



City of Clarksville Gas & Water Committee

March 20, 2025 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 - January 23, 2025**
4. **Department Reports**
 - A. Bid Summary-Camille Thomas
Professional Services-Camille Thomas-None to report
Sale of Surplus Property on [Govdeals.com](https://govdeals.com) for the month of February 2025 was \$8,904.
Bad Debt-Dawn Thomack
Financials- Dawn Thomack
Department Reports-Mark Riggins
Monthly Committee Report February 2025- Mark Riggins
5. **Committee Action Required**
 - A. Easement Purchase Approval- 1360 Charles Bell Road-Map 33, Parcel 012.00
6. **City Council Action Required**
7. **Adjournment**
8. **Public Comment**
(allows 3 persons; 5 minutes each)



Committee Minutes

January 23, 2025

CALL TO ORDER

Councilperson Deanna McLaughlin called a meeting of the City of Clarksville Gas & Water Committee to order, on Thursday January 23, 2024 at 4:00 p.m. A quorum was present.

ATTENDANCE

The following were in attendance:

Councilperson Deanna McLaughlin, Councilperson Stacey Streetman, Councilperson Travis Holleman, Councilperson Jerry Haywood, Councilperson Carlos Peters, Mark Riggins, Patrick Chesney, Camille Thomas, Dawn Thomack, and Brandy Slaughter.

ADOPTION OF MINUTES

Stacey Streetman made a motion to approve the minutes from November 21, 2024. Carlos Peters seconded that motion. No one opposed. The minutes passed.

DEPARTMENT REPORTS

Mark started the meeting by giving an overview of the Gas & Water Department. There are new committee members. Mark stated that Gas & Water operates as an enterprise fund, there are no tax dollars received from the City of Clarksville. Clarksville Gas and Water generates its funds from the revenue from gas, water and sewer sales. Gas and Water also has a regulatory side that we must answer to that most other city departments do not have to. However we also share departments such as Legal, HR, and Purchasing. We also abide by the City Code. Gas and Water also holds 337 positions. Finally Mark presented to the committee members what areas we service for gas, water and sewer, which also includes Ft. Campbell for gas. There are also

Camille Thomas presented the bid summary and professional services. There were no questions. The sale of surplus property on GovDeals.com for the month of November and December 2024 was \$20,652.

Dawn Thomack went over the bad debt report. In the month of December 130 accounts were turned over to collections, which totaled \$21,749.47. In December the number of accounts written off was 73 which totaled \$8467.97.

Next, Dawn went over the financials for the Water division. Revenue for the month of December was \$3,590,000. The year- to date was \$23.8 million. Operating expenses were \$2.7 million. Year-to-date was \$16.5 million. Income from operations was just under \$850,000. The year-to-date was \$7.2million. The next section has to do with investments, debt and interest income expense and the payment in lou of tax that is paid back to the City monthly. For the month of December, that netted out to an expense of \$21,500. Year-to-date, just under \$666,000. The total income for the month of December was just under \$825,000. The year-to-date was \$6.6 million. The year-to- date capital spending was just \$22.6 million, which is by in large due to the Water Plant.

The Wastewater Department was next. The December revenue in the Wastewater Department was \$4.3 million. Year-to- date was \$26.6 million. Operating expenses were just under \$3 million. Year- to-date was \$18.8 million. Income from operations was \$1.1million. Year- to-date was \$7.8 million. The investing and debt activities were \$161,000. Year-to-date, it netted out to \$3,700. The total income for the month of December was just over \$1 million. The year-to date was \$7.8 million. Capital spending for Year-to-date was \$23 million. This is mainly due to the Thermal Dryer Project and the Ringgold Road Lift Station.

The Gas Departments financials were next. Revenue for the month of December was \$3.6 million. Year-to-date was just over \$13 million. Operating expenses for December were \$3.8 million. Year-to-date was \$14.2 million. In the month of December there was a loss of just over \$193,000. Year-to-date is just under \$1.2 million. In the other income and expenses, there was an income of \$ 51,570. Year-to-date was \$347,000. In the month of December there was an overall loss of \$ 742,000. Year-to-date the loss was \$842,000. The capital spending was \$ 816,000 Year-to-date.

Debt coverage was next. The debt ratio was 2.44, well above the goal of 1.7. The debt to operating ratio was 2.66. As debt is paid off, the number will improve.

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

There was City Council Action on the agenda today. Councilperson Deanna McLaughlin read 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. Mark gave a brief explanation of this. Councilperson Stacey Streetman made a motion for approval, Councilperson Travis Holleman seconded the motion. All were in favor. The motion passed.

Next Councilperson Deanna McLaughlin read ORDINANCE 50-2024-25. AN ORDINANCE AMENDING THE OFFICIAL CODE OF THE CITY OF CLARKSVILLE, TITLE 13, (GAS, WATER AND SEWER SERVICE), TO ADD A NEW SECTION 13-327 PERTAINING TO ADVERTISING, LOGOS, EMBLEMS ETC. ON CITY WATER TOWER TANKS. Mark gave a brief explanation of this. Councilperson Travis Holleman made a motion for approval. Councilperson Stacey Streetman seconded the motion. All were in favor. The motion passed.

ADJOURNMENT

The meeting was adjourned at 4:55 pm.

**GAS & WATER COMMITTEE
BID SUMMARY
MARCH 20, 2025**

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>
4707	Liquid Blended Phosphate	Hawkins	\$12.04/Gallon

SOLE SOURCE PURCHASES:

1. Future purchases of Aquatics Informatics LAB Cal (Rio), WIMS and Job Plus software, training and services from Aquatic Informatics.
2. Future purchases of Walker Process Equipment parts from Walker Process Equipment.
3. Future purchases of Teledyne parts and equipment from Kazmier & Associates.
4. Future purchases of Drisco 8400 Series High Density Polyethylene Pipe from Consolidated Pipe and Supply Company.

Bid 4707 - Liquid Blended Phosphate

Hawkins	\$12.04/Gallon*
Aqua Smart	\$ 7.15/Gallon**
Univar	\$17.5329/Gallon
Shannon Chemical Corporation	\$27.17/Gallon
Brenntag Mid-South	No Bid
Carus Chemical	No Response
USALCO	No Response
Cedar Chem	No Response
CoreChem	No Response
Chemrite	No Response
American Development Corporation	No Response
Polydyne	No Response
Evoqua Water Technologies	No Response
G20 Technologies	No Response
Aulick Chemical Solutions	No Response

**The vendor cannot meet delivery requirements.

***Department Recommendation**

Sold Asset Report

Clarksville Gas and Water Department, TN
Date range: 01 Feb 2025 - 28 Feb 2025

ID	Description	VIN/Serial	Buyer	Sold Amount	Auction End Date	Auction End Time
411	USED 15 gal tank		Cameron Savage	\$1.00	24-Feb-2025	9:00 AM CT
437	USED 1995 CATERPILLAR BACKHOE 436B (BACKHOE REMOVED)		MARCO RETURETA	\$4,000.00	26-Feb-2025	8:16 AM CT
439	USED BRIGGS & STRATTON 30 GAL 2 STAGE AIR COMPRESSOR 8HP		Jason Clark	\$310.00	07-Feb-2025	8:00 PM CT
440	USED 30 GAL 2 STAGE AIR COMPRESSOR 11 HP HONDA		Ethan Curcio	\$120.00	07-Feb-2025	8:00 PM CT
441	USED STIHL TS 700 CONCRETE SAW		Tylan Bohman	\$130.00	07-Feb-2025	8:00 PM CT
443	USED ELECTRIC WORK LIGHT		Tylan Bohman	\$1.00	10-Feb-2025	8:00 PM CT
444	USED CRAFTSMAN LED WORK LIGHT		Tylan Bohman	\$20.00	10-Feb-2025	8:00 PM CT
445	USED 3/8" AIR HOSE REEL		FARZAD ALINEJAD	\$77.00	10-Feb-2025	8:00 PM CT
446	USED 8" PORTABLE AIR BLOWER AND HOSE		Tylan Bohman	\$50.00	10-Feb-2025	8:00 PM CT
446	USED 8" PORTABLE AIR BLOWER AND HOSE		Tylan Bohman	(\$50.00)	10-Feb-2025	8:00 PM CT
447	USED INSERT VALVE MACHINE		Travis Watts	\$1.00	10-Feb-2025	8:00 PM CT
448	ONE USED HYDRAULIC PRESS		Dalton Williams	\$115.00	12-Feb-2025	8:00 PM CT
449	MISC MERCURY ERX, MINI-AT CORRECTORS		Tylan Bohman	\$1.00	12-Feb-2025	8:00 PM CT
450	MISC ITRON 40G REMOTE COMMERCIAL ERTS		Tylan Bohman	\$14.00	12-Feb-2025	8:00 PM CT
451	USED 65 ASSORTED PRESSURE GAUGES		FARZAD ALINEJAD	\$27.00	12-Feb-2025	8:03 PM CT
453	USED MISC CALIBRATORS		Tylan Bohman	\$37.00	14-Feb-2025	8:00 PM CT
454	2010 Ford F-150 XL SuperCab 6.5-ft. Bed 4WD	1FTFX1EV1AFC30967	Josh Kent	\$4,050.00	27-Feb-2025	8:06 PM CT
				\$8,904.00		

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-24	\$ 10,357.12	88	\$ 117.69	\$ 6,676.52	\$ 28,362.83	98	\$ 289.42
Apr-24	\$ 18,081.76	112	\$ 161.44	\$ 5,435.47	\$ 13,412.89	89	\$ 150.71
May-24	\$ 17,951.62	128	\$ 140.25	\$ 5,752.35	\$ 23,618.31	91	\$ 259.54
Jun-24	\$ 13,612.65	98	\$ 138.90	\$ 5,021.88	\$ 9,519.11	77	\$ 123.62
Jul-24	\$ 12,112.48	107	\$ 113.20	\$ 3,377.08	\$ 9,174.27	74	\$ 123.98
Aug-24	\$ 10,775.38	99	\$ 108.84	\$ 4,249.93	\$ 14,681.04	111	\$ 132.26
Sep-24	\$ 13,188.10	108	\$ 122.11	\$ 6,733.93	\$ 10,758.52	82	\$ 131.20
Oct-24	\$ 15,479.51	119	\$ 130.08	\$ 3,574.95	\$ 22,418.66	94	\$ 238.50
Nov-24	\$ 18,533.75	131	\$ 141.48	\$ 2,539.87	\$ 12,608.40	75	\$ 168.11
Dec-24	\$ 21,749.47	130	\$ 167.30	\$ 5,233.87	\$ 8,467.97	73	\$ 116.00
Jan-25	\$ 27,414.62	156	\$ 175.73	\$ 3,121.27	\$ 14,515.37	96	\$ 151.20
Feb-25	\$ 22,613.86	87	\$ 259.93	\$ 9,328.34	\$ 14,365.74	108	\$ 133.02
	\$ 201,870.32	1363	\$ 148.11	\$ 61,045.46	\$ 181,903.11	1068	\$ 170.32
				30.24%			

**CGW Water Department
February, 2025**

	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	2,967,047	3,450,525	(483,478)	27,001,795	27,604,203	(602,407)
Penalties	44,573	62,500	(17,927)	430,286	500,000	(69,714)
Other Income	450,620	387,458	63,161	3,436,259	3,099,667	336,592
Gross Revenue	3,462,240	3,900,484	(438,244)	30,868,341	31,203,869	(335,528)
Water Plant 1	368,285	515,408	147,123	3,615,921	4,123,261	507,340
Water Plant 2	87,352	132,440	45,088	794,156	1,059,518	265,362
Water Transmission	671,405	766,799	95,394	5,900,226	6,134,393	234,168
Water Administration	49,848	58,825	8,978	428,782	470,603	41,821
Customer Service	312,873	411,296	98,422	2,823,550	3,290,365	466,815
Accounting	108,499	82,333	(26,165)	637,607	658,667	21,060
Engineering	125,246	144,731	19,485	1,158,363	1,157,849	(514)
Admin & General	96,622	143,347	46,726	943,319	1,146,777	203,458
Other Expenses	25,203	27,583	2,380	179,683	220,667	40,984
Depreciation	675,341	651,917	(23,424)	5,256,182	5,215,333	(40,849)
Total Operating Expenses	2,520,674	2,934,679	414,006	21,737,789	23,477,434	1,739,644
Income from Operations	941,567	965,804	(24,238)	9,130,551	7,726,436	1,404,116
Interest Income	499,267	441,667	57,601	4,010,544	3,533,333	477,210
Other Income (Expense)	5,994	1,250	4,744	14,991	10,000	4,991
Interest Expense	(887,629)	(755,542)	(132,087)	(6,078,112)	(6,044,339)	(33,773)
Debt Amortization Income	248,581	248,581	(0)	1,988,646	1,988,647	(1)
PILOT	(140,254)	(140,254)	(0)	(1,122,035)	(1,122,035)	0
Total Other Income (Expense)	(274,041)	(204,299)	(69,742)	(1,185,966)	(1,634,394)	448,428
Total Income / (Loss)	667,525	761,505	(93,980)	7,944,585	6,092,042	1,852,543
Capital Spend	2,628,537	7,485,000	4,856,464	27,471,080	60,197,000	32,725,920
Contributed Capital - Cash	-	-	-	-	-	-
Contributed Capital - Non-Cash	-	1,000,000	(1,000,000)	5,127,485	8,000,000	(2,872,515)

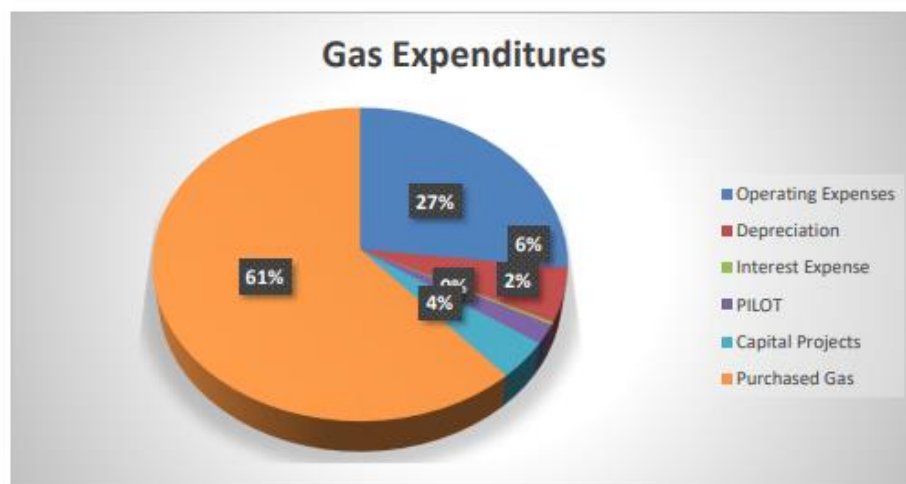
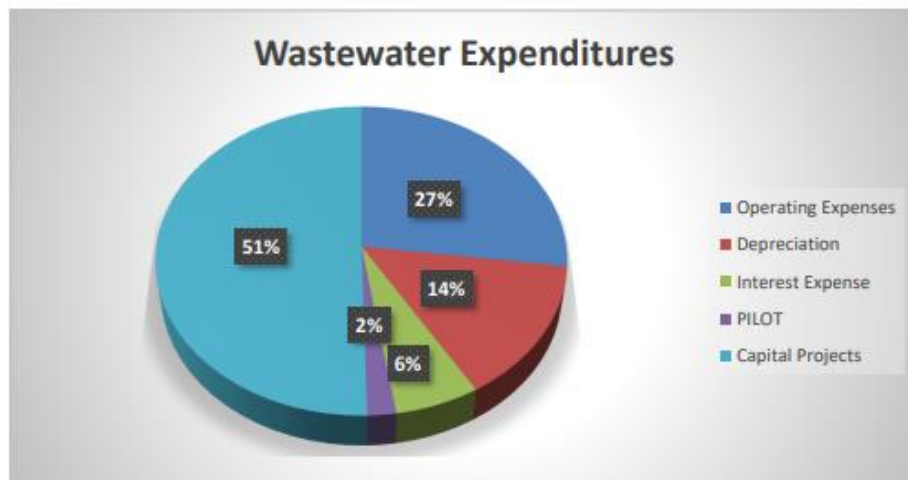
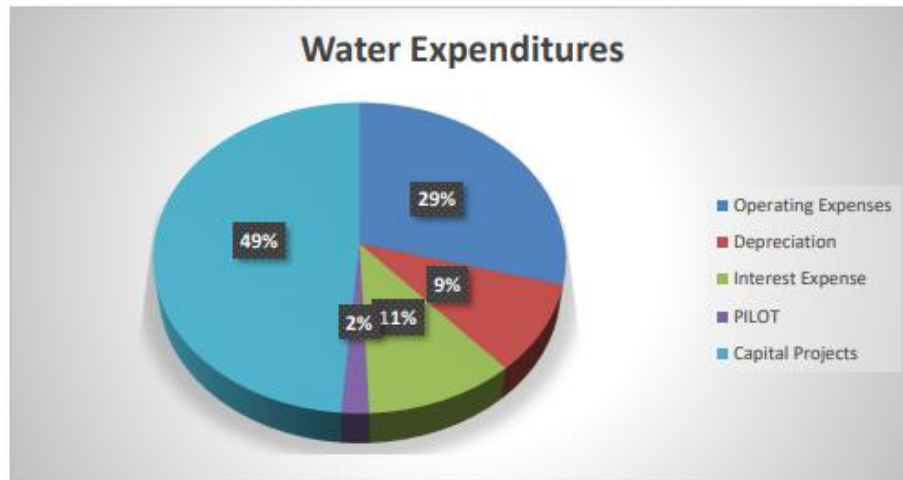
CGW Wastewater Department
February, 2025

	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	3,783,660	4,042,399	(258,739)	32,582,118	32,339,191	242,927
Penalties	55,006	66,667	(11,661)	522,469	533,333	(10,864)
Other Income	450,232	317,083	133,149	2,216,227	2,536,667	(320,440)
Gross Revenue	4,288,898	4,426,149	(137,251)	35,320,814	35,409,191	(88,378)
Wastewater Plant	599,481	584,242	(15,239)	4,612,097	4,673,939	61,843
Wastewater Collection	836,959	794,261	(42,698)	6,671,033	6,354,087	(316,946)
Wastewater Administration	62,179	90,137	27,957	508,881	721,094	212,213
Customer Service	208,631	239,873	31,242	1,792,670	1,918,985	126,315
Accounting	66,447	77,544	11,097	616,593	620,355	3,761
Engineering	140,013	187,772	47,758	1,196,414	1,502,173	305,759
Admin & General	87,662	133,092	45,430	871,368	1,064,734	193,366
Other Expenses	24,242	26,833	2,592	172,569	214,667	42,097
Depreciation	1,107,826	1,083,333	(24,493)	8,732,307	8,666,667	(65,640)
Total Operating Expenses	3,133,440	3,217,088	83,647	25,173,932	25,736,701	562,769
Income from Operations	1,155,457	1,209,061	(53,604)	10,146,881	9,672,490	474,391
Interest Income	244,499	191,667	52,832	2,588,335	1,533,333	1,055,002
Other Income (Expense)	0	209,167	(209,167)	872,386	1,673,333	(800,947)
Interest Expense	(427,778)	(447,468)	19,690	(3,699,259)	(3,579,744)	(119,515)
Debt Amortization Income	137,363	137,363	0	1,098,905	1,098,905	0
PILOT	(157,216)	(157,216)	-	(1,257,725)	(1,257,725)	-
Total Other Income (Expense)	(203,132)	(66,487)	(136,644)	(397,357)	(531,897)	134,540
Total Income / (Loss)	952,326	1,142,574	(190,248)	9,749,524	9,140,593	608,932
Capital Spend	2,962,251	2,482,000	(480,251)	30,630,833	35,498,000	4,867,167
Contributed Capital - Cash	-	-	-	-	-	-
Contributed Capital - Non-Cash	-	1,000,000	(1,000,000)	6,639,712	8,000,000	(1,360,288)

CGW Gas Department
February, 2025

	<u>Actual</u>	<u>Month Budget</u>	<u>Fav/(Unfav)</u>	<u>Actual</u>	<u>Year to Date Budget</u>	<u>Fav/(Unfav)</u>
Sales to Customers	5,224,364	5,187,188	37,176	22,024,408	22,006,252	18,156
Penalties	31,738	19,375	12,363	133,512	155,000	(21,489)
Other Income	101,935	112,229	(10,294)	1,490,691	897,833	592,857
Gross Revenue	5,358,036	5,318,792	39,244	23,648,610	23,059,085	589,524
Cost of Gas	3,091,909	3,037,500	(54,409)	15,054,589	14,737,500	(317,089)
Gas Distribution	254,906	300,123	45,217	2,134,499	2,400,985	266,487
Gas Administration	129,888	162,736	32,849	1,051,958	1,301,891	249,933
Ft. Campbell Operations	38,393	57,826	19,432	359,846	462,605	102,758
Customer Service	148,624	133,783	(14,841)	1,045,715	1,070,266	24,551
Accounting	63,686	68,998	5,312	521,298	551,983	30,685
Engineering	49,640	71,321	21,681	474,001	570,569	96,568
Admin & General	87,649	132,986	45,337	871,793	1,063,884	192,091
Other Expenses	18,593	19,558	966	131,132	156,467	25,335
Depreciation	182,316	189,000	6,684	1,359,973	1,512,000	152,027
Total Operating Expenses	4,065,603	4,173,831	108,228	23,004,804	23,828,150	823,346
Income(Loss) from Operations	1,292,433	1,144,961	147,472	643,806	(769,065)	1,412,870
Interest Income	92,675	84,175	8,500	927,787	673,400	254,387
Other Income (Expense)	52	500	(448)	10,618	4,000	6,618
Interest Expense	(6,758)	(7,664)	906	(67,462)	(61,315)	(6,148)
Debt Amortization Income	4,866	4,866	-	38,924	38,925	(0)
PILOT	(61,346)	(61,346)	-	(490,764)	(490,764)	-
Total Other Income (Expense)	29,489	20,531	8,959	419,103	164,246	254,857
Total Income / (Loss)	1,321,922	1,165,492	156,431	1,062,909	(604,819)	1,667,728
Capital Spend	123,265	426,000	302,735	963,849	4,767,000	3,803,151
Contributed Capital - Cash	-	20,833	(20,833)	168,345	166,667	1,678
Contributed Capital - Non-Cash	-	4,167	(4,167)	10,611	33,333	(22,723)

Clarksville Gas & Water FY2025



FY 2025 Debt Coverage

February, 2025

Fiscal Period	8
	<u>Actual</u>
System Gross Revenue	\$ 89,837,764
System Operating Expenses	69,916,526
	19,921,238
Add: Depreciation Expense	15,348,462
Other Revenue (Expense)	8,424,662
Net Revenues	\$ 43,694,362
Debt Coverage Ratio	2.47
Debt Coverage Ratio Goal	1.70
<i>FY 2024 Coverage Ratio</i>	3.45
<i>FY 2023 Coverage Ratio</i>	2.76

>2.00 = Aaa rating

1.70-2.00 = Aa rating

Debt to Operating Revenue Ratio

February, 2025

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

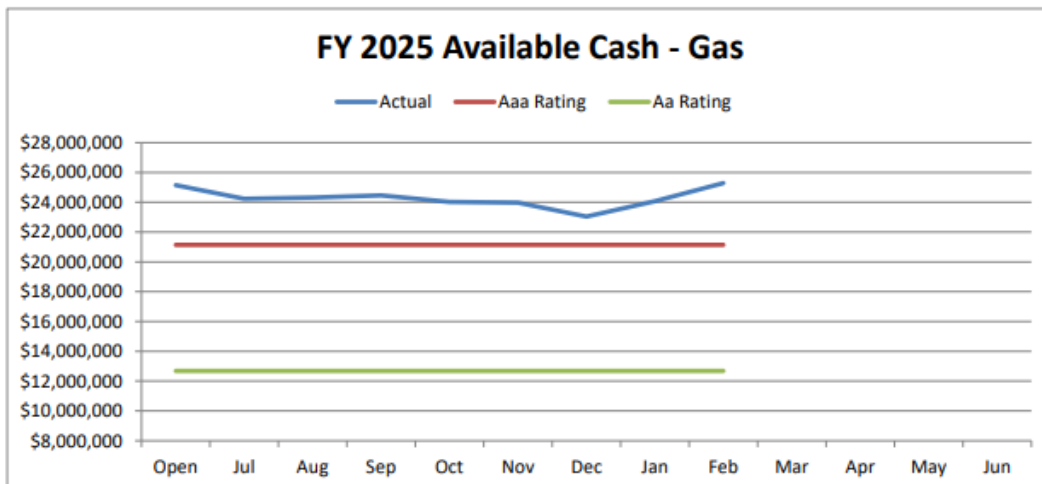
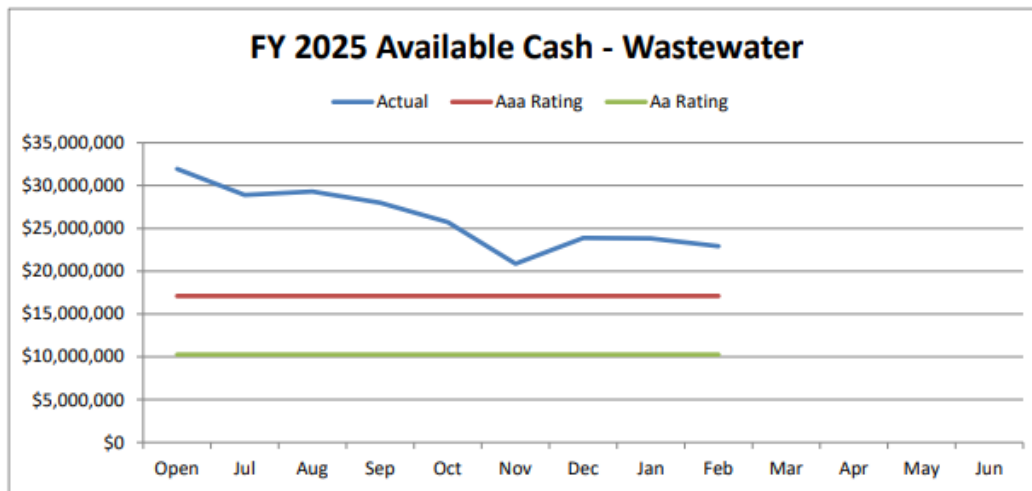
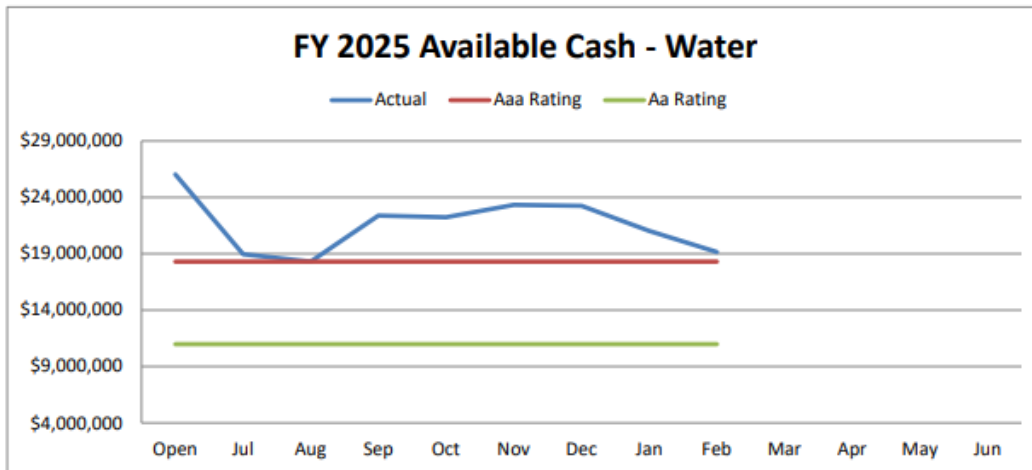
FY 2022 Actual

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

<2.00 = Aaa

2.00 - 4.00 = Aa

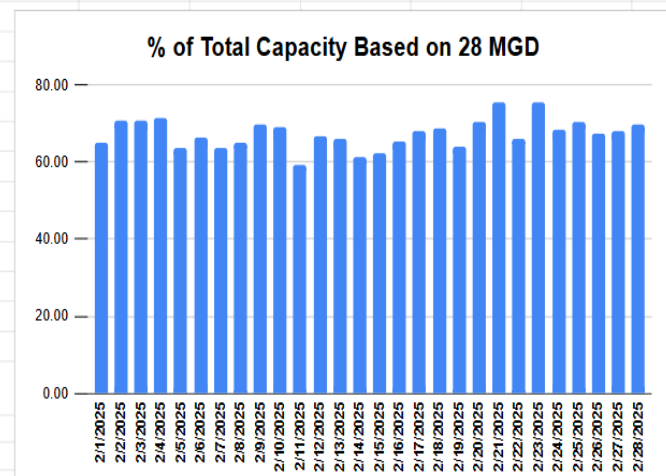
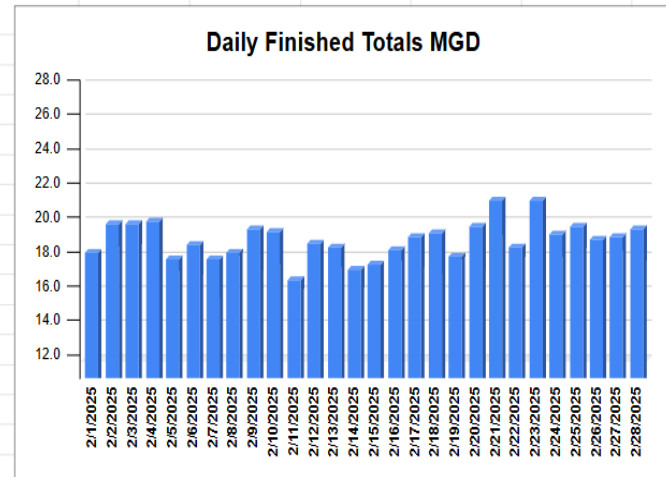
Clarksville Gas & Water FY 2025



Clarksville Water Treatment Plant Finished Water Totals

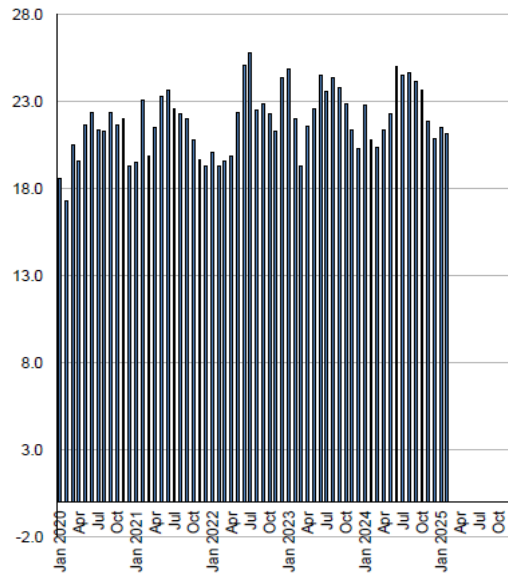
February 2025

DATE	TOTALS IN MGD	DATE	% of Total Capacity Based on 28 MGD
2/1/2025	18.2	2/1/2025	65.00
2/2/2025	19.8	2/2/2025	70.71
2/3/2025	19.8	2/3/2025	70.71
2/4/2025	20.0	2/4/2025	71.43
2/5/2025	17.8	2/5/2025	63.57
2/6/2025	18.6	2/6/2025	66.43
2/7/2025	17.8	2/7/2025	63.57
2/8/2025	18.2	2/8/2025	65.00
2/9/2025	19.5	2/9/2025	69.64
2/10/2025	19.4	2/10/2025	69.29
2/11/2025	16.6	2/11/2025	59.29
2/12/2025	18.7	2/12/2025	66.79
2/13/2025	18.5	2/13/2025	66.07
2/14/2025	17.2	2/14/2025	61.43
2/15/2025	17.5	2/15/2025	62.50
2/16/2025	18.3	2/16/2025	65.36
2/17/2025	19.1	2/17/2025	68.21
2/18/2025	19.3	2/18/2025	68.93
2/19/2025	17.9	2/19/2025	63.93
2/20/2025	19.7	2/20/2025	70.36
2/21/2025	21.2	2/21/2025	75.71
2/22/2025	18.5	2/22/2025	66.07
2/23/2025	21.2	2/23/2025	75.71
2/24/2025	19.2	2/24/2025	68.57
2/25/2025	19.7	2/25/2025	70.36
2/26/2025	18.9	2/26/2025	67.50
2/27/2025	19.1	2/27/2025	68.21
2/28/2025	19.5	2/28/2025	69.64
Monthly total	529.2	Monthly average	67.50

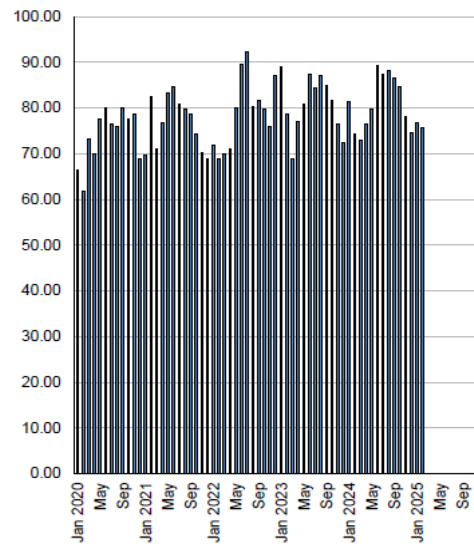


Date	Amt	Date	% of Capacity
Jan 2020	18.6	Jan 2020	66.43
Feb	17.3	Feb	61.79
Mar	20.5	Mar	73.21
Apr	19.6	Apr	70.00
May	21.7	May	77.50
Jun	22.4	Jun	80.00
Jul	21.4	Jul	76.43
Aug	21.3	Aug	76.07
Sep	22.4	Sep	80.00
Oct	21.7	Oct	77.50
Nov	22.0	Nov	78.57
Dec	19.3	Dec	68.93
Jan 2021	19.5	Jan 2021	69.64
Feb	23.1	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	19.6	Mar	70.00
Apr	19.9	Apr	71.07
May	22.4	May	80.00
Jun	25.1	Jun	89.64
Jul	25.8	Jul	92.14
Aug	22.5	Aug	80.36
Sep	22.9	Sep	81.79
Oct	22.3	Oct	79.64
Nov	21.3	Nov	76.07
Dec	24.4	Dec	87.14
Jan 2023	24.9	Jan 2023	88.93
Feb	22.0	Feb	78.57
Mar	19.3	Mar	68.93
Apr	21.6	Apr	77.14
May	22.6	May	80.71
Jun	24.5	Jun	87.50
Jul	23.6	Jul	84.29
Aug	24.4	Aug	87.14
Sep	23.8	Sep	85.00
Oct	22.9	Oct	81.79
Nov	21.4	Nov	76.43
Dec	20.3	Dec	72.50
Jan 2024	22.8	Jan 2024	81.43
Feb	20.8	Feb	74.29
Mar	20.4	Mar	72.86
Apr	21.4	Apr	76.43
May	22.3	May	79.64
Jun	25.0	Jun	89.29
Jul	24.5	Jul	87.50
Aug	24.7	Aug	88.21
Sep	24.2	Sep	86.43
Oct	23.7	Oct	84.64
Nov	21.9	Nov	78.21
Dec	20.9	Dec	74.64
Jan 2025	21.5	Jan 2025	76.79
Feb	21.2	Feb	75.71
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

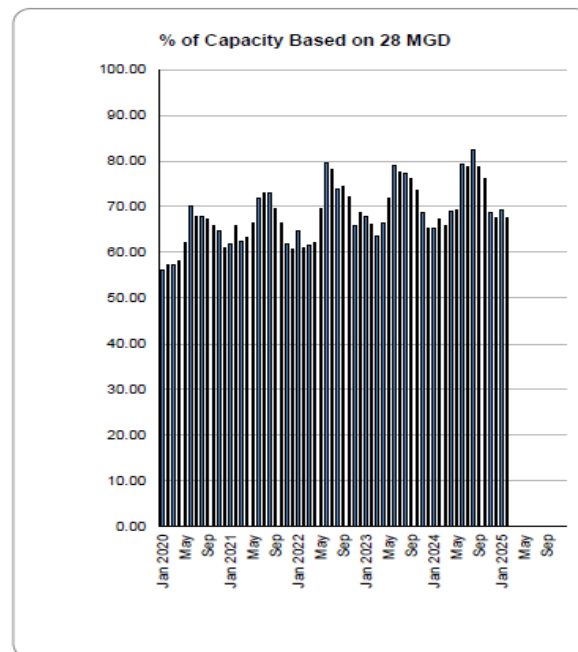
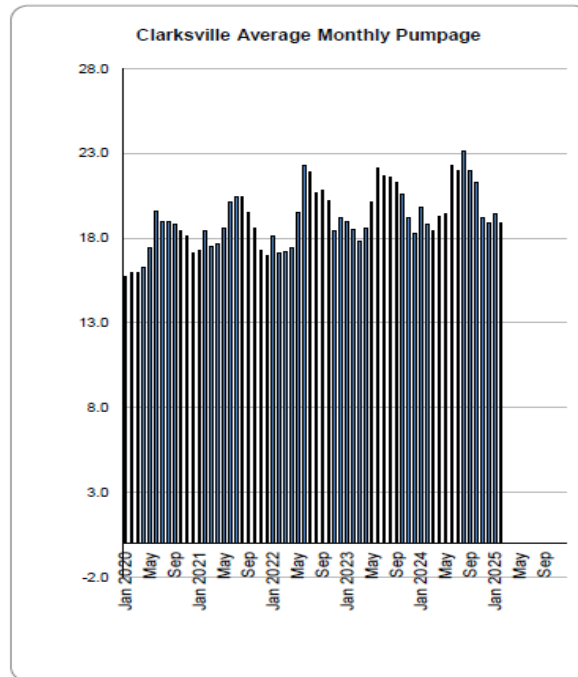
Clarksville Maximum Daily Pumpage



% 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	17.2	Mar	61.43
Apr	17.4	Apr	62.14
May	19.5	May	69.64
Jun	22.3	Jun	79.64
Jul	21.9	Jul	78.21
Aug	20.7	Aug	73.93
Sep	20.8	Sep	74.29
Oct	20.2	Oct	72.14
Nov	18.4	Nov	65.71
Dec	19.2	Dec	68.57
Jan 2023	19.0	Jan 2023	67.86
Feb	18.5	Feb	66.07
Mar	17.8	Mar	63.57
Apr	18.6	Apr	66.43
May	20.1	May	71.79
Jun	22.1	Jun	78.93
Jul	21.7	Jul	77.50
Aug	21.6	Aug	77.14
Sep	21.3	Sep	76.07
Oct	20.6	Oct	73.57
Nov	19.2	Nov	68.57
Dec	18.3	Dec	65.36
Jan 2024	19.8	Jan 2024	65.36
Feb	18.8	Feb	67.14
Mar	18.4	Mar	65.71
Apr	19.3	Apr	68.93
May	19.4	May	69.29
Jun	22.3	Jun	79.21
Jul	22.0	Jul	78.57
Aug	23.1	Aug	82.50
Sep	22.0	Sep	78.57
Oct	21.3	Oct	76.07
Nov	19.2	Nov	68.57
Dec	18.9	Dec	67.50
Jan 2025	19.4	Jan 2025	69.29
Feb	18.9	Feb	67.50
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



FINISHED WATER PUMPAGE TOTALS

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Jan.Total	472836	460298	471709	542638	506802	487760	537922	561582	588988	614148	602029
Aver.	15253	14848	15216	17504	16348	15734	17352	18116	19000	19811	19420
Max	18841	17349	19091	19678	19667	18650	19509	20157	24984	22815	21526
Min	13616	12928	14348	14683	13896	12889	15070	14954	14070	17039	17622
Feb.Total	431331	420563	418523	450030	467133	464620	517207	481539	519855	545336	529948
Aver.	15405	14502	14947	16073	16683	16021	18472	17198	18566	18805	18927
Max	17659	15791	16453	19679	19919	17301	23147	19398	22013	20844	21239
Min	13342	13145	13507	14057	13710	14832	14933	14669	16895	17457	16668
Mar.Total	459349	442712	462775	488427	499251	498790	543470	535053	552771	571551	
Aver.	14818	14281	14928	15756	16105	16090	17531	17260	17831	18437	
Max	16565	15992	17089	17592	17367	20582	19958	19689	19301	20435	
Min	13381	12822	13894	14516	14929	13982	15338	15188	15734	16761	
Apr.Total	433816	447902	479548	471571	495905	491542	531895	523710	560385	580245	
Aver.	14461	14930	15985	15719	16530	16385	17730	17457	18680	19342	
Max	15936	16785	19424	17634	19477	19679	21550	19947	21698	21495	
Min	12702	12521	14464	13683	14140	13942	14991	14376	16053	16739	
May.Total	502787	484014	508673	535251	550304	541075	577661	605393	624584	602152	
Aver.	16219	15613	16409	17266	17752	17454	18634	19529	20148	19424	
Max	18671	19413	19500	20201	21385	21754	23319	22441	22609	22384	
Min	14687	13917	13724	14348	14204	15033	15661	15713	16790	16821	
Jun.Total	505360	536245	525289	554301	539759	588876	604053	671751	665823	667906	
Aver.	16846	17875	17510	18477	17992	19629	20135	22392	22194	22264	
Max	19306	20660	24870	21444	21454	22442	23784	25153	24539	25031	
Min	14050	15630	14988	15308	14700	16334	16624	17251	19825	18908	
Jul.Total	544235	519632	571991	583935	569783	590407	633850	680281	674368	616561	
Aver.	17556	16762	19451	18837	18380	19045	20447	21945	21754	22041	
Max	21555	19407	21680	22472	21198	21487	22672	25815	23675	24598	
Min	14673	14985	15287	13853	16212	15643	17478	18869	19075	20104	
Aug.Total	547126	529644	566204	595380	584399	589997	633761	644441	671339	716219	
Aver.	17649	17085	18265	19206	18852	19032	20444	20788	21656	23104	
Max	20033	19451	22100	22024	21852	21359	22323	22500	24464	24721	
Min	14503	14785	15658	15318	15235	16443	16939	18605	19438	21167	
Sep.Total	508650	532147	530559	569190	605709	565475	585256.4	626269	641308	661043	
Aver.	16955	17738	17685	18973	20190	18849	19508	20876	21377	22034	
Max	19573	21501	19637	22112	23540	22452	22039	22947	23827	24270	
Min	14245	16104	15576	16342	17485	16121	17898	18422	19712	19016	
Oct.Total	471463	547410	533123	561681	560395	573348	576635	626847	640980	661290	
Aver.	15208	17658	17198	18119	18077	18495	18601	20221	20677	21332	
Max	16803	20503	19507	20803	21149	21771	20894	22362	22940	23721	
Min	13337	15408	14485	15333	14001	16235	16225	17745	17850	19359	
Nov.Total	427852	501075	490630	496859	506448	544277	520726	552482	578579	578293	
Aver.	14262	16703	16354	16562	16882	18143	17358	18416	19286	19276	
Max	15879	19499	18381	19630	19775	22005	19727	21370	21464	21916	
Min	12336	13700	13825	14615	14275	16175	14142	16778	17001	17408	
Dec.Total	442384	475697	497194	504637	492948	533119	527675	595462	570186	588550	
Aver.	14270	15345	16039	16279	15902	17197	17022	19208	18393	18985	
Max	16082	17226	17728	19829	17795	19317	19357	24423	20346	20912	
Min	12787	13516	13355	13897	13962	15018	15196	15868	16419	17139	
Yr. Total	5747189	5897339	6056218	6353900	6378836	6469286	6790111	7104810	7289166	8139209	
Yr. Aver.	15746	16113	16592	17408	17476	17724	18603	19465	19970	20404	
Peak Day	21555	21501	24870	22472	23540	22452	23784	25815	24984	25031	



Monthly Activity Summary

February 2025

- Gas System distributed 896,271,000 cubic feet and averaged 32,009,678 cubic feet per day. That represents approximately 48.4 percent of the system's capacity
- Water plant pumped 530 million gallons of treated water into the system and averaged 18.9 million gallons per day. This represents approximately 67.5 percent of the plant's capacity.
- Wastewater Plant treated 684.1million gallons of sewage and averaged 24.4 million gallons per day. That represents approximately 97.6 percent of the plant's capacity.
- The call center handled 5,453 calls and averaged 287 calls per day. Each call lasted an average of 3 minutes and 21 seconds.
- The service department completed 5,083 work orders and responded to 320 after hour calls.
- In the month of January, 523 accounts were flagged for high usage by the meter readers.
- Gas division installed 26 new services, and totaled 1,822 feet of pipe, 12 mains totaling 3,550 feet of pipe, and responded to 110 odor complaints.
- Water division repaired 77 water leaks, totaling 1379.5 feet of pipe, flushed 448 hydrants, and tested 774 backflow devices.
- Sewer division made 15 point repairs totaling 217 feet of pipe, cleaned 13,315feet of pipe.
- Engineering approved 11 utility plans this month and currently had 42 ongoing projects.
- Billing Department read 114,364 meters with an accuracy rate of 99.89 percent and sent a total of 97,120 bills and 12,758 notices

Meter Reading and Service Department
Monthly/Yearly Report February 2025

Meter Reading

Meters Read

Month	Year	Gas	Water	Total	Accuracy Rate
February	2025	30,493	83,871	114,364	99.89%
January	2025	30,470	83,797	114,267	99.88%
December	2024	30,433	83,663	114,096	99.93%
November	2024	30,401	83,612	114,013	99.89%
October	2024	30,365	83,511	113,876	99.91%
September	2024	30,339	83,389	113,728	99.90%
August	2024	30,21	83,192	113,513	99.91%
July	2024	30,312	83,037	113,349	99.94%
June	2024	30,302	89,898	113,200	99.89%
May	2024	30,285	82,767	113,052	99.90%
April	2024	30,274	82,574	112,848	99.88%
March	2024	30,256	82,437	112,693	99.90%
12 Month Total		333,930	1,005,748	1,249,100	99.90%

Month	Year	Service Orders	After Hours Calls
February	2025	5,083	320
January	2025	5,135	328
December	2024	5,235	259
November	2024	5,140	278
October	2024	6,495	366
September	2024	4,975	231
August	2024	5,858	270
July	2024	6,253	308
June	2024	5,639	280
May	2024	6,159	338
April 2024	2024	5,613	292
March	2024	5,357	289
12 Month Total		66,942	3,559

Easement Purchase Approval- 1360 Charles Bell Road – Map 33, Parcel 012.00”

William K. Bryant
1360 Charles Bell Road
Tax Map 33, Parcel 12.00
Volume 492 Page 877

This instrument was prepared by
TTL USA
2971 International Blvd, Suite C
Clarksville, Tennessee 37040

GRANT OF PERMANENT UTILITY AND TEMPORARY CONSTRUCTION EASEMENTS

For a good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, WILLIAM K. BRYANT (hereinafter called Grantor) does hereby grant, bargain, sell, transfer and convey unto the CITY OF CLARKSVILLE, a Tennessee Municipal Corporation, (hereinafter called Grantee), its successors and assigns, permanent easements within which to construct, install, operate, maintain, change the size of, inspect, alter, replace and remove, water/sewer/natural gas utilities, and associated appurtenances, with said easements being more particularly described as follows.

Description of Permanent Utility Easement

A 20-foot-wide permanent utility easement situated in the 6th Civil District of Montgomery County, TN, being recorded in ORV 492, Page 877 ROMCT, lying within map 33, parcel 012.00 being more fully described as being located east of Steel Stock Road, south of and adjacent to Charles Bell Road, said easement being more particularly described as follows:

Commencing at an iron pin with Tennessee State Plane Coordinates of Northing 824,292.26 feet and Easting 1,600,567.84 feet lying in the east right of way of said Steel Stock Road, thence North 52 degrees 23 minutes 12 seconds East for 66.87 feet to the TRUE POINT OF BEGINNING lying in the south right of way of said Charles Bell Road;

Thence along Charles Bell Road south row on a curve to the right having a radius of 50.00 feet, arc length of 0.53 feet, a chord bearing of South 85 degrees 20 minutes 30 seconds East for 0.53 feet to a point;

Thence, South 85 degrees 02 minutes 15 seconds East for 19.54 feet to a point, being a north corner of herein described easement;

Thence leaving Charles Bell Road south row on a new easement line for the next four calls:

South 09 degrees 39 minutes 15 seconds West for 52.75 feet to a point; South 80 degrees 20 minutes 45 seconds East for 364.02 feet to a point; North 54 degrees 39 minutes 15 seconds East for 76.29 feet to a point; North 09 degrees 39 minutes 15 seconds East for 6.71 feet to a point, said point lying in the Charles Bell south row;

Thence along said south row South 81 degrees 00 minutes 15 seconds East for 20.00 to a point;

Thence leaving said south row on a new easement line for the next eight calls: South 09 degrees 39 minutes 15 seconds West for 15.22 feet to a point; South 54 degrees 39 minutes 15 seconds West for 92.86 feet to a point; North 80 degrees 20 minutes 45 seconds West for 372.30 feet to a point; South 09 degrees 39 minutes 15 seconds West for 138.57 feet to a point; South 01 degrees 35 minutes 45 seconds East for 383.67 feet to a point; South 09 degrees 39 minutes 15 seconds West for 457.14 feet to a point; South 20 degrees 54 minutes 15 seconds West for 267.79 feet to a point; South 09 degrees 39 minutes 15 seconds West for 676.54 feet to a point, said point lying in the north property line of the String Lake LLC property as recorded in ORV 2410, Page 2073 ROMCT;

Thence along String Lake north property line North 81 degrees 01 minutes 41 seconds West for 20.00 feet to a point;

Thence leaving said north property line on a new easement line for the next five calls: North 09 degrees 39 minutes 15 seconds East for 678.74 feet to a point; North 20 degrees 54 minutes 15 seconds East for 267.79 feet to a point; North 09 degrees 39 minutes 15 seconds East for 453.20 feet to a point; North 01 degrees 35 minutes 45 seconds West for 383.67 feet to a point; North 09 degrees 39 minutes 15 seconds East for 211.65 feet to the TRUE POINT OF BEGINNING. Said 20.00-foot permanent utility easement containing 49,189.27 square feet (1.13+/-ac) more or less.

Description of Temporary Construction Easement

Being a 5.00-foot-wide strip of land for construction purposes, lying 5.00 feet west of and coinciding with said permanent utility easement described herein above. Said described strip of land being bounded by William Bryant property.

Commencing at an iron pin with Tennessee State Plane Coordinates of Northing 824,292.26 feet and Easting 1,600,567.84 feet lying in the east right of way of said Steel Stock Road, thence North 52 degrees 23 minutes 12 seconds East for 66.87 feet to the TRUE POINT OF BEGINNING lying in the south right of way of said Charles Bell Road;

Thence leaving said Charles Bell Road along, said permanent utility easements west boundary line for the next five calls: South 09 degrees 39 minutes 15 seconds West for 211.65 feet to a point; South 01 degrees 35 minutes 45 seconds East for 383.67 feet to a point; South 09 degrees 39 minutes 15 seconds West for 453.20 feet to a point; South 20 degrees 54 minutes 15 seconds West for 267.79 feet to a point; South 09 degrees 39 minutes 15 seconds West for 678.74 feet to a point, said point lying in the north boundary line of the String Lake LLC property as recorded in ORV 2410, Page 2073 ROMCT;

Thence along said String Lake north boundary line, North 80 degrees 26 minutes 03 seconds West for 5.00 feet to a point;

Thence leaving String Lake property on a new easement line for the next five calls: North 09 degrees 39 minutes 15 seconds East for 679.24 feet to a point; North 20 degrees 54 minutes 15 seconds east for 267.79 feet to a point; North 09 degrees 39 minutes 15 seconds East for 452.22 feet to a point; North 01 degrees 35 minutes 45 seconds West for 383.67 feet to a point; North 09 degrees 39 minutes 15 seconds East for 211.42 feet to a point, said point lying in said Charles Bell Road south row, also being the north corner of herein described easement;

Thence along said Charles Bell Road on a curve to the right having a radius of 50.00 feet, arc length of 5.05 feet, a chord bearing of South 88 degrees 32 minutes 30 seconds East for 5.05 feet to the TRUE POINT OF BEGINNING. Said 5.00-foot temporary construction easement containing 9,973.25 square feet (0.23+/-ac) more or less.

Being a 5.00-foot-wide strip of land for construction purposes, lying 5.00 feet north of and coinciding with said permanent utility easement described herein above. Said described strip of land being bounded by William Bryant property.

Commencing at an iron pin with Tennessee State Plane Coordinates of Northing 824,292.26 feet and Easting 1,600,567.84 feet lying in the east right of way of said Steel Stock Road, thence North 61 degrees 49 minutes 34 seconds East for 82.77 feet to the TRUE POINT OF BEGINNING lying in the south right of way of said Charles Bell Road;

Thence, along said Charles Bell Road south row, South 85 degrees 02 minutes 15 seconds East for 5.02 feet to a point;

Thence leaving said south row on a new easement line for the next four calls: South 09 degrees 39 minutes 15 seconds West for 48.16 feet to a point; South 80 degrees 20 minutes 45 seconds East for 356.95 feet to a point;

North 54 degrees 39 minutes 15 seconds East for 72.15 feet to a point; North 09 degrees 39 minutes 15 seconds East for 4.58 feet to a point, said point lying in the south row of Charles Bell Road;

Thence, along said right of way, South 81 degrees 00 minutes 15 seconds East for 5.00 feet to a point;

Thence leaving said south row, along said permanent utility easements north boundary line for the next four calls: South 09 degrees 39 minutes 15 seconds West for 6.71 feet to a point; South 54 degrees 39 minutes 15 seconds West for 76.29 feet to a point; North 80 degrees 20 minutes 45 seconds West for 364.02 feet to a point; North 09 degrees 39 minutes 15 seconds East for 52.75 feet to the TRUE POINT OF BEGINNING. Said 5.00-foot temporary construction easement containing 2,454.02 square feet (0.06+/-ac) more or less.

Being a 5.00-foot-wide strip of land for construction purposes, lying 5.00 feet east of and coinciding with said permanent utility easement described herein above. Said described strip of land being bounded by William Bryant property.

Commencing at an iron pin with Tennessee State Plane Coordinates of Northing 824,292.26 feet and Easting 1,600,567.84 feet lying in the east right of way of said Steel Stock Road, thence South 87 degrees 01 minutes 13 seconds East for 506.78 feet to the TRUE POINT OF BEGINNING lying in the south right of way of said Charles Bell Road;

Thence, along said Charles Bell Road south row, South 81 degrees 00 minutes 15 seconds East for 5.00 feet to a point;

Thence leaving said row on a new easement line for the next eight calls: South 09 degrees 39 minutes 15 seconds West for 33.00 feet to a point; North 81 degrees 00 minutes 15 seconds West for 15.83 feet to a point; South 54 degrees 39 minutes 15 seconds West for 74.61 feet to a point; North 80 degrees 20 minutes 45 seconds West for 369.38 feet to a point; South 09 degrees 39 minutes 15 seconds West for 133.08 feet to a point; South 01 degrees 35 minutes 45 seconds East for 383.67 feet to a point; South 09 degrees 39 minutes 15 seconds West for 458.13 feet to a point; South 20 degrees 54 minutes 15 seconds West for 267.79 feet to a point; South 09 degrees 39 minutes 15 seconds West for 676.04 feet to a point, said point lying in the north property line of the String Lake LLC property as recorded in ORV 2410, Page 2073 ROMCT;

Thence, along said Spring Lake north boundary, North 80 degrees 20 minutes 45 seconds West for 5.00 feet to a point;

Thence leaving Spring Lake property along said permanent utility easements east boundary line for the next eight calls: North 09 degrees 39 minutes 15 seconds East for 676.54 feet to a point; North 20 degrees 54 minutes 15 seconds East for 267.79 feet to a point; North 09 degrees 39 minutes 15 seconds East for 457.14 feet to a point; North 01 degrees 35 minutes 45 seconds West for 383.67 feet to a point; North 09 degrees 39 minutes 15 seconds East for 138.57 feet to a point; South 80 degrees 20 minutes 45 seconds East for 372.30 feet to a point; North 54 degrees 39 minutes 15 seconds East for 92.86 feet to a point; North 09 degrees 39 minutes 15 seconds East for 15.22 feet to the TRUE POINT OF BEGINNING.

Said 5.00-foot temporary construction easement containing 12,140.24 square feet (0.28+/-ac) more or less.

The complete 5.00-foot temporary construction easement contains a total of 24,567.51 square feet (0.56+/-ac) more or less.

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

Included with the easement are the following incidental rights and powers that Grantor hereby agrees that Grantee, its successors and assigns, shall have: (a) Grantee shall have ingress and egress to the easement over and across the land owned by Grantor; (b) Grantee shall have reasonable use of other land owned by Grantor immediately adjacent to the easement in the exercise of the rights herein granted; and (c) Grantee may keep the easement clear of any debris, roots, growth or obstructions that may interfere with any utility line(s), and appurtenances thereto.

Grantor covenants that no excavation, building, structure or obstruction of any kind will be constructed or permitted on said utility line easement and that he will not destroy, weaken or damage any utility line(s) or associated appurtenances, or interfere with the operation thereof or the flowage of water/sewer/natural gas therein.

Said easement is granted and conveyed subject to the limitations, restrictions, agreements and requirements set out herein, and further subject to any matters appearing of record.

TO HAVE AND TO HOLD the above-described utility line easement with the estate, title and interest thereto, including all rights and powers therewith, belonging to Grantee, its successors and assigns, forever; and Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the underlying land in fee simple and of the utility line easement, has a good right to convey said easement, and the easement is unencumbered, except as otherwise herein set out; and Grantor does further covenant and bind himself, his heirs, successors, and representatives, to warrant and forever defend the title to said easement to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever.

Whenever used, the singular number shall include the plural, the plural, the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, this instrument is executed this ____ day of _____, 2025, at Clarksville, Tennessee

GRANTOR:

Owner

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally, appeared before me, _____ with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal at Clarksville, Tennessee, this ____ day of _____, 2025.

My commission expires: _____ Notary Public

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

I hereby swear or affirm that a municipality is the Grantee of the property transferred, that pursuant to Tenn. Code Ann. § 67-4-409 (f)(1), this transfer of realty is tax-exempt, and that no oath of value is required pursuant to Tenn. Code Ann. § 67-4-409 (a)(5).

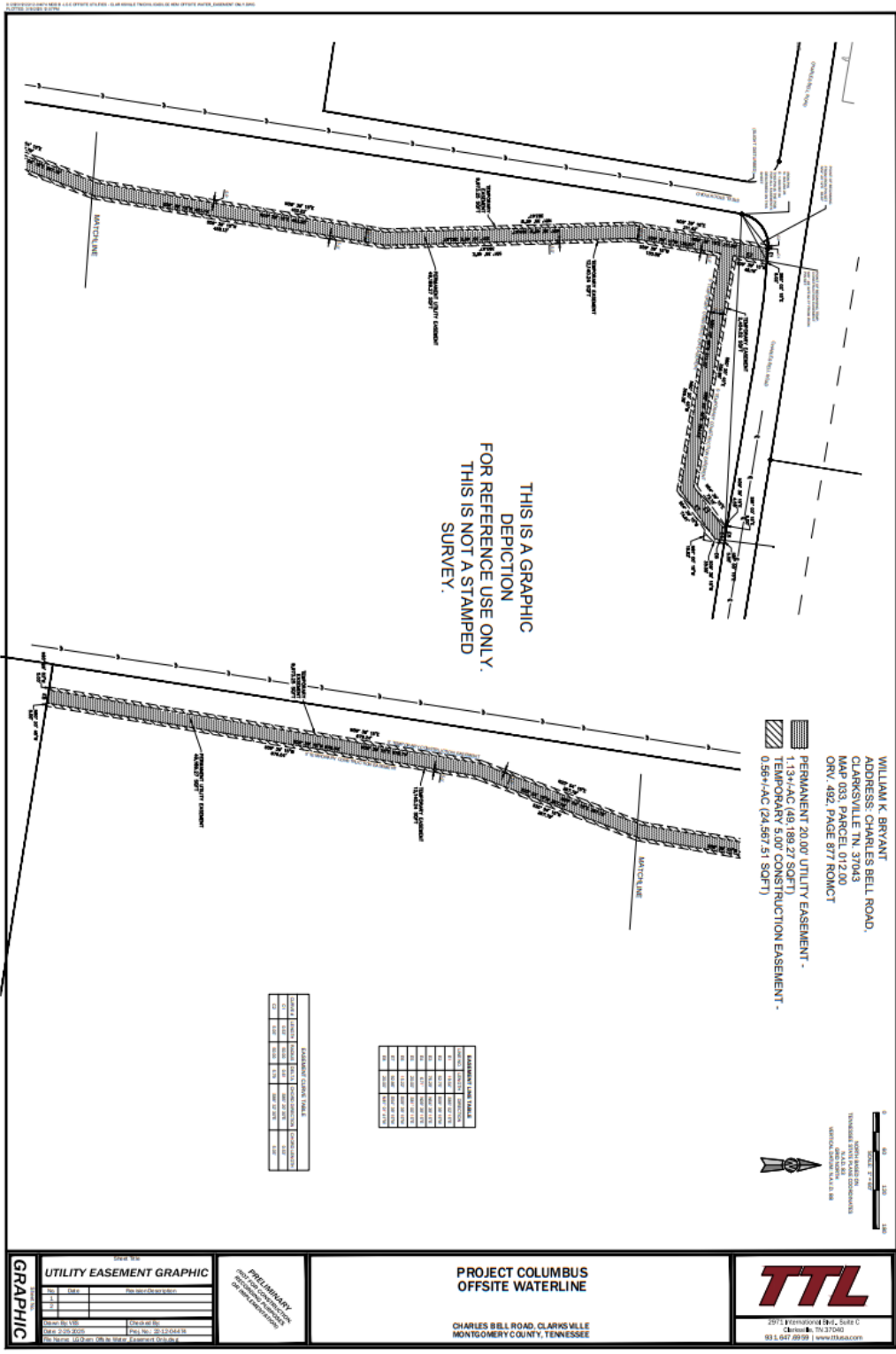
AFFIANT

Sworn to and subscribed before me on this the ____ day of _____, 2025

Notary Public

My commission expires: _____

X:\2023\12\22-12-04474 MCIDB - LGC Offsite Utilities - Clarksville TN\Civil\CAD\Utility Easements\Descriptions\Bryant property offsite water easement description_3-3-2025.doc





**OFFER TO PURCHASE
CITY OF CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE**

CGW Project Name: LG Chem Off-Site Water

CGW Project Number: 411-25800

Property Owner: William K. Bryant

Property Address: 1360 Charles Bell Road

Map and Parcel: Map 33, Parcel 012.00

The Clarksville Gas & Water Department (CGW) is herewith offering the property owner \$35,000.00 (Thirty Five Thousand Dollars) for the acquisition of utility easements for the above referenced Project. The offer is described as follows:

Permanent Utility Easement: 49,189.27 square feet (1.13+/- acres) \$ 29,169.66

Temporary Construction Easement: 24,567.51 square feet (0.56+/- acres) \$ 5,830.34

Grand Total: \$ 35,000.00

Please indicate your acceptance of the monetary offer by signing and dating this Offer to Purchase below. If you have any questions regarding this Offer to Purchase, please contact the Clarksville Gas and Water Department at (931) 645-7418.

Comments: This easement is required for CGW to adequately serve the LG Chem project, and continue to adequately serve this area of our system.

Offer Accepted: _____ Date: _____

Clarksville Gas and Water Dept. Agent: _____

2215 Madison Street | Clarksville, TN. 37043
(931)-645-7400 | Cityofclarksville.com



Monthly Committee Report

March 2025

- The Clarksville Gas Department began work in mid-March to locate and identify existing natural gas infrastructure for GPS mapping and monitoring in the Sango area. The efforts in this area will take place over the next 2-3 months; however, the end goal is to complete the process throughout entire gas system.
- Clarksville Gas Distribution technicians performed gas meter replacements throughout the system during the month of March, in accordance with federal and state regulations.
- The Clarksville Gas Department recognized Natural Gas Utility Workers' Day on March 18 by celebrating natural gas workers with a lunch.
- Tyler Hayes, Assistant Gas Manager, and Brandon Thomas, Gas Compliance Manager, hosted the Middle Tennessee Gas Distributors Association quarterly meeting in Nashville, TN on March 13.

The Middle Tennessee Natural Gas Distributors Association (MTGDA) is a voluntary association of Natural Gas Distribution Companies located in Tennessee and industry partners affiliated with the natural gas industry and exists for the purpose of the mutual improvement, education, and furtherance of the interests of the individual members and their customers.

This year, Tyler is serving as the MTGDA President and Brandon as the MTGDA Secretary/Treasurer.

- And lastly, second notice bill mailers will be getting a new look. Beginning April 1, 2025, the second notice customer bills will be printed on a postcard-size mailer, 5.5" x 8.5", each being folded and securely sealed.



City of Clarksville Gas & Water Committee

February 20, 2025 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- January 23, 2025**
- 4. Department Reports**
 - A. Bid Summary- Camille Thomas (attached)

Professional Services-Camille Thomas- None to report
Sale of Surplus Property on [GovDeals.com](https://govdeals.com) for the month of January 2025 was \$9,752

Bad Debt- Dawn Thomack
Financials- Dawn Thomack
Department Reports- Mark Riggins
Monthly Committee Report January 2025 - Mark Riggins
- 5. Committee Action Required**
- 6. City Council Action Required**
 - A. ORDINANCE 55-2024-25 AN ORDINANCE ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM THE MAIN STREET INVESTMENTS TN GROUP PROPERTY TO THE CITY OF CLARKSVILLE FOR THE PURPOSE OF SEWER PUMP STATION
- 7. Adjournment**
- 8. Public Comment**

(allows 3 persons; 5 minutes each)

**GAS & WATER COMMITTEE
BID SUMMARY
FEBRUARY 20, 2025**

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>
4666-RFQ	Non-Potable Water Study	Black & Veatch	\$523,855.00
4696-P	Magazine Publication & Direct Mailing Service	Pioneer Utility Resources	\$191,760.00

SOLE SOURCE PURCHASES:

1. Future purchases of Flow-Tronic flow meters, parts and services from Rye Engineering, PLC.
2. Future purchases of Model 332P and 332W pump controllers from Devar Inc.
3. Future purchases of Fluid Conservation Systems leak detection equipment, parts and services from Rye Engineering, PLC.
4. Future purchases of T.D. Williamson, Inc. parts, products and service from S.J. Patterson, LLC.

PURCHASE FROM THE SOURCEWELL COOPERATIVE CONTRACT:

1. Purchase of a Caterpillar Commercial Generator Package from Thompson Machinery in the amount of \$183,975.00.

RFQ 4666 - Non-Potable Water Study

Black & Veatch	\$523,855.00*
Haven & Sawyer	RFQ Received
Jacobs Engineering Group	RFQ Received
Clark Engineering & Utility Solutions, LLC	No Response
Earth Science Engineering, LLC	No Response
ECS Southeast, LLP	No Response
Gresham Smith	No Response
GRW	No Response
HDR	No Response
Kimley Horn	No Response
LCS EHS Consulting Services	No Response
McKay Burchett & Company	No Response
Moore Design Services	No Response
Neely Engineering & Contracting	No Response

Rye Engineering	No Response
Smith Seckman Reid	No Response
Suiter Surveying & Land Planning	No Response
SWS	No Response
TTL	No Response
WBW Engineering	No Response
Weakley Brothers Engineering	No Response
Gulf State Engineering of TN	No Response
Conzor Engineers	No Response
S&ME, Inc.	No Response
Beaver Engineering	No Response
Chastain-Skillman	No Response
Barge Design Solutions	No Response
Chattanooga Engineering Group	No Response
Andrews Engineering	No Response
Ragan-Smith Associates	No Response
WGI	No Response
LE Gregg Associates	No Response
Rummel Klepper & Kahl	No Response
Civil Site Clarkville	No Response
Bell Engineering	No Response
Chazen Engineering Consultants	No Response
Allen & Hoshall	No Response

*This was a Request for Qualifications where price was not a factor in the award.

Proposal 4696-P - Magazine Publication & Direct Mailing Service

Pioneer Utility Resources	\$191,760.00*
Publications Plus	Proposal Received
Phillips Printing Company	No Response
The Marek Group	No Response
Nashville Printing/Minuteman Press	No Response
American Mainstreet & Publications	No Response
West Publishing Corporation	No Response
BMS Direct	No Response
The Bingham Group.com	No Response
Data Prose, LLC	No Response
VCloud Tech, Inc.	No Response
Hertzberg New-Method, Inc.	No Response
Perma Bound Books	No Response
Sebis Direct	No Response
Midwest Presort Mailing Services	No Response
Characters of Character NFP	No Response
Printing Pros	No Response
Printwell, Inc.	No Response
Renaissance Learning, Inc.	No Response
CB Printing	No Response

Bound to Stay Books
RR Donnelly & Sons

No Response
No Response

*This was a proposal where price was not the only factor in the award.

*Department Recommendation

Sold Asset Report

Clarksville Gas and Water Department, TN
Date range: 01 Jan 2025 - 31 Jan 2025

ID	Description	VIN/Serial	Buyer	Sold Amount	Auction End Date	Auction End Time
434	2010 Ford F-150 XL 6.5-ft. Bed 2WD	1FTMF1CWXAFC24655	Jose Calderon	\$3,250.00	20-Jan-2025	8:00 PM CT
435	4 USED TIRES SIZE 12R 22.5		Tom Wolfe	\$22.00	23-Jan-2025	8:00 PM CT
436	1 USED TIRES SIZE 17.5 R 25 STILL ON RIM		Drew Rawls	\$5.00	23-Jan-2025	8:03 PM CT
437	USED 1995 CATERPILLAR BACKHOE 436B (BACKHOE REMOVED)		Mariana Garcia	\$4,450.00	23-Jan-2025	8:00 PM CT
438	2 USED RKI 3200 CRANES		James Clegg	\$2,025.00	23-Jan-2025	8:03 PM CT
				\$9,752.00		

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
Feb-24	\$ 15,043.06	89	\$ 169.02	\$ 8,619.33	\$ 12,185.25	65	\$ 187.47
Mar-24	\$ 10,357.12	88	\$ 117.69	\$ 6,676.52	\$ 28,362.83	98	\$ 289.42
Apr-24	\$ 18,081.76	112	\$ 161.44	\$ 5,435.47	\$ 13,412.89	89	\$ 150.71
May-24	\$ 17,951.62	128	\$ 140.25	\$ 5,752.35	\$ 23,618.31	91	\$ 259.54
Jun-24	\$ 13,612.65	98	\$ 138.90	\$ 5,021.88	\$ 9,519.11	77	\$ 123.62
Jul-24	\$ 12,112.48	107	\$ 113.20	\$ 3,377.08	\$ 9,174.27	74	\$ 123.98
Aug-24	\$ 10,775.38	99	\$ 108.84	\$ 4,249.93	\$ 14,681.04	111	\$ 132.26
Sep-24	\$ 13,188.10	108	\$ 122.11	\$ 6,733.93	\$ 10,758.52	82	\$ 131.20
Oct-24	\$ 15,479.51	119	\$ 130.08	\$ 3,574.95	\$ 22,418.66	94	\$ 238.50
Nov-24	\$ 18,533.75	131	\$ 141.48	\$ 2,539.87	\$ 12,608.40	75	\$ 168.11
Dec-24	\$ 21,749.47	130	\$ 167.30	\$ 5,233.87	\$ 8,467.97	73	\$ 116.00
Jan-25	\$ 27,414.62	156	\$ 175.73	\$ 3,121.27	\$ 14,515.37	96	\$ 151.20
	\$ 194,299.52	1365	\$ 142.34	\$ 60,336.45	\$ 179,722.62	1025	\$ 175.34
				31.05%			

CGW Water Department
January, 2025

	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	3,131,102	3,450,525	(319,423)	24,034,748	24,153,677	(118,929)
Penalties	55,815	62,500	(6,685)	385,713	437,500	(51,787)
Other Income	401,865	387,458	14,407	2,985,639	2,712,208	273,431
Gross Revenue	3,588,783	3,900,484	(311,701)	27,406,101	27,303,386	102,715
Water Plant 1	404,392	515,408	111,015	3,247,636	3,607,853	360,217
Water Plant 2	105,163	132,440	27,277	706,804	927,079	220,275
Water Transmission	748,619	766,799	18,180	5,228,820	5,367,594	138,774
Water Administration	53,091	58,825	5,735	378,935	411,778	32,843
Customer Service	370,418	411,296	40,878	2,510,676	2,879,069	368,393
Accounting	70,416	82,333	11,918	529,109	576,334	47,225
Engineering	120,531	144,731	24,200	1,033,117	1,013,118	(19,999)
Admin & General	118,724	143,347	24,623	846,698	1,003,430	156,733
Other Expenses	24,449	27,583	3,134	154,480	193,083	38,603
Depreciation	661,912	651,917	(9,995)	4,580,841	4,563,417	(17,425)
Total Operating Expenses	2,677,714	2,934,679	256,965	19,217,116	20,542,754	1,325,639
Income from Operations	911,069	965,804	(54,735)	8,188,985	6,760,631	1,428,354
Interest Income	263,218	441,667	(178,449)	3,511,276	3,091,667	419,610
Other Income (Expense)	5,005	1,250	3,755	8,997	8,750	247
Interest Expense	(622,675)	(755,542)	132,867	(5,190,483)	(5,288,796)	98,313
Debt Amortization Income	248,581	248,581	(0)	1,740,065	1,740,066	(1)
PILOT	(140,254)	(140,254)	(0)	(981,781)	(981,781)	0
Total Other Income (Expense)	(246,126)	(204,299)	(41,827)	(911,925)	(1,430,095)	518,170
Total Income / (Loss)	664,943	761,505	(96,562)	7,277,060	5,330,536	1,946,523
Capital Spend	2,210,211	7,485,000	5,274,789	24,842,544	52,712,000	27,869,456
Contributed Capital - Cash	-	-	-	-	-	-
Contributed Capital - Non-Cash	-	1,000,000	(1,000,000)	5,127,485	7,000,000	(1,872,515)

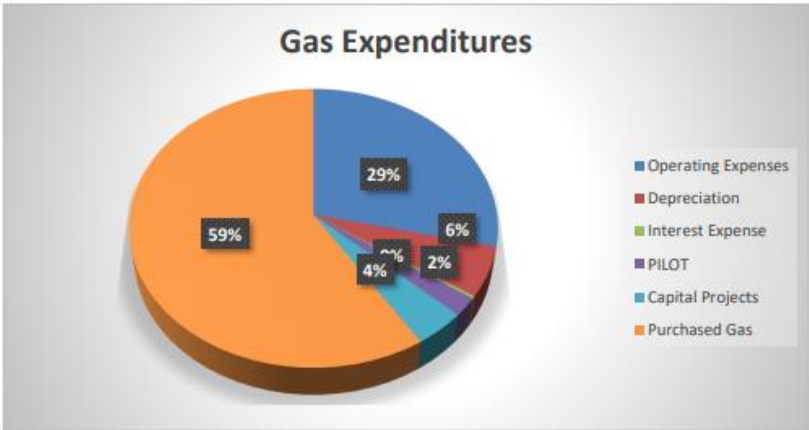
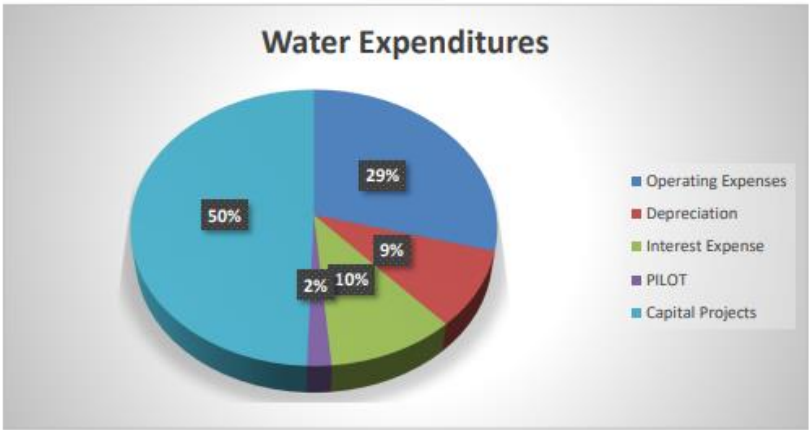
CGW Wastewater Department
January, 2025

	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	4,054,260	4,042,399	11,861	28,798,458	28,296,792	501,666
Penalties	70,533	66,667	3,866	467,463	466,667	797
Other Income	219,300	317,083	(97,783)	1,765,994	2,219,583	(453,589)
Gross Revenue	4,344,093	4,426,149	(82,056)	31,031,916	30,983,042	48,874
Wastewater Plant	590,746	584,242	(6,504)	4,012,616	4,089,697	77,081
Wastewater Collection	860,722	794,261	(66,461)	5,834,074	5,559,826	(274,248)
Wastewater Administration	64,188	90,137	25,949	446,701	630,957	184,256
Customer Service	231,901	239,873	7,972	1,584,039	1,679,112	95,073
Accounting	70,884	77,544	6,661	550,146	542,810	(7,336)
Engineering	157,888	187,772	29,883	1,056,401	1,314,402	258,001
Admin & General	110,124	133,092	22,968	783,706	931,642	147,936
Other Expenses	23,566	26,833	3,267	148,328	187,833	39,506
Depreciation	1,094,927	1,083,333	(11,594)	7,624,481	7,583,333	(41,148)
Total Operating Expenses	3,204,946	3,217,088	12,142	22,040,492	22,519,614	479,122
Income from Operations	1,139,147	1,209,061	(69,914)	8,991,424	8,463,429	527,995
Interest Income	264,604	191,667	72,937	2,343,836	1,341,667	1,002,170
Other Income (Expense)	0	209,167	(209,167)	872,386	1,464,167	(591,780)
Interest Expense	(435,267)	(447,468)	12,201	(3,271,481)	(3,132,276)	(139,205)
Debt Amortization Income	137,363	137,363	0	961,542	961,542	0
PILOT	(157,216)	(157,216)	-	(1,100,509)	(1,100,509)	-
Total Other Income (Expense)	(190,515)	(66,487)	(124,028)	(194,225)	(465,410)	271,185
Total Income / (Loss)	948,632	1,142,574	(193,942)	8,797,199	7,998,019	799,180
Capital Spend	4,619,304	2,482,000	(2,137,304)	27,668,582	33,016,000	5,347,418
Contributed Capital - Cash	-	-	-	-	-	-
Contributed Capital - Non-Cash	-	1,000,000	(1,000,000)	6,639,712	7,000,000	(360,288)

CGW Gas Department
January, 2025

	<u>Actual</u>	<u>Month Budget</u>	<u>Fav/(Unfav)</u>	<u>Actual</u>	<u>Year to Date Budget</u>	<u>Fav/(Unfav)</u>
Sales to Customers	4,808,860	4,401,250	407,610	16,800,044	16,504,688	295,356
Penalties	38,354	19,375	18,979	101,774	135,625	(33,851)
Other Income	354,700	112,229	242,471	1,388,755	785,604	603,151
Gross Revenue	5,201,914	4,532,854	669,060	18,290,573	17,425,917	864,656
Cost of Gas	3,679,255	3,217,500	(461,755)	11,962,680	12,285,000	322,320
Gas Distribution	288,994	300,123	11,130	1,879,593	2,100,862	221,270
Gas Administration	117,896	162,736	44,841	922,071	1,139,155	217,084
Ft. Campbell Operations	43,847	57,826	13,979	321,453	404,779	83,326
Customer Service	116,886	133,783	16,897	897,091	936,483	39,392
Accounting	63,828	68,998	5,170	457,612	482,985	25,373
Engineering	50,620	71,321	20,701	424,361	499,248	74,887
Admin & General	110,038	132,986	22,948	784,144	930,899	146,754
Other Expenses	18,380	19,558	1,178	112,540	136,908	24,369
Depreciation	170,126	189,000	18,874	1,177,657	1,323,000	145,343
Total Operating Expenses	4,659,869	4,353,831	(306,038)	18,939,201	20,239,319	1,300,118
Income(Loss) from Operations	542,045	179,023	363,022	(648,627)	(2,813,402)	2,164,774
Interest Income	106,948	84,175	22,773	835,112	589,225	245,887
Other Income (Expense)	0	500	(500)	10,566	3,500	7,066
Interest Expense	(8,672)	(7,664)	(1,008)	(60,705)	(53,650)	(7,054)
Debt Amortization Income	4,866	4,866	-	34,059	34,059	(0)
PILOT	(61,346)	(61,346)	-	(429,419)	(429,419)	-
Total Other Income (Expense)	41,796	20,531	21,265	389,614	143,715	245,899
Total Income / (Loss)	583,841	199,554	384,287	(259,013)	(2,669,686)	2,410,673
Capital Spend	24,584	426,000	401,416	840,584	4,341,000	3,500,416
Contributed Capital - Cash	15,335	20,833	(5,498)	168,345	145,833	22,512
Contributed Capital - Non-Cash	-	4,167	(4,167)	10,611	29,167	(18,556)

Clarksville Gas & Water FY2025



FY 2025 Debt Coverage

January, 2025

Fiscal Period	7
	<u>Actual</u>
System Gross Revenue	\$ 76,728,590
System Operating Expenses	60,196,809
	16,531,782
Add: Depreciation Expense	13,382,979
Other Revenue (Expense)	7,582,175
Net Revenues	\$ 37,496,936

Debt Coverage Ratio	2.43
----------------------------	-------------

Debt Coverage Ratio Goal	1.70
---------------------------------	-------------

FY 2024 Coverage Ratio	3.45
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FY 2023 Coverage Ratio	2.76
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>2.00 = Aaa rating

1.70-2.00 = Aa rating

Debt to Operating Revenue Ratio

January, 2025

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

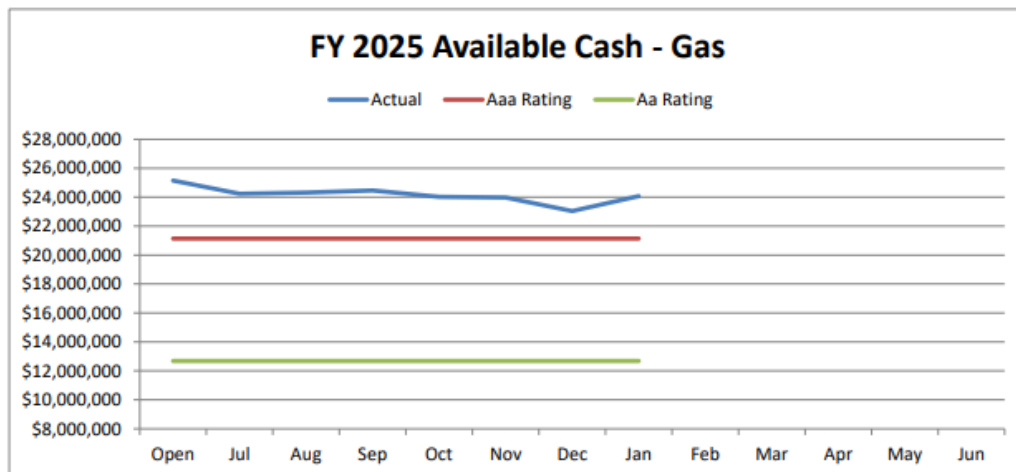
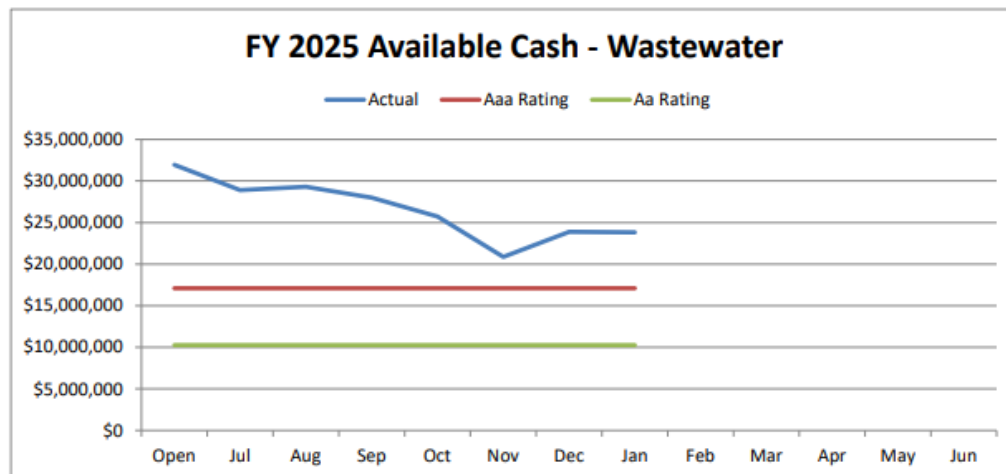
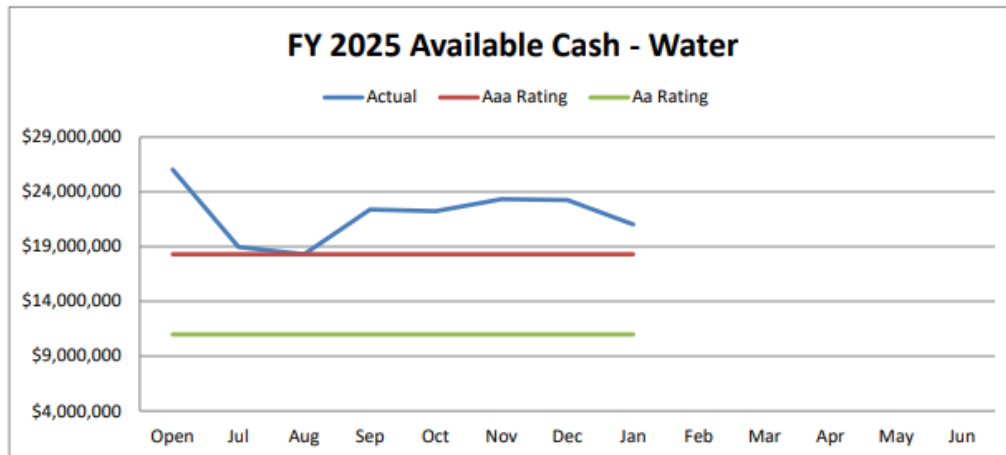
FY 2022 Actual

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

<2.00 = Aaa

2.00 - 4.00 = Aa

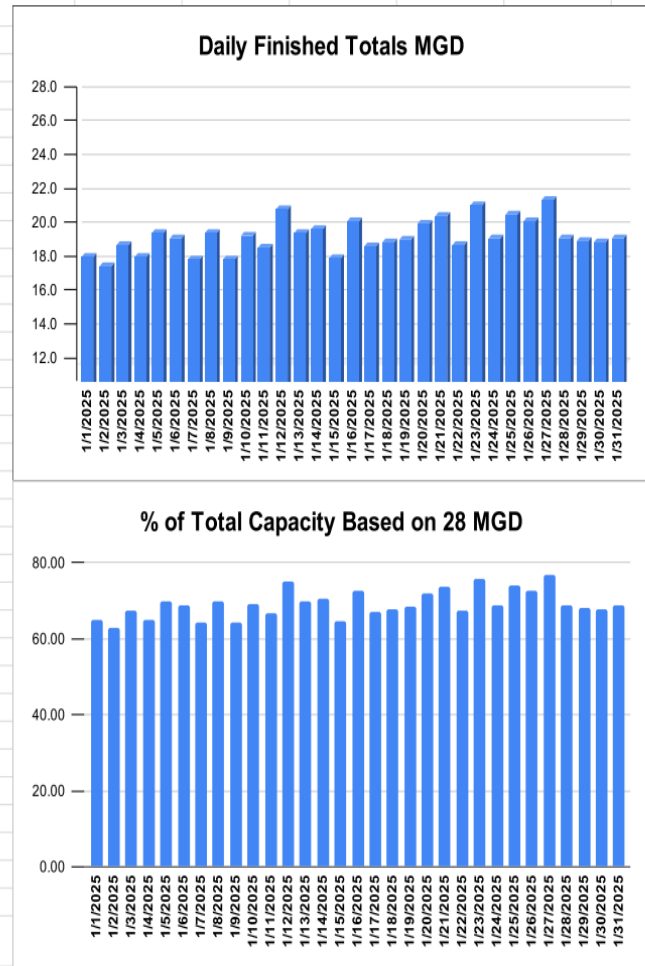
Clarksville Gas & Water FY 2025



Clarksville Water Treatment Plant Finished Water Totals

January 2025

DATE	TOTALS IN MGD	DATE	% of Total Capacity Based on 28 MGD
1/1/2025	18.2	1/1/2025	65.00
1/2/2025	17.6	1/2/2025	62.86
1/3/2025	18.9	1/3/2025	67.50
1/4/2025	18.2	1/4/2025	65.00
1/5/2025	19.6	1/5/2025	70.00
1/6/2025	19.3	1/6/2025	68.93
1/7/2025	18.0	1/7/2025	64.29
1/8/2025	19.6	1/8/2025	70.00
1/9/2025	18.0	1/9/2025	64.29
1/10/2025	19.4	1/10/2025	69.29
1/11/2025	18.7	1/11/2025	66.79
1/12/2025	21.0	1/12/2025	75.00
1/13/2025	19.6	1/13/2025	70.00
1/14/2025	19.8	1/14/2025	70.71
1/15/2025	18.1	1/15/2025	64.64
1/16/2025	20.3	1/16/2025	72.50
1/17/2025	18.8	1/17/2025	67.14
1/18/2025	19.0	1/18/2025	67.86
1/19/2025	19.2	1/19/2025	68.57
1/20/2025	20.1	1/20/2025	71.79
1/21/2025	20.6	1/21/2025	73.57
1/22/2025	18.9	1/22/2025	67.50
1/23/2025	21.2	1/23/2025	75.71
1/24/2025	19.3	1/24/2025	68.93
1/25/2025	20.7	1/25/2025	73.93
1/26/2025	20.3	1/26/2025	72.50
1/27/2025	21.5	1/27/2025	76.79
1/28/2025	19.3	1/28/2025	68.93
1/29/2025	19.1	1/29/2025	68.21
1/30/2025	19.0	1/30/2025	67.86
1/31/2025	19.3	1/31/2025	68.93
Monthly total	600.6	Monthly average	69.19

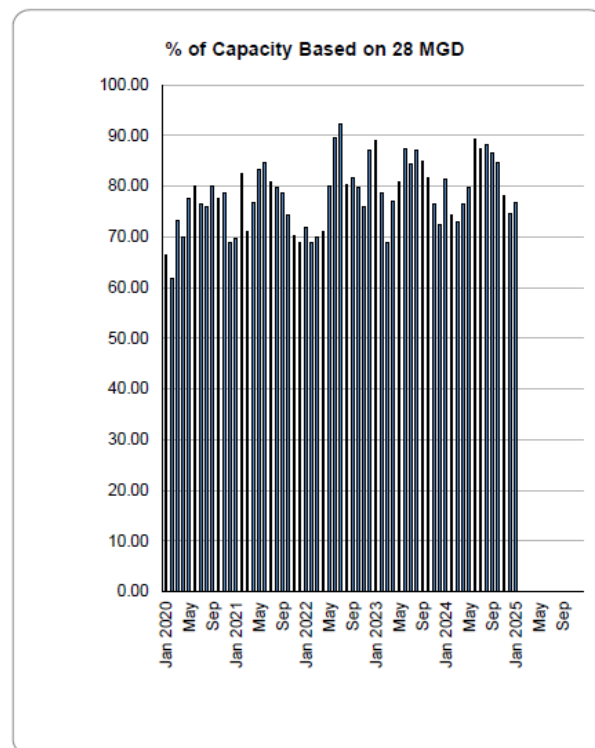
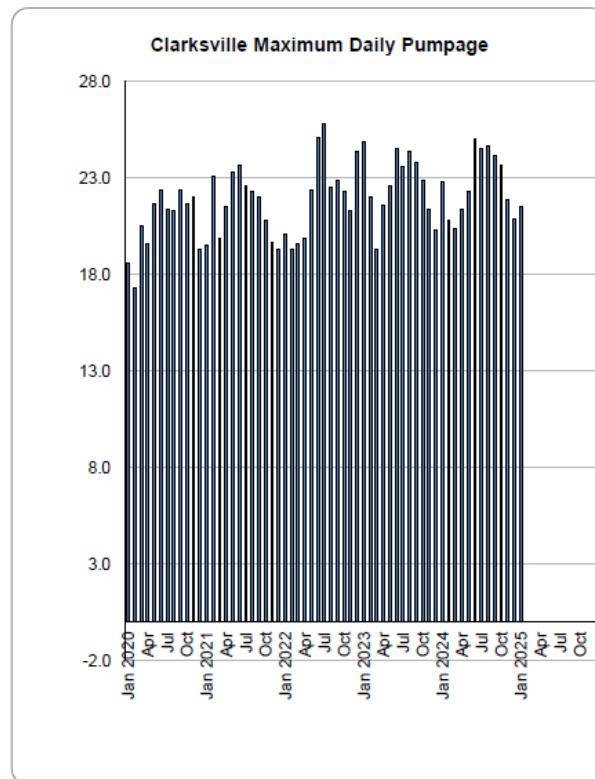


Clarksville Water Treatment Plant

Maximum Daily Pumpage

2020 thru 2025

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	19.6	Mar	70.00
Apr	19.9	Apr	71.07
May	22.4	May	80.00
Jun	25.1	Jun	89.64
Jul	25.8	Jul	92.14
Aug	22.5	Aug	80.36
Sep	22.9	Sep	81.79
Oct	22.3	Oct	79.64
Nov	21.3	Nov	76.07
Dec	24.4	Dec	87.14
Jan 2023	24.9	Jan 2023	88.93
Feb	22.0	Feb	78.57
Mar	19.3	Mar	68.93
Apr	21.6	Apr	77.14
May	22.6	May	80.71
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Jul	23.6	Jul	84.29
Aug	24.4	Aug	87.14
Sep	23.8	Sep	85.00
Oct	22.9	Oct	81.79
Nov	21.4	Nov	76.43
Dec	20.3	Dec	72.50
Jan 2024	22.8	Jan 2024	81.43
Feb	20.8	Feb	74.29
Mar	20.4	Mar	72.86
Apr	21.4	Apr	76.43
May	22.3	May	79.64
Jun	25.0	Jun	89.29
Jul	24.5	Jul	87.50
Aug	24.7	Aug	88.21
Sep	24.2	Sep	86.43
Oct	23.7	Oct	84.64
Nov	21.9	Nov	78.21
Dec	20.9	Dec	74.64
Jan 2025	21.5	Jan 2025	76.79
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

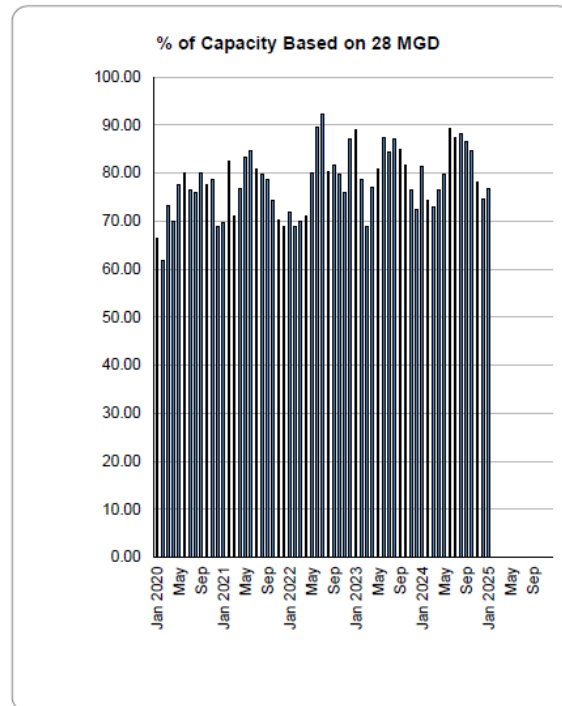
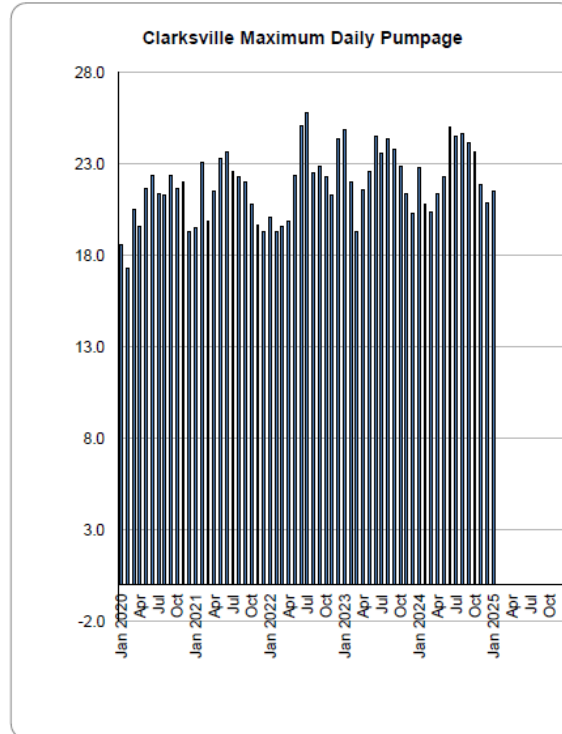


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Apr		Apr	0.00
May		May	0.00
Jun		Jun	0.00
Jul		Jul	0.00
Aug		Aug	0.00
Sep		Sep	0.00
Oct		Oct	0.00
Nov		Nov	0.00
Dec		Dec	0.00



FINISHED WATER PUMPAGE TOTALS											
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Jan. Total	472836	460298	471709	542638	506802	487760	537922	561582	588988	614148	602029
Aver.	15253	14848	15216	17504	16348	15734	17352	18116	19000	19811	19420
Max	18841	17349	19091	19678	19667	18650	19509	20157	24984	22815	21526
Min	13616	12928	14348	14683	13896	12889	15070	14954	14070	17039	17622
Feb. Total	431331	420563	418523	450030	467133	464620	517207	481539	519855	545336	
Aver.	15405	14502	14947	16073	16683	16021	18472	17198	18566	18805	
Max	17659	15791	16453	19679	19919	17301	23147	19398	22013	20844	
Min	13342	13145	13507	14057	13710	14832	14933	14669	16895	17457	
Mar. Total	459349	442712	462775	488427	499251	498790	543470	535053	552771	571551	
Aver.	14818	14281	14928	15756	16105	16090	17531	17260	17831	18437	
Max	16565	15992	17089	17592	17367	20582	19958	19689	19301	20435	
Min	13381	12822	13894	14516	14929	13982	15338	15188	15734	16761	
Apr. Total	433816	447902	479548	471571	495905	491542	531895	523710	560385	580245	
Aver.	14461	14930	15985	15719	16530	16385	17730	17457	18680	19342	
Max	15936	16785	19424	17634	19477	19679	21550	19947	21698	21495	
Min	12702	12521	14464	13683	14140	13942	14991	14376	16053	16739	
May Total	502787	484014	508673	535251	550304	541075	577661	605393	624584	602152	
Aver.	16219	15613	16409	17266	17752	17454	18634	19529	20148	19424	
Max	18671	19413	19500	20201	21385	21754	23319	22441	22609	22384	
Min	14687	13917	13724	14348	14204	15033	15661	15713	16790	16821	
Jun. Total	505360	536245	525289	554301	539759	588876	604053	671751	665823	667906	
Aver.	16846	17875	17510	18477	17992	19629	20135	22392	22194	22264	
Max	19306	20660	24870	21444	21454	22442	23784	25153	24539	25031	
Min	14050	15630	14988	15308	14700	16334	16624	17251	19825	18908	
Jul. Total	544235	519632	571991	583935	569783	590407	633850	680281	674368	616561	
Aver.	17556	16762	19451	18837	18380	19045	20447	21945	21754	22041	
Max	21555	19407	21680	22472	21198	21487	22672	25815	23675	24598	
Min	14673	14985	15287	13853	16212	15643	17478	18869	19075	20104	
Aug. Total	547126	529644	566204	595380	584399	589997	633761	644441	671339	716219	
Aver.	17649	17085	18265	19206	18852	19032	20444	20788	21656	23104	
Max	20033	19451	22100	22024	21852	21359	22323	22500	24464	24721	
Min	14503	14785	15658	15318	15235	16443	16939	18605	19438	21167	
Sep. Total	508650	532147	530559	569190	605709	565475	585256.4	626269	641308	661043	
Aver.	16955	17738	17685	18973	20190	18849	19508	20876	21377	22034	
Max	19573	21501	19637	22112	23540	22452	22039	22947	23827	24270	
Min	14245	16104	15576	16342	17485	16121	17898	18422	19712	19016	
Oct. Total	471463	547410	533123	561681	560395	573348	576635	626847	640980	661290	
Aver.	15208	17658	17198	18119	18077	18495	18601	20221	20677	21332	
Max	16803	20503	19507	20803	21149	21771	20894	22362	22940	23721	
Min	13337	15408	14485	15333	14001	16235	16225	17745	17850	19359	
Nov. Total	427852	501075	490630	496859	506448	544277	520726	552482	578579	578293	
Aver.	14262	16703	16354	16562	16882	18143	17358	18416	19286	19276	
Max	15879	19499	18381	19630	19775	22005	19727	21370	21464	21916	
Min	12336	13700	13825	14615	14275	16175	14142	16778	17001	17408	
Dec. Total	442384	475697	497194	504637	492948	533119	527675	595462	570186	588550	
Aver.	14270	15345	16039	16279	15902	17197	17022	19208	18393	18985	
Max	16082	17226	17728	19829	17795	19317	19357	24423	20346	20912	
Min	12787	13516	13355	13897	13962	15018	15196	15868	16419	17139	
Yr. Total	5747189	5897339	6056218	6353900	6378836	6469286	6790111	7104810	7289166	8139209	
Yr. Aver.	15746	16113	16592	17408	17476	17724	18603	19465	19970	20404	
Peak Day	21555	21501	24870	22472	23540	22452	23784	25815	24984	25031	



Monthly Activity Summary

January 2025

- Gas System distributed 1,156,150,000 cubic feet and averaged 37,295,000 cubic feet per day. That represents approximately 56.5 percent of the system's capacity
- Water plant pumped 602 million gallons of treated water into the system and averaged 19.4 million gallons per day. This represents approximately 69.3 percent of the plant's capacity.
- Wastewater Plant treated 492.7million gallons of sewage and averaged 15.9 million gallons per day. That represents approximately 63.6 percent of the plant's capacity.
- The call center handled 11,510 calls and averaged 548 calls per day. Each call lasted an average of 3 minutes and 18 seconds.
- The service department completed 5,135 work orders and responded to 328 after hour calls.
- In the month of January, 698 accounts were flagged for high usage by the meter readers.
- Gas division installed 49 new services, and totaled 3,589 feet of pipe, 8 mains totaling 1,213 feet of pipe, and responded to 135 odor complaints.
- Water division repaired 140 water leaks, totaling 2,704 feet of pipe, flushed 234 hydrants, and tested 792 backflow devices.
- Sewer division made 21 point repairs totaling 236 feet of pipe, cleaned 54,588 feet of pipe.
- Engineering approved 3 utility plans this month and currently had 44 ongoing projects.
- Billing Department read 114,267 meters with an accuracy rate of 99.88 percent and sent a total of 97,092 bills and 14,720 notices

Meter Reading and Service Department
Monthly/Yearly Report January 2025

Meter Reading

Meters Read

Month	Year	Gas	Water	Total	Accuracy Rate
January	2025	30,470	83,797	114,267	99.88%
December	2024	30,433	83,663	114,096	99.93%
November	2024	30,401	83,612	114,013	99.89%
October	2024	30,365	83,511	113,876	99.91%
September	2024	30,339	83,389	113,728	99.90%
August	2024	30,21	83,192	113,513	99.91%
July	2024	30,312	83,037	113,349	99.94%
June	2024	30,302	89,898	113,200	99.89%
May	2024	30,285	82,767	113,052	99.90%
April	2024	30,274	82,574	112,848	99.88%
March	2024	30,256	82,437	112,693	99.90%
February	2024	30,234	30,234	112,533	99.91%
12 Month Total		363,992	997,176	1,361,168	99.83%

Month	Year	Service Orders	After Hours Calls
January	2025	5,135	328
December	2024	5,235	259
November	2024	5,140	278
October	2024	6,495	366
September	2024	4,975	231
August	2024	5,858	270
July	2024	6,253	308
June	2024	5,639	280
May	2024	6,159	338
April 2024	2024	5,613	292
March	2024	5,357	289
February	2024	5,592	302
12 Month Total		67,451	3,541

ORDINANCE 55-2024-25

AN ORDINANCE ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM THE MAIN STREET INVESTMENTS TN GROUP PROPERTY TO THE CITY OF CLARKSVILLE FOR THE PURPOSE OF SEWER PUMP STATION

WHEREAS, The Mainstreet Investments TN 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 The Mainstreet Investments TN Group 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 The Main Street Investments Group being a portion of the property conveyed to donor by deeds of record in Plat Book M, Page 175, Timber Springs Section 4, 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”

PROPERTY DESCRIPTION OF THE MAINSTREET INVESTMENTS TN GP PROPERTY FOR THE CITY OF CLARKSVILLE, DANICA DRIVE, 2901.8+/-SF

Being a tract of land, located in the 2ND Civil District of the City of Clarksville, County of Montgomery, TN. Being the City of Clarksville property on the Timber Springs Sect 4 plat as recorded in Plat Book M, Page 175 ROMCT, being more fully described as being located southwest of Colston Drive, west of and adjacent to Danica Drive, said tract being more particularly described as follows;

Beginning at a point in the west right of way of said Danica Drive, said point of beginning being further described as the north corner of lot Timber Springs Sect. 4 lot 322, lying North 42 degrees 42 minutes 01 seconds West for 152.07 feet from centerline intersection of Danica Drive and Timberdale Drive;

Thence leaving the west margin along lot 322 north property line, South 56 degrees 45 minutes 43 seconds West for 96.73 feet to an iron pin, said point being a corner of lot 323, also being the south corner of herein described tract;

Thence along lot 323 east property line for the next two calls:

North 33 degrees 14 minutes 17 seconds West for 30.00 feet to an iron pin;

North 56 degrees 45 minutes 43 seconds East for 96.73 feet to an iron pin lying in the west margin of Danica Drive;

Thence along said west margin, South 33 degrees 14 minutes 17 seconds East for 30.00 feet to the point of beginning.

Said tract-containing 2,901.8 square feet more or less.

Said tract being subject to all easements, right of way, conveyances and restrictions of record and not of record.



NORTH BASED UPON
TENNESSEE STATE PLANE
COORDINATE SYSTEM
N.A.D. 83

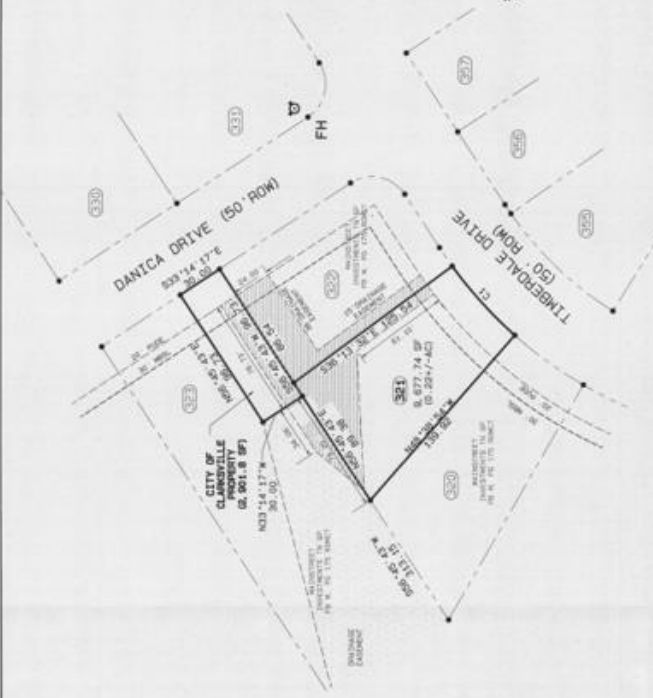
**REPLAT TIMBER SPRINGS
SECTION 4 (CLUSTER)
LOT 321**
MONTGOMERY COUNTY,
TENNESSEE

REASON FOR REPLAT
1. TO CLARIFY THE SOUTHWEST PROPERTY LINE
OF THE CITY OF CLARKSVILLE PROPERTY AND
THE NORTH PROPERTY LINE OF LOT 321

LOT 321 - 3012 TIMBERDALE DRIVE
HQA RECORDED IN
DRY 2259 PAGE 212 RMCCT



2971 International Blvd. Clarksville, TN 37040
931.647.0969 www.ttl.com



LINE	BEARING	AREA	CHORD BEARING	CHORD DISTANCE	TANGENT
C1	S 79° 00' E	58.63	S 79° 25' 23" E	54.2' 33.47' W	58.51' 28.33'



NOT TO SCALE

- NOTES:
1. The replat is subject to all applicable laws, ordinances, regulations, rules, orders, and resolutions of the City of Clarksville.
 2. The replat is subject to all applicable laws, ordinances, regulations, rules, orders, and resolutions of the Montgomery County Board of Commissioners.
 3. The replat is subject to all applicable laws, ordinances, regulations, rules, orders, and resolutions of the Montgomery County Board of Supervisors.
 4. All roads and streets shown shall be as shown.
 5. All lots in this subdivision may be related with the City of Clarksville.
 6. It shall be the responsibility of the replater to ensure that the replat is in compliance with all applicable laws, ordinances, regulations, rules, orders, and resolutions of the City of Clarksville.
 7. The replater shall be responsible for obtaining all necessary permits and approvals from the City of Clarksville.
 8. The replater shall be responsible for obtaining all necessary permits and approvals from the Montgomery County Board of Commissioners.
 9. The replater shall be responsible for obtaining all necessary permits and approvals from the Montgomery County Board of Supervisors.
 10. This replat does not constitute an admission of any error to the public.

NOTIFICATION

TO: THE CITY OF CLARKSVILLE, TENNESSEE

FROM: [Signature]

DATE: [Date]

CERTIFICATE OF OWNERSHIP AND DESIGNATION

I, the undersigned, being the owner of the property described herein, do hereby certify that the replat is in compliance with all applicable laws, ordinances, regulations, rules, orders, and resolutions of the City of Clarksville.

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Monthly Committee Report

February 2025

- Clarksville Gas & Water was excited to launch its new customer magazine, *The Service Line!* The inaugural issue debuted in early February. The publication will follow a quarterly mailing schedule with access available through the website as well. The next edition will release the end of May and will include the annual drinking water quality report, which has been historically mailed as an insert in the monthly billing statement. The development of this project was partially funded through a grant with the State of Tennessee.
- InvoiceCloud, A Year in Review: Paperless, auto pay and e-pay statistics for 2024
 - Online Payments: 67% of customers chose online payments, a 4% increase compared to 2023.
 - Paperless Invoices: 26% of our customers transitioned to paperless billing, an increase of 9% compared to 2023.
 - Auto Pay Enrollment: 20% of our customers enrolled in AutoPay, an increase of 8% compared to 2023.
- At the City Employee Service Recognition Luncheon, held on February 4th, Gas & Water's own Tommy McClellan was recognized for 45 years of service. Tommy began his employment with the department on November 19, 1979, as a meter reader. Tommy's dedication through his many years with the City exemplifies what it is to live in service your community.