



**PARKS + RECREATION COMMITTEE
DECEMBER 13, 2022 AT 4:30PM
CITY HALL CONFERENCE ROOM, 4TH FLOOR
MEETING AGENDA**

I. PUBLIC COMMENTS

None

II. CALL TO ORDER

III. ANNOUNCE MEMBERS IN ATTENDANCE (*Verify Quorum*)

IV. ADOPTION OF MEETING MINUTES

- October 11, 2022

V. COUNCIL ACTION

- Ordinance 58-2022-23

VI. NEW BUSINESS

None

VII. OLD BUSINESS

None

VIII. DEPARTMENT REPORTS

- Vacant Positions (*Jennifer Letourneau*)
 - Deputy Director of Operations
 - Event Specialist
- Project Updates (*Jennifer Letourneau*)
 - Exit 8 Complex
 - Red River Ped Bridge
 - WREC LED sign
 - Edith Pettus Park
 - L&N Train Depot

- [Golf Revenue](#)

IX. ADJOURNMENT

ORDINANCE: 58-2022-23

AN ORDINANCE AUTHORIZING THE MAYOR, OR HIS DESIGNEE, TO CONDUCT NEGOTIATIONS AND TO ENTER AN AGREEMENT TO ACQUIRE PROPERTY FOR EXPANSION OF DIXON PARK, OR SHOULD NEGOTIATIONS FAIL, TO PURSUE CONDEMNATION THROUGH USE OF EMINENT DOMAIN FOR ACQUISITION OF PROPERTY FOR A PUBLIC PURPOSE FOR EXPANSION AND DEVELOPMENT OF DIXON PARK.

WHEREAS, the City Council finds that Dixon Park plays a central and critical role in providing green space, services and entertainment to the general public and adding value to an underserved portion of our community; and

WHEREAS, the City Council finds it to be in the public interest to acquire additional adjacent property to expand Dixon Park; and

WHEREAS, Hattie Hillman is the last known registered owner in fee-simple of the real property described and incorporated herein as Exhibit "A", designated as Map and Parcel Number 66E-H-14.00 and having an address of 1051 Commerce Street, Clarksville, Tennessee 37040, by deed dated December 9, 1946, and of record in Deed Book 98, Page 466, in the Register's Office for Montgomery County, Tennessee, and

WHEREAS, Mattie Roach Hillman is the last known registered owner in fee-simple of the real property described and incorporated herein as Exhibit "B", designated as Map and Parcel Number 66E-H-16.00 and having an address of 205 Wheeler Street, Clarksville, Tennessee 37040, by deed dated July 21, 1947, and of record in Deed Book 100, Page 78, in the Register's Office for Montgomery County, Tennessee; and

WHEREAS, Upon diligent inquiry Hattie Hillman and Mattie Roach Hillman are known to be deceased and the City Attorney or his designee has no information upon which to form a belief as to the heirs, holders of legal or equitable title, or others in possession of the Property or claiming title through the estate of the deceased Hattie Hillman and Mattie Roach Hillman, or their location thereof; and

WHEREAS, the City of Clarksville is the owner of the real property known as Dixon Park that surrounds the Hattie Hillman and Mattie Roach Hillman property located on Commerce Street and Wheeler Street, designated as Map and Parcel Number 66E-H-036.00 and 66E-H-018.00 and 66E-H-015.00 by deeds recorded in ORBV 733, Page 466, and ORBV 342, Page 1994, and ORBV 835, Page 2899, in the Montgomery County, Tennessee Register of Deeds Office; and

WHEREAS, the City of Clarksville finds that expansion and further development of the Dixon Park property would be a great benefit to the city residents' quality of life; and

WHEREAS, the Clarksville City Council finds it to be in the public interest to acquire in fee simple absolute the real property described and incorporated herein as Exhibit "A" and Exhibit "B", designated as Map and Parcel Number 66E-H-14.00 and 66E-H-16.00 for the public purpose of expansion and development of the Dixon Park property on Wheeler Street and Commerce Street as set forth in the metes and bounds description attached hereto as Exhibit "A" and Exhibit "B".

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

That the Mayor, acting through the City Attorney or his designee, may negotiate and enter into an agreement for the purchase of the property from the heirs, holders of legal or equitable title, or others in possession of the Property or claiming title through the estate of the deceased Hattie Hillman and Mattie Roach Hillman, if said persons are located, for development of the City of Clarksville Dixon Park property and further, if agreement cannot be reached on a reasonable purchase price in a timely manner, or if the heirs, holders of legal or equitable title, or others in possession of the Property or claiming title through the estate of the deceased Hattie Hillman and Mattie Roach Hillman cannot be determined, then the Mayor, acting through the City Attorney or his designee, and on behalf of the City of Clarksville, is hereby authorized to exercise the right of eminent domain and institute a condemnation action in the appropriate court for acquisition of necessary property rights from the heirs, holders of legal or equitable title, or others in possession of the Property or claiming title through the estate of the deceased Hattie Hillman and Mattie Roach Hillman for expansion and development of Dixon Park as set forth in the metes and bounds description and map attached hereto as Exhibit "A", Exhibit "B" and Exhibit "C".

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

EXHIBIT A

PROPERTY DESCRIPTION

Being Lot Nos. 6 and 7 of the Old Weill property, as shown by Plat No. 44, Page 37, in Plat Book No. 1, of the Register of Deeds Office for Montgomery County, Tennessee said lots fronting a total of 40 feet, on the east side of Weill street and running back eastwardly between parallel lines, being 88 feet 6 inches on the south side and 87 feet 6 inches on the north side and being the same property conveyed by George Moss and wife Nancy Moss, to R.C. Roach by deed recorded in Deed Book 99, Page 631, in said Register's Office, to which reference is expressly made.

Being the same property previously conveyed to Mattie Hillman Roach by deed dated July 21, 1947, and of record in Deed Book 100, Page 78, in the Register's Office for Montgomery County, Tennessee.

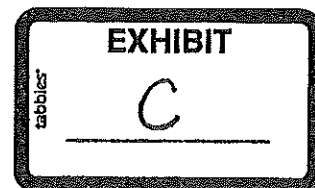
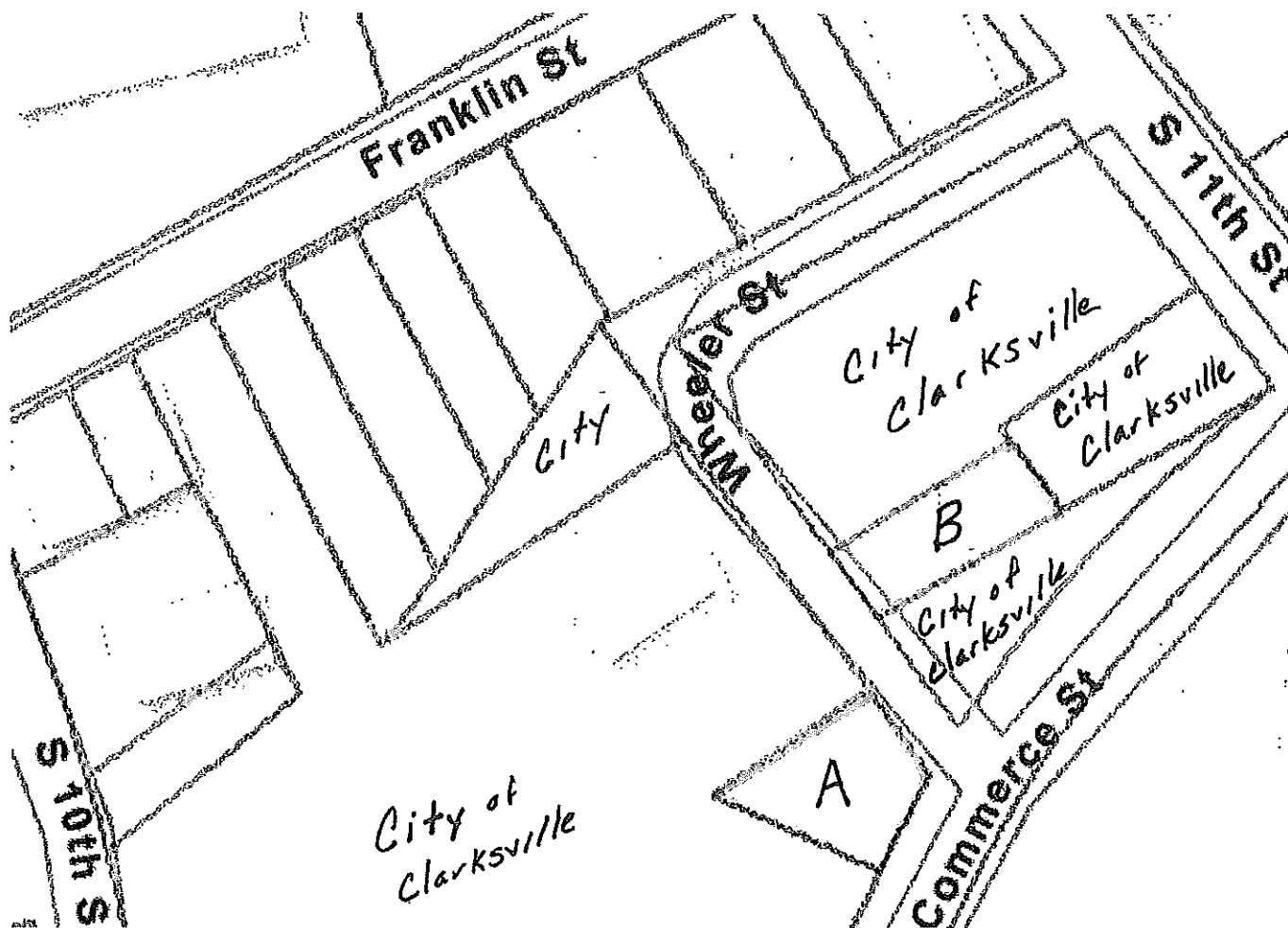
EXHIBIT B

PROPERTY DESCRIPTION

Being Lot No. 14 of the Weill property, as shown by Plat No. 49, in Plat Book No. 1, of the Register of Deeds Office for Montgomery County, Tennessee, and also Lot No. 13 of said plat and a triangular strip of land lying south thereof and fronting on Weill Street 47 feet, more or less, and being the same conveyed to the undersigned by Wilson Bryant in deed of this date, to be recorded in the Register's Office for Montgomery County, Tennessee.

Being the same property previously conveyed to Hattie Hillman by deed dated December 9, 1946, and of record in Deed Book 98, Page 466, in the Register's Office for Montgomery County, Tennessee.

Plot Sketch





**PARKS + RECREATION COMMITTEE
OCTOBER 11, 2022 AT 4:30PM
CITY HALL CONFERENCE ROOM, 4TH FLOOR
MEETING AGENDA**

I. PUBLIC COMMENTS

None

II. CALL TO ORDER

The Parks and Recreation Committee meeting was called to order by Chairperson Holleman at 4:31 p.m. on October 11, 2022.

III. ANNOUNCE MEMBERS IN ATTENDANCE

Councilperson Travis Holleman
Councilperson Wallace Redd
Councilperson Joe Shakeenab
Councilperson Stacey Streetman

Councilperson Wanda Allen was absent.

IV. ADOPTION OF MEETING MINUTES

- July 12, 2022
- August 9, 2022

Councilperson Streetman made a motion to adopt the minutes as presented. Councilperson Redd seconded the motion. A voice vote was taken and the motion to adopt the minutes passed without objection.

V. COUNCIL ACTION

None

VI. NEW BUSINESS

None

VII. OLD BUSINESS

None

VIII. DEPARTMENT REPORTS

- Vacant Positions

Jennifer Letourneau listed the positions currently open within the department including Deputy Director of Operations, Athletic Turf Technician, 2 Grounds & Facilities Maintenance, and Event Planning Specialist.

- Red River East Marina Dredging

Jennifer informed the Committee that the grant to dredge the old marina is a 90/10 grant. They asked that the exact amount not be divulged in public before the bidding process starts.

Councilperson Holleman asked how often the marina would need to be dredged. Jennifer Letourneau responded that there are several different factors that would determine the frequency.

Councilperson Redd commented that he was unaware of the marina off of Kraft St. Jennifer Letourneau listed a few of the steps that have already been taken, all of which have been paid for by grants.

Councilperson Shakeenab asked if the marina was active. Jennifer Letourneau replied that it was not currently active due to how shallow the water is. She also informed the Committee that once the marina is dredged, it will be used for non-motorized boats.

- Athletic Complex Progress

Jennifer Letourneau reported that the road is being built and they should be ready to go to bid in the next few months.

Councilperson Streetman inquired about the timeline and when someone would be able to play soccer at that location. Jennifer estimated that it would be approximately 2 years. She also mentioned that they would be fundraising for the playground soon and that Rotary had offered to help. Councilperson Streetman recommended that the Health Foundation also be considered.

Councilperson Shakeenab requested to see what has been done so far with the project. Jennifer Letourneau responded that there was not much to see as of yet but offered to share the plans with him and the rest of the Committee.

Councilperson Streetman relayed details and benefits of the all-inclusive playground planned for the project.

Councilperson Holleman asked if soccer tournaments will be held at the complex once it's completed. Jennifer Letourneau replied that tournaments are already being held at Heritage Park and this complex will not be a soccer complex as much as it will be a multi-purpose complex.

- Coy Lacy Playground

Jennifer Letourneau stated that the playground is complete except for one component. The manufacturer has been contacted and will be taking care of it.

- Burt-Cobb Gym Dedication

Jennifer Letourneau informed the Committee that the dedication will be on November 5th at 1:00 pm at Burt-Cobb Recreation Center. The gym floor is being redone in October and the gym will be dedicated to Charles Elliott, the former manager and director of Parks and Recreation.

- Beech Street Park

Jennifer Letourneau met last week with John Hilborn and Brandon, his new project manager, along with a few others to discuss this project in the New Providence area.

- Pollinator Grant

Jennifer Letourneau updated the Committee on the \$10,000 awarded from the pollinator grant that will be used at Valleybrook Park. They plan to take one of the harder hills to mow, terrace it, and put in a pollinator garden. The Mayor's Youth Council will be helping as part of their conservancy pod. Jennifer Letourneau has a meeting scheduled with APSU's biology department as well. She stated that it will be a true community project.

- Freedom Point Painting

Jennifer Letourneau reported that the painting was originally scheduled for May but the contractor has requested to start earlier if the weather is good.

- Dixon Park Basketball Resurfacing Bid

Jennifer Letourneau stated that it will be going out to bid but realistically the work will not be able to be done before the weather turns cold. This project will likely be done in the spring of next year.

- Beachaven Pool Liner and Cover Bid

Jennifer Letourneau reported that this has gone out to bid.

Councilperson Redd asked how steep the hill is that will be used for the pollinator garden. Michelle Austin replied that it is too steep for one of our mowers or a staff member with a weedeater. Councilperson Streetman inquired about a business that uses goats. Jennifer Letourneau responded that it was considered but deemed too expensive.

Councilperson Redd suggested thornless blackberries. Jennifer Letourneau agreed that it would be a good idea.

The exact location of the garden was discussed. Councilperson Streetman also suggested getting in contact with Austin Peay's College of STEM.

IX. ADJOURNMENT

The meeting was adjourned at 4:54 p.m.