIES**, the within named bargainor, a Kentucky General Partnership, and that he, as such General Partner, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by himself as General Partner.

Witness my hand and seal at office this the 16th day of May, 2000.

My Commission Expires: 10-24-01

Jeanne M. Womelsdorf
Notary Public

Property Owners Name
and Address:

EXEMPT

Person or Entity Responsible for
Payment of Property Taxes:

STATE OF TENNESSEE, MONTGOMERY COUNTY

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is \$375,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Wanda Bell
Affiant

Subscribed and sworn to before me this the 7th day of June, 2000.

Connie Bell
Notary Public (Register of
Montgomery County, Tennessee)

My Commission Expires: _____

j:\deed\midsouth.city\jrb\db\jo

JOYCE B. NORFLEET
REGISTER OF DEEDS
MONTGOMERY, CO TN

6-7-2000 1:09

SATX Exempt
SBTX CF
COMPUTER FEE 500
RECORDING FEE 12.00
RECEIPT NO. 16842-007