



City of Clarksville

City Council - Regular Session

September 7, 2023 at 6:00 PM

City Council Chambers

106 Public Square

Clarksville, Tennessee

MINUTES

Public Comments - No Public Comments

1. Call to Order

Regular Session of the Clarksville City Council was called to order by Mayor Joe Pitts on Thursday, September 7, 2023, at 6:00 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee. A prayer was offered by Pastor Bill Graham; the Pledge of Allegiance was led by Councilperson Ambar Marquis.

2. Attendance

PRESENT: Brian Zacharias (Ward 1), Deanna McLaughlin (Ward 2), DaJaun Little (Ward 3), Wallace Redd (Ward 4), Ambar Marquis (Ward 5), Wanda Smith (Ward 6), Travis Holleman (Ward 7), Wanda Allen (Ward 8), Karen Reynolds (Ward 9), Stacey Streetman (Ward 10), Joe Shakeenab (Ward 11), Keri Lovato (Ward 12)

3. Special Recognition

Councilmember Stacey Streetman recognized Randy Huth and his Nolensville Little League team for playing in the Little League World Series. Councilmember Wanda Smith recognized the following people for their assistance with the Emancipation Day event: First Lady, Cynthia Pitts, Travis Filmore, Emily Graves, Renay Ross, Jennifer Letourneau, Ereka Clark, Anton Jones and Stephanie Jenkins.

4. Planning Commission Public Hearing: Councilperson Stacey Streetman

- A. **ORDINANCE 22-2023-24 (First Reading)** [Amending the Zoning Ordinance and Map of the City of Clarksville, application of Bill Belew, for Zone Change on property located on a parcel of land fronting on the west frontage of Needmore Rd 425 +/- feet north of the Needmore Rd & Crestview Dr intersection from AG Agricultural District to R-2 Single Family Residential District](#) *RPC: Approval/Approval*

No one spoke for or against.

- B. **ORDINANCE 23-2023-24 (First Reading)** Amending the Zoning Ordinance and Map of the City of Clarksville, application of Michael Lee Gray, for Zone Change on property located on a portion of a tract of land fronting on the north frontage of Pollard Rd 680 +/- feet west of the Pollard Rd & Dominion Dr intersection from R-1 Single Family Residential District to ACG Agricultural Commercial District *RPC: Disapproval/Disapproval*

Mr. Gray and Mr. Martin spoke for. No one spoke against.

- C. **ORDINANCE 24-2023-24 (First Reading)** Amending the Zoning Ordinance and Map of the City of Clarksville, application of WPN, LLC - Therese Winnington, Agent, for Zone Change on property located on a parcel located west of the Beech St & Mitchell St intersection from R-3 Three Family Residential District to R-4 Multiple Family Residential District *RPC: Approval/Approval*

No one spoke for or against.

- D. **ORDINANCE 25-2023-24 (First Reading)** Amending the Zoning Ordinance and Map of the City of Clarksville, application of Maxi K West & Nicole K West - Rosemary Calsese, Esq., Agent, for Zone Change on property located on a tract of land located at the northwest corner of the western intersection of Airport Rd & Tandy Dr from R-3 Three Family Residential District to R-4 Multiple Family Residential District *RPC: Approval/Approval*

No one spoke for or against

- E. **ORDINANCE 26-2023-24 (First Reading)** Amending the Zoning Ordinance and Map of the City of Clarksville, application of Faith Investments for Zone Change two parcels fronting on the east frontage of N Whitfield Rd, 675+/- feet north of the Whitfield Rd & Needmore Rd intersection from R-4 Multiple Family Residential District / AG Agricultural District to R-5 Residential District *RPC: Approval/Approval*

Ms. Wallace spoke for. No one spoke against.

- F. **RESOLUTION 06-2023-24** A Resolution approving the abandonment of unimproved alleyway, south of Woodard Street, east of Greenwood Avenue and west of Gracey Avenue; *RPC: Approval/Approval*

No one spoke for or against.

- G. **RESOLUTION 07-2023-24** A Resolution approving the abandonment of a portion of Wheeler Street, north of Commerce Street, south of Franklin Street, and west of S. 11 th Street; *RPC: Approval/Approval*

No one spoke for or against.

Adoption of Zoning

- A. **ORDINANCE 22-2023-24 (First Reading)** Amending the Zoning Ordinance and Map of the City of Clarksville, application of Bill Belew, for Zone Change on property located on a parcel of land fronting on the west frontage of Needmore Rd 425 +/- feet north of the Needmore Rd & Crestview Dr intersection from AG Agricultural District to R-2 Single Family Residential District *RPC: Approval/Approval*

Councilperson Streetman made a motion to adopt **ORDINANCE 22-2023-24 (FIRST READING)**. Councilperson Allen seconded the motion. The following vote was recorded:

AYE: Allen, Marquis, Red

NAY: Holleman, Little, Lovato, McLaughlin, Pitts, Reynolds, Shakeenab, Smith, Streetman, Zacharias

The motion to adopt **ORDINANCE 22-2023-24 (First Reading)** failed.

- B. **ORDINANCE 23-2023-24 (First Reading)** Amending the Zoning Ordinance and Map of the City of Clarksville, application of Michael Lee Gray, for Zone Change on property located on a portion of a tract of land fronting on the north frontage of Pollard Rd 680 +/- feet west of the Pollard Rd & Dominion Dr intersection from R-1 Single Family Residential District to ACG Agricultural Commercial District RPC: Disapproval/Disapproval

Councilperson Streetman made a motion to **ORDINANCE 23-2023-24 (First Reading)** Councilperson Redd seconded. The following vote was recorded:

AYE: Allen, Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Redd, Reynolds, Shakeenab, Smith, Zacharias

NAY: Streeman

The motion to adopt **ORDINANCE 23-2023-24 (First Reading)** passed.

- C. **ORDINANCE 24-2023-24 (First Reading)** Amending the Zoning Ordinance and Map of the City of Clarksville, application of WPN, LLC - Therese Winnington, Agent, for Zone Change on property located on a parcel located west of the Beech St & Mitchell St intersection from R-3 Three Family Residential District to R-4 Multiple Family Residential District RPC: Approval/Approval

Councilperson Streetman made a motion to adopt **ORDINANCE 24-2023-24 (First Reading)**. Councilperson Holleman seconded the motion. The following vote was recorded:

AYE: Allen, Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

NAY: None

The motion to adopt **ORDINANCE 24-2023-24 (First Reading)** passed.

- D. **ORDINANCE 25-2023-24 (First Reading)** Amending the Zoning Ordinance and Map of the City of Clarksville, application of Maxi K West & Nicole K West - Rosemary Calsese, Esq., Agent, for Zone Change on property located on a tract of land located at the northwest corner of the western intersection of Airport Rd & Tandy Dr from R-3 Three Family Residential District to R-4 Multiple Family Residential District RPC: Approval/Approval

Councilperson Streetman made a motion to adopt **ORDINANCE 25-2023-24 (First Reading)**. Councilperson Holleman seconded the motion. The following vote was recorded:

AYE: Allen, Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

NAY: None

The motion to adopt **ORDINANCE 25-2023-24 (First Reading)** passed.

- E. **ORDINANCE 26-2023-24 (First Reading)** Amending the Zoning Ordinance and Map of the City of Clarksville, application of Faith Investments for Zone Change two parcels fronting on the east frontage of N Whitfield Rd, 675+/- feet north of the Whitfield Rd & Needmore Rd intersection from R-4 Multiple Family Residential District / AG Agricultural District to R-5 Residential District RPC: Approval/Approval

Councilperson Streetman made a motion to adopt **ORDINANCE 26-2023-24 (First Reading)**. Councilperson Redd seconded the motion. The following vote was recorded:

AYE: Allen, Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

NAY: None

The motion to adopt **ORDINANCE 26-2023-24 (First Reading)** passed.

- F. **RESOLUTION 06-2023-24** A Resolution approving the abandonment of unimproved alleyway, south of Woodard Street, east of Greenwood Avenue and west of Gracey Avenue; RPC: Approval/Approval

Councilperson Streetman made a motion to adopt **RESOLUTION 06-2023-24**. Councilperson Holleman seconded the motion. The following vote was recorded:

AYE: Allen, Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Reynolds, Shakeenab, Smith, Streetman, Zacharias

NAY: None

ABSTAIN: Redd

The motion to adopt **RESOLUTION 06-2023-24** passed.

- G. **RESOLUTION 07-2023-24** A Resolution approving the abandonment of a portion of Wheeler Street, north of Commerce Street, south of Franklin Street, and west of S. 11 th Street; RPC: Approval/Approval

None made a motion to adopt **RESOLUTION 07-2023-24**. Councilperson Holleman seconded the motion. The following vote was recorded:

AYE: Allen, Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

NAY: None

The motion to adopt **RESOLUTION 07-2023-24** passed.

5. Consent Agenda

All items in this portion of the agenda are considered to be routine and non-controversial by the Council and may be approved by one motion; however, a member of the Council may request that an item be removed for separate consideration under the appropriate committee report:

Councilperson Streetman made a motion to adopt the Consent Agenda. Councilperson Holleman seconded the motion. The following vote was recorded:

AYE: Allen, Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

NAY: None

The motion to adopt the Consent Agenda passed.

- A. **ORDINANCE 147-2022-23 (Second Reading)** [An Ordinance amending the City zoning ordinance of the City of Clarksville, Tennessee, as it pertains to the R-3 and R-2D zoning classification](#)

Councilperson Smith asked that this item be pulled from the Consent Agenda.

- B. **ORDINANCE 01-2023-24 (Second Reading)** [An Ordinance authorizing the City to purchase a portion of property owned by Hilldale Baptist Church, located near Madison Street to the City of Clarksville, TN, for the purpose of constructing, improving, operating, and maintaining a city fire station, and for ingress and egress from same](#)
- C. **ORDINANCE 02-2023-24 (Second Reading)** [An Ordinance amending the operating Budgets for Fiscal Year 2024 for Governmental Funds \(ORDINANCE 140-2022-23\) to appropriate and provide budget authority for the COVID Special Revenue Fund](#)
- D. **ORDINANCE 03-2023-24 (Second Reading)** [Amending the Zoning Ordinance and Map of the City of Clarksville, application of Bill Belew, for Zone Change on property located on a parcel of land fronting on the west frontage of Allen Rd 925 +/- feet north of the Tiny Town Rd & Allen Rd intersection from AG Agricultural District to R-2A Single Family Residential District](#)
- Councilpersons Reynolds and Shakeenab registered no votes on this item.
- E. **ORDINANCE 04-2023-24 (Second Reading)** [Amending the Zoning Ordinance and Map of the City of Clarksville, application of Eddie Burchett, for Zone Change on a tract of land fronting on the south frontage of Rossview Rd, south of the](#)

Rossvie Rd & Rollow Ln intersection from AG Agricultural District to R-5 Residential District

- F. **ORDINANCE 05-2023-24 (Second Reading)** Amending the Zoning Ordinance and Map of the City of Clarksville, application of Reach Holdings, LLC, for Zone Change on property located on a portion of a tract of land fronting on the north frontage of Wilson Rd 760 +/- feet east of the Wilson Rd & Chase Dr intersection from R-5 Residential District to R-4 Multiple Family Residential District/C-2 General Commercial District
- G. **ORDINANCE 06-2023-24 (Second Reading)** Amending the Zoning Ordinance and Map of the City of Clarksville, application of Reach Holdings, LLC, for Zone Change on a portion of a tract of land fronting on the south frontage of Wilson Rd 290 +/- feet east of the Wilson Rd & Chase Dr intersection from R-5 Residential District to C-2 General Commercial District
- H. **RESOLUTION 05-2023-24** A Resolution approving appointments to the Airport Liaison Board, Common Design Review Board, Designations Board, Economic & Community Development Board, Housing Authority Board and Rail Service Authority

Councilperson McLaughlin abstained on this item.

- I. Adoption of Minutes: August 3, 2023 and August 10, 2023

Items Pulled From Consent

- A. **ORDINANCE 147-2022-23 (Second Reading)** An Ordinance amending the City zoning ordinance of the City of Clarksville, Tennessee, as it pertains to the R-3 and R-2D zoning classification

Councilperson Smith made a motion to adopt **ORDINANCE 147-2022-23 (Second Reading)**. Councilperson Holleman seconded the motion. Councilperson Smith then made a motion to amend ORDINANCE 147-2022-23 (SECOND READING). Councilperson Allen seconded the motion. Councilperson McLaughlin called for the question. With no objections, the following vote was recorded:

AYE: Allen, Little, Pitts, Reynolds, Smith

NAY: Holleman, Lovato, Marquis, McLaughlin, Redd, Shakeenab, Streetman, Zacharias

The motion to amend **ORDINANCE 147-2022-23 (Second Reading)** failed.

Councilperson McLaughlin then made a motion to postpone **ORDINANCE 147-**

2022-23 (Second Reading) until the October Regular Session. Councilperson Redd seconded the motion. The following vote was recorded:

AYE: Allen, Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

NAY: None

The motion to postpone **ORDINANCE 147-2022-23 (Second Reading)** until the October Regular Session passed.

6. Finance Committee: Chairperson Stacey Streetman

Councilperson Streetman made a motion to adopt items A-G with a single motion. Councilperson Redd seconded the motion. The following vote was recorded on **ORDINANCES 13 through 19-2023-24 (FIRST READING)**:

AYE: Allen, Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

NAY: None

The motion to adopt ordinances 13-2023-24 through 19-2023-24 (first reading) passed.

- A. **ORDINANCE 13-2023-24 (First Reading)** [Accepting the donation of certain real property from BJ Properties, to the City of Clarksville for the purpose of Sewer Pump Station.](#) *Finance and Gas & Water Committees: Approval*
- B. **ORDINANCE 14-2023-24 (First Reading)** [Accepting the donation of certain real property from Bill Belew, to the City of Clarksville for the purpose of Sewer Pump Station.](#) *Finance and Gas & Water Committees: Approval*
- C. **ORDINANCE 15-2023-24 (First Reading)** [Accepting the donation of certain real property from Copper Ridge Apartments LLC, to the City of Clarksville for the purpose of Sewer Pump Station.](#) *Finance and Gas & Water Committees: Approval*
- D. **ORDINANCE 16-2023-24 (First Reading)** [Accepting the donation of certain real property from Christopher Blackwell to the City of Clarksville for the purpose of Sewer Pump Station.](#) *Finance and Gas & Water Committees: Approval*
- E. **ORDINANCE 17-2023-24 (First Reading)** [Accepting the donation of certain real property from James Durrett to the City of Clarksville for the purpose of Sewer Pump Station.](#) *Finance and Gas & Water Committees: Approval*

- F. **ORDINANCE 18-2023-24 (First Reading)** [Accepting the donation of certain real property from Edward Burchett to the City of Clarksville for the purpose of Sewer Pump Station.](#) *Finance and Gas & Water Committees: Approval*
- G. **ORDINANCE 19-2023-24 (First Reading)** [Accepting the donation of certain real property from Jeff Burkhart Custom Properties to the City of Clarksville for the purpose of Sewer Pump Station.](#) *Finance and Gas & Water Committees: Approval*
- H. **ORDINANCE 20-2023-24 (First Reading)** [Amending Part II \(Code of Ordinances\), Title 13 \(Utilities and Service\), Chapter 3 \(Gas, Water and Sewer Service\) The City of Clarksville relative to deposits, charges, assessment areas, adjustments and installment plans.](#) *Finance and Gas & Water Committees: Approval*

Councilperson Streetman made a motion to adopt **ORDINANCE 20-2023-24 (First Reading)**. Councilperson Allen seconded the motion. [Councilperson Streetman then made a motion to amend](#) **ORDINANCE 20-2023-24 (First Reading)**. The following vote was recorded:

AYE: Allen, Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

NAY: None

The motion to amend **ORDINANCE 20-2023-24 (First Reading)** passed.

The following vote was recorded on **ORDINANCE 20-2023-24 (First Reading)**, as amended:

AYE: Allen, Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

NAY: None

The motion to adopt **ORDINANCE 20-2023-24 (First Reading)** as amended, passed.

- I. **ORDINANCE 21-2023-24 (First Reading)** [An Ordinance accepting the donation of certain real property from Edward C. Burchett to the City of Clarksville for the public use of CSM \(Ret\) Sidney R. Brown Park at Birchwood](#) *Finance Committee: Approval*

Councilperson Streetman made a motion to adopt **ORDINANCE 21-2023-24 (First Reading)**. Councilperson Holleman seconded the motion. The following vote was recorded:

AYE: Allen, Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

NAY: None

The motion to adopt **ORDINANCE 21-2023-24 (First Reading)** passed.

- J. **RESOLUTION 01-2023-24** [A Resolution authorizing a request from Neighborhood and Community Services to amend its Fiscal Year \(FY\) 2019-2020, 2021-2022, and 2022-2023 Community Development Block Grant \(CDBG\) annual action plans/2015-2020 & 2020-2024 consolidated plans by undertaking the following activities.](#) *Finance & Neighborhood & Community Services Committees: Approval*

Councilperson Streetman made a motion to adopt **RESOLUTION 01-2023-24**. Councilperson Holleman seconded the motion. The following vote was recorded:

AYE: Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

NAY: None

ABSTAIN: Allen

The motion to adopt **RESOLUTION 01-2023-24** passed.

- K. **RESOLUTION 02-2023-24:** [A Resolution declaring the intent of the City of Clarksville, Tennessee to reimburse itself in a not to exceed amount of \\$78,269,048 for certain project expenditures with the proceeds of general obligation bonds, notes or other debt obligations to be issued by the City.](#) *Finance Committee: Approval*

Councilperson Streetman made a motion to adopt **RESOLUTION 02-2023-24**. Councilperson Holleman seconded the motion. The following vote was recorded:

AYE: Allen, Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

NAY: None

The motion to adopt **RESOLUTION 02-2023-24** passed.

- L. **RESOLUTION 03-2023-24** [A Resolution authorizing an interlocal agreement between the City of Clarksville and Montgomery County pertaining to the division of 2023 Byrne Justice Assistance Grant Fund Allocations and the administration and use of such funds](#) *Finance Committee: Approval*

Councilperson Streetman made a motion to adopt **RESOLUTION 03-2023-24**. Councilperson Holleman seconded the motion. The following vote was recorded:

AYE: Allen, Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Redd, Reynolds, Shakeenab, Smith, Streetman, Zacharias

NAY: None

The motion to adopt **RESOLUTION 03-2023-24** passed.

7. Neighborhood & Community Services Committee: Chairperson Joe Shakeenab

A. Department Report

Chairperson Shakeenab reported that there are three homes being repaired under the Emergency Homes Rehab Program. He also said on September 15 at 10:30 will be the ribbon cutting for Beech Street Park.

8. Parks & Recreation Committee: Chairperson Brian Zacharias

A. Department Report

Chairperson Zacharias reported that Swan Lake Golf Course usage continues to increase. He also mentioned Riverfest on Saturday and Sunday, September 9th and 10th. He also said on September 16th Fort Defiance will host Sevier Day. He also mentioned Fright on Franklin and registration closes October 9th for booths.

9. Public Safety Committee: Chairperson Wallace Redd

A. Department Report

Chairperson Redd reported that CPD comparison from January 1 - July 25, 2022 and January 1 - July 25, 2023, crime is down for all but vehicle theft. He also asked that folks be mindful of road closures for Riverfest. He also mentioned that Chief Montgomery invites everyone out to the September 11th Remembrance Day event.

10. Transportation-Streets-Garage Committee: Chairperson Wanda Smith

A. Department Report

Chairperson Smith reported that CTS transported 50,511 passengers for the month of August. CTS also transported 620 people for the Women's Expo event on August 19th. She reported that the Street Department completed 236 work orders, and the Garage had 420 work orders.

11. Gas & Water Committee: Chairperson Travis Holleman

A. Department Report

Chairperson Holleman reported that the easternmost entrance is blocked off due to the newly constructed roadway for the Madison TDOT project. The new roadway is expected to be complete by the end of October.

12. New Business

- A. **RESOLUTION 04-2023-24** [A Resolution adopting the City of Clarksville's Legislative Agenda for consideration by the 114th Tennessee General Assembly](#): *Councilperson Stacey Streetman*

Councilperson Streetman made a motion to adopt **RESOLUTION 04-2023-24**. Councilperson Smith seconded the motion. [Councilperson Redd made a motion to amend RESOLUTION 04-2023-24](#) (Amendment 1). Councilperson Allen seconded the motion. The following vote was recorded:

AYE: Allen, Little, Marquis, McLaughlin, Redd, Reynolds, Shakeenab, Zacharias

NAY: Holleman, Lovato, Smith, Streetman

The motion to adopt Amendment 1 to **RESOLUTION 04-2023-24** passed.

[Councilperson Zacharias then made a motion to amend RESOLUTION 04-2023-24](#) (Amendment 2). Councilperson Allen seconded the motion. Councilperson Redd made a motion to amend Amendment #2. Motion failed for a lack of a second. The following vote was recorded on Amendment 2:

AYE: Allen, Reynolds, Shakeenab, Zacharias

NAY: Holleman, Lovato, Marquis, McLaughlin, Redd, Streetman

ABSTAIN: Little

The motion to adopt Amendment 2 to **RESOLUTION 04-2023-24** failed.

[Councilperson Reynolds made a motion to amend RESOLUTION 04-2023-24](#) (Amendment 3). Councilperson Allen seconded the motion. The following vote was recorded:

AYE: Allen, Lovato, Marquis, Reynolds, Shakeenab, Zacharias

NAY: Holleman, Little, McLaughlin, Redd, Smith, Streetman

The motion to adopt Amendment 3 to **RESOLUTION 04-2023-24** failed.

The following vote was recorded on **RESOLUTION 04-2023-24**, as amended:

AYE: Holleman, Little, Lovato, Marquis, McLaughlin, Pitts, Redd, Shakeenab, Smith, Streetman

NAY: Allen, Reynolds, Zacharias

The motion to adopt **RESOLUTION 04-2023-24**, as amended, passed.

13. Mayor and Council Member Comments

- Councilperson McLaughlin reminded everyone of the 7th annual Welcome Home Veterans event.
- Councilperson Zacharias congratulated his son and new daughter-in-law on their marriage.
- Councilperson Allen mentioned the Gold Star Family Mothers and Family Ceremony on October 10th
- Councilperson Streetman reminded everyone that the Legislative Agenda will be presented to our State Representatives on September 21st.
- Mayor Pitts congratulated CPD Chief Crockarell on being appointed to the Board of Directors for the TN Association of Chiefs of Police and also wished his sister a Happy Birthday.

14. Adjournment

The meeting adjourned at 8:54 pm.