



City of Clarksville Gas & Water Board

March 17, 2026 at 4:30 PM
Clarksville Gas & Water Department

Please silence all cell phones.

AGENDA

1. **Public Comments (allows 3 persons, 5 minutes each)**
2. **Call to Order**
3. **Announce Members in Attendance (verify quorum)**
4. **Approval of Minutes**
 - A. [Minutes](#)
5. **Board Action Required**
 - A. [Natural Gas Service & Main Extensions](#)
 - B. [Donation of Real Properties for the Purpose of Sewer Lift Stations](#)
 - C. [Authorizing the Purchase of Certain Real Properties for the Purpose of Constructing the New Providence Lift Station Project](#)
6. **Reports**
 - A. [Sold Assets](#)
 - B. [Contract Change Order: Rye Engineering](#)
 - C. [Bid Summary](#)
 - D. [Financial](#)
 - E. [Departmental](#)
7. **Adjournment**



Board Minutes

February 19, 2026

CALL TO ORDER

The Clarksville Gas & Water Board was called to order, on Thursday, February 19, 2026 at 2:00 p.m. A quorum was present.

ATTENDANCE

The following were in attendance:

Tom Drew, Curtis Johnson, Valerie Guzman, Deanna Stacey Streetman, Lisa Canfield, Mark Riggins, Patrick Chesney, Troy Jones, Dawn Thomack, Alexander Duke, and Brandy Slaughter

SWEARING IN OF COMMISSIONERS

City Clerk, Lisa Canfield swore in new board member, Stacey Streetman.

APPROVAL OF MINUTES

Board member Curtis Johnson made a motion to approve the minutes from the January 5, 2026 meeting. Board member Valerie Guzman seconded that motion. All were in favor, the minutes passed.

BOARD ACTION REQUIRED

- A. Adoption of Policies & Procedures Concerning Contract Procedure- Mark Riggins reviewed the policy with the board members. He also explained contract procedures and changes, noting that changes to contracts were common throughout the process. The board members had no questions. Board member Curtis Johnson made a motion for approval. Valerie Guzman seconded the motion. All were in favor. The motion passed.
- B. Request for Professional Service: Rye Engineering, PLC – Mark explained this to the board members. There were no questions. Board member Curtis Johnson made a

motion for approval. Valerie Guzman seconded the motion. All were in favor. The motion passed.

- C. Set Regular Meeting Date/Time – There was discussion among the board as to when would be the best day and time to hold the Gas and Water Board meetings every month. It was decided that the meetings will be held the third Tuesday of every month at 4:30 pm.

REPORTS

- A. Sold Assets – Mark reviewed this report with the board members. There were not questions
- B. Contract Change Order: Suiter Surveying – Mark reviewed this with the board members and the changes. There were no questions.
- C. Bid Summary- Mark reviewed this with the board members. There were no questions.
- D. Financial

Dawn Thomack went over the January financials for the Water Division. Revenue for the month was \$3.4 million, Year-to-date was \$28.5 million. Operating expenses were just under \$2.6 million. Year-to-date was \$20.7 million. The income from operations was just under \$867,000. Year-to-date was just under \$7.8 million. There was an expense of \$451,000. Year-to-date was \$2.9 million. The total income for water in the month of January was \$415,582. Year-to-date was just under \$4.9 million.

Dawn Thomack went over the January financials for the Wastewater Division. Revenue for the month was \$4 million. Year-to-date was just under \$32 million. Operating expenses for the month was just over \$3 million. Year-to-date was \$22.7 million. The income from operations was just over \$1 million. Year-to-date was just under \$9.2 million. There was an expense of \$286,500. Year-to-date was \$2.2 million. The total income in wastewater for the month of January was \$744,360. Year-to-date was just under \$7 million.

Dawn Thomack went over the January financials for the Gas Division. Revenue for the month was just over \$5 million. Year-to-date was \$22.1 million. Operating expenses for the month was just under \$5.3 million. Year-to-date was just under \$23 million. Income from operations was a loss of \$232,109. Year-to-date was a loss of \$842,467. Other income was \$20,391. Year-to-date was \$257,086. Total income was a loss of \$211,718. Year-to-date was a loss of \$585,381.

Debt coverage was next. In the month of January the debt coverage ratio was 2.11. The debt to operating revenue ratio was 2.33 and is expected to improve as debt is paid down.

Lastly, Dawn Thomack explained the cash flow levels for Water, Wastewater, and Gas to the board. There were no questions.

- E. Departmental – Mark reviewed the departmental reports with the board. There were no questions.

ADJOURNMENT

The meeting was adjourned at 2:53 pm

CGW POLICIES & PROCEDURES

Chapter 1 – CUSTOMER SERVICE

Sec. 1-9. - Fee for new connections; service line.

- (1)
- (2)
- (3)
- (4)
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(11) Natural gas service and main extensions.

- (a) Customers that have an existing service line up to their premises will only have to apply for the proper permit(s) and pay ~~connection~~ the associated service fee. Add-ons to present meters will be limited to permit and ~~connection~~ service fee requirements.
- (b) Customers' requests for relocation and/or upsizing of mains, service lines, meters, or other services will be honored by the gas department division. Property owners or contractors will be charged total costs for this type work.
- (c) For each gas service connection, the customer shall apply for service at the Clarksville Gas and Water Department and pay twenty-five dollars (\$25.00) for each service line application. This application fee will be refunded if the customer wishes to withdraw their application. The application fee may be transferrable to the connection fee, if the tenant is the person whose name appears on the application.
- (d) For new service line requests, the customer or contractor shall be required to pay a gas service connection fee plus a tapping fee of one hundred fifty dollars (\$150.00), which includes the first one hundred fifty feet (150') of the gas service line from the main to the meter as follows:

Service line size:

~~¾-inch and 1-inch~~ ~~—for base-load gas installations:~~ The first 150 feet or less from the gas main to the meter will be installed at no additional cost to the customer. Footage over 150 feet shall be charged \$2.00 per foot of additional service line.

~~¾-inch and 1-inch~~ ~~—For less than base-load gas installations: The first 150 feet or less from the gas main to the meter will be installed at no additional cost to the customer. Footage over 150 feet shall be charged \$2.00 per foot of additional service lines. No refunds of tapping fee will be made to the customer.~~

CGW POLICIES & PROCEDURES

Larger than 1-inch: ~~The first 150 feet or less from the gas main to the meter will be installed at no additional cost to the customer. Footage over 150 feet shall be charged the actual cost to install the additional service line.~~ When the gas demand requires a service larger than 1-inch in size, as determined by the gas division, the customer or contractor shall be charged the actual cost to install the service line. When a service larger than 1-inch in size is to be installed for the convenience of the gas division, the customer or contractor shall be charged in accordance with a 1-inch service.

~~(e) Base-load gas installations: For the purpose of determining who qualifies for base-load gas incentives, the base-load gas installation is defined as follows:~~

~~Residential: Water heating, gas air conditioning, or a combination of other appliances as deemed acceptable (to adequately increase base-load requirements) by the gas division manager.~~

~~Commercial: Water heating, gas air conditioning, cooking, or a combination of other appliances as deemed acceptable (to adequately increase base-load requirements) by the gas division manager.~~

~~Industrial: Water heating, gas air conditioning, or in the processing of manufacturer's materials or goods (to adequately increase base-load requirements) as deemed acceptable by the gas division manager.~~

(e) Main extensions for residential customers within the corporate limits of the City of Clarksville: When deemed economically feasible by the gas division, the first three hundred (300) feet will be installed at no cost to the customer. Any footage installed in excess of three hundred (300) feet will be required to make a contribution in aid of construction equal to three dollars (\$3.00) per foot. No refunds will be made for future customer connections to the gas main.

~~(f) Main extensions outside of the corporate limits of the City of Clarksville: The first two hundred (200) feet will be installed at no cost to the customer. Any footage installed in excess of two hundred (200) feet will be required to make a contribution in aid of construction equal to five dollars (\$5.00) per foot. No refunds will be made for future customer connections to the gas main.~~

(f) Main extensions for large commercial and/or industrial customers: Gas service lines or gas main extensions to large commercial or industrial customers that require service line or gas main extensions, additions, or improvements to the Clarksville Gas Department's distribution system will be furnished by the gas department if the main extension is deemed economically feasible by the gas division manager and/or general manager. Commercial and/or industrial customers that require service line or gas main extensions, additions, or improvements to the gas distribution system shall pay the entire cost of the gas infrastructure installed, pursuant to all local, state and federal rules and regulations.

(g) Main extensions—General:

- i. Customers who sign up for a main extension must be prepared to receive flowing gas through their meters within one hundred eighty (180) calendar days. If the customer does not meet this requirement due to environmental or geographic constraints, then he/she may request a thirty-day extension from CGW. If the customer does not have gas flowing through his meter within the required time frame, then the customer shall bear the entire cost of the main extension.

CGW POLICIES & PROCEDURES

- ii. The ~~Clarksville Gas Department~~ gas division reserves the right to determine the size of all gas main extensions. Gas main costs to the customer shall be based upon a two-inch polyethylene gas main. All gas mains installed larger than two (2) inches in diameter, or gas mains installed made with steel, are installed for the future benefit of the gas system or to improve pressure. When an extension requires a gas main in excess of two (2) inches in diameter or one made of steel, the ~~Clarksville Gas Department~~ gas division will pay the difference between the cost of a two-inch polyethylene gas main and the actual cost of the new gas main to be installed.

All gas main extensions, additions, or improvements shall become the property of the ~~Clarksville Gas Department~~ gas division, as they are installed, even though all or some part of the cost thereof is paid by parties other than the ~~Clarksville Gas Department~~ gas division.

- (h) ~~New subdivisions City of Clarksville: The gas department will install distribution mains within new subdivisions if an agreement between developer, home builder, and the gas department can be finalized, guaranteeing that a sufficient number of housing units will be installed to meet the following requirements:~~ New subdivisions: The gas division will install distribution mains within new subdivisions if an agreement can be finalized, guaranteeing that the developer, home builder, and/or customer shall pay the entire cost of the distribution mains installed.
 - i) ~~Housing units will meet the definition of base-load gas installation.~~
 - ii) ~~Housing units will be constructed within piped areas designated for natural gas use.~~
 - iii) ~~A minimum of one housing unit will use natural gas for each three hundred (300) feet of main installed to serve the subdivision.~~
 - iv) ~~Certain areas within the subdivision may be designated for natural gas use.~~

The ~~manager~~ gas division manager and/or the general manager of ~~Clarksville Gas and Water~~ CGW can approve exceptions or variances to these requirements.

- (i) ~~The manager gas division and the general manager of [Clarksville] Gas and Water shall only authorize service to subdivisions outside the City of Clarksville where it is an economical advantage to the City of Clarksville to do so. Service to subdivisions that is not economically advantageous to the City of Clarksville, but may have other advantageous value, may be approved by the gas, water and wastewater committee of the city council.~~ The gas division manager and/or the general manager of CGW shall authorize service to subdivisions where it is an economical advantage to the gas department to do so. At their discretion, the gas division manager and/or the general manager of CGW may authorize service to subdivisions that are not economically advantageous to the gas division, but may have other advantageous value, such as distribution piping that would be an asset for future development. Service lines into subdivisions shall be installed under the guidelines set previously in this policy.
- (j) ~~The gas department, at its discretion, may install segments of distribution piping that would be an asset for future development. The gas department reserves the right to refuse service to any customer under this policy who is remotely located from existing facilities that when service would not be economically feasible.~~ The gas division reserves the right to refuse service to any customer under this policy when service would not be economically feasible; however, the party requesting service may choose to pay the entire cost of the gas infrastructure installed, pursuant to all local, state and federal rules and regulations.

- ~~(k) Refund policy:~~

CGW POLICIES & PROCEDURES

- ~~i) Customers who make contributions in aid of construction shall not be entitled to refunds from main extensions (for additional customer additions to main) under the new main extension policy.~~
- ~~ii) Refunds for customers who made contributions in aid of construction prior to the new main extension policy and Ord. No. 7-1997-98, but after Ord. No. 4-1990-91, will be due refunds as follows:~~
 - ~~(1) Customers who make contributions in aid of construction shall be entitled to refunds, if within three (3) years after construction additional customers services are connected to their specific gas main extension. In no case shall the customer making the payment be refunded more than he paid. The amount of the refund shall be two hundred dollars (\$200.00) for each additional total gas customer and one hundred dollars (\$100.00) for each less than total gas customer. If more than one customer makes contributions in aid of construction, the total refund shall be proportionately divided according to the original contributions.~~
 - ~~(2) There shall be no duplication of reimbursements, i.e., customers added to additional extensions of a gas main shall be a part of a separate contract and not included in calculating reimbursements for the initial extension.~~
 - ~~(3) The previous policy and its reimbursement features are effective only for mains that are extended subsequent to the effective date of Ord. No. 4-1990-91 and prior to this new main extension policy and Ord. No. 7-1997-98.~~
- (k) A customer requesting the installation of an excess flow valve will be responsible for the payment of the actual cost associated with the installation of the excess flow valve and cost associated with the maintenance, if any, of the excess flow valve.

***Chapter 1-9(11) as approved by the Clarksville Gas & Water Board on March 17, 2026.**

CGW POLICIES & PROCEDURES

Chapter 1 – CUSTOMER SERVICE

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- (b) Customers' requests for relocation and/or upsizing of mains, service lines, meters, or other services will be honored by the gas division. Property owners or contractors will be charged total costs for this type work.
- (c) For each gas service connection, the customer shall apply for service at the Clarksville Gas and Water Department and pay twenty-five dollars (\$25.00) for each service line application. This application fee will be refunded if the customer wishes to withdraw their application. The application fee may be transferrable to the connection fee, if the tenant is the person whose name appears on the application.
- (d) For new service line requests, the customer or contractor shall be required to pay a gas service connection fee plus a tapping fee of one hundred fifty dollars (\$150.00), which includes the first one hundred fifty feet (150') of the gas service line from the main to the meter as follows:

Service line size:

$\frac{3}{4}$ -inch and 1-inch: The first 150 feet or less from the gas main to the meter will be installed at no additional cost to the customer. Footage over 150 feet shall be charged \$2.00 per foot of additional service line.

Larger than 1-inch: When the gas demand requires a service larger than 1-inch in size, as determined by the gas division, the customer or contractor shall be charged the actual cost to install the service line. When a service larger than 1-inch in size is to be installed for the convenience of the gas division, the customer or contractor shall be charged in accordance with a 1-inch service.

CGW POLICIES & PROCEDURES

- (e) Main extensions for residential customers: When deemed economically feasible by the gas division, the first three hundred (300) feet will be installed at no cost to the customer. Any footage installed in excess of three hundred (300) feet will be required to make a contribution in aid of construction equal to three dollars (\$3.00) per foot. No refunds will be made for future customer connections to the gas main.
- (f) Main extensions for commercial and/or industrial customers: Commercial and/or industrial customers that require service line or gas main extensions, additions, or improvements to the gas distribution system shall pay the entire cost of the gas infrastructure installed, pursuant to all local, state and federal rules and regulations.
- (g) Main extensions—General:
 - i. Customers who sign up for a main extension must be prepared to receive flowing gas through their meters within one hundred eighty (180) calendar days. If the customer does not meet this requirement due to environmental or geographic constraints, then he/she may request a thirty-day extension from CGW. If the customer does not have gas flowing through his meter within the required time frame, then the customer shall bear the entire cost of the main extension.
 - ii. The gas division reserves the right to determine the size of all gas main extensions. Gas main costs to the customer shall be based upon a two-inch polyethylene gas main. All gas mains installed larger than two (2) inches in diameter, or gas mains installed made with steel, are installed for the future benefit of the gas system or to improve pressure. When an extension requires a gas main in excess of two (2) inches in diameter or one made of steel, the gas division will pay the difference between the cost of a two-inch polyethylene gas main and the actual cost of the new gas main to be installed.

All gas main extensions, additions, or improvements shall become the property of the gas division, as they are installed, even though all or some part of the cost thereof is paid by parties other than the gas division.
- (h) New subdivisions: The gas division will install distribution mains within new subdivisions if an agreement can be finalized, guaranteeing that the developer, home builder, and/or customer shall pay the entire cost of the distribution mains installed.

The gas division manager and/or the general manager of CGW can approve exceptions or variances to these requirements.
- (i) The gas division manager and/or the general manager of CGW shall authorize service to subdivisions where it is an economical advantage to the gas department to do so. At their discretion, the gas division manager and/or the general manager of CGW may authorize service to subdivisions that are not economically advantageous to the gas division, but may have other advantageous value, such as distribution piping that would be an asset for future development. Service lines into subdivisions shall be installed under the guidelines set previously in this policy.
- (j) The gas division reserves the right to refuse service to any customer under this policy when service would not be economically feasible; however, the party requesting service may choose to pay the entire cost of the gas infrastructure installed, pursuant to all local, state and federal rules and regulations.

CGW POLICIES & PROCEDURES

- (k) A customer requesting the installation of an excess flow valve will be responsible for the payment of the actual cost associated with the installation of the excess flow valve and cost associated with the maintenance, if any, of the excess flow valve.

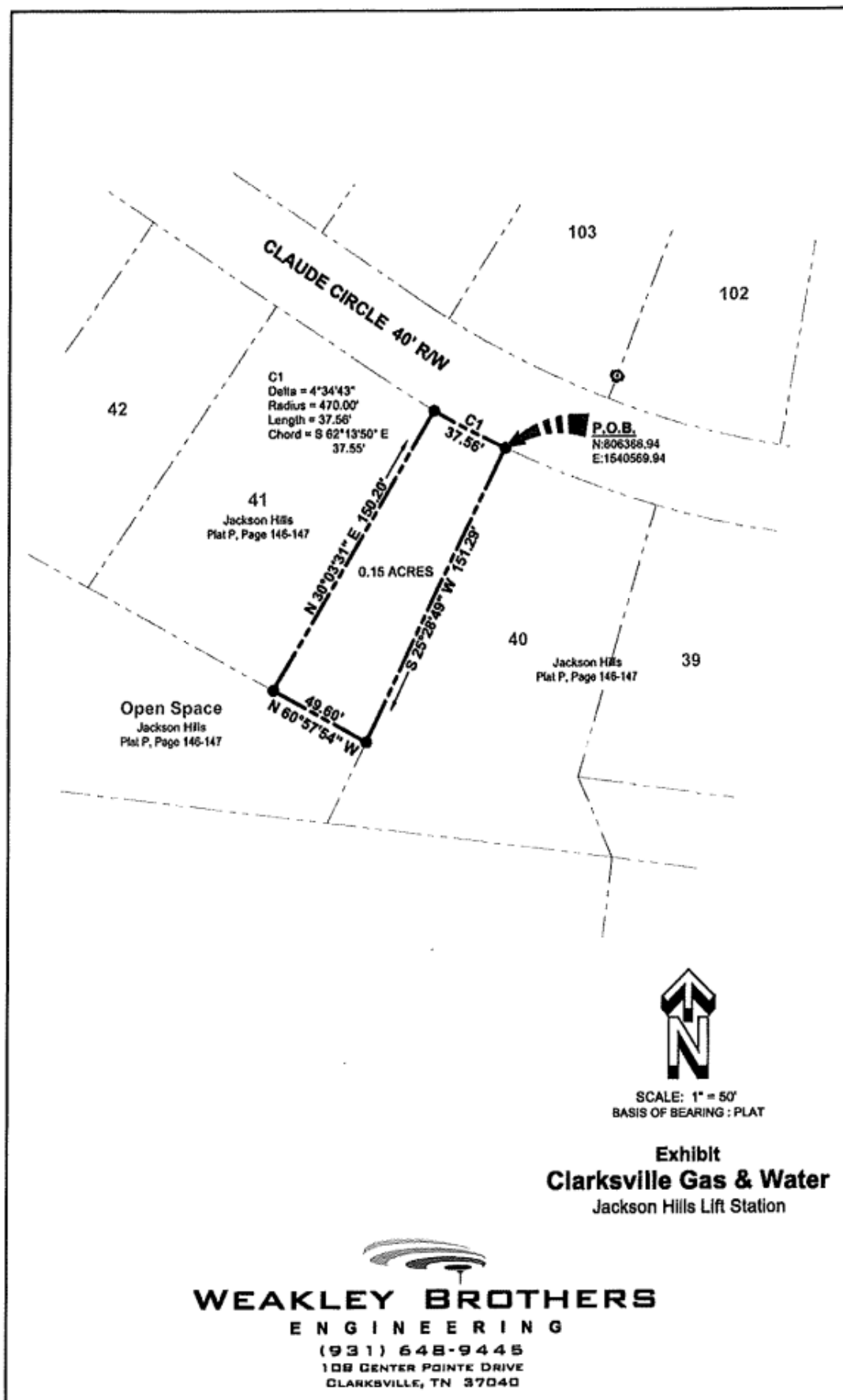
***Chapter 1-9(11) as approved by the Clarksville Gas & Water Board on March 17, 2026.**

JJ Developers Property

Jackson Hills Lift Station

Also described as follows:

Beginning at an existing iron pin in the south margin of Claude Circle at the northwest corner of Lot 40 Jackson Hills, Plat Book P, Page 146-147, said iron pin having TN State Plane Coordinates, North:806366.94, East:1540569.94; thence leaving margin of said road South 25 Degrees 28 Minutes 49 Seconds West 151.29 feet to an existing iron pin; thence North 60 Degrees 57 Minutes 54 Seconds West 49.60 feet to an existing iron pin at the southeast corner of Lot 41; thence North 30 Degrees 03 Minutes 31 Seconds East 150.20 feet to an existing iron pin in the south margin of Claude Circle; thence with said road on a curve turning to the left with an arc length of 37.56 feet, with a radius of 470.00 feet and with a chord of South 62 Degrees 13 Minutes 50 Seconds East 37.55 to the point of beginning and containing an area of 0.15.



Property Description of

Miller Farm Cluster Final Plat and Holleman Lots 1 & 2 Ashland City Road
Robert D. & Mark Holleman Property
Willow Park Drive

Being a portion of a parcel of land lying in the 11th Civil District of Montgomery County, Tennessee. Said parcel being the property shown on Tax Map 88, Parcel 121.00. Said parcel belonging to Robert D. & Mark Holleman, is of record in Plat Book (PB) P, Page (PG) 248 at the Register's Office Montgomery County, Tennessee (ROMCT), and known as Miller Farm Cluster Final Plat and Holleman Lots 1 & 2 Ashland City Road. Said portion is a tract of land known as the proposed City of Clarksville property as shown on said Miller Farm Cluster Final Plat and can be generally described as being south of and adjacent to Willow Park Drive, north of Gratton Road, west of Gholson Road, east of Hogan Road and being further described below.

Beginning at a set $\frac{1}{2}$ " iron pin capped "TTL" in the southern Right of Way (ROW) of Willow Park Drive. Said POINT OF BEGINNING being the northwestern corner of the herein described parcel and being the northeast corner of Lot 53 of said Miller Farm Cluster Final Plat. Said iron pin having Tennessee State Plane Coordinates (NAD 83) of Northing 785,720.75 feet and Easting 1,592,108.41 feet.

Thence, leaving said Lot 53 and along said ROW, along a 50.00 foot radius curve concave to the north a distance of 25.27 feet and being subtended by a chord bearing South $85^{\circ} 25' 20''$ East a distance of 25.01 feet to a set $\frac{1}{2}$ " iron pin capped "TTL". Said iron pin being the northeastern corner of herein described tract and being the northwestern corner of Lot 54 of said Miller Farm Cluster Final Plat.

Thence, leaving said ROW and along the western line of said Lot 54 the following two calls; South $03^{\circ} 15' 25''$ West a distance of 165.51 feet to a set $\frac{1}{2}$ " iron pin capped "TTL".

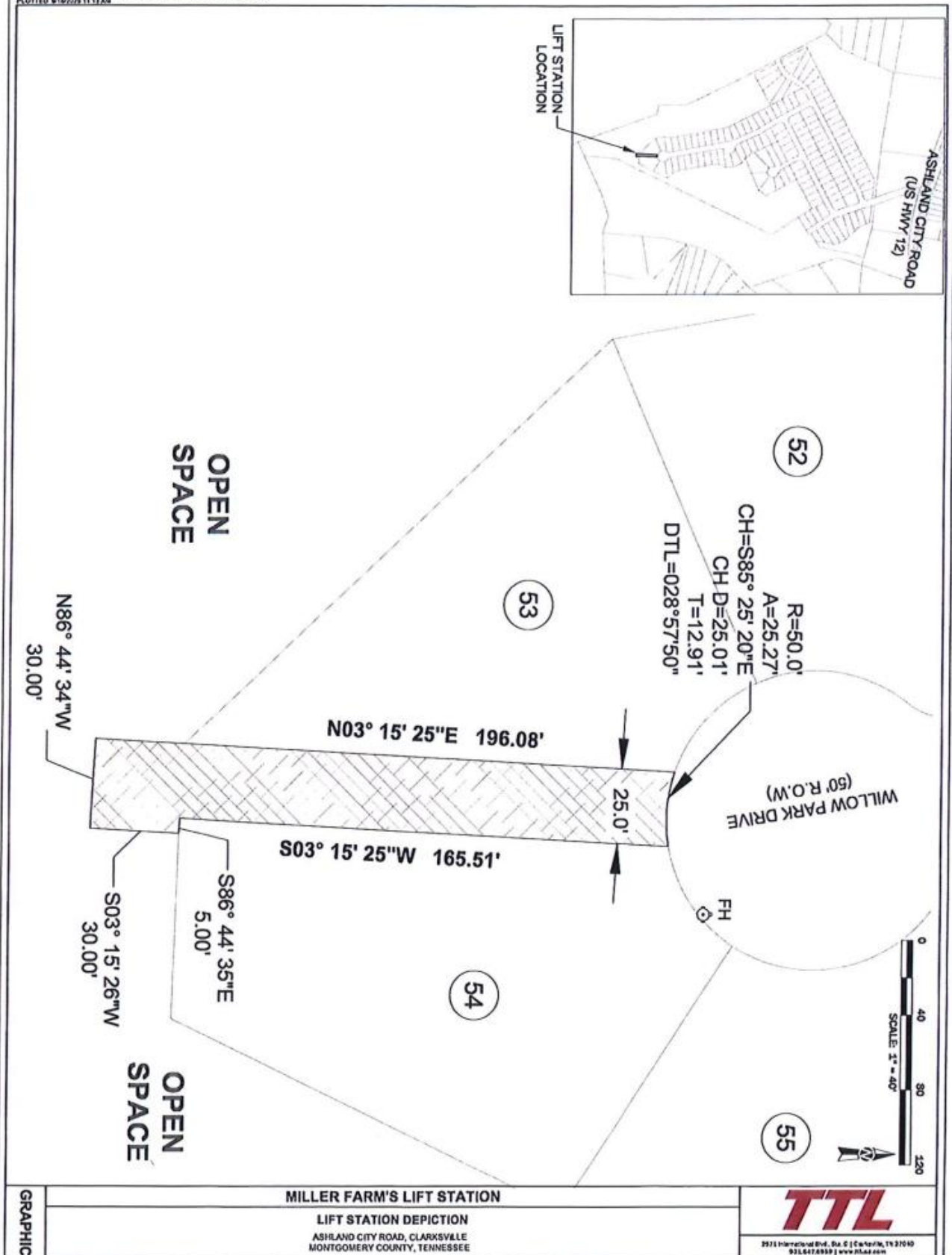
Thence, South $86^{\circ} 44' 35''$ East a distance of 5.00 feet to a set $\frac{1}{2}$ " iron pin capped "TTL". Said iron pin being in the eastern line of herein described tract and being in the southern line of said Lot 54 and lying in the northern line of the Open Space as shown on said Miller Farm Cluster Final Plat.

Thence, leaving lot 54 and along said Open Space northern line the following two calls; South $03^{\circ} 15' 26''$ West a distance of 30.00 feet to a point. Said point begin the southeastern corner of herein described tract.

Thence, North $86^{\circ} 44' 34''$ West, a distance of 30.00 feet to a point. Said point being the southwest corner of herein described tract.

Thence, along and past said Open Space, to and along the eastern line of said Lot 53, North $03^{\circ} 15' 25''$ East a distance of 196.08 feet to said POINT OF BEGINNING.

Herein described tract containing 5,018.32 square feet or 0.12 acres, more or less.

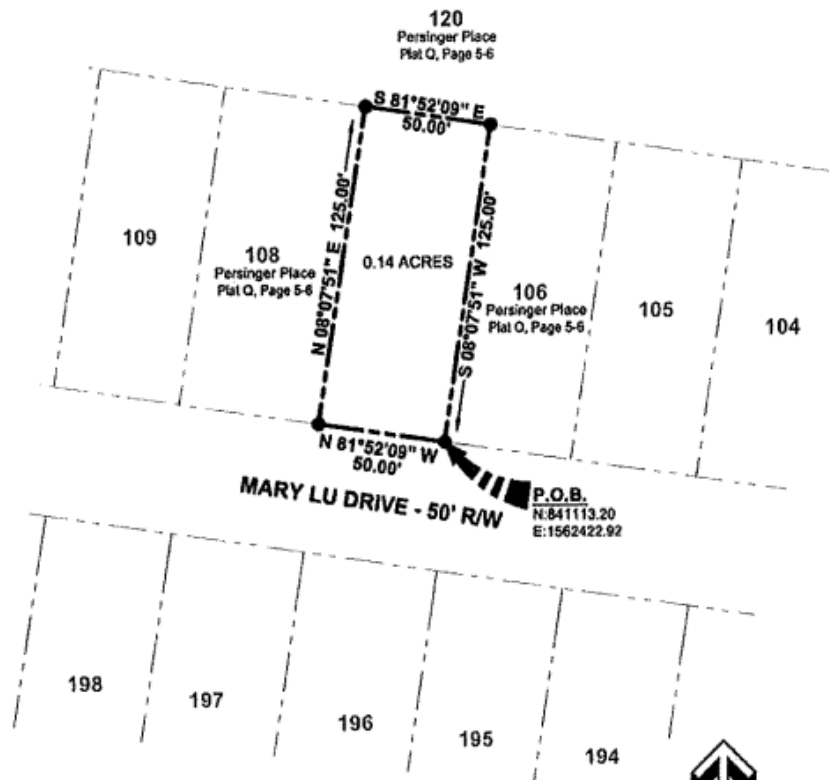


VHS Developers Property

Persinger Farms Lift Station

Also described as follows:

Beginning at an existing iron pin in the north margin of Mary Lu Drive at the southwest corner of Lot 106 Persinger Place, Plat Book Q, Page 5-6, said iron pin having TN State Plane Coordinates, North:841113.20, East:1562422.92; thence along the margin of said road North 81 Degrees 52 Minutes 09 Seconds West 50.00 feet to an existing iron pin at the southeast corner of Lot 108; thence leaving margin of said road North 08 Degrees 07 Minutes 51 Seconds East 125.00 to an existing iron pin in the south line of Lot 120; thence South 81 Degrees 52 Minutes 09 Seconds East 50.00 feet to an existing iron pin; thence South 08 Degrees 07 Minutes 51 Seconds West 125.00 to the point of beginning and containing an area of 0.14.



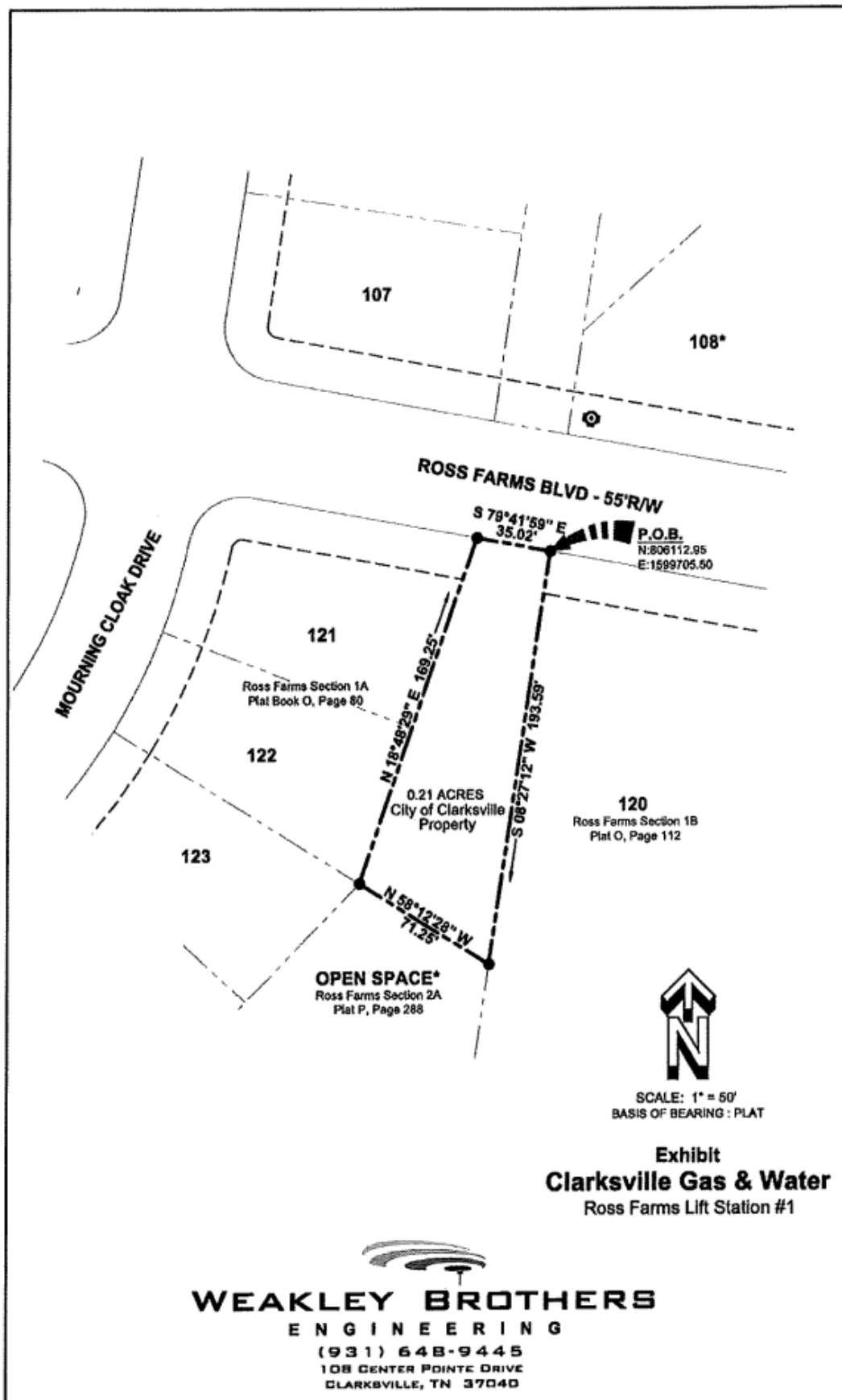
SCALE: 1" = 50'
BASIS OF BEARING : PLAT

Exhibit
Clarksville Gas & Water
Persinger Place Lift Station


WEAKLEY BROTHERS
ENGINEERING
(931) 648-9445
108 CENTER POINTE DRIVE
CLARKSVILLE, TN 37040

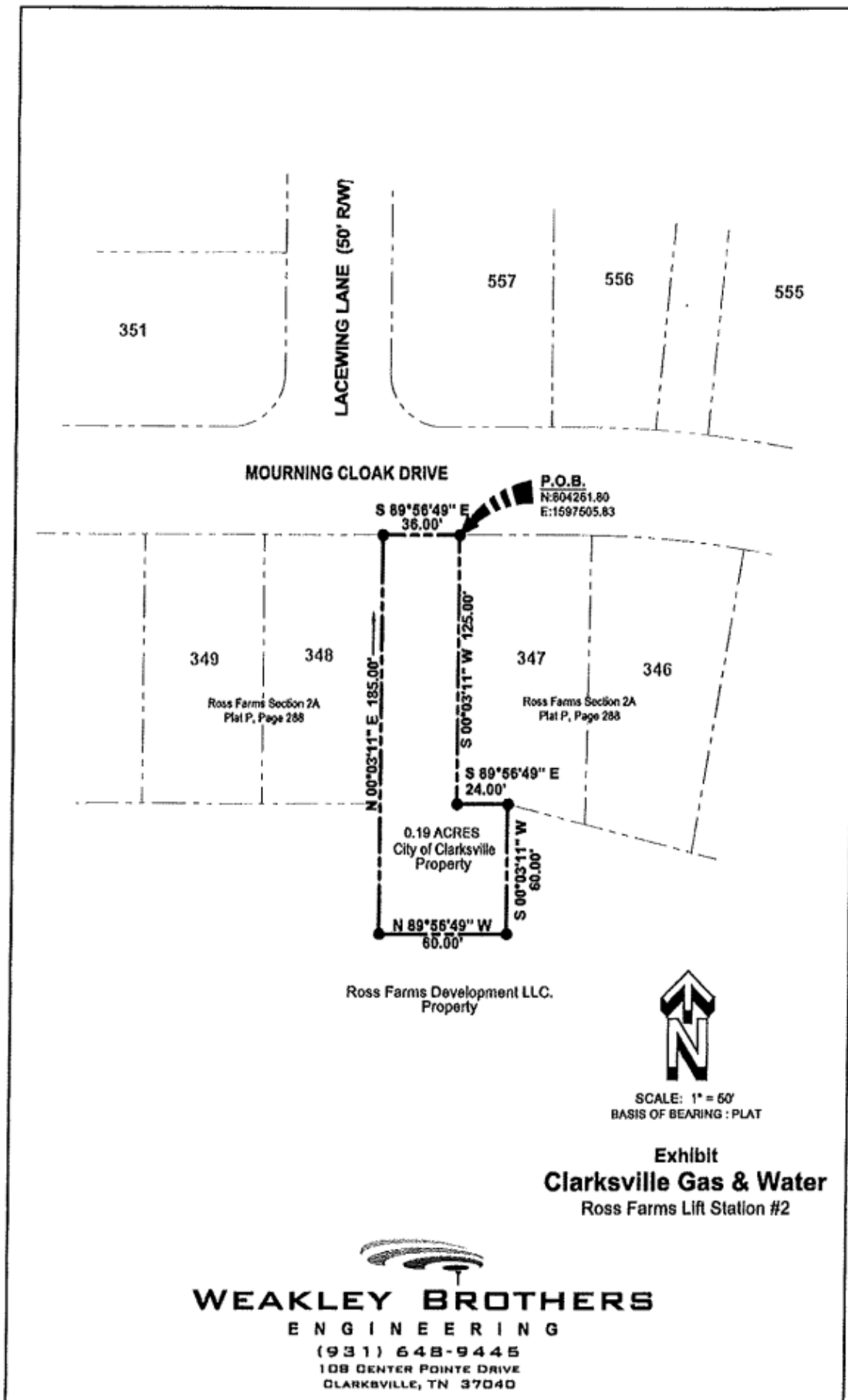
Ross Farms Section 1A/1B/2A Lift Station – Ross Farms Boulevard

Beginning at an existing iron pin in the south margin of Ross Farms Boulevard, said pin being South 69 Degrees 48 Minutes 46 Seconds East 160.16 feet from the centerline intersection of Ross Farms Boulevard and Mourning Cloak Drive; thence along said margin South 79 Degrees 41 Minutes 59 Seconds East 35.02 feet to an existing iron pin; thence leaving said right-of-way margin along Lot 120, Ross Farms Section 1B (Plat Book O, Page 112) South 08 Degrees 27 Minutes 12 Seconds East 193.59 feet to an existing iron pin; thence along the Open Space of Ross Farms Section 2A (Plat Book O, Pages 173-175) North 58 Degrees 12 Minutes 28 Seconds West 71.25 feet to an existing iron pin; thence along Lots 121 & 122, Ross Farms Section 1A (Plat Book O, Pages 80-83) North 18 Degrees 48 Minutes 29 Seconds East 169.25 feet to the point of beginning and containing an area of 0.21 acres as surveyed by James V. Weakley, RLS 1596 of Weakley Brothers Engineering on September 17, 2024, Job No. 22-003.



Ross Farms Section 2A Lift Station – Mourning Cloak Drive

Beginning at an existing iron pin in the south margin of Mourning Cloak Drive, said pin being South 41 Degrees 24 Minutes 09 Seconds East 33.36 feet from the centerline intersection of Mourning Cloak Drive and Lacewing Lane; thence along said margin South 89 Degrees 56 Minutes 49 Seconds East 36.00 feet to an existing iron pin; thence leaving said margin along Lot 347, Ross Farms Section 2A (Plat Book O, Pages 173-175) for the next two calls as follows: South 00 Degrees 03 Minutes 11 Seconds West 125.00 feet to an existing iron pin; thence South 89 Degrees 56 Minutes 49 Seconds East 24.00 feet to an existing iron pin; thence along new division lines for the next three calls as follows: South 00 Degrees 03 Minutes 11 Seconds West 60.00 feet to an existing iron pin; thence North 89 Degrees 56 Minutes 49 Seconds West 60.00 feet to an existing iron pin; thence North 00 Degrees 03 Minutes 11 Seconds East 60.00 feet to an existing iron pin; thence continuing along Lot 348, Ross Farms Section 2A (Plat Book O, Pages 173-175) North 00 Degrees 03 Minutes 11 Seconds East 125.00 feet to the point of beginning and containing an area of 0.19 acres as surveyed by James V. Weakley, RLS 1596 of Weakley Brothers Engineering on October 2, 2024, Job No. 22-003.



Singletary Construction, LLC. Property

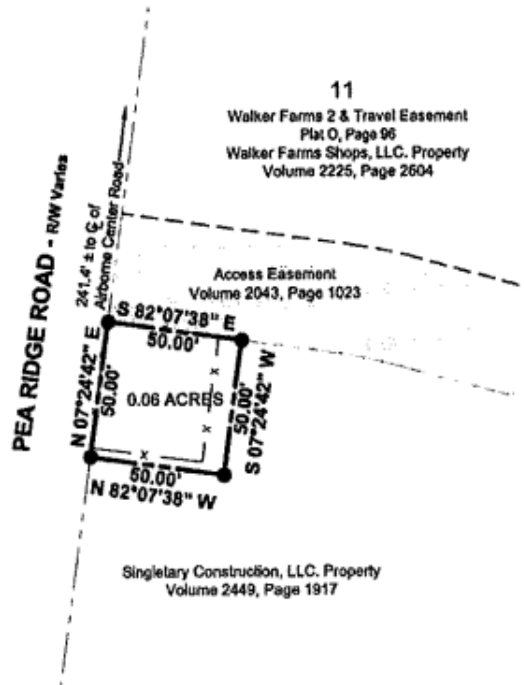
Portion of:

Map 41G, Parcel E 1.00

Recorded in Volume 2449, Page 1917, R.O.M.C.T.

Also described as follows:

Beginning at an existing iron pin in the east margin of Pea Ridge Road, said iron pin being 241.4 feet south of the centerline of Airborne Center Road; thence leaving margin of said road along the Walker Farms Shops, LLC. Property (Volume 2225, Page 2604) South 82 Degrees 07 Minutes 38 Seconds East 50.00 feet to a point; thence along a new division as follows: South 07 Degrees 24 Minutes 42 Seconds West 50.00 feet to a point; thence North 82 Degrees 07 Minutes 38 Seconds West 50.00 feet to a point in the east margin of Pea Ridge Road; thence North 07 Degrees 24 Minutes 42 Seconds East 50.00 feet to the point of beginning and containing an area of 0.06.



SCALE: 1" = 50'
BASIS OF BEARING : PLAT

Exhibit
Clarksville Gas & Water
Walker Farms Lift Station


WEAKLEY BROTHERS
ENGINEERING
(931) 648-9445
108 CENTER POINTE DRIVE
CLARKSVILLE, TN 37040



**City
of
Clarksville**

Brandy Slaughter <brandy.slaughter@cityofclarksville.com>

Fwd: Justification to purchase property

1 message

Mark Riggins <mark.riggins@cityofclarksville.com>
To: Brandy Slaughter <brandy.slaughter@cityofclarksville.com>

Wed, Mar 11, 2026 at 10:46 AM

Begin forwarded message:

From: Garth Branch <garth.branch@cityofclarksville.com>
Date: March 11, 2026 at 10:34:01 AM CDT
To: Mark Riggins <mark.riggins@cityofclarksville.com>
Subject: Justification to purchase property

The existing Oak Street sewer lift station was constructed in 1985. Due to growth in the area served by the lift station over the last 41 years, the station needs to be replaced with a new, larger lift station on adjacent property. The new lift station is being designed to accommodate future growth in the service area. CGW is requesting approval to purchase property for the proposed lift station and access drive.

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Garth B. Branch, P.E.
Engineering Division Manager

*Clarksville Gas & Water Department
2215 Madison Street
Clarksville, Tennessee 37043
(ph) 931-645-7418*

Property Description
A Portion of
The Robert T. & Angelia R. Balgemann Property
Volume 2168, Page 2957, ROMCT
Fee Simple Purchase Area

Being a tract of land situated in the 7th Civil District of Montgomery County, Tennessee, said tract being located approximately 170 feet northeast of Oak Street, approximately 400 feet east of Peachers Mill Road, and being more particularly described as follows:

Beginning at an iron pin (new), said iron pin being located at the northeast corner of the John Bryant property as recorded in ORV 2426, Page 4284 in the Register's Office of Montgomery County, Tennessee (ROMCT), said iron pin having Tennessee State Plane Coordinate (NAD 83) of North 811806.16, East 1563105.74.

Thence leaving said Bryant property, and with a new division line for the following eight courses; North 07 degrees 15 minutes 47 seconds East for a distance of 73.67 feet, to an iron pin (new).

Thence North 56 degrees 01 minutes 30 seconds East for a distance of 155.00 feet, to an iron pin (new).

Thence North 47 degrees 09 minutes 46 seconds East for a distance of 127.00 feet, to an iron pin (new).

Thence South 53 degrees 31 minutes 26 seconds East for a distance of 68.23 feet, to an iron pin (new).

Thence South 44 degrees 15 minutes 52 seconds East for a distance of 104.35 feet, to an iron pin (new).

Thence South 54 degrees 38 minutes 45 seconds West for a distance of 88.18 feet, to an iron pin (new).

Thence South 71 degrees 30 minutes 30 seconds West for a distance of 117.20 feet, to an iron pin (new).

Thence South 23 degrees 19 minutes 05 seconds West for a distance of 104.87 feet, to an iron pin (new), said iron pin being in the northern line of the Clayton E. Seiber property as recorded in ORV 364, Page 1850, ROMCT.

Thence with the northern line of the Seiber property, South 82 degrees 20 minutes 32 seconds West passing an iron pin (new) at 106.54 feet, for a total distance of 111.11 feet, to an iron pin (new).

Thence leaving said northern line, North 19 degrees 16 minutes 59 seconds West for a distance of 72.62 feet, to the point of beginning.

Said tract contains 1.20 Acres (52,245 sq. ft.) more or less.

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

Property description is based on a physical survey by Billy Ray Suiter, PLS 3467, on August 25, 2025.

All new iron pins set are ½"x18" rebar with plastic cap stamped "SUITER 3467".

**Property Description for
Clarksville Gas & Water
A Portion of The Clayton E. Seiber Property
Volume 364, Page 1850, ROMCT
Fee Simple Purchase Area**

Being a tract of land situated in the 7th Civil District of Montgomery County, Tennessee, said tract being located approximately 350 feet east of Peachers Mill Road, and being north of and adjacent to Oak Street, and being more particularly described as follows:

Beginning at an iron pin (new), said iron pin being located in the northern right-of-way of Oak Street, said iron pin also having Tennessee State Plane Coordinate System (NAD 83) of North: 811557.20, East: 1563045.30, said iron pin also being located at the southwest corner of the Clayton Seiber property as recorded in ORV 364, Page 1850, and the southeast corner of the John Bryant property as recorded in ORV 721, Page 2028 in the Register's office of Montgomery County, Tennessee (ROMCT).

Thence leaving the northern right-of-way of Oak Street, and with the eastern line of the Bryant property, North 13 degrees 38 minutes 49 seconds East for a distance of 35.91 feet, to an iron pin (new).

Thence continuing with the eastern line of the Bryant property, North 13 degrees 38 minutes 49 seconds East for a distance of 143.93 feet, to an iron pin (new).

Thence leaving the Bryant property, North 82 degrees 20 minutes 32 seconds East for a distance of 42.37 feet, to an iron pin (new), said iron pin being located at the southwest corner of the Robert T. Balgemann property as recorded in ORV 2168, Page 2957, ROMCT.

Thence with the southern line of the Balgemann property, North 82 degrees 20 minutes 32 seconds East for a distance of 4.57 feet, to an iron pin (new).

Thence leaving the Balgemann property, and with a new division line for the following three courses, South 34 degrees 07 minutes 58 seconds West for a distance of 22.60 feet, to an iron pin (new).

Thence South 11 degrees 36 minutes 35 seconds West for a distance of 126.92 feet, to an iron pin (new).

Thence South 40 degrees 44 minutes 21 seconds West for a distance of 62.01 feet, to an iron pin (new), said iron pin being located in the northern right-of-way of Oak Street.

Thence leaving said new division line, and with the northern right-of-way of Oak Street, North 48 degrees 43 minutes 45 seconds West for a distance of 13.65 feet, to the point of beginning.

Said tract contains 0.15 Acres (6,708 sq. ft.) more or less.

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

Property description is based on a physical survey by Billy Ray Suiter, PLS 3467, on August 25, 2025.

All new iron pins set are ½"x18" rebar with plastic cap stamped "SUITER 3467".

Property Description
A Portion of The John Bryant Property
Volume 721, Page 2028, ROMCT
Fee Simple Purchase Area

Being a tract of land situated in the 7th Civil District of Montgomery County, Tennessee, said tract being located approximately 300 feet east of Peachers Mill Road, and being north of and adjacent to Oak Street, and being more particularly described as follows:

Beginning at an iron pin (new), said pin being located at the southwest corner of the Clayton E. Seiber property as recorded in ORV 364, Page 1850 in the Register's Office of Montgomery County, Tennessee, said pin also being located in the northern right-of-way of Oak Street.

Thence leaving said Seiber property, and with the northern right-of-way of Oak Street, North 48 degrees 43 minutes 45 seconds West for a distance of 16.36 feet, to an iron pin (new), said pin having Tennessee State Plane Coordinate (NAD 83) of North: 811567.99, East: 1563033.01.

Thence leaving said northern right-of-way and on a new division line, North 40 degrees 44 minutes 37 seconds East for a distance of 31.82 feet, to an iron pin (new) set in the western line of said Seiber property.

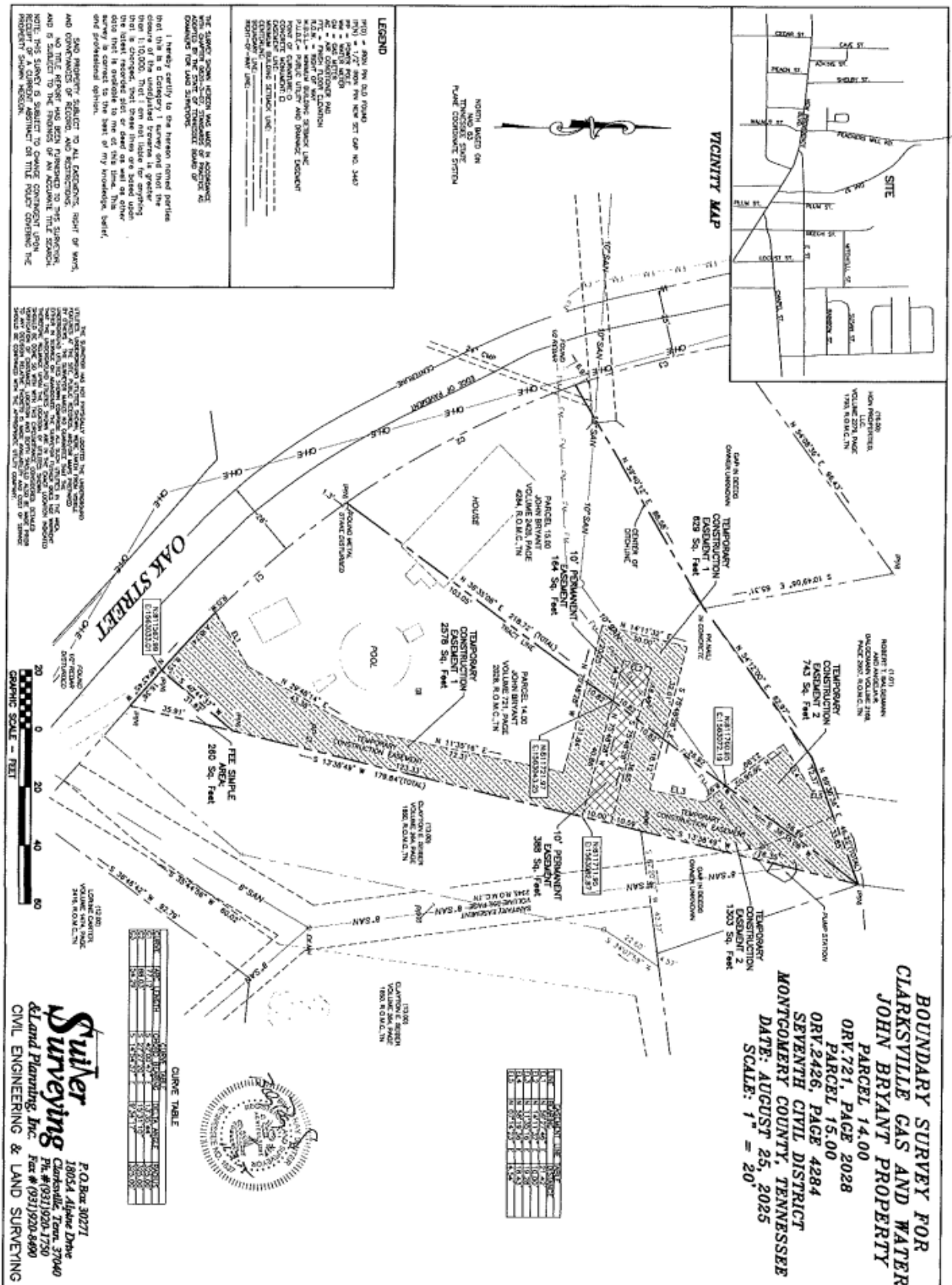
Thence with said western line, South 13 degrees 38 minutes 49 seconds West for a distance of 35.91 feet, to the point of beginning.

Said tract contains 0.006 Acres (260 sq. ft.) more or less.

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

Property description is based on a physical survey by Billy Ray Suiter, PLS 3467, on August 25, 2025.

All new iron pins set are ½"x18" rebar with plastic cap stamped "SUITER 3467".



**Property Description for
Clarksville Gas & Water of
An Unclaimed Tract of Land**

Being a tract of land situated in the 7th Civil District of Montgomery County, Tennessee, said tract being located approximately 350 feet east of Peachers Mill Road, approximately 250 feet northeast of Oak Street, and being more particularly described as follows:

Beginning at an iron pin (new), said iron pin being located at the northwest corner of the Clayton E. Seiber property as recorded in ORV 364, Page 1850 in the Register's Office of Montgomery County Tennessee (ROMCT), said iron pin being located in the west line of the John Bryant property as recorded in ORV 721, Page 2028, ROMCT, said iron pin also having Tennessee State Plane Coordinates (NAD 83) of North: 811731.96, East: 1563087.73.

Thence leaving said Seiber property, and with the western line of the Bryant property, North 13 degrees 38 minutes 49 seconds East for a distance of 76.35 feet, to an iron pin (new), said iron pin being located in the western line of the Robert T. Balgemann property as recorded in ORV 2168, Page 2957, ROMCT.

Thence leaving said Bryant property, and with the western line of the Balgemann property, South 19 degrees 16 minutes 59 seconds East for a distance of 72.62 feet, to an iron pin (new), said iron pin being located at the southwest corner of the Robert T. Balgemann property as recorded in ORV 2168, Page 2957, ROMCT, said iron pin also being located in the northern line of the Clayton Seiber property as recorded in ORV 364, Page 1850, ROMCT.

Thence leaving said Balgemann property, and with the northern line of the Seiber property, South 82 degrees 20 minutes 32 seconds West for a distance of 42.37 feet, to the point of beginning.

Said tract contains 0.03 Acres (1,507 sq. ft.) more or less.

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

Property description is based on a physical survey by Billy Ray Suiter, PLS 3467, on August 25, 2025.

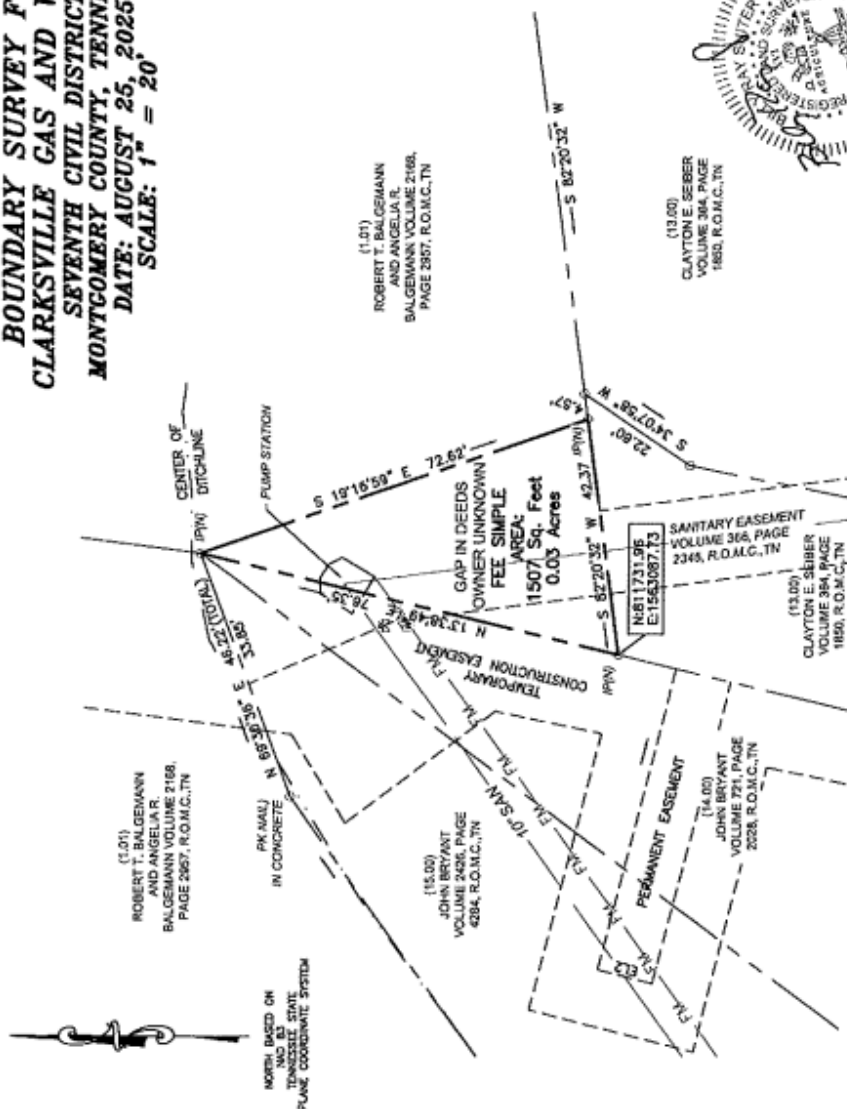
All new iron pins set are ½"x18" rebar with plastic cap stamped "SUITER 3467".

**BOUNDARY SURVEY FOR
CLARKSVILLE GAS AND WATER
SEVENTH CIVIL DISTRICT
MONTGOMERY COUNTY, TENNESSEE
DATE: AUGUST 25, 2025
SCALE: 1" = 20'**

(1.01)
ROBERT T. BALGEMANN
AND ANGELIA R.
BALGEMANN VOLUME 216B,
PAGE 2957, R.O.M.C., TN

(13.00)
CLAYTON E. SEIBER
VOLUME 304, PAGE
1880. R.O.M.C. TN

**Suiter
Surveying**
P.O. Box 30271
18054 Alapka Drive
Clarksville, Tenn. 37040
Ph. (931) 920-1750
Fax (931) 920-8660
CIVIL ENGINEERING & LAND SURVEYING

[illegible]

VICINITY MAP

LEGEND

(P/O) = IRON PIN OLD FOUND
PP(PN) = 1/2" IRON PIN NEW SET CAP NO. 3447
P(PI) = POWER POLE
W(M) = WATER MAIN
G(WT) = GAS WATER
M(ME) = METER
C(CO) = CEMENT
F(FI) = FINISH FLOOR ELEVATION
R(RW) = RIGHT OF WAY
B(BS) = BASELINE
M(MSL) = MINIMUM BUILDING SETBACK LINE
P(P.U.D.E.) = PUBLIC UTILITY AND DRAINAGE EASEMENT
POINT OF CURVATURE □
CONCRETE MONUMENT □
EASEMENT LINE: _____
MINIMUM BUILDING SETBACK LINE: _____
BOUNDARY LINE: _____
RIGHT-OF-WAY LINE: _____

THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH CHAPTER 0820-3-07, STANDARDS OF PRACTICE AS ADOPTED BY THE STATE OF TENNESSEE BOARD OF EXAMINERS FOR LAND SURVEYORS.

I hereby certify to the herein named parties that this is a Category 1 survey and that the disclosure of the unadjusted traverse is greater than 1:10,000. That I am not liable for anything other than the data that is recorded on this survey. The latest recorded plot or deed as well as other data that is available to me at this time. This survey is correct to the best of my knowledge, belief and professional opinion.

NO TITLE REPORT HAS BEEN FURNISHED TO THIS SURVEYOR, AND IS SUBJECT TO THE FINDINGS OF AN ACCURATE TITLE SEARCH.

Sold Asset Report

Clarksville Gas and Water Department, TN
Date range: 01 Feb 2026 - 28 Feb 2026

ID	Description	VIN/Serial	Buyer	Sold Amount	Auction End Date	Auction End Time
494	2013 Ford F-150	1FTMF1CF9DKE18802	Steve Lenhart	\$3,750.00	01-Feb-2026	8:00 PM CT
495	2006 Ford F-450 SD	1FDXF46P16EC22451	David Sumrall	\$5,475.99	01-Feb-2026	8:42 PM CT
496	2013 Chevrolet Silverado 2500HD	1GB0KVCG8DZ223425	Tim Smuin	\$3,900.00	24-Feb-2026	8:00 PM CT
497	9ft UTILITY BED MISSING DOORS		Tylan Bohman	\$120.00	26-Feb-2026	8:00 PM CT
				\$13,245.99		

**GAS & WATER COMMITTEE
BID SUMMARY
MARCH 17, 2026**

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>
---------------------	---------------------------	--------------------------	----------------------

There are no bids/proposals to report this month.

SOLE SOURCE PURCHASES:

1. Future purchases of Lutz-JESCO America products, parts and service from Specialized Operations Services.
2. Future purchases of Drisco 8400 Series High Density Polyethylene Pipe from Consolidated Pipe and Supply Company, Inc.
3. Future purchases of Allen-Bradley Controls and Drives, Rockwell Software Products and LifecycleIQ Services from Crawford Electrical Supply.
4. Future repairs and service for the Atlas Copco air compressors/blowers from EVAPAR, Inc.

EMERGENCY PURCHASE:

1. Inspection of the raw water pump station and intake screens by SE Diving in the amount of \$24,500.00

STATE CONTRACT PURCHASES:

1. Incubator refrigerator from WWR International in the amount of \$12,580.00.
2. F350 Utility Bed truck with crane from Lonnie Cobb Ford in the amount of \$214,488.00.

PURCHASES FROM THE OMNIA PARTNERS COOPERATIVE CONTRACT:

1. PE R640 Support renewal from Waypoint in the amount of \$3,498.75.
2. VMware Cloud Foundation renewal from Waypoint in the amount of \$20,531.84.

PURCHASES FROM THE SOURCEWELL COOPERATIVE CONTRACT:

1. Rental of four generators for four weeks from United Rentals in the amount of \$63,920.95.
2. Rental of a cable tail for four weeks from United Rentals in the amount of \$4,222.80.

***Department Recommendation**

**CGW Water Department
February, 2026**

	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	3,523,534	3,574,771	(51,237)	28,629,303	28,598,167	31,136
Penalties	45,580	54,167	(8,586)	405,442	433,333	(27,891)
Other Income	393,830	446,417	(52,587)	3,435,072	3,571,333	(136,261)
Gross Revenue	3,962,944	4,075,354	(112,410)	32,469,817	32,602,833	(133,016)
Water Plant 1	434,642	518,116	83,474	3,554,308	4,144,924	590,616
Water Plant 2	106,610	232,409	125,799	978,267	1,859,273	881,006
Water Transmission	711,894	865,787	153,893	6,450,241	6,926,295	476,054
Water Administration	49,165	59,904	10,740	427,863	479,235	51,372
Customer Service	390,650	512,756	122,105	3,423,826	4,102,047	678,221
Accounting	94,478	89,978	(4,500)	685,051	719,825	34,773
Engineering	125,552	154,427	28,875	1,204,942	1,235,415	30,472
Admin & General	138,577	245,485	106,908	955,639	1,963,881	1,008,242
Other Expenses	21,851	27,625	5,774	187,164	221,000	33,836
Depreciation	826,886	716,667	(110,220)	5,777,312	5,733,333	(43,979)
Total Operating Expenses	2,900,306	3,423,153	522,848	23,644,613	27,385,227	3,740,614
Income from Operations	1,062,638	652,201	410,438	8,825,204	5,217,606	3,607,598
Interest Income	191,032	279,167	(88,135)	2,107,481	2,233,333	(125,853)
Other Income (Expense)	(1,687,694)	1,250	(1,688,944)	(1,662,902)	10,000	(1,672,902)
Interest Expense	(731,629)	(749,087)	17,458	(5,983,985)	(5,992,696)	8,711
Debt Amortization Income	243,277	243,277	(0)	1,946,214	1,946,215	(1)
PILOT	(185,649)	(185,649)	-	(1,485,190)	(1,485,190)	-
Total Other Income (Expense)	(2,170,663)	(411,042)	(1,759,621)	(5,078,382)	(3,288,338)	(1,790,044)
Total Income / (Loss)	(1,108,025)	241,159	(1,349,183)	3,746,822	1,929,268	1,817,554
Capital Spend	2,998,430	5,250,000	2,251,570	25,720,586	42,000,000	16,279,414
Contributed Capital - Cash	-	-	-	-	-	-
Contributed Capital - Non-Cash	-	1,000,000	(1,000,000)	5,883,720	8,000,000	(2,116,280)

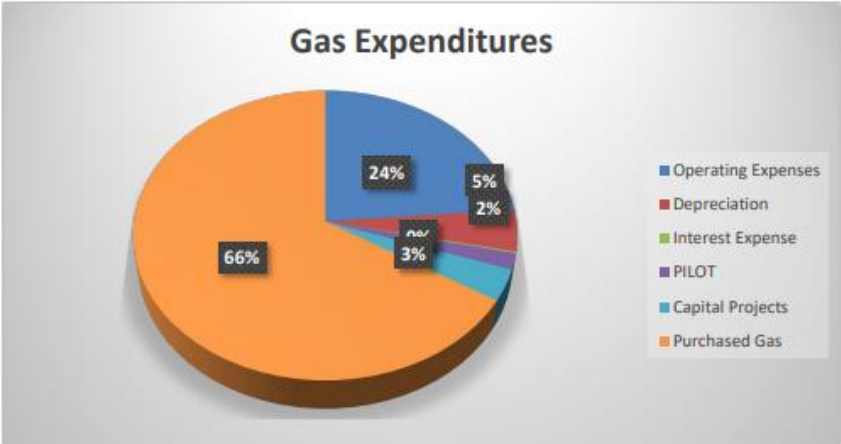
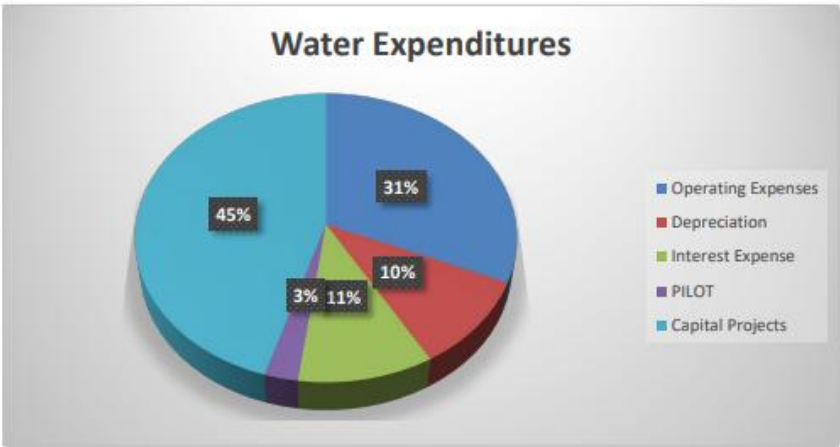
CGW Wastewater Department
February, 2026

	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	4,539,498	4,280,000	259,498	34,254,960	34,240,000	14,960
Penalties	54,590	66,667	(12,076)	479,424	533,333	(53,910)
Other Income	280,025	290,000	(9,975)	2,067,447	2,320,000	(252,553)
Gross Revenue	4,874,114	4,636,667	237,447	36,801,831	37,093,333	(291,502)
Wastewater Plant	635,482	616,677	(18,805)	4,755,228	4,933,418	178,191
Wastewater Collection	841,518	835,454	(6,064)	6,810,609	6,683,631	(126,979)
Wastewater Administration	59,243	106,160	46,917	633,703	849,277	215,575
Customer Service	208,341	245,359	37,018	1,826,084	1,962,875	136,791
Accounting	82,968	89,490	6,522	729,331	715,921	(13,410)
Engineering	205,590	191,024	(14,566)	1,502,924	1,528,195	25,270
Admin & General	128,822	153,502	24,680	855,263	1,228,015	372,752
Other Expenses	20,889	26,875	5,986	179,915	215,000	35,085
Depreciation	1,085,828	1,304,167	218,339	8,719,551	10,433,333	1,713,783
Total Operating Expenses	3,268,681	3,568,708	300,027	26,012,607	28,549,665	2,537,058
Income from Operations	1,605,433	1,067,959	537,474	10,789,224	8,543,668	2,245,556
Interest Income	75,038	200,000	(124,962)	1,233,652	1,600,000	(366,348)
Other Income (Expense)	67,820	129,117	(61,297)	255,292	1,032,934	(777,642)
Interest Expense	(399,829)	(419,877)	20,048	(3,278,432)	(3,359,017)	80,585
Debt Amortization Income	112,984	112,984	0	903,872	903,871	0
PILOT	(208,752)	(208,752)	-	(1,670,013)	(1,670,013)	-
Total Other Income (Expense)	(352,739)	(186,528)	(166,211)	(2,555,628)	(1,492,224)	(1,063,404)
Total Income / (Loss)	1,252,693	881,431	371,263	8,233,595	7,051,444	1,182,151
Capital Spend	1,287,484	3,832,000	2,544,516	19,040,828	30,656,000	11,615,172
Contributed Capital - Cash	-	-	-	-	-	-
Contributed Capital - Non-Cash	-	1,000,000	(1,000,000)	7,391,093	8,000,000	(608,907)

CGW Gas Department
February, 2026

	<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	8,635,487	7,402,000	1,233,487	29,368,144	25,721,950	3,646,194
Penalties	28,329	19,375	8,954	132,733	155,000	(22,267)
Other Income	128,354	157,146	(28,792)	1,431,132	1,257,167	173,965
Gross Revenue	8,792,169	7,578,521	1,213,649	30,932,009	27,134,117	3,797,892
Cost of Gas	4,583,132	4,420,000	(163,132)	20,029,215	19,695,000	(334,215)
Gas Distribution	263,429	303,344	39,915	2,278,657	2,426,752	148,095
Gas Administration	149,677	163,434	13,757	1,201,484	1,307,473	105,989
Ft. Campbell Operations	46,162	65,429	19,267	442,673	523,430	80,757
Customer Service	122,006	151,594	29,589	1,110,668	1,212,755	102,087
Accounting	76,338	79,914	3,575	612,081	639,311	27,230
Engineering	51,767	69,073	17,306	533,364	552,586	19,222
Admin & General	128,830	151,960	23,130	854,181	1,215,677	361,496
Other Expenses	15,240	19,600	4,360	137,721	156,800	19,079
Depreciation	177,663	173,750	(3,913)	1,396,508	1,390,000	(6,508)
Total Operating Expenses	5,614,245	5,598,098	(16,147)	28,596,550	29,119,783	523,232
Income(Loss) from Operations	3,177,925	1,980,423	1,197,502	2,335,458	(1,985,666)	4,321,124
Interest Income	84,212	63,342	20,870	804,029	506,733	297,296
Other Income (Expense)	5,524	500	5,024	39,648	4,000	35,648
Interest Expense	(5,957)	(6,388)	431	(53,262)	(51,106)	(2,156)
Debt Amortization Income	3,704	3,705	-	29,636	29,636	(0)
PILOT	(67,926)	(67,926)	-	(543,407)	(543,407)	-
Total Other Income (Expense)	19,558	(6,768)	26,326	276,644	(54,143)	330,787
Total Income / (Loss)	3,197,483	1,973,655	1,223,828	2,612,102	(2,039,809)	4,651,911
Capital Spend	77,685	1,216,000	1,138,315	1,056,202	9,728,000	8,671,798
Contributed Capital - Cash	-	20,833	(20,833)	71,288	166,667	(95,379)
Contributed Capital - Non-Cash	-	2,500	(2,500)	-	20,000	(20,000)

Clarksville Gas & Water FY2026



FY 2026 Debt Coverage

February, 2026

Fiscal Period	8
	<u>Actual</u>
System Gross Revenue	\$ 100,203,657
System Operating Expenses	78,253,771
	21,949,885
Add: Depreciation Expense	15,893,371
Other Revenue (Expense)	2,777,200
Net Revenues	\$ 40,620,456

Debt Coverage Ratio	2.21
Debt Coverage Ratio Goal	1.70
<i>FY 2025 Coverage Ratio</i>	2.44
<i>FY 2024 Coverage Ratio</i>	3.45

>2.00 = Aaa rating

1.70-2.00 = Aa rating

Debt to Operating Revenue Ratio

February, 2026

FY 2026 Budget

Total Debt	\$ 336,096,153
Operating Revenue	\$ 143,980,000
Debt/Operating Revenue	2.33

FY 2025 Actual

Total Debt	\$ 352,050,804
Operating Revenue	\$ 135,062,708
Debt/Operating Revenue	2.61

FY 2024 Actual

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

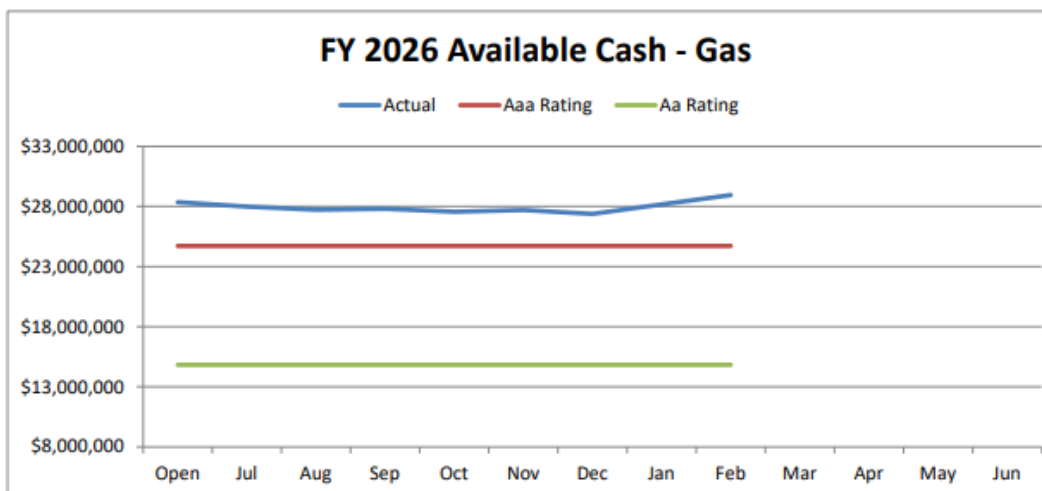
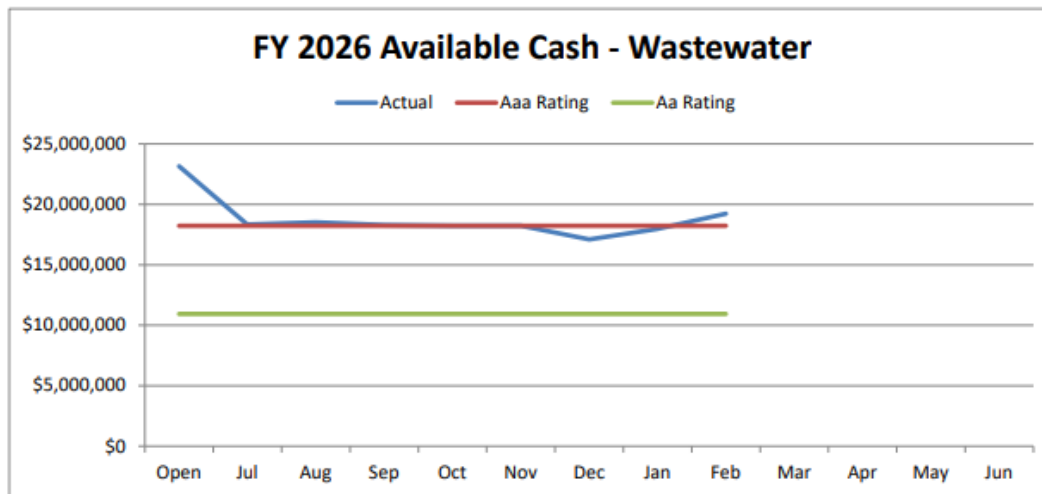
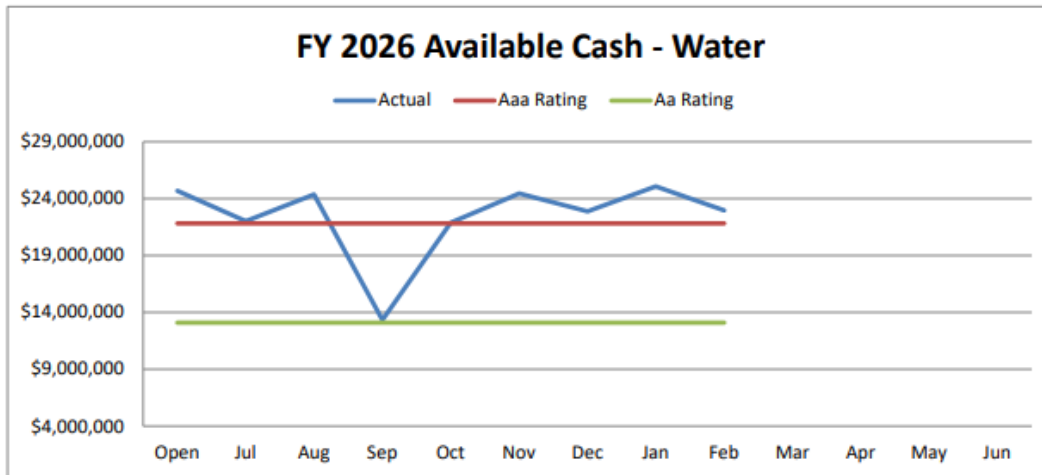
FY 2023 Actual

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

<2.00 = Aaa

2.00 - 4.00 = Aa

Clarksville Gas & Water FY 2026



Monthly Activity Summary

February 2026

- Gas System distributed 961,203,000 cubic feet and averaged 34,328,678 cubic feet per day. That represents approximately 52 percent of the system's capacity
- Water plant pumped 575.4 million gallons of treated water into the system and averaged 20.6 million gallons per day. This represents approximately 73.6 percent of the plant's capacity.
- Wastewater Plant treated 397.3 million gallons of sewage and averaged 14.7 million gallons per day. That represents approximately 59 percent of the plant's capacity.
- The call center handled 9,036 calls and averaged 493 calls per day. Each call lasted an average of 5 minutes and 10 seconds.
- The service department completed 4,634 work orders and responded to 341 after hour calls.
- In the month of February, 999 accounts were flagged for high usage by the meter readers.
- Gas division installed 36 new services, and totaled 2,606 feet of pipe, 3 mains totaling 747 feet of pipe, and responded to 139 odor complaints.
- Water division repaired 85 water leaks, totaling 845 feet of pipe, flushed 533 hydrants, and tested 1,027 backflow devices.
- Sewer division made 4 point repairs totaling 71 feet of pipe, cleaned 28,419 feet of pipe.
- Engineering approved 15 utility plans this month and currently had 43 ongoing projects.
- Billing Department read 116,358 meters with an accuracy rate of 99.93 percent and sent a total of 98,681 bills and 11,774 notices

Meter Reading & Service Department
Monthly/Yearly Report February 2026

Meter Reading

Meters Read

Month	Year	Gas	Water	Total	Accuracy Rate
February	2026	30,734	85,624	116,358	99.93%
January	2026	30,707	85,498	116,205	99.88%
December	2025	30,368	85,390	116,078	99.89%
November	2025	30,633	85,243	115,906	99.92%
October	2025	30,639	85,110	115,749	99.93%
September	2025	30,631	84,909	115,540	99.88%
August	2025	30,606	84,735	115,341	99.91%
July	2025	30,587	84,561	115,148	99.92%
June	2025	30,518	84,407	114,928	99.94%
May	2025	30,535	84,293	114,828	99.91%
April	2025	30,520	84,114	114,634	99.92%
March	2025	30,501	83,972	114,473	99.92%
12 Month Total		366,979	1,017,856	1,385,188	99.91%

Month	Year	Service Orders	After Hours Calls
February	2026	4,634	341
January	2026	4,481	350
December	2025	5,638	426
November	2025	4,249	302
October	2025	5,977	347
September	2025	5,039	300
August	2025	5,617	323
July	2025	5,913	323
June	2025	5,347	283
May	2025	5,090	260
April	2025	5,340	279
March	2025	5,115	243
12 Month Total		62,440	3,777