



City of Clarksville Gas & Water Committee

January 18, 2024 at 4:30 PM
Clarksville Gas & Water Department

Please silence all cell phones.

AGENDA

1. **Call to Order**
2. **Announce Members in Attendance (verify quorum)**
3. **Approval of Minutes** November 16, 2023
4. **Department Reports**

A. Bid Summary - Camille Thomas (attached)

Professional Services - Camille Thomas (attached)

1. Engineering Services for a Water Age Analysis from AECOM Technical Services, Inc. in the amount of \$100,364

2. Ringgold Road Wastewater Soil Testing and Special Inspections from TTL, Inc. in the amount of \$281,260.50

Sale of Surplus Property on [Govdeals.com](https://www.govdeals.com) for the months of November & December 2023 - \$33,500

Bad Debt - Dawn Thomack

Financials - Dawn Thomack

Department Reports - Mark Riggins

5. **Committee Action Required**

6. **City Council Action Required**

A. ORDINANCE 64-2023-24 An ordinance accepting the donation of certain real property from Edward Burchett Property to the City of Clarksville for the purpose of sewer pump station

B. ORDINANCE 65-2023-24 An ordinance accepting the donation of certain real property from ACI Investment Group Property to the City of Clarksville for the purpose of sewer pump station.

C. ORDINANCE 66-2023-24 An ordinance accepting the donation of certain real property from Melissa G. Tennant Property to the City of Clarksville for the purpose of sewer pump station.

7. Adjournment

8. Public Comment

(allows 3 persons; 5 minutes each)



Committee Minutes November 16, 2023

CALL TO ORDER

Councilperson Travis Holleman called a meeting of the City of Clarksville Gas & Water Committee to order, on Thursday, November 16, 2023 at 4:30 p.m. A quorum was present.

ATTENDANCE

The following were in attendance:

Councilperson Travis Holleman, Councilperson Karen Reynolds, Councilperson Keri Lovato, Camille Thomas, Jennifer Osteen, Mark Riggins, and Dawn Thomack, Patrick Chesney and Brandy Slaughter.

ADOPTION OF MINUTES

Councilperson Reynolds made a motion to pass the October Committee Meeting minutes. Councilperson Lovato seconded that motion. All were in favor and the minutes were passed.

DEPARTMENT REPORTS

Camille Thomas gave the bid summary. There were no questions. There was one professional service for the month of October. It was a fee increase for Miscellaneous Engineering Services contract with AECOM Technical Services, Inc. for the amount of \$50,000 for a total contract amount of \$125,000. The sale of surplus property for the month of October was \$1,042.

Dawn Thomack went over the bad debt report. In the month of October 87 accounts were turned over to collections, which totaled \$10,491.24. In October 73 accounts were written off, which totaled \$14,185.48. We collected \$2,519.49 from old accounts that were in collections.

Next, Dawn went over the financials for the Water division. The revenue for the month of October was just over \$3.5 million. Year to date the revenues are \$14.1 million. The operating expenses for the month of October were just over \$2.5 million. Year-to-date it is just over \$10 million. Other income was \$472,000 for the month of October. Year to date was \$413,000. Overall income for the month of October was just over \$1.4 million, and the Year-to-date is \$4.5 million.

For the month of October the Wastewater Department's revenue was just over \$4.6 million. The Year-to-date revenues are right on budget at \$17.6 million. The operating expenses for October were just over \$3 million. Year-to-date was just over \$11.7 million. The other expense for the month was \$175,000. Year-to-date was \$739,000 mainly made up of interest expense. The overall income for the month of October was just over \$1.4 million. Year-to-date \$5.1 million.

For the month of October the Gas Department's revenue was \$1.8 million. Year-to-date is \$6.8 million. The expenses for October were just under \$2.2 million. Year-to-date was just over \$8 million. The other income for the month was \$67,000. Year-to-date was \$277,000, mainly made up of interest income. Overall in Gas there was a loss of \$306,000. However it is still under what was budgeted by 23% this year. Year-to-date there is about a \$907,000 loss, which is also about 27% below what was budgeted. This is due to the mild winter and as expenses continue with the increase in inflation and growth of the area. The rate is not keeping up with the expenses.

Debt coverage was next. The debt ratio was 2.92.

The cash position was last in regards to the financial reports. All are all above the AA rating criteria.

Department reports were next. Mark Riggins gave this report to the committee. The Committee members went over the reports and had no questions.

Mark also informed the Committee that he was not ready for legislation just yet, but he has a resolution that will go before Finance and the full Council. It is an agreement with LG Chem. It is not on the agenda today because negotiations were just completed. This is simply a Utility Infrastructure agreement. Mark went through the highlights of this agreement with the Committee so they were prepared and properly informed before the Council meeting.

COMMITTEE ACTION REQUIRED

No action was required.

CITY COUNCIL ACTION REQUIRED

There was one item for City Council Action. This item was ORDINANCE 39-2023-24. AN ORDINANCE AMENDING PART II (CODE OF ORDINANCES), TITLE 13 (UTILITIES AND SERVICE), CHAPTER 3 (GAS, WATER, AND SEWER SERVICE) THE CITY OF CLARKSVILLE RELATIVE TO GAS RATES, CHARGES, AND /OR FEES. Mark explained that Gas & Water entered in an agreement with Jackson -Thornton to do a rate study. They are experts in their field and based upon their study, there is a proposal for a change in the rates and fees. It is proposed to increase water and gas fees for new services and reactivation fees. This has not been increased in over fifteen years. It is also proposed to raise the gas rates. The rates have not increased in seven years. The Gas Department is losing money. Mark explained that the rise in rates will assist in the daily operations and to keep up with the capital projects that need to be completed. Mark also said that he did not want to raise the gas rates in the middle of the winter, he proposed to wait until July 1st 2024. This would give people time to prepare. He also added that this increase would be in four-year steps.

Another part to this ordinance is to add that the department reserves the right to refuse to change a customer from one rate class to another. This will not affect residential or most commercial. This would mostly affect industrial.

Mark also explained to the committee the change to the gas rate schedule. He explained that this shows each charge relating to gas. It resembles the water rate schedule.

Councilperson Travis Holleman made a motion to approve ORDINANCE 39-2023-24. Councilperson Keri Lovato seconded the motion. Councilperson Karen Reynolds opposed. The motion passed.

ADJOURNMENT

The meeting was adjourned at 5:35 PM

ORDINANCE 64-2023-24

AN ORDINANCE ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM EDWARD BURCHETT PROPERTY TO THE CITY OF CLARKSVILLE FOR THE PURPOSE OF SEWER PUMP STATION

WHEREAS, Edward Burchett has agreed to donate certain real property to the City of Clarksville for the operation of an existing sewer pump station; and

WHEREAS, the Clarksville City Council has determined that it is in the best interest if the City and its residents that the donation from Edward Burchett 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 Edward Burchett being a portion of the property conveyed to donor by deeds of record in Official Record Plat Book E, Page 1118, in the Register's Office for Montgomery County, Tennessee, and being more particularly described in "**Exhibit A**" attached hereto;
2. That upon acceptance of transfer documents, the City will assume ownership and responsibility for said property and easement;
3. That this Ordinance shall be in full force and effect from and after its passage and approval.

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

Exhibit A

**LAND DESCRIPTION OF A PORTION OF THE
EDWARD BURCHETT PROPERTY**

Being a parcel of land in the 7th Civil District of Clarksville, Montgomery County, Tennessee, said parcel being tax map 55B Group D parcel 8.00 said parcel being the Edward Burchett Property as recorded in Volume (Vol.) 633, Page 1325 Register's Office Montgomery County, Tennessee (ROMCT), said parcel in Ford Street S/D Section 2A as recorded in Plat Book (PB.) E, Page 1118 Register's Office Montgomery County, Tennessee (ROMCT); said parcel being generally described as east of Peachers Mill Road, north of and adjacent to the Ranger Lane in Clarksville, Tennessee, 37042, said parcel being more particularly described as follows:

Beginning an iron pin (old), said pin being located in the northern right of way of said Ranger Road, said pin being N 79° 43' W for distance of 435.00 feet from the centerline intersection of Ranger Lane and Formal Drive, said pin also being the southwest corner of lot 59 of said Ford Street Section 2A S/D, said pin also being the southeast corner of the herein described parcel;

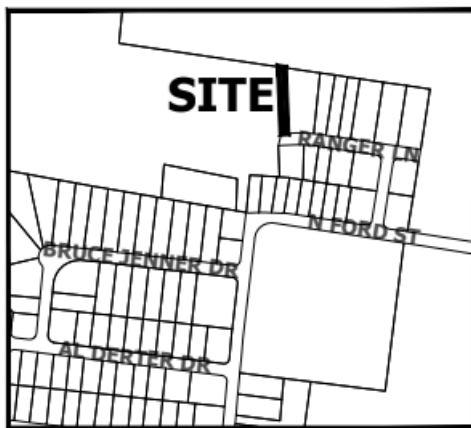
Thence, along said Ranger Lane right of way, S 87° 51' 53" W for a distance of 25.00 feet to an iron pin (old) located in the eastern line of the said Edward Burchett Property, said pin also being the southwest corner of the herein described parcel;

Thence, leaving said Ranger Lane right of way and with said Burchett property, N 02° 08' 07" W for a distance of 283.10 feet to an iron pin (old) located in the southern line of the City of Clarksville Property as recorded in Volume (Vol.) 1241, Page 1036 Register's Office Montgomery County, Tennessee (ROMCT), said pin also being the northwest corner of the herein described parcel;

Thence, leaving said Burchett property and with said City of Clarksville property, S 81° 42' 47" E for a distance of 25.42 feet to an iron pin (old) located in the northwest corner of lot 59 of said Ford Street Section 2A S/D, said pin also being the northeast corner of the herein described parcel;

Thence, leaving said City of Clarksville property and with said lot 59 property S 02° 08' 07" E for a distance of 278.50 feet to the point of beginning, said parcel containing 7,020 Square Feet or 0.16 Acres, more or less.

Together with and subject to all right of ways, easements, restrictions, covenants, and conveyances of record and not of record.



VICINITY MAP

Not to Scale

GENERAL SITE INFORMATION:

OWNER/DEVELOPER:
EDWARD BURCHETT
634 FROSTY MORN DR
CLARKSVILLE, TN 37040-3353

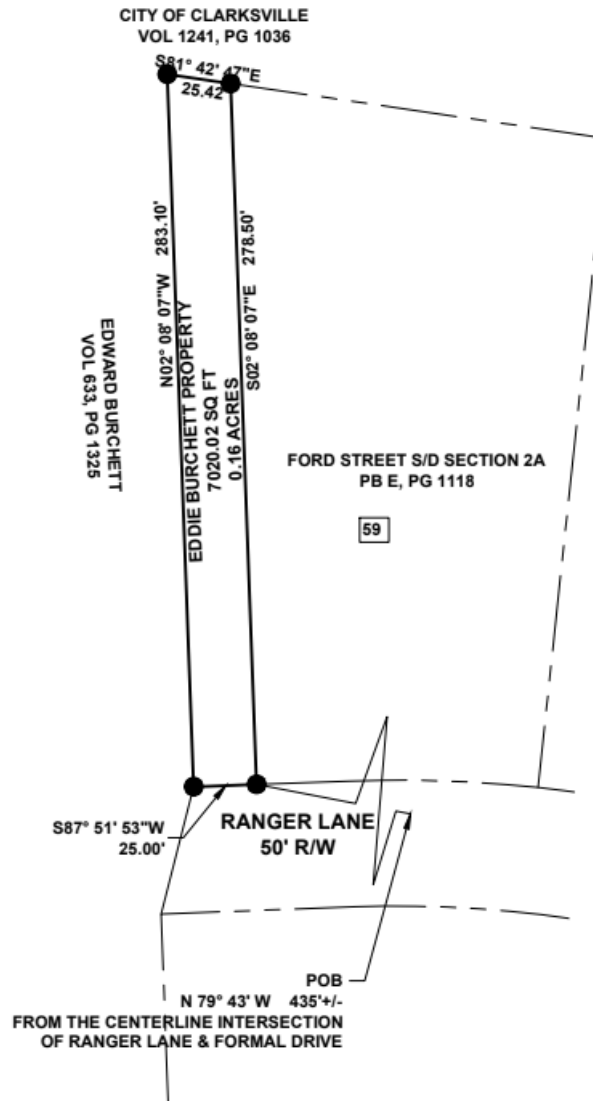
CURRENT ZONING: R-3
CIVIL DISTRICT: 7th
DEED REF. # VOL. 633, PG. 1325
TAX MAP NO. 55B 'D', PARCEL NO. 8.00
TOTAL ACREAGE: 7,020 SF (0.16+/- ACRES)



GRAPHIC SCALE (IN FEET)



1 inch = 60 ft.



SHEET: NA

DRAWN BY: D. HOOVER
CHECKED BY: #####

FILE - 21\Projects\2023\0047-23
(Ranger Lane
Triplexes, Burchett)\CITY OF
CLARKSVILLE - 000000-000

GRAPHIC DEPICTION

EDWARD BURCHETT PROPERTY

RANGER LANE, CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE
October 4, 2023

ORDINANCE 65-2023-24

AN ORDINANCE ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM ACI INVESTMENT GROUP PROPERTY TO THE CITY OF CLARKSVILLE FOR THE PURPOSE OF SEWER PUMP STATION

WHEREAS, ACI Investment Group has agreed to donate certain real property to the City of Clarksville for the operation of an existing sewer pump station; and

WHEREAS, the Clarksville City Council has determined that it is in the best interest if the City and its residents that the donation from ACI Investment Group be accepted with appreciation.

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

4. That the City of Clarksville hereby accepts the donation of certain real property from ACI Investment Group being a portion of the property conveyed to donor by deeds of record in Official Record Volume 2015, Page 063, in the Register's Office for Montgomery County, Tennessee, and being more particularly described in "**Exhibit A**" attached hereto;
5. That upon acceptance of transfer documents, the City will assume ownership and responsibility for said property and easement;
6. That this Ordinance shall be in full force and effect from and after its passage and approval.

FIRST READING:

SECOND READING:

EFFECTIVE DATE:

Exhibit A

**LAND DESCRIPTION OF A PORTION OF THE
ACI INVESTMENT GROUP PROPERTY**

Being a parcel of land in the 11th Civil District of Clarksville, Montgomery County, Tennessee, said parcel being tax map 81 parcel 2.00 (Portion of), said parcel being the ACI Investment Group Property as recorded in Volume (Vol.) 2015, page 63 Register's Office Montgomery County, Tennessee (ROMCT), said parcel being generally described as south of and adjacent to Hwy 76, West of Old Farmers Road, East of Bellshire Dr in Clarksville, Tennessee, 37043, said parcel being more particularly described as follows:

Beginning at a point on a line, said point being S 58° 42' W for a distance of 1,195 feet from the centerline intersection of Red Coat Run and Hwy 76, said point bearing Tennessee State Plane Coordinates with a northing of 796521.89 and an easting of 1598800.86 North American Datum 1983/Grid North, said point also being the northwest corner of the herein described parcel;

Thence, on a new severance line for the next 6 calls as follows, S 84° 49' 56" E for a distance of 175.00 feet to a point on a line, said point also being the northeastern corner of the herein described parcel;

Thence, S 05° 10' 04" W for a distance of 50.00 feet to a point on a line, said point also being the southeast corner of the herein described parcel;

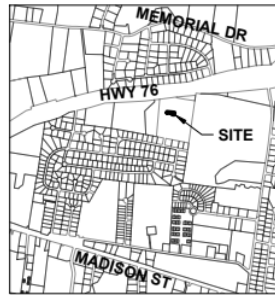
Thence, N 84° 49' 56" W for a distance of 50.00 feet to a point on a line;

Thence, N 05° 10' 04" E for a distance of 25.00 feet to a point on a line;

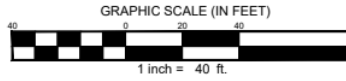
Thence, N 84° 49' 56" W for a distance of 125.00 feet to a point on a line, said point also being the southwest corner of the herein described parcel;

Thence, N 05° 10' 04" E for a distance of 25.00 feet to the point of beginning, said parcel containing 5,625 Square Feet or 0.13 Acres, more or less.

Together with and subject to all right of ways, easements, restrictions, covenants and conveyances of record and not of record.



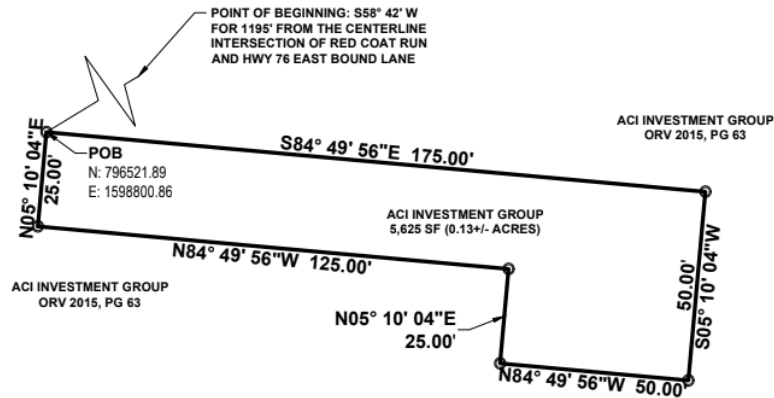
VICINITY MAP
(NOT TO SCALE)



GENERAL SITE INFORMATION:

OWNER:
ACI INVESTMENT GROUP
2523 WILMA RUDOLPH BLVD.
CLARKSVILLE, TN 37040

CURRENT ZONING: R-2
DISTRICT: 11th
DEED REF. #O.R.V. 2015, PG. 63
TAX MAP NO. 81 PARCEL NO. 2.00 (PORTION OF)
TOTAL ACREAGE: 5,625 ± SF (0.13 ± ACRES)



○ POINT ON A LINE



McKAY-BURCHETT
& COMPANY
ENGINEERS
1545 Madison Street
Clarksville, TN 37040
Ph # 931-245-3095

SHEET: NA

DRAWN BY: D. HOOVER
CHECKED BY: C. BURCHETT

FILE - 219Project\2020\2023-20
(Business Property Map 36-The
Reserve at Bellblaine)\LIFT STA
Map 36-2023

GRAPHIC DEPICTION

ACI INVESTMENT GROUP PROPERTY

TYLERTOWN ROAD, CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE

October 16, 2023

ORDINANCE 66-2023-24

AN ORDINANCE ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM MELISSA G. TENNANT PROPERTY TO THE CITY OF CLARKSVILLE FOR THE PURPOSE OF SEWER PUMP STATION

WHEREAS, Melissa G. Tennant has agreed to donate certain real property to the City of Clarksville for the operation of an existing sewer pump station; and

WHEREAS, the Clarksville City Council has determined that it is in the best interest if the City and its residents that the donation from Melissa G. Tennant be accepted with appreciation.

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

7. That the City of Clarksville hereby accepts the donation of certain real property from Melissa G. Tennant being a portion of the property conveyed to donor by deeds of record in Official Record Volume 577, [Page 673](#), in the Register's Office for Montgomery County, Tennessee, and being more particularly described in "**Exhibit A**" attached hereto;
8. That upon acceptance of transfer documents, the City will assume ownership and responsibility for said property and easement;
9. 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

**Property Description of
The Melissa G. Tennant Property
Tax Map 081G, Group H, Parcel 024.01
O.R.V. 577, Page 673, R.O.M.C.T.**

Being a Tract of land situated in the 9th Civil District of Montgomery County, Tennessee, located 5.39 miles, more or less, east of downtown Clarksville, and generally located north of Madison Street, south of M.L.K. Jr. Parkway, east of, and adjacent to Denton Court, and west of Old Farmers Road, said Tract being more particularly described as follows:

Beginning at an existing iron pin capped with number "1837" in the easterly right-of-way of Denton Court, said iron pin being the southwesterly corner of Lot 108 of the Bellshire Section E Subdivision, as recorded in Plat Book K, Page 9, R.O.M.C.T.;

Thence leaving the afore-mentioned right-of-way of Denton Court, and continuing with the said Lot 108 for the next 3 calls as follows: South 43 degrees 21 minutes 59 seconds East 65.34 feet to an existing iron pin capped with number "1837"; Thence South 60 degrees 46 minutes 09 seconds East 88.41 feet to an existing iron pin capped with number "1837"; Thence South 81 degrees 04 minutes 44 seconds East 46.59 feet to an existing iron pin capped with number "1837", said iron pin being in the westerly line of the Hilldale Baptist Church Inc. property, as recorded in O.R.V. 554, Page 237, R.O.M.C.T.;

Thence leaving the above-mentioned Lot 108, and continuing with the said Church property, South 08 degrees 55 minutes 16 seconds West 20.00 feet to an existing iron pin capped with number "1837", said iron pin being the northeasterly corner of Lot 109 of the afore-mentioned Bellshire subdivision;

Thence leaving the said Church property, and continuing with the said Lot 109, for the next 3 calls as follows: North 81 degrees 04 minutes 44 seconds West 50.18 feet to an existing iron pin capped with number "1837"; Thence North 60 degrees 46 minutes 09 seconds West 95.05 feet to an existing iron pin capped with number "1837"; Thence North 43 degrees 21 minutes 59 seconds West 69.36 feet to an existing iron pin capped with number "1837", said iron pin being in the easterly right-of-way of Denton Court;

Thence leaving the afore-mentioned Lot 109, and continuing with the said right-of-way of Denton Court, on a curve to the left, having a radius 50.00 feet, an arc length of 20.16 feet, a chord bearing of North 49 degrees 23 minutes 03 seconds East, and a chord length of 20.02 feet to the point of beginning.

Said Tract contains 0.09 Acres (4,135.7 sq. ft.) more or less.

Property is subject to all easements, rights-of-way, covenants, and restrictions of record.

Property description is based on a physical survey by Billy Ray Suiter, PLS 1837, on December 16, 2022.

All new iron pins set are 1/2" x 18" rebar with plastic cap stamped "SUITER 1837".

