



City of Clarksville Gas & Water Committee

January 23, 2025 at 4:00 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 21, 2024**
- 4. Department Reports**

A. Bid Summary- Camille Thomas (attached)

Professional Services- Camille Thomas

* Miscellaneous Engineering Services from Suiter Surveying & Land Planning, Inc, in the amount of \$100,000.

* Design of Flow Metering Infrastructure from Rye Engineering, PLC in the amount of \$108,935.

* Design of the Jackson Road Tank Fill Control Valve Assembly from GRW Engineers, Inc., in the amount of \$78,882.

* Design of Dunbar Cave Road Bridge and Rossvie Road Bridge Natural Gas Main Replacement from Clark Engineering & Utility Solutions, LLC in the amount of \$31,145.

* Design of the Fort Campbell East End Road Bridge Natural Gas Main Replacement from Clark Engineering & Utility Solutions, LLC in the amount of \$45,673.75

* Design of the Fort Campbell Radial Distribution Lines from Clark Engineering & Utility Solutions, LLC in the amount of \$70,021.

Sale of Surplus Property on [GovDeals.com](https://govdeals.com) for the months of November and December - \$20,652.

Bad Debt- Dawn Thomack

Financials- Dawn Thomack

Department Reports - Mark Riggins

Monthly Committee Report December 2024- Mark Riggins

- 5. Committee Action Required**
- 6. City Council Action Required**

- A. ORDINANCE 49-2024-25 AN ORDINANCE ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM THE RIVER CHASE MARINE TERMINAL, LLC PROPERTY TO THE CITY OF CLARKSVILLE FOR HE PURPOSE OF A SEWER PUMP STATION.
- B. ORDINANCE 50-2024-25 AN ORDINANCE AMENDING THE OFFICIAL CODE OF THE CITY OF CLARKSVILLE TITLE 13 (UTILITIES AND SERVICE), CHAPTER 3 (GAS, WATER AND SEWER SERVICE), TO ADD A NEW SECTION 13-327 PERTAINING TO ADVERTISING, LOGOS, EMBLEMS ETC, ON CITY WATER TOWER TANKS.

7. Adjournment

8. Public Comment

(allows 3 persons; 5 minutes each)

CGW Water Department
December, 2024

	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	3,157,329	3,450,525	(293,196)	20,903,646	20,703,152	200,494
Penalties	55,935	62,500	(6,565)	329,898	375,000	(45,102)
Other Income	377,182	387,458	(10,277)	2,583,774	2,324,750	259,024
Gross Revenue	3,590,447	3,900,484	(310,037)	23,817,318	23,402,902	414,416
Water Plant 1	445,561	515,408	69,847	2,843,244	3,092,446	249,202
Water Plant 2	103,535	132,440	28,904	601,641	794,639	192,998
Water Transmission	739,907	766,799	26,892	4,480,201	4,600,795	120,594
Water Administration	52,999	58,825	5,826	325,844	352,953	27,108
Customer Service	338,698	411,296	72,597	2,140,259	2,467,774	327,515
Accounting	78,377	82,333	3,957	458,693	494,001	35,308
Engineering	193,604	144,731	(48,873)	912,586	868,387	(44,200)
Admin & General	108,522	143,347	34,825	727,973	860,083	132,110
Other Expenses	23,501	27,583	4,083	130,031	165,500	35,469
Depreciation	659,277	651,917	(7,361)	3,918,930	3,911,500	(7,430)
Total Operating Expenses	2,743,981	2,934,679	190,698	16,539,402	17,608,075	1,068,673
Income from Operations	846,465	965,804	(119,339)	7,277,916	5,794,827	1,483,089
Interest Income	629,683	441,667	188,016	3,248,058	2,650,000	598,058
Other Income (Expense)	777	1,250	(473)	3,992	7,500	(3,508)
Interest Expense	(760,337)	(755,542)	(4,795)	(4,567,808)	(4,533,254)	(34,554)
Debt Amortization Income	248,581	248,581	(0)	1,491,484	1,491,485	(1)
PILOT	(140,254)	(140,254)	(0)	(841,526)	(841,527)	0
Total Other Income (Expense)	(21,551)	(204,299)	182,749	(665,799)	(1,225,796)	559,996
Total Income / (Loss)	824,914	761,505	63,409	6,612,117	4,569,031	2,043,086
Capital Spend	3,416,179	7,587,000	4,170,821	22,632,332	45,227,000	22,594,668
Contributed Capital - Cash	-	-	-	-	-	-
Contributed Capital - Non-Cash	5,127,485	1,000,000	4,127,485	5,127,485	6,000,000	(872,515)

CGW Wastewater Department
December, 2024

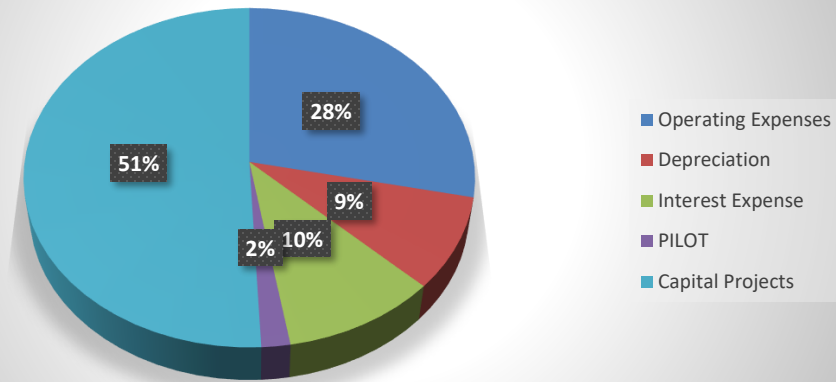
	Month			Year to Date		
	<u>Actual</u>	<u>Budget</u>	<u>Fav/(Unfav)</u>	<u>Actual</u>	<u>Budget</u>	<u>Fav/(Unfav)</u>
Sales to Customers	3,950,550	4,042,399	(91,849)	24,744,198	24,254,394	489,805
Penalties	67,064	66,667	397	396,930	400,000	(3,070)
Other Income	259,595	317,083	(57,488)	1,546,694	1,902,500	(355,806)
Gross Revenue	4,277,209	4,426,149	(148,940)	26,687,823	26,556,894	130,930
Wastewater Plant	518,849	584,242	65,394	3,421,870	3,505,455	83,585
Wastewater Collection	810,003	794,261	(15,742)	4,973,353	4,765,566	(207,787)
Wastewater Administration	64,756	90,137	25,381	382,513	540,821	158,307
Customer Service	229,605	239,873	10,269	1,352,138	1,439,239	87,101
Accounting	83,981	77,544	(6,436)	479,263	465,266	(13,997)
Engineering	177,093	187,772	10,679	898,512	1,126,630	228,118
Admin & General	100,178	133,092	32,914	673,582	798,551	124,968
Other Expenses	22,524	26,833	4,310	124,761	161,000	36,239
Depreciation	1,092,020	1,083,333	(8,687)	6,529,554	6,500,000	(29,554)
Total Operating Expenses	3,099,008	3,217,088	118,080	18,835,546	19,302,526	466,980
Income from Operations	1,178,201	1,209,061	(30,860)	7,852,277	7,254,368	597,910
Interest Income	311,992	191,667	120,326	2,079,232	1,150,000	929,232
Other Income (Expense)	4,397	209,167	(204,769)	872,386	1,255,000	(382,614)
Interest Expense	(457,596)	(447,468)	(10,128)	(2,836,214)	(2,684,808)	(151,406)
Debt Amortization Income	137,363	137,363	0	824,179	824,179	0
PILOT	(157,216)	(157,216)	-	(943,294)	(943,294)	-
Total Other Income (Expense)	(161,059)	(66,487)	(94,572)	(3,710)	(398,923)	395,213
Total Income / (Loss)	1,017,143	1,142,574	(125,431)	7,848,567	6,855,445	993,123
Capital Spend	2,191,964	4,205,000	2,013,036	23,049,279	30,534,000	7,484,721
Contributed Capital - Cash	-	-	-	-	-	-
Contributed Capital - Non-Cash	6,639,712	1,000,000	5,639,712	6,639,712	6,000,000	639,712

CGW Gas Department
December, 2024

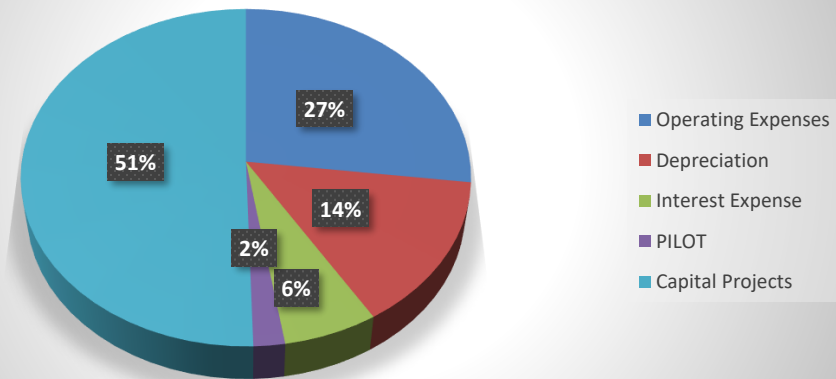
	Actual	Month Budget	Fav/(Unfav)	Actual	Year to Date Budget	Fav/(Unfav)
Sales to Customers	3,468,201	2,829,375	638,826	11,991,184	12,103,438	(112,254)
Penalties	16,597	19,375	(2,778)	63,420	116,250	(52,830)
Other Income	167,867	112,229	55,638	1,034,056	673,375	360,681
Gross Revenue	3,652,665	2,960,979	691,686	13,088,660	12,893,063	195,597
Cost of Gas	2,787,344	2,340,000	(447,344)	8,283,425	9,067,500	784,075
Gas Distribution	284,731	300,123	15,392	1,590,599	1,800,739	210,140
Gas Administration	151,158	162,736	11,578	804,175	976,419	172,243
Ft. Campbell Operations	43,762	57,826	14,064	277,606	346,954	69,347
Customer Service	143,724	133,783	(9,941)	780,205	802,700	22,495
Accounting	64,754	68,998	4,244	393,784	413,987	20,203
Engineering	82,764	71,321	(11,443)	373,740	427,927	54,187
Admin & General	100,292	132,986	32,694	674,107	797,913	123,806
Other Expenses	16,879	19,558	2,679	94,159	117,350	23,191
Depreciation	170,888	189,000	18,112	1,007,531	1,134,000	126,469
Total Operating Expenses	3,846,295	3,476,331	(369,964)	14,279,332	15,885,488	1,606,156
Income(Loss) from Operations	(193,630)	(515,352)	321,723	(1,190,672)	(2,992,425)	1,801,752
Interest Income	108,755	84,175	24,580	728,164	505,050	223,114
Other Income (Expense)	7,967	500	7,467	10,566	3,000	7,566
Interest Expense	(8,672)	(7,664)	(1,008)	(52,032)	(45,986)	(6,046)
Debt Amortization Income	4,866	4,866	-	29,193	29,194	(0)
PILOT	(61,346)	(61,346)	-	(368,073)	(368,073)	-
Total Other Income (Expense)	51,570	20,531	31,040	347,818	123,185	224,634
Total Income / (Loss)	(142,059)	(494,821)	352,762	(842,854)	(2,869,240)	2,026,386
Capital Spend	41,560	452,000	410,440	816,000	3,915,000	3,099,000
Contributed Capital - Cash	87,196	20,833	66,363	153,010	125,000	28,010
Contributed Capital - Non-Cash	-	4,167	(4,167)	10,611	25,000	(14,389)

Clarksville Gas & Water FY2025

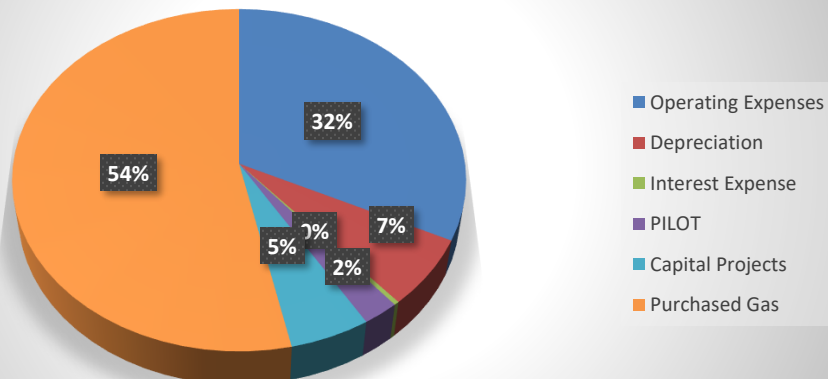
Water Expenditures



Wastewater Expenditures



Gas Expenditures



FY 2025 Debt Coverage

December, 2024

Fiscal Period	6
	Actual
System Gross Revenue	\$ 63,593,801
System Operating Expenses	49,654,280
	13,939,521
Add: Depreciation Expense	11,456,015
Other Revenue (Expense)	6,942,400
Net Revenues	\$ 32,337,936

Debt Coverage Ratio	2.44
Debt Coverage Ratio Goal	1.70
<i>FY 2024 Coverage Ratio</i>	<i>3.45</i>
<i>FY 2023 Coverage Ratio</i>	<i>2.76</i>

>2.00 = Aaa rating

1.70-2.00 = Aa rating

Debt to Operating Revenue Ratio

December, 2024

FY 2025 Budget

Total Debt	\$ 352,050,804
Operating Revenue	\$ 132,239,691
Debt/Operating Revenue	2.66

FY 2024 Actual

Total Debt	\$ 367,367,377
Operating Revenue	\$ 119,833,038
Debt/Operating Revenue	3.07

FY 2023 Actual

Total Debt	\$ 348,379,888
Operating Revenue	\$ 125,440,558
Debt/Operating Revenue	2.78

FY 2022 Actual

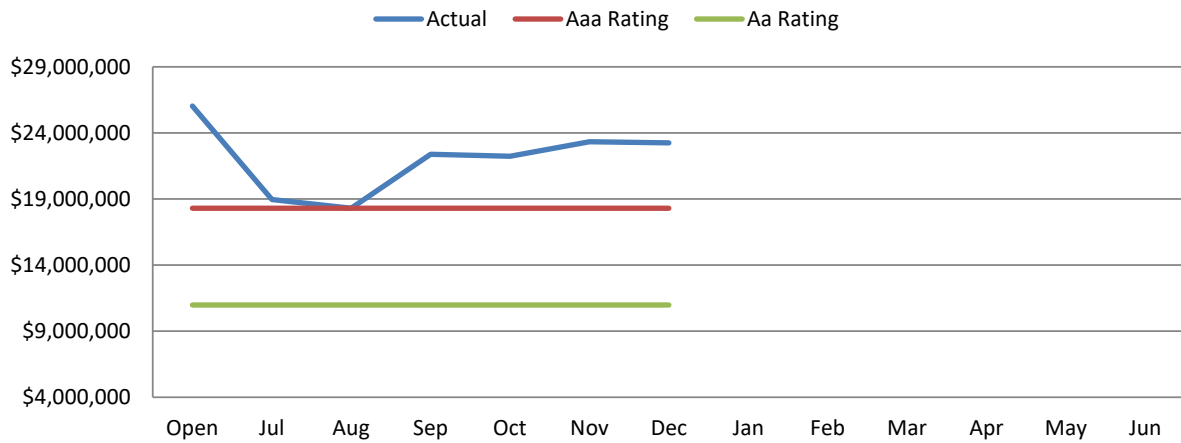
Total Debt	\$ 356,997,569
Operating Revenue	\$ 119,428,817
Debt/Operating Revenue	2.99

<2.00 = Aaa

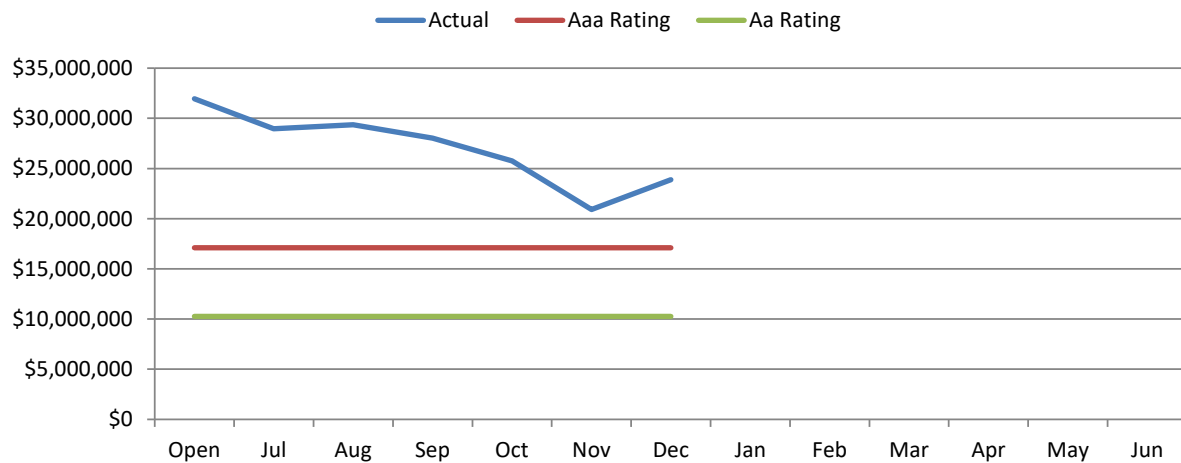
2.00 - 4.00 = Aa

Clarksville Gas & Water FY 2025

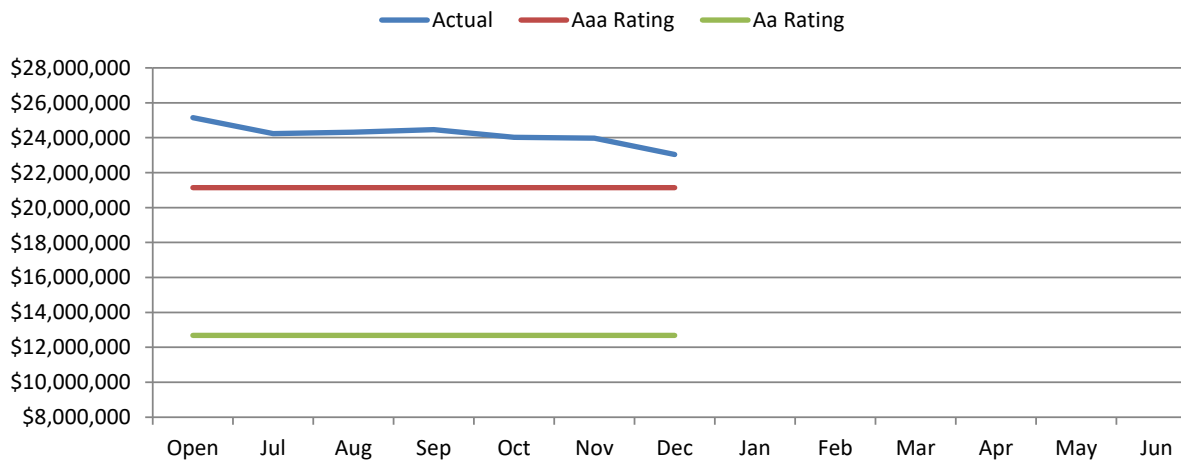
FY 2025 Available Cash - Water



FY 2025 Available Cash - Wastewater



FY 2025 Available Cash - Gas



ORDINANCE 49-2024-25

AN ORDINANCE ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM THE RIVER CHASE MARINE TERMINAL, LLC PROPERTY, TO THE CITY OF CLARKSVILLE FOR THE PURPOSE OF A SEWER PUMP STATION.

WHEREAS, The River Chase Marine Terminal, LLC Property, developed a residential subdivision commonly known as Wyncliff Subdivision, as shown by final plat of record in Plat Book N, Page 98, in the Register of Deeds Office in Montgomery County, Tennessee; and

WHEREAS, The River Chase Marine Terminal, LLC Property, have agreed to donate certain real property in fee simple absolute and located in Wyncliff Subdivision, to the City of Clarksville by quit claim deed in order for the City to be able to operate an existing sewer pump station, said property being attached hereto and incorporated herein as Exhibit "A"; and

WHEREAS, the Clarksville City Council has determined that it is in the best interests of the City of Clarksville and its residents that the donation from The River Chase Marine Terminal, LLC Property, 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 in fee simple absolute which property is specifically described in Exhibit "A", attached hereto and incorporated herein as Exhibit "A".
2. That upon execution of the quit claim deed from The River Chase Terminal LLC Property, to the City of Clarksville, the City of Clarksville shall assume ownership and responsibility for said donated real property and shall operate the existing sewer pump station located on it.
3. That this Ordinance shall be in full force and effect immediately from and after its passage and approval by the City Council.

EFFECTIVE DATE:
FIRST READING:
SECOND READING:
:

**Property Description
of a portion of
The River Chase Marine Terminal, LLC Property
Tax Map 080N, Group D, Parcel 070.00
O.R.V. 646, Page 36, R.O.M.C.T.**

Being a Tract of land situated in the 11th Civil District of Montgomery County, Tennessee, said Tract being 3.51 miles southeast of downtown Clarksville and being generally located north of the Cumberland River, south of Ashland City Road (State Route 12), east of, and adjacent to Bluffton Circle, and west of Beacon Drive, said Tract being more particularly described as follows:

Beginning at an existing ½" iron pin, capped "Suiter Surveying", located in the eastern right-of-way of Bluffton Circle, said iron pin being 404.1 feet south of the southern right-of-way of Ashland City Road (State Route 12), as measured along the eastern right-of-way of Bluffton Circle, said iron pin also being in the southern line of the Wyncliff Home Owners Association (H.O.A.), Inc. property, as recorded in O.R.V. 2323, Page 2161, R.O.M.C.T.;

Thence leaving the eastern right-of-way of Bluffton Circle, and with the southern line of the said Wyncliff H.O.A., Inc. property, North 88 degrees 56 minutes 22 seconds East 75.62 feet to an existing ½" iron pin, capped "Suiter Surveying", said iron pin being the northwestern corner of Lot 1, Wyncliff Cluster, as recorded in Plat Book N, Page 98, R.O.M.C.T.;

Thence with the western line of Lot 1, South 01 degree 05 minutes 11 seconds East 109.48 feet to an existing ½" iron pin, capped "Suiter Surveying", said iron pin being in the northern right-of-way of Bluffton Circle;

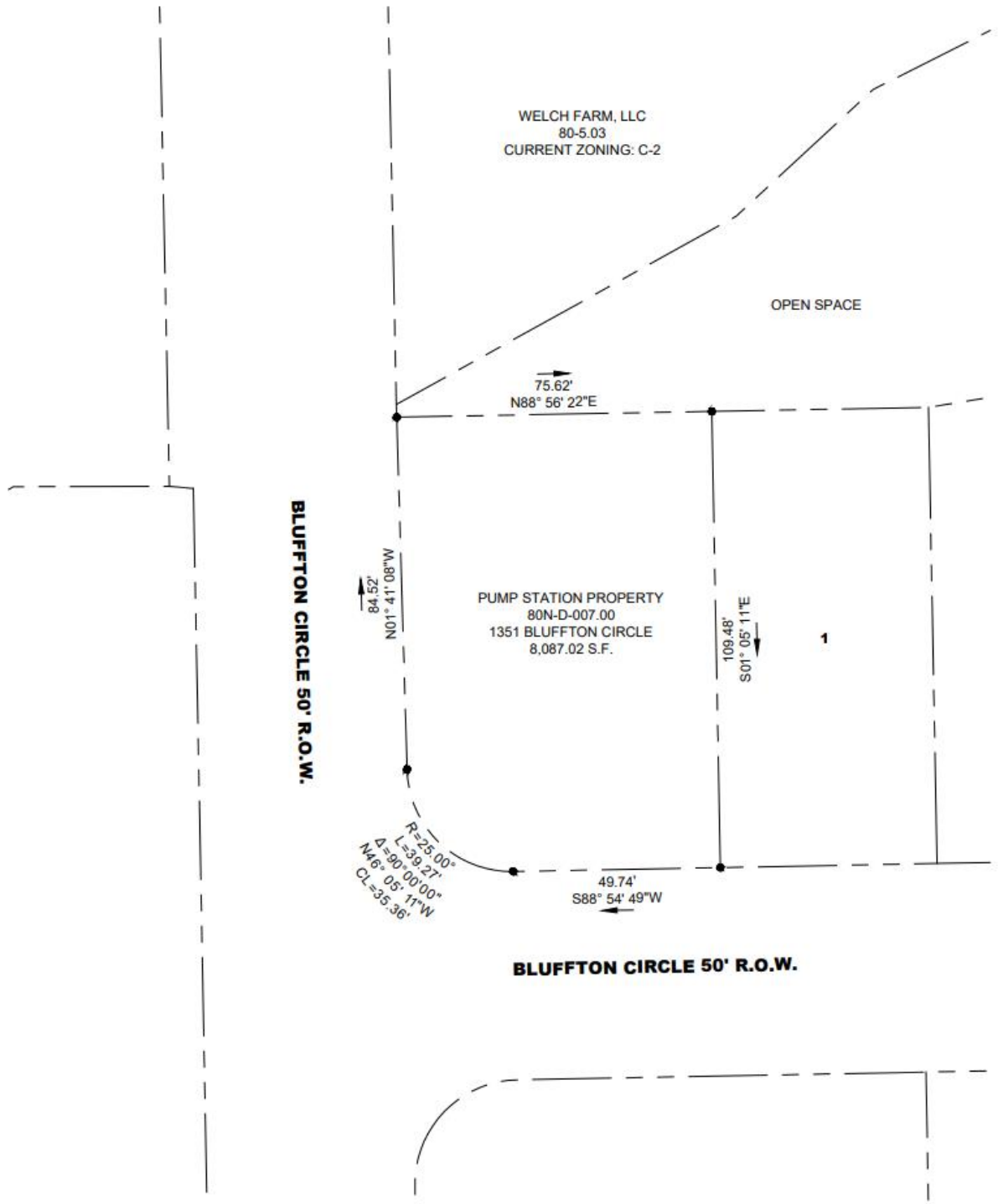
Thence with the right-of-way of Bluffton Circle for the next 3 courses as follows: South 88 degrees 54 minutes 49 seconds West 49.74 feet to an existing ½" iron pin, capped "Suiter Surveying"; Thence on a curve to the right, said curve having a radius of 25.00 feet, an arc length of 39.27 feet, a chord bearing of North 46 degrees 05 minutes 11 seconds West, and a chord distance of 35.36 feet to an existing ½" iron pin, capped "Suiter Surveying"; Thence North 01 degree 41 minutes 08 seconds West 84.52 feet to the point of beginning.

Said Tract contains 0.19 Acres (8,087.4 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 July 6, 2023.

All new iron pins set are ½" x 18" rebar with plastic cap stamped "SUITER SURVEYING".



ORDINANCE 50-2024-25

AN ORDINANCE AMENDING THE OFFICIAL CODE OF THE CITY OF CLARKSVILLE, TITLE 13 (UTILITIES AND SERVICE), CHAPTER 3 (GAS, WATER AND SEWER SERVICE), TO ADD A NEW SECTION 13-327 PERTAINING TO ADVERTISING, LOGOS, EMBLEMS ETC. ON CITY WATER TOWER TANKS.

WHEREAS, the painting of advertising, logos, emblems, etc. on City water towers can cause damage to the water tower tanks if the work is not done properly, and allowing same can present issues of legal liability in connection with the work, as well as issues regarding fairness to commercial customers and businesses and can give an unfair advantage by indicating the City endorses one company, business or product over others; and

WHEREAS, the City Council finds that it is in the best interests of the City, its residents, and the rate payers whose payments sustain the City of Clarksville, Department of Gas & Water, to ban or prohibit the painting of any advertising, logos, emblems, letters, numbers, messages, etc. of any private company, business, or product(s) on any City owned or leased water tower tank, or the placing of any signage or “wraps” thereon, except that the City, upon written interlocal agreement or contract between the parties, upon approval by the City Council by resolution, may allow such advertising, logos, emblems, painted letters, numbers, messages, etc. pertaining to governmental entities, to include, but not limited to, public schools, Austin Peay State University or any successor, or the military forces of the United States or the State of Tennessee, or veterans service organizations incorporated or chartered by the state or federal government.

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

That Title 13 (Utilities and Service), Chapter 3 (Gas, Water, and Sewer Service) of the Official Code of the City of Clarksville is hereby amended by adding the following as a new Section 13-327 as set forth below:

Section 13-327. Advertising, Logos, Emblems, etc. on City Water Tower Tanks Prohibited Except for Governmental Entities.

The painting of any advertising, logos, emblems, letters, numbers, messages, etc. pertaining to any private company, business, or product(s) on any City owned or leased water tower tank, or the placing of any signage or “wraps” thereon, is prohibited, except that the City, upon written interlocal agreement or contract between the parties, and upon approval of same by the City Council by resolution, may allow such advertising, logos, emblems, painted letters, numbers, messages, etc. pertaining to governmental entities, to include, but not limited to, local public schools, Austin Peay State University or any successor, or the military forces of the United States or the State of Tennessee, or veterans service organizations incorporated or chartered by the state or federal government.

FIRST READING:
SECOND READING:
EFFECTIVE DATE:



Committee Minutes

November 21, 2024

CALL TO ORDER

Councilperson Travis Holleman called a meeting of the City of Clarksville Gas & Water Committee to order, on Thursday November 21, 2024 at 4:30 p.m. A quorum was present.

ATTENDANCE

The following were in attendance:

Councilperson Travis Holleman, Councilperson Keri Lovato, Council person Karen Reynolds, Councilperson Wanda Smith, Mark Riggins, Patrick Chesney, Camille Thomas, Dawn Thomack, and Brandy Slaughter.

ADOPTION OF MINUTES

Keri Lovato made a motion to approve the minutes from October 24, 2024. Wanda Smith seconded that motion. No one opposed. The minutes passed.

DEPARTMENT REPORTS

Camille Thomas gave the bid summary and professional services to report. There were no questions. The sale of surplus property on GovDeals.com for the month of October 2024 was \$1,595.12.

Dawn Thomack went over the bad debt report. In the month of October 119 accounts were turned over to collections, which totaled \$3,574.95. In October the number of accounts written off was 94 which totaled \$22,418.

Next, Dawn went over the financials for the Water division. Revenue for the month of October was just under \$4 million. The year- to date was \$16.5 million. Operating expenses were \$2.8 million. Year-to-date was \$11.2 million. Income from operations was \$1.1 million. The year-to-date was just under \$5.3 million. The total income for the month of October was \$857,000. The year-to-date was \$4.8 million. Capital spending was \$3.9 million. The year-to-date was just over \$15 million.

The Wastewater Department was next. The October revenue in the Wastewater Department was \$4.3 million. Year-to- date was \$18.3 million. Operating expenses were just under \$3.4 million. Year- to-date was \$12.7 million. Income from operations was \$991,000. Year- to-date was \$5.6 million. The total income for the month of October was \$791,000. The year-to date was just over \$6 million. Capital spending for October was \$4.6 million. The year-to-date was just over \$15 million.

The Gas Departments financials were next. Revenue for the month of October was \$2.1 million. Year-to-date was just under \$7.3 million. Operating expenses for October were just under \$2.3 million. Year-to-date was \$7.8 million. The income from operations for the month of October was a loss of \$171,000. Year-to-date was a loss of \$522,000. The total loss for the month of October was \$118,000. Year-to-date total loss for the year was \$274,000. Capital Spending was \$272,000 for the month of October. Year-to-date was just under \$503,000.

Debt coverage was next. The debt ratio was 2.61, well above the goal of 1.7. The debt to operating ratio was 2.66. As debt is paid off, the number will improve.

The cash position was last in regards to the financial reports. All are all above the AAA 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 went over the Monthly Committee Report. There were no questions.

COMMITTEE ACTION REQUIRED

None

CITY COUNCIL ACTION REQUIRED

None

ADJOURNMENT

The meeting was adjourned at 5:00 pm.