



City of Clarksville

City Council - Regular Session

May 1, 2025 at 6:00 PM
City Council Chambers
106 Public Square
Clarksville, Tennessee

MINUTES

Public Comments

Mr. Ray and Mr Alves asked to move their comments to the June meeting

- A. Terry Ray (5:45 pm): Mason Rudolph Golf Course
- Peter Alves (5:50 pm): Mason Rudolph Golf Course

1. Call to Order

Regular Session of the Clarksville City Council was called to order by Mayor Joe Pitts on Thursday, May 1, 2025, at 6:00 PM in the City Council Chambers, 106 Public Square, Clarksville, Tennessee. A prayer was offered by Pastor Hilda Hernandez; the Pledge of Allegiance was led by Councilman Jimmy Brown.

2. Attendance

PRESENT: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO, MARQUIS, McLAUGHLIN, PETERS, PITTS, SHAKEENAB, SMITH, STREETMAN, ZACHARIAS

ABSENT: NONE

3. Special Recognition

- A. Motorcycle Safety and Awareness Month: Councilman Deanna McLaughlin
- B. Parks & Recreation Certificates of Excellence: Councilman Brian Zacharias

4. Planning Commission / Public Hearing: Councilman Stacey Streetman

Councilman Streetman made a motion to go into Public Hearing. Councilman Smith seconded the motion. With no objections, council went into Public Hearing at 6:16 pm. At 6:21 pm, Councilman Streetman made a motion to go back into Regular

Session. Councilman Holleman seconded the motion. With no objections, council went back into Regular Session at 6:12 pm.

- A. **ORDINANCE 58-2024-25 (First Reading) [Zoning Case Z-08-2025]**
An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Infinity Investment, LLC, for a zone change on a parcel located at the southeast corner of Hillsboro Rd and Binks Dr from R-1 Single Family Residential District to R-2A Single Family Residential District. **RPC: Disapproval/Disapproval**

No one spoke for or against.

- B. **ORDINANCE 79-2024-25 (First Reading) [Zoning Case Z-18-2025]**
An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of James Page, for a zone change on property on the south frontage of Dover Rd, 200 +/- feet east of the Dover Rd and Walker Cir intersection from R-1 Single Family Residential District to C-5 Highway and Arterial Commercial District. **RPC: Approval/Approval**

Mr. Page spoke for; no one spoke against.

- C. **ORDINANCE 80-2024-25 (First Reading) [Zoning Case Z-20-2025]**
An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of William Belew, for a zone change on property located south of Tiny Town Rd from R-2 Single Family Residential District / R-4 Multiple Family Residential District / C-1 Neighborhood Commercial District to C-5 Highway and Arterial Commercial District. **RPC: Approval/Approval**

Mr. Ross spoke for; no one spoke against.

- D. **ORDINANCE 81-2024-25 (FIRST READING) [Zoning Case ZO-6-2024-25]**
An Ordinance amending the City Zoning Ordinance of the City of Clarksville, Tennessee as it pertains to penalties and violations thereof. **RPC: Approval/Approval**

No one spoke for or against.

- E. **RESOLUTION 54-2024-25** A Resolution adopting a Plan of Services Progress Report for annexed territory off Lafayette Rd, Highway 374 and Garretsburg Rd

No one spoke for or against.

5. Adoption of Zoning

- A. **ORDINANCE 58-2024-25 (First Reading) [Zoning Case Z-08-2025]**
An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of Infinity Investment, LLC, for a zone change on a parcel located at the southeast corner of Hillsboro Rd and Binks Dr from R-1 Single Family Residential District to R-2A Single Family Residential District. **RPC: Disapproval/Disapproval**

Councilman Streetman made a motion to adopt ORDINANCE 58-2024-25 (First Reading). Councilman Zacharias seconded the motion. The following vote was

recorded:

AYE: None

NAY: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO,
MARQUIS, MCLAUGHLIN, PETERS, PITTS, SHAKEENAB,
SMITH, STREETMAN, ZACHARIAS

The motion to adopt ORDINANCE 58-2024-25 (First Reading) failed.

B. ORDINANCE 79-2024-25 (First Reading) [Zoning Case Z-18-2025]

An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of James Page, for a zone change on property on the south frontage of Dover Rd, 200 +/- feet east of the Dover Rd and Walker Cir intersection from R-1 Single Family Residential District to C-5 Highway and Arterial Commercial District.

RPC: Approval/Approval

Councilman Streetman made a motion to adopt ORDINANCE 79-2024-25 (First Reading). Councilman Holleman seconded the motion. The following vote was recorded:

AYE: HAYWOOD, LOVATO, MARQUIS, SMITH, STREETMAN,
ZACHARIAS

NAY: BROWN, CHANDLER, HOLLEMAN, MCLAUGHLIN, PETERS, PITTS,
SHAKEENAB

The motion to adopt ORDINANCE 79-2024-25 (First Reading) failed.

C. ORDINANCE 80-2024-25 (First Reading) [Zoning Case Z-20-2025]

An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of William Belew, for a zone change on property located south of Tiny Town Rd from R-2 Single Family Residential District / R-4 Multiple Family Residential District / C-1 Neighborhood Commercial District to C-5 Highway and Arterial Commercial District.

RPC: Approval/Approval

Councilman Streetman made a motion to adopt ORDINANCE 80-2024-25 (First Reading). Councilman Brown seconded the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO,
MARQUIS, MCLAUGHLIN, PETERS, SHAKEENAB, SMITH,
STREETMAN, ZACHARIAS

NAY: PITTS

The motion to adopt ORDINANCE 80-2024-25 (First Reading) passed.

- D. **ORDINANCE 81-2024-25 (FIRST READING) [Zoning Case ZO-6-2024-25]**
[An Ordinance amending the City Zoning Ordinance of the City of Clarksville, Tennessee as it pertains to penalties and violations thereof.](#)
RPC: Approval/Approval

Councilman Streetman made a motion to adopt ORDINANCE 81-2024-25 (FIRST READING). Councilman McLaughlin seconded the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, LOVATO, MARQUIS,
MCLAUGHLIN, PETERS, PITTS, SHAKEENAB,
STREETMAN, ZACHARIAS

NAY: HOLLEMAN, SMITH

The motion to adopt ORDINANCE 81-2024-25 (FIRST READING) passed.

- E. **RESOLUTION 54-2024-25** [A Resolution adopting a Plan of Services Progress Report for annexed territory off Lafayette Rd, Highway 374 and Garrettsburg Rd](#)

Councilman Streetman made a motion to adopt RESOLUTION 54-2024-25. Councilman Haywood seconded the motion. The following vote was recorded:

AYE: BROWN, HAYWOOD, HOLLEMAN, LOVATO, MARQUIS,
PITTS, SMITH, STREETMAN, ZACHARIAS

NAY: CHANDLER, MCLAUGHLIN, PETERS, SHAKEENAB

The motion to adopt RESOLUTION 54-2024-25 passed.

6. **Consent Agenda**

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

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

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO,
MARQUIS, MCLAUGHLIN, PETERS, PITTS, SHAKEENAB,
SMITH, STREETMAN, ZACHARIAS

NAY: None

The motion to adopt the Consent Agenda passed.

- A. **ORDINANCE 54-2024-25 (Second Reading)** [An Ordinance to amend the Official Code of the City of Clarksville Title 1 \(Administration, Officers and Personnel\), Chapter 9 \(City Court\), Section 1-909-Reserved to create a section relative to Municipal Court Expunctions and Fees.](#)

Councilman Chandler asked to pull this item from the consent agenda.

- B. **ORDINANCE 62-2024-25 (Second Reading)** [An Ordinance authorizing the Mayor, or his designee, to conduct negotiations and to enter an agreement for purchase of a right of way and easements, or should negotiations fail, to pursue condemnation through use of eminent domain for the acquisition of property for a public purpose for the City of Clarksville Needmore Road Improvement Project.](#)

- C. **ORDINANCE 63-2024-25 (Second Reading)** [An Ordinance authorizing the City of Clarksville to convey real property contained within the Public Safety Complex at Outlaw Field to Montgomery County Tennessee for construction of an Emergency Medical Service Station.](#)

- D. **ORDINANCE 64-2024-25 (Second Reading)** [An Ordinance authorizing the Mayor, or his designee, to enter into an agreement and acquire property for a public purpose for roadway improvements and to swap and convey City of Clarksville property in exchange therefore.](#)

- E. **ORDINANCE 72-2024-25 (Second Reading) [Zoning Case Z-16-2025]** [An Ordinance amending the zoning ordinance and map of the City of Clarksville, application of F&M Bank, for a zone change on property located east of Old Russellville Pike, north of Stone Container Dr from M-3 Planned Industrial District to C-5 Highway and Arterial Commercial District.](#)

- F. **RESOLUTION 58-2024-25** [A Resolution approving appointments to the Fire Board of Appeals, Human Relations Commission, Roxy Regional Theater Board and Senior Center Board](#)

Councilman Streetman asked that this item be pulled from the Consent Agenda.

- G. Adoption of Minutes: [April 3, 2025](#)

7. Items Pulled From Consent

- A. **ORDINANCE 54-2024-25 (Second Reading)** [An Ordinance to amend the Official Code of the City of Clarksville Title 1 \(Administration, Officers and Personnel\), Chapter 9 \(City Court\), Section 1-909-Reserved to create a section relative to Municipal Court Expunctions and Fees.](#)

Councilman Chandler made a motion to adopt ORDINANCE 54-2024-25 (Second Reading). Councilman Holleman seconded the motion. Councilman

Chandler then made a motion to [amend ORDINANCE 54-2024-25](#). The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO, MARQUIS, MCLAUGHLIN, PETERS, PITTS, SHAKEENAB, SMITH, STREETMAN, ZACHARIAS

NAY: None

The motion to amend ORDINANCE 54-2024-25 (Second Reading) passed.

The following vote was then taken on ORDINANCE 54-2024-25 (Second Reading) as amended:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO, MARQUIS, MCLAUGHLIN, PETERS, PITTS, SHAKEENAB, SMITH, STREETMAN, ZACHARIAS

NAY: None

The motion to adopt ORDINANCE 54-2024-25 (Second Reading), as amended, passed.

B. RESOLUTION 58-2024-25 [A Resolution approving appointments to the Fire Board of Appeals, Human Relations Commission, Roxy Regional Theater Board and Senior Center Board](#)

Councilman Streetman made a motion to adopt RESOLUTION 58-2024-25. Councilman Zacharias seconded the motion. Councilman Streetman then made a motion to [amend RESOLUTION 58-2024-25](#). Councilman Holleman seconded the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO, MARQUIS, MCLAUGHLIN, PETERS, PITTS, SHAKEENAB, SMITH, STREERTMAN, ZACHARIAS

NAY: None

The motion to amend RESOLUTION 58-2024-25 passed.

The following vote was recorded to adopt RESOLUTION 58-2024-25, as amended:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO, MARQUIS, MCLAUGHLIN, PETERS, PITTS, SHAKEENAB, SMITH, STREETMAN, ZACHARIAS

NAY: None

The motion to adopt RESOLUTION 58-2024-25 as amended was approved.

8. Finance Committee: Chairman Stacey Streetman

- A. **ORDINANCE 66-2024-25 (First Reading)** [An Ordinance amending the Official Code of the City of Clarksville, Title 12 \(Streets and Other Public Ways and Places\), Chapter 1 \(In General\), Section 12-124 \(Sidewalks\) to make sidewalks mandatory for any new development, along newly constructed public roads, and along dedicated permanent roadway easements in all zoning districts with the exception of districts zoned M-2 and M-3 Industrial.](#) **Finance Committee:**
Approval

Councilman Streetman made a motion to adopt ORDINANCE 66-2024-25 (First Reading). Councilman McLaughlin seconded the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO,
MARQUIS, MCLAUGHLIN, PETERS, PITTS, SHAKEENAB,
STREETMAN, ZACHARIAS

NAY: SMITH

The motion to adopt ORDINANCE 66-2024-25 (First Reading) passed.

- B. **ORDINANCE 74-2024-25 (First Reading)** [An Ordinance transferring certain real property from the City of Clarksville TN to New Vision Renovations, LLC for the purpose of a sewer pump station](#) **Finance and Gas & Water Committees:**
Approval

Councilman Streetman made a motion to adopt ORDINANCE 74-2024-25 (First Reading). Councilman Holleman seconded the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO,
MARQUIS, MCLAUGHLIN, PETERS, PITTS, SHAKEENAB,
SMITH, STREETMAN, ZACHARIAS

NAY: None

The motion to adopt ORDINANCE 74-2024-25 (First Reading) passed.

- C. **ORDINANCE 75-2024-25 (First Reading)** [An Ordinance authorizing the Mayor, or his designee, to conduct negotiations and to enter into an agreement for the purchase of easements and/or rights of way, or should negotiations fail, to pursue condemnation through the use of eminent domain for the acquisition of property for a public purpose for Needmore Road improvements project.](#) **Finance Committee:**
Approval

Councilman Streetman made a motion to adopt ORDINANCE 75-2024-25 (First Reading). Councilman Holleman seconded the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO, MARQUIS, MCLAUGHLIN, PETERS, PITTS, SHAKEENAB, SMITH, STREETMAN, ZACHARIAS

NAY: None

The motion to adopt ORDINANCE 75-2024-25 (First Reading) passed.

- D. **RESOLUTION 55-2024-25** [A Resolution of the City of Clarksville, Tennessee \("Gas Purchaser"\) authorizing Gas Purchaser to execute an amendment to its gas supply agreement with Tennessee Energy Acquisition Corporation \("TEAC"\) in connection with the reset of the available discount in TEAC's gas repayment project and related matters.](#) **Finance Committee: Approval**

Councilman Streetman made a motion to adopt RESOLUTION 55-2024-25. Councilman Brown seconded the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO, MARQUIS, MCLAUGHLIN, PETERS, PITTS, SHAKEENAB, SMITH, STREETMAN, ZACHARIAS

NAY: None

The motion to adopt RESOLUTION 55-2024-25 passed.

- E. **RESOLUTION 56-2024-25** [A Resolution authorizing an Interlocal Agreement between the City of Clarksville and Montgomery County TN for utility relocation at Charles Bell Rd.](#) **Finance Committee: Approval**

Councilman Streetman made a motion to adopt RESOLUTION 56-2024-25. Councilman Holleman seconded the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO, MARQUIS, MCLAUGHLIN, PETERS, PITTS, SHAKEENAB, SMITH, STREETMAN

NAY: None

The motion to adopt RESOLUTION 56-2024-25 passed.

- F. **RESOLUTION 57-2024-25** [A Resolution authorizing the issuance and sale of Electric System Revenue Bonds of the City of Clarksville, Tennessee in the aggregate principal amount not to exceed \\$47,215,000; making provision for the](#)

[issuance, sale and payment of said bonds; establishing the terms thereof and the disposition of proceeds therefrom; providing for the collection and disposition of revenues from the Electric System of the City of Clarksville, Tennessee; and making provision for the operation of said system](#) **Finance Committee: Approval**

Councilman Streetman made a motion to adopt RESOLUTION 57-2024-25.
Councilman Holleman seconded the motion. The following vote was recorded:

AYE: BROWN, CHANDLER, HAYWOOD, HOLLEMAN, LOVATO,
MARQUIS, MCLAUGHLIN, PETERS, PITTS, SHAKEENAB,
SMITH, STREETMAN, ZACHARIAS

NAY: None

The motion to adopt RESOLUTION 57-2024-25 passed.

G. Hotel/Motel State Required [Update/Report](#), **Laurie Matta**

Laurie Matta gave the [linked presentation](#).

9. Gas & Water Committee: Chairman Deanna McLaughlin

A. [Department Report](#)

10. Neighborhood & Community Services Committee: Chairman Joe Shakeenab

A. Department Report

11. Parks & Recreation Committee: Chairman Brian Zacharias

A. Department Report

12. Public Safety Committee: Chairman Keri Lovato

A. Department Report

13. Transportation-Streets-Garage Committee: Chaiman Wanda Smith

A. [Department Report](#)

14. Mayor and Council Comments

15. Adjournment

The meeting adjourned at 7:05 pm