CLARKSVILLE CITY COUNCIL

CITY COUNCIL CHAMBERS
106 PUBLIC SQUARE
CLARKSVILLE TENNESSEE

REGULAR SESSION
MAY 6, 2021, 7:00 P.M.

AGENDA

PUBLIC COMMENTS

- 6:50 pm Donnie Cohen
- 6:55 pm Claudia Garza

1) CALL TO ORDER *Mayor Joe Pitts*

2) PRAYER *Councilperson Trisha Butler*

3) PLEDGE OF ALLEGIANCE *Councilperson Jason Knight*

4) ATTENDANCE

5) SPECIAL PRESENTATIONS

6) ASSESSOR OF PROPERTY *Erinne Hester*

7) PLANNING COMMISSION PUBLIC HEARING *Mayor Pro Tem Richard Garrett*

1. **ORDINANCE 99-2020-21** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Charles Hand, Brad Martin/Lyle, Cook, Martin) - Agent, for zone change on property located at the intersection of Cedarcroft Drive and Ussery Road from E-1 Single Family Estate District to PUD-1 Planned Unit Development Residential District *RPC: Approval/Approval*

2. **ORDINANCE 100-2020-21** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Hilldale United Methodist Church, Inc., Mark Holleman-Agent, for zone change on property located at the intersection of Madison Street and Tanglewood Drive from R-1 Single Family Residential District to C-2 General Commercial District *RPC: Approval/Approval*

3. **ORDINANCE 101-2020-21** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Henry Galvez and Saul Ramos Chavez for zone change on property located at the intersection of Evans Road and Shaw Drive from RM-1 Single Family Mobile Home Residential District to R-1 Single Family Residential District *RPC: Approval/Approval*

4. **ORDINANCE 102-2020-21** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Jerry Trotter for zone change on property located at the southern terminus of Viewmont Drive and north of Gibbs Lane from AG Agricultural District to R-2 Single Family Residential District *RPC: Approval*

5. **RESOLUTION 69-2020-21** Annexing territory north and west of Shaw Drive

6. **RESOLUTION 70-2020-21** Adopting a Plan of Service for annexed territory north and west of Shaw Drive *RPC: Approval*

7. **ORDINANCE 97-2020-21** (First Reading) Amending the Official Code reapportioning the City of Clarkville for the purpose of electing persons for the office of City Council (Annexed territory north and west of Shaw Drive)

8) ETHICS COMMISSION *Mayor Joe Pitts*

1. Introduction of Ethics Commission Nominee

9) CONSENT AGENDA *City Clerk*

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:

1. **ORDINANCE 74-2020-21** (Second Reading) Amending the Operating Budget for FY21 for Governmental Funds to add funding to support the Juneteenth holiday

2. **ORDINANCE 85-2020-21** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Reda Home Builders, Inc., Reda Home Builders, Inc.-Agent, for zone change on property located at the eastern terminus of the southern Circle Hill Drive right-of-way and at the north frontage of Cave Springs Road from R-1 Single Family Residential District to R-6 Single Family Residential District

3. **ORDINANCE 86-2020-21** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Estate of Frank Wooten, Linda Roberts, Executor, Cody Dahl-Agent, for zone change on property located at the intersection of Reynolds Street and Cedar Street from R-3 Three Family Residential District to R-6 Single Family Residential District

4. **ORDINANCE 87-2020-21** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Kolbe Homes, LLC, Robert Kolbe for zone change on property located at the intersection of Peachers Mill Road and Randell Drive and at the western-southern terminus of Leigh Ann Drive from R-2D Two Family Residential District to R-4 Multiple Family Residential District

5. **ORDINANCE 88-2020-21** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Black Hawk Land-Bert Singletary Development for zone change on property located at the intersection of Peachers Mill Road and Henry Place from R-2 Single Family Residential District to C-5 Highway & Arterial Commercial District

6. **ORDINANCE 89-2020-21** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Johnathan Blick for zone change on property located on the east frontage of N. Ford Street at the southern terminus of N. Ford Street from M-2 General Industrial District to R-4 Multiple Family Residential District

7. **ORDINANCE 91-2020-21** (Second Reading) Amending the Official Code relative to times of regular sessions and public comment periods

8. **RESOLUTION 72-2020-21** Approving appointments to Community Health Foundation, Ethics Commission, Roxy Board of Directors, and Senior Citizens Board of Directors

- *Community Health Foundation: Dr. Tom Grabenstine (fill unexpired term of Dr. Jennifer Ellis-resigned) - May 2021 through February 2023, Mark Banasiak, Vincent Pickney, Khandra Smalley (reappointments) - March 2021 through February 2024*
- *Ethics Commission: David Kanervo (fill unexpired term of Pat Young-resigned) - May 2021 through June 2021*
- *Roxy Regional Theater Board of Directors: Jason Knight (Ex-Officio) - Coterminous*
- *Senior Citizens Board: Sonya Baggett (replace Patricia Blair-term expired), Lois Greider (replace Howard Welch-term expired) - May 2021 through April 2024*

9. Adoption of Minutes: March 23, April 1, April 13

10) FINANCE COMMITTEE *Chairperson Stacey Streetman*

1. **ORDINANCE 94-2020-21** (First Reading) Accepting donation of certain real property from Larry Metcalf for the purpose of a sewer pump station (Applegrove 2) *Gas & Water Committee and Finance Committee: Approval*

2. **ORDINANCE 95-2020-21** (First Reading) Accepting donation of certain real property from Todd Morris for the purpose of a sewer pump station (Aspen Grove) *Gas & Water Committee and Finance Committee: Approval*

3. **ORDINANCE 96-2020-21** (First Reading) Amending the City Code relative to water and sewer rates, charges, and/or fees *Gas & Water Committee and Finance Committee: Approval*

11) GAS & WATER COMMITTEE *Chairperson Wallace Redd*

1. **RESOLUTION 63-2020-21** (Postponed April 1st) Authorizing an interlocal agreement Bi-County Solid Waste Management for acceptance of biosolids from the wastewater treatment plant *Gas & Water Committee and Finance Committee: Approval*

2. Department Report

12) HOUSING & COMMUNITY DEVELOPMENT COMMITTEE *Chairperson Wanda Smith*

1. Department Report

13) PARKS & RECREATION COMMITTEE *Chairperson Vondell Richmond*

1. Department Report

14) PUBLIC SAFETY COMMITTEE *Chairperson Richard Garrett*

1. Department Reports

15) STREETS-GARAGE-TRANSPORTATION COMMITTEE *Chairperson Wanda Smith*

1. Department Reports

16) DESIGNATIONS COMMITTEE

1. **RESOLUTION 53-2020-21** (Postponed March 4th) Approving the official renaming of Mammy Lane to Slattery Lane *Designations Committee: Approval*

17)NEW BUSINESS

1. **ORDINANCE 73-2020-21** (Second Reading; Removed from Consent Agenda and postponed April 1st) Amending the Official Code relative to membership of standing committees *Councilperson Smith*

2. **ORDINANCE 92-2020-21** (First Reading; Postponed April 1st) Approving a settlement of the Robinsons and/or Franklin Street Corporation v. City State Court and Federal Court lawsuits *Councilperson Butler*

3. **ORDINANCE 98-2020-21** (First Reading) Amending the Official Code relative to failure to retain continuous council ward residency requirements *Councilperson Reynolds*

4. Discussion regarding use of spreadsheet for tracking Charter amendments *Councilperson Reynolds*

18) MAYOR AND COUNCIL MEMBER COMMENTS

19) ADJOURNMENT

CITY ZONING ACTIONS

The following case(s) will be considered for action at the formal session of the Clarksville City Council on: May 6, 2021. The public hearing will be held on: April 29, 2021.

CITY ORD. #: 99-2020-21 RPC CASE NUMBER: Z-10-2021
Applicant: CHARLES HAND
Agent: Brad Martin (Lyle, Cook, Martin)
Location: Property fronts on the east side of the intersection of Cedarcroft Drive and Ussery Road
Ward #: 11
Request: E-1 Single-Family Estate District
to
PUD-1 Planned Unit Development Residential District

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION RECOMMENDATION: APPROVAL

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CITY ORD. #: 101-2020-21 RPC CASE NUMBER: Z-13-2021
Applicant: HILLDALE UNITED METHODIST CHURCH INC
Agent: Mark Holleman
Location: Property located at the northeast corner of the Madison St. & Tanglewood Dr. intersection.
Ward #: 9
Request: R-1 Single-Family Residential District
to
C-2 General Commercial District

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION RECOMMENDATION: APPROVAL

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CITY ORD. #: 102-2020-21 RPC CASE NUMBER: Z-22-2021
Applicant: HENRY GALVEZ GUTIERREZ SAUL RAMOS CHAVEZ

Location: A parcel fronting on the west frontage of Evans Rd., 145 +/- feet north of the Evans Rd. & Shaw Dr. intersection.
Ward #: 3
Request: RM-1 Single-Family Mobile Home Residential District
to
R-1 Single-Family Residential District

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION RECOMMENDATION: APPROVAL

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CITY ORD. #: 103-2020-21 RPC CASE NUMBER: Z-23-2021
Applicant: JERRY TROTTER

Location: The tract of land is located at the southern terminus of Viewmont Dr. and north of Gibbs Lane.
Ward #: 12
Request: AG Agricultural District
to
R-2 Single-Family Residential District

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION RECOMMENDATION: APPROVAL

****

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

RPC MEETING DATE 4/27/2021 **CASE NUMBER:** Z - 10 -2021

NAME OF APPLICANT: Charles Hand

AGENT: Brad Martin (Lyle,

GENERAL INFORMATION

TAX PLAT: 065 F **PARCEL(S):** C 003.00

ACREAGE TO BE REZONED: 4.743

PRESENT ZONING: E-1

PROPOSED ZONING: PUD-1

EXTENSION OF ZONING CLASSIFICATION: NO

PROPERTY LOCATION: Property fronts on the east side of the intersection of Cedarcroft Drive and Ussery Road

CITY COUNCIL WARD: 11 **COUNTY COMMISSION DISTRICT:** 21 **CIVIL DISTRICT:** 11

DESCRIPTION OF PROPERTY: Open field with gentle slope

APPLICANT'S STATEMENT FOR PROPOSED USE: The applicant would like to develop a 6-lot PUD for residential housing with two access points along Cedarcroft Drive and an interior private drive to access each residence.

GROWTH PLAN AREA: CITY **PLANNING AREA:** Medical District

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING
DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ CITY STREET DEPT.
- ☒ TRAFFIC ENG. - ST. DEPT.
- ☐ COUNTY HIGHWAY DEPT.
- ☒ CEMC
- ☐ DEPT. OF ELECTRICITY (CDE)
- ☐ ATT
- ☒ FIRE DEPARTMENT
- ☐ EMERGENCY MANAGEMENT
- ☒ POLICE DEPARTMENT
- ☐ SHERIFF'S DEPARTMENT
- ☒ CITY BUILDING DEPT.
- ☐ COUNTY BUILDING DEPT.
- ☒ SCHOOL SYSTEM OPERATIONS
- ☐ FT. CAMPBELL
- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1. CITY ENGINEER/UTILITY DISTRICT: No sewer available on site

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT: Grading Permit required
Indicate interior road is private

3. DRAINAGE COMMENTS: Water Quality required

4. CDE/CEMC: No Comment(s) Received

5. FIRE DEPT/EMERGENCY MGT.: Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE: Comments received from department and they had no concerns.

7. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT: Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

ELEMENTARY: MOORE
MIDDLE SCHOOL: ROSSVIEW
HIGH SCHOOL: ROSSVIEW

Rossview Middle & Rossview High are in the 2nd fastest growing region in Mont. County. Rossview Middle is at 118% capacity and currently has 11 portable classrooms, Rossview High is at 113% capacity and currently has 8 portables. This continued student growth necessitates additional action to address building capacity growth and school bus transportation needs in Mont. County. This development could contribute add additional students & require additional infrastructure & funding. This will also increase traffic volume on Rossview Rd. Current school boundaries are subject to adjustments in order to achieve optimal capacity utilization throughout the District.

9. FT. CAMPBELL: No Comment(s) Received

10. OTHER COMMENTS:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Additional single family residential units

INFRASTRUCTURE:

WATER SOURCE: CGW **SEWER SOURCE:** CGW

STREET/ROAD ACCESSIBILITY:

DRAINAGE COMMENTS:

RESIDENTIAL DEVELOPMENT APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

POPULATION:

APPLICABLE LAND USE PLAN

Medical District- This Planning area was driven by the former Hospital located within the district. With the hospital being relocated and the former site being redeveloped as commercial the information and standards for this planning area are dated. The land use standards and objectives are more appropriately documented within the Madison Street Design Overlay documents.

STAFF RECOMMENDATION: APPROVAL

1. The requested PUD zoning is consistent with the adopted land use plan and complies with the zoning ordinance
2. The proposed PUD zoning is not out of character with the existing E-1 Zoning in the area.
3. Adequate infrastructure serves the site and no adverse environmental impacts were identified with this request.
4. See attached PUD report for all details
5.



Z-10-2021

APPLICANT:
CHARLES HAND

REQUEST:
E-1
TO
PUD-1

MAP & PARCEL
065F C 00300

ACRES +/-
4.74

Scale: 1:5,000

N

0 250 500
Feet

1/26/2021



Z-10-2021

APPLICANT:
CHARLES HAND

REQUEST:
E-1
TO
PUD-1

MAP & PARCEL
065F C 00300

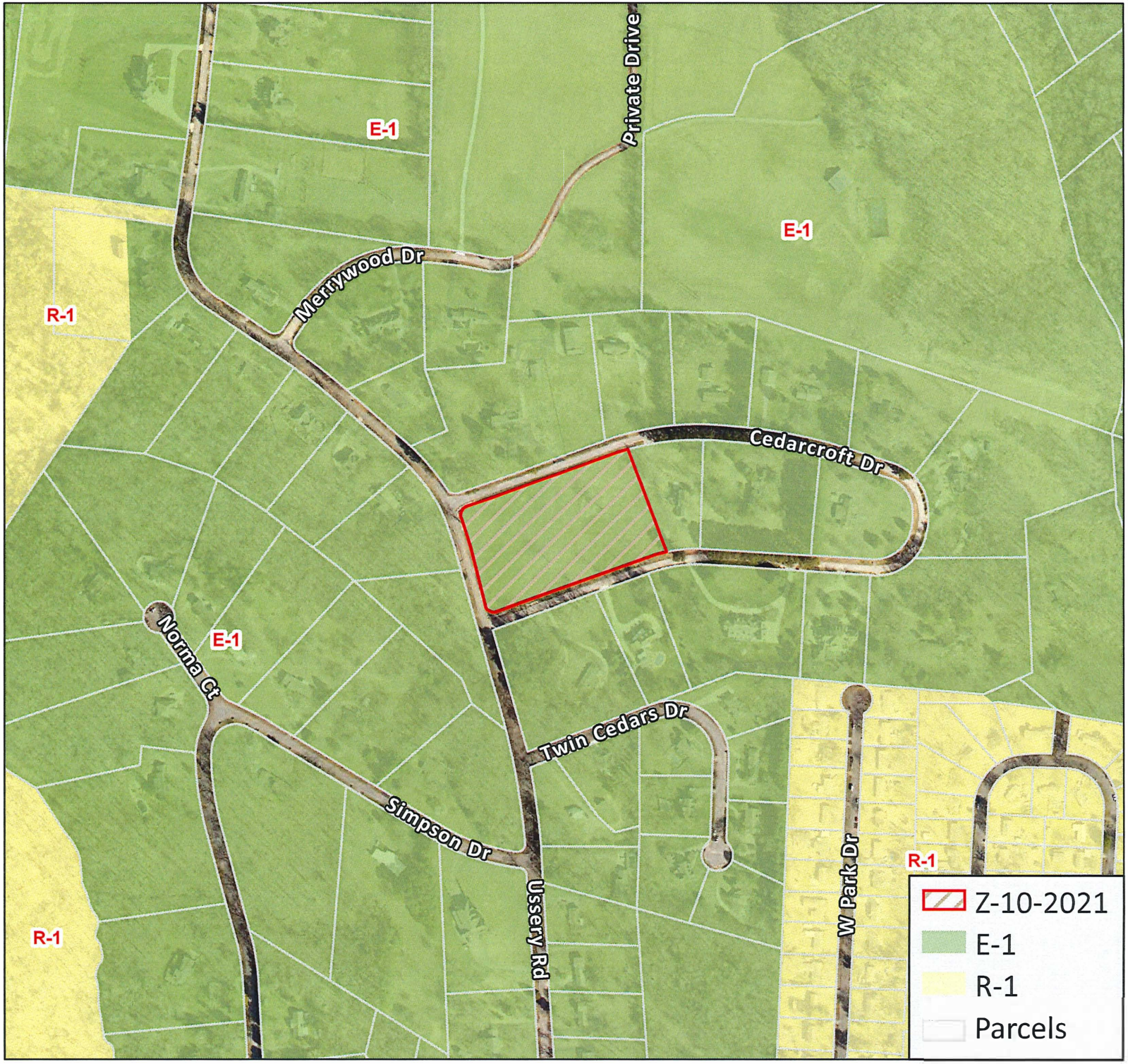
ACRES +/-
4.74

Scale: 1:1,500

N

0 70 140
Feet

1/26/2021



Z-10-2021

APPLICANT:
CHARLES HAND

REQUEST:

E-1

TO

PUD-1

MAP & PARCEL

065F C 00300

ACRES +/-
4.74

Scale: 1:5,000

N

0 250 500
Feet

1/26/2021

LYLE·COOK·MARTIN
ARCHITECTS

April 27, 2021

Jeff Tyndall
Clarksville Montgomery County Regional Planning Commission
329 Main Street
Clarksville, TN 37040

Re: Proposed Cedarcroft Drive Neighborhood Development
Brad Martin Agent / Charles Hand Property

Mr. Tyndall,

The following explains the concept and initial design criteria supporting the proposed Cedarcroft Drive neighborhood development as presented.

The proposed development is an example of consciously infilling an existing (never before built on) parcel within an established residential neighborhood. This property, generally located in the center of the original "Evergreen Estates" development offers an opportunity to for residential development in a carefully planned and coordinated manner.

The property is an island bordered by four streets. It is perfectly set up for the creation of a well thought out "Designed and Planned" micro community rather than simply selling lots to individual owners for development of non-relating dwellings with individual curb cuts in all directions. We present an opportunity to create a "Themed" residential block of six dwellings with one shared vehicular drive, limiting driveway-curb cuts to primary neighborhood streets and offer the inclusion of shared sidewalks and open green spaces.

The development team is in the early stages of structural organization. The team will consist of a contractor, real estate entity, an architect and engineering team and the property owner. Pending planning commission and city Council approval, team organization scenarios will be solidified.

Project financing processes are in the early stages of discussion. Pending Planning Commission and City Council approval, financing scenarios will be solidified.

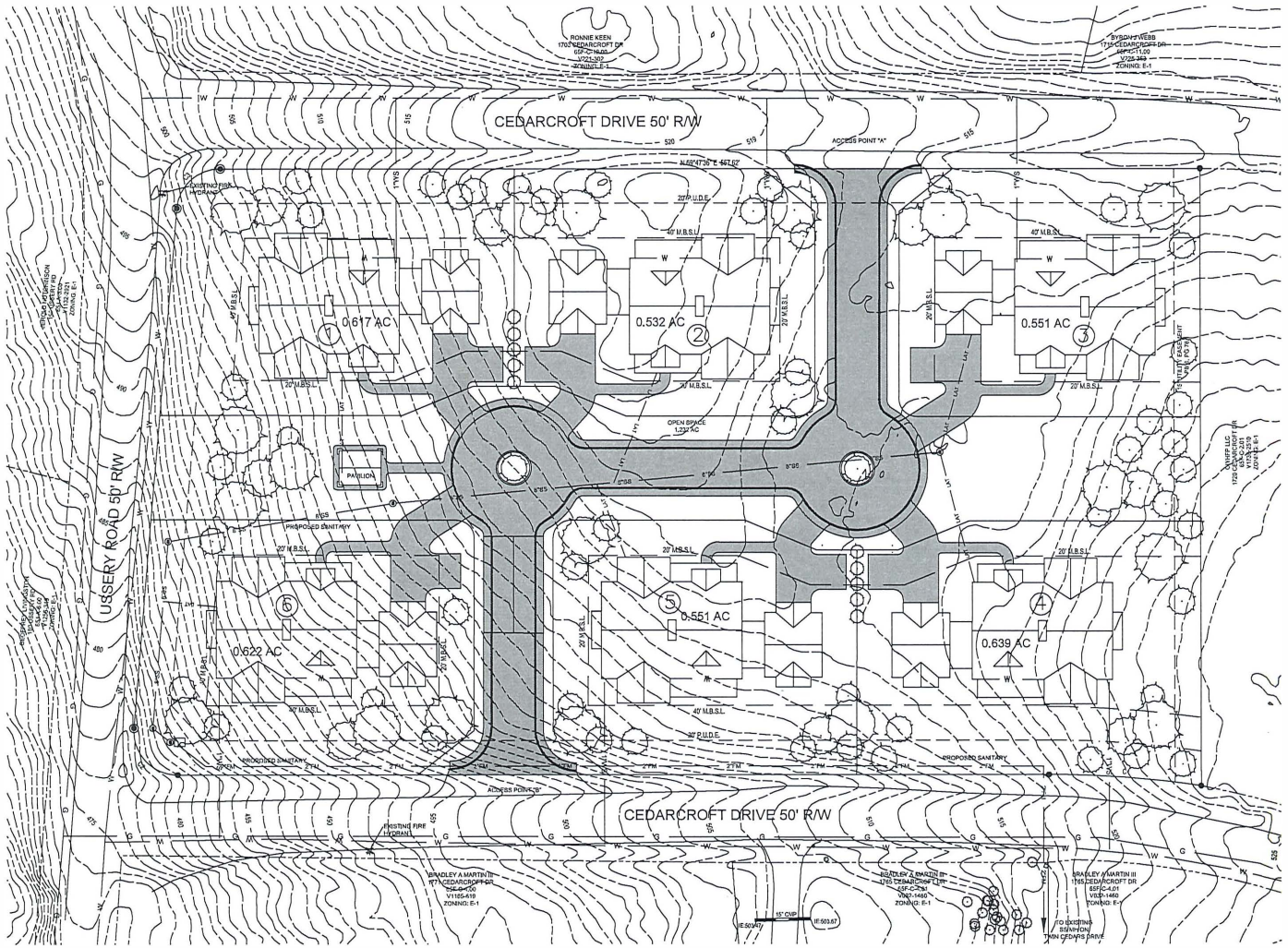
Respectfully,

Brad A. Martin

Bradley A. Martin, III

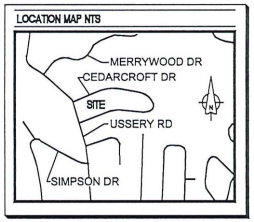
BAM/tjm

310 FRANKLIN STREET SUITE B / CLARKSVILLE, TN 37040 / TEL 931.552.4771



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	87.07'	560.00'	8°35'40"	S 74°0'7.38" W	86.92'
C2	41.34'	25.00'	94°44'44"	N 62°48'29" W	36.79'
C3	37.39'	25.00'	85°14'48"	N 27°10'13" E	33.86'

LOCATION MAP NTS



SITE INFORMATION	
PROPERTY DEVELOPER	OWNER
PROPOSED PROPERTY ZONING	PUD
ADJACENT ZONING	E-1
FRONT SETBACK	40'
SIDE SETBACK	10'
CURRENT USE	VACANT
PROPOSED USE	RESIDENTIAL
	6 LOTS
PROPERTY AREA	4.743 AC±
PAVEMENT AREA	3.256± AC
OPEN SPACE	1.232± AC

Project Development Data (4-23-2021)

All dwellings shall not exceed 35'-0" in height

The intent is for each dwelling to include between 3000 Square Feet and 4000 Square Feet including enclosed condition space. There will be additional non-conditions garages, outdoor spaces, etc. per dwelling.

Site Area Data

Comprehensive Site Area = 4.74 Acres
Average area of
Individual Properties = 0.79 Acres
Shared Open Space Area = 0.69 Acres (14 percent of the total Site)
Shared Alleyway Area = 0.54 Acres (11 percent of the total Site)

Development Schedule

1. Creation of full survey and legal development and parcel description - June 2021
2. Development of regulations and design criteria for new construction - June 2021
3. Design of structures, site improvements and Sewer System - August 2021
4. Contractor pricing and permitting - October 2021
5. Propose construction start date -
   Site - December 2021
   Buildings - February 2022
6. Proposed construction end date - July 2023.

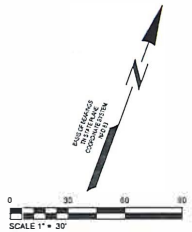
Written Project Statement

The proposed development is an example of consciously infilling an existing (never before built on) parcel within an established residential neighborhood. This property, generally located in the center of the original "Evergreen Estates" development offers an opportunity to for residential development in a carefully planned and coordinated manner.

The property is an island bordered by four streets. It is perfectly setup for the creation of a well thought out "Designed and Planned" micro community rather than simply selling lots to individual owners for development of non-relating dwellings with individual curb cuts in all directions. We present an opportunity to create a "Themed" residential block of six dwellings with one shared vehicular drive, limiting driveway-curb cuts to primary neighborhood streets and offer the inclusion of shared sidewalks and open green spaces.

The development team is in the early stages of structural organization. The team will consist of a contractor, real estate entity, an architect and engineering team and the property owner. Pending planning commission and city Council approval, team organization scenarios will be solidified.

Project financing processes are in the early stages of discussion. Pending Planning Commission and City Council approval, financing scenarios will be solidified.



YOUNG - HOBBS AND ASSOCIATES
1300 CROSSLAND AVE.
CLARKSVILLE, TN 37040

Cedarcroft Terrace
OWNER/DEVELOPER
CHARLES W HAND
PO BOX 3769
CLARKSVILLE, TN 37040
PROPERTY INFORMATION:
PARCEL ID: 65F C 3.00
11TH CIVIL DISTRICT - MONTGOMERY COUNTY, TN

BRADLEY A. MARTIN III
REGISTERED LANDSCAPE ARCHITECT
STATE OF TENNESSEE
4-23-2021

KENNETH A. BAU
LAND SURVEYOR
TENNESSEE No. 2019

Kenneth A. Bau, RLS

REVISIONS

PROJ. NO. 363-20
DATE: 12/28/2020

PUD SCHEMATIC PLAN

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

Planned Unit Development (PUD) RPC Staff Report

Z-10-2021

April 27, 2021

Applicant: Charles Hand

Agent: Brad Martin

Total Area: 4.74 Acres

Current Zoning: E-1

Proposed Zoning: PUD-1 (Maximum 5 units per acre)

Proposed Use: 6 Single Family Homes (1.26 units per acre)

Open Space Required: 25%

Open Space Provided: 25% = 14% open space 11% pavement

Utilities: CGW Water is available adjacent to the site. CGW Sewer is available nearby but not adjacent to the site, the applicant is responsible for extending the sewer line to this development.

Landscaping: No additional landscaping buffer is required between single family units and existing single family units.

Pedestrian Circulation: There are no city sidewalks in the vicinity of Ussery Rd or Cedarcroft Dr. Internal sidewalks will be provided.

Street Access and Parking: All lots will be accessed by an internal alley and all parking will be provided on individual lots and garages.

Staging/Phasing:

- June 2021 – Creation of survey and legal parcel description
- June 2021 – Development of regulations and design criteria for new homes
- August 2021 – Deisgn of site improvements and sewage system
- October 2021 – Contractor pricing and permitting
- December 2021 – Site preparation begins
- February 2022 – Buildnig construction begins
- July 2023 – Construction complete

CASE NUMBER: Z 10 2021 **MEETING DATE** 4/27/2021

APPLICANT: Charles Hand

PRESENT ZONING E-1 **PROPOSED ZONING** PUD-1

TAX PLAT # 065 F **PARCEL** C 003.00

GEN. LOCATION Property fronts on the east side of the intersection of Cedarcroft Drive and Ussery Road

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PUBLIC COMMENTS

None received as of 9:00 A.M. on 4/27/2021 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

RPC MEETING DATE: 4/27/2021 **CASE NUMBER:** Z - 13 -2021

NAME OF APPLICANT: Hilldale United Methodist Church Inc

AGENT: Mark Holleman

GENERAL INFORMATION

TAX PLAT: 080 B **PARCEL(S):** A 009.00

ACREAGE TO BE REZONED: 2.3

PRESENT ZONING: R-1

PROPOSED ZONING: C-2

EXTENSION OF ZONING CLASSIFICATION: NO

PROPERTY LOCATION: Property located at the northeast corner of the Madison St. & Tanglewood Dr. intersection.

CITY COUNCIL WARD: 9 **COUNTY COMMISSION DISTRICT:** 21 **CIVIL DISTRICT:** 12

DESCRIPTION OF PROPERTY: Existing event center, bed & breakfast & restaurant establishment.

APPLICANT'S STATEMENT FOR PROPOSED USE: To bring it into compliance with what it has been used for the past 50 years.

GROWTH PLAN AREA: CITY **PLANNING AREA:** Medical District

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING
DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ CITY STREET DEPT.
- ☒ TRAFFIC ENG. - ST. DEPT.
- ☐ COUNTY HIGHWAY DEPT.
- ☐ CEMC
- ☐ DEPT. OF ELECTRICITY (CDE)
- ☐ ATT
- ☒ FIRE DEPARTMENT
- ☐ EMERGENCY MANAGEMENT
- ☒ POLICE DEPARTMENT
- ☐ SHERIFF'S DEPARTMENT
- ☒ CITY BUILDING DEPT.
- ☐ COUNTY BUILDING DEPT.
- ☐ SCHOOL SYSTEM OPERATIONS
- ☐ FT. CAMPBELL
- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1. CITY ENGINEER/UTILITY DISTRICT: Comments received from department and they had no concerns.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT: Comments received from department and they had no concerns.

3. DRAINAGE COMMENTS: Comments received from department and they had no concerns.

4. CDE/CEMC: No Comment(s) Received

5. FIRE DEPT/EMERGENCY MGT.: Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE: Comments received from department and they had no concerns.

7. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT: Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

ELEMENTARY:
MIDDLE SCHOOL:
HIGH SCHOOL:

9. FT. CAMPBELL:

10. OTHER COMMENTS:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Potential to expand additional commercial uses on the property (C-2 allows for multi-family residential use)

INFRASTRUCTURE:

WATER SOURCE: CITY **SEWER SOURCE:** CITY

STREET/ROAD ACCESSIBILITY: Madison Street & Tanglewood Dr.

DRAINAGE COMMENTS:

RESIDENTIAL DEVELOPMENT APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

POPULATION:

APPLICABLE LAND USE PLAN

Medical District- This Planning area was driven by the former Hospital located within the district. With the hospital being relocated and the former site being redeveloped as commercial the information and standards for this planning area are dated. The land use standards and objectives are more appropriately documented within the Madison Street Design Overlay documents.

STAFF RECOMMENDATION: APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed C-2 Zoning request is consistent with the goals of the Madison Street Design Overlay Corridor. C-2 zoning permits the opportunity for general goods & services establishments with the additional opportunity for mixed use residential.
3. The C-2 General Commercial District is not out of character with the existing uses in the area.
4. No adverse environmental issues were identified relative to this request.
5.



Z-13-2021

APPLICANT:
HILLDALE UNITED METHODIST CHURCH

REQUEST:
R-1
TO
C-2

MAP & PARCEL
080B A 00900

ACRES +/-
2.3

Scale: 1:5,000

N

0 250 500
Feet

2/23/2021



Z-13-2021

APPLICANT:
HILLDALE UNITED METHODIST CHURCH

REQUEST:
R-1
TO
C-2

MAP & PARCEL
080B A 00900

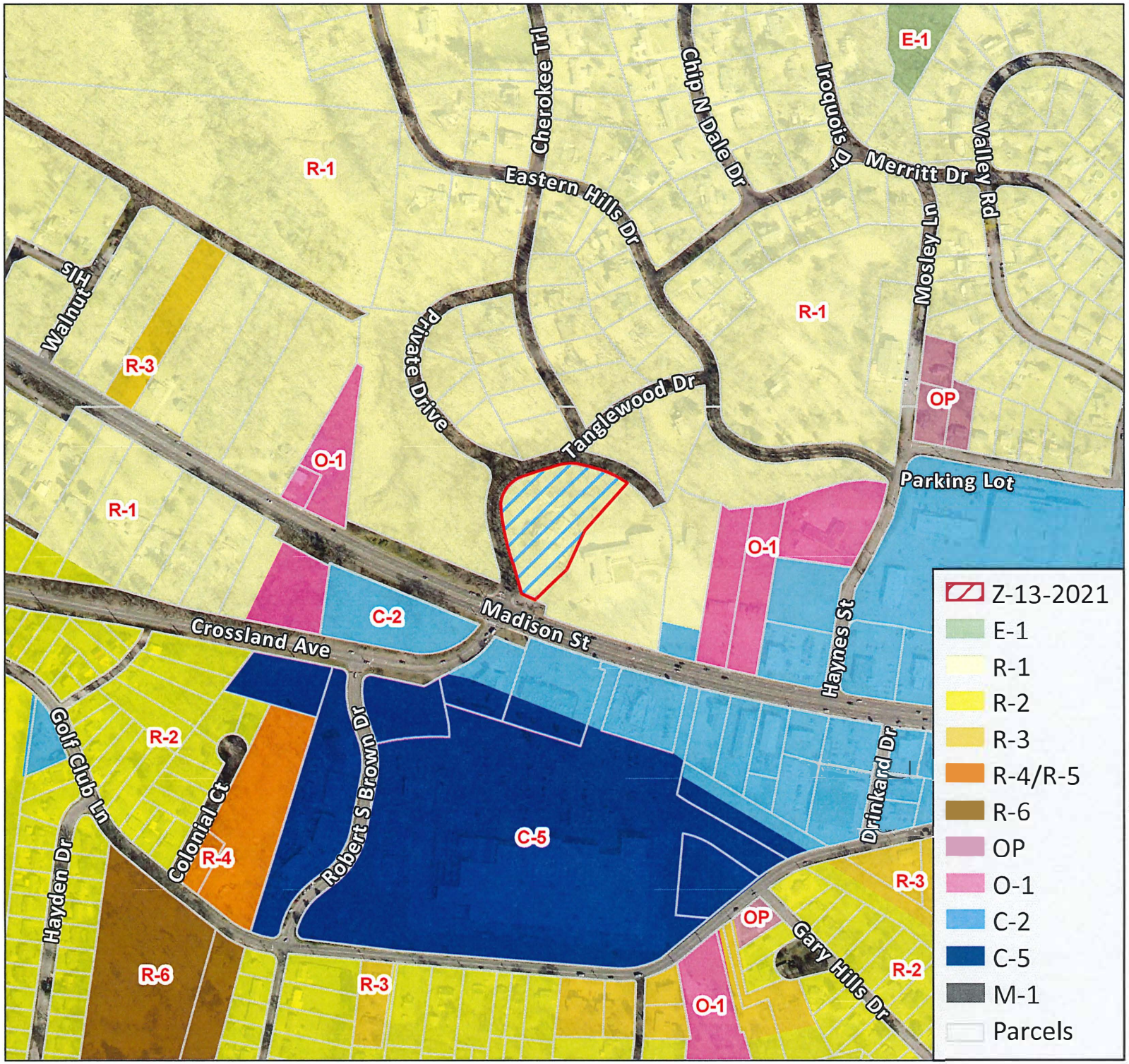
ACRES +/-
2.3

Scale: 1:3,000

N

0 150 300
Feet

2/23/2021



Z-13-2021

APPLICANT:
HILLDALE UNITED METHODIST CHURCH

REQUEST:
R-1
TO
C-2

MAP & PARCEL
080B A 00900

ACRES +/-
2.3

Scale: 1:5,000

0 250 500
Feet

2/23/2021

CASE NUMBER: Z 13 2021 **MEETING DATE** 4/27/2021

APPLICANT: Hilldale United Methodist Church Inc

PRESENT ZONING R-1 **PROPOSED ZONING** C-2

TAX PLAT # 080 B **PARCEL** A 009.00

GEN. LOCATION Property located at the northeast corner of the Madison St. & Tanglewood Dr. intersection.

****

PUBLIC COMMENTS

None received as of 9:00 A.M. on 4/27/2021 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

RPC MEETING DATE: 04/27/2021 **CASE NUMBER:** Z - 22 - 2021

NAME OF APPLICANT: Henry Galvez Saul Ramos Chavez

AGENT:

GENERAL INFORMATION

TAX PLAT: 029M **PARCEL(S):** A013.00 (P/O)

ACREAGE TO BE REZONED: 1.03

PRESENT ZONING: RM-1

PROPOSED ZONING: R-1

EXTENSION OF ZONING CLASSIFICATION: NO

PROPERTY LOCATION: A parcel fronting on the west frontage of Evans Rd., 145 +/- feet north of the Evans Rd. & Shaw Dr. intersection.

CITY COUNCIL WARD: 3 **COUNTY COMMISSION DISTRICT:** 10 **CIVIL DISTRICT:** 3

DESCRIPTION OF PROPERTY: Existing mobile home lot that is semi-wooded.

APPLICANT'S STATEMENT FOR PROPOSED USE: We would like to build a single family home.

GROWTH PLAN AREA: CITY **PLANNING AREA:** Lafayette

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING
DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ CITY STREET DEPT.
- ☒ TRAFFIC ENG. - ST. DEPT.
- ☐ COUNTY HIGHWAY DEPT.
- ☐ CEMC
- ☒ DEPT. OF ELECTRICITY (CDE)
- ☐ ATT
- ☒ FIRE DEPARTMENT
- ☐ EMERGENCY MANAGEMENT
- ☒ POLICE DEPARTMENT
- ☐ SHERIFF'S DEPARTMENT
- ☒ CITY BUILDING DEPT.
- ☐ COUNTY BUILDING DEPT.
- ☐ SCHOOL SYSTEM OPERATIONS
- ☐ FT. CAMPBELL
- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1. CITY ENGINEER/UTILITY DISTRICT: Comments received from department and they had no concerns.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT: Comments received from department and they had no concerns.

3. DRAINAGE COMMENTS: Comments received from department and they had no concerns.

4. CDE/CEMC: No Comment(s) Received

5. FIRE DEPT/EMERGENCY MGT.: Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE: No Comment(s) Received

7. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT: Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

ELEMENTARY:	**MINGLEWOOD**
MIDDLE SCHOOL:	**NEW PROVIDENCE**
HIGH SCHOOL:	**NORTHWEST**

9. FT. CAMPBELL:

10. OTHER COMMENTS:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Minimal

INFRASTRUCTURE:

WATER SOURCE: CITY **SEWER SOURCE:** CITY

STREET/ROAD ACCESSIBILITY: Evans Rd.

DRAINAGE COMMENTS:

RESIDENTIAL DEVELOPMENT APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS: 1

POPULATION:

APPLICABLE LAND USE PLAN

Lafayette Planning Area- This area experienced considerable residential growth in the decade of the 90's. There is room for expansion along the SR 374 corridor.

STAFF RECOMMENDATION: APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The proposed R-1 Single Family Residential District permits the owner to build a conventional built home.
3. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.
4.
5.



Z-22-2021

APPLICANT:
HENRY GALVEZ GUTIERREZ

REQUEST:
RM-1
TO
R-1

MAP & PARCEL
029M A 01300 000

ACRES +/-
1.03

Scale: 1:5,000

N

0 250 500
Feet

4/27/2021



Z-22-2021

APPLICANT:
HENRY GALVEZ GUTIERREZ

REQUEST:
RM-1
TO
R-1

MAP & PARCEL
029M A 01300 000

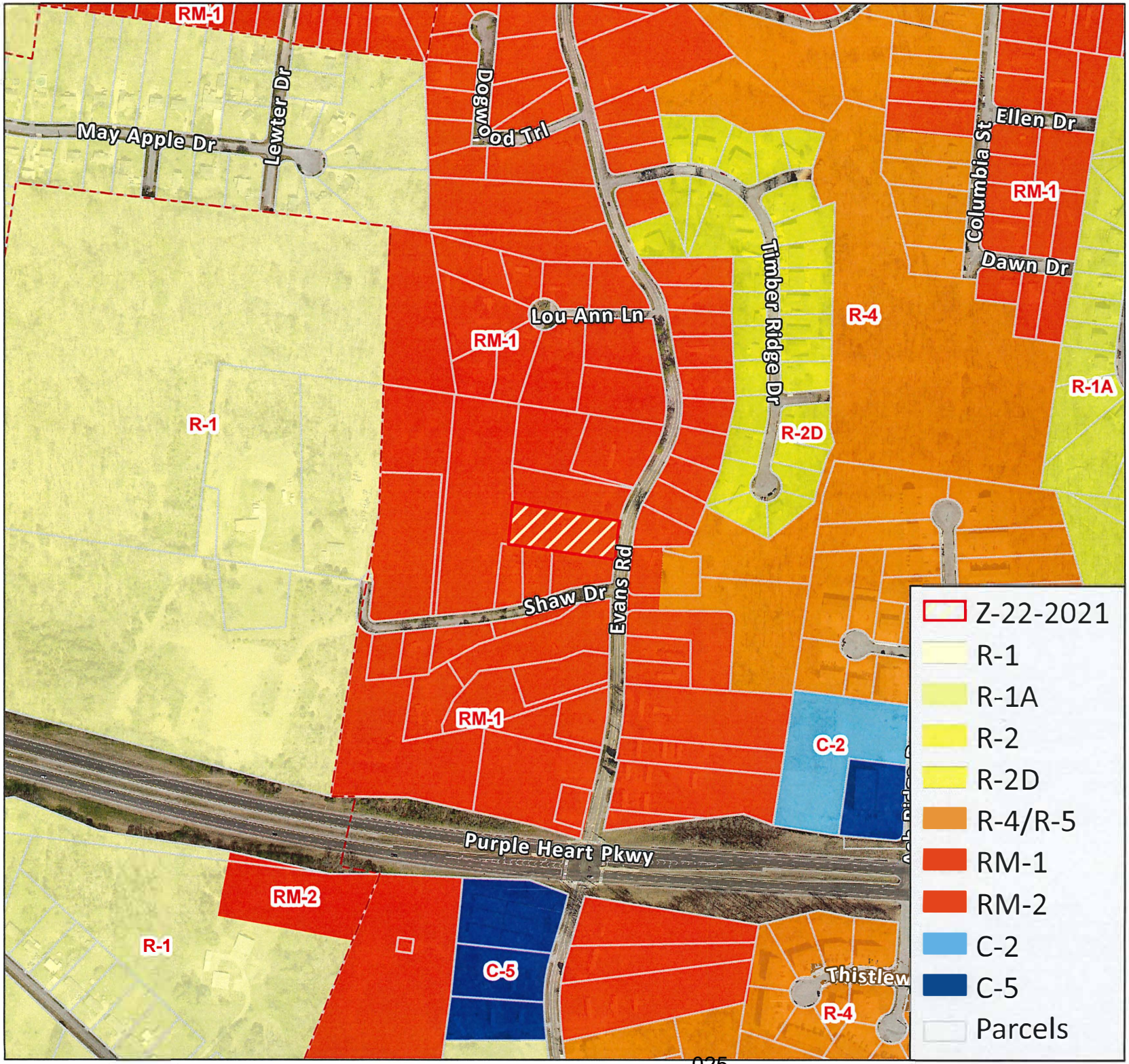
ACRES +/-
1.03

Scale: 1:2,000

N

0 100 200
Feet

4/27/2021



Z-22-2021

APPLICANT:
HENRY GALVEZ GUTIERREZ

REQUEST:
RM-1
TO
R-1

MAP & PARCEL
029M A 01300 000

ACRES +/-
1.03

Scale: 1:5,000

N

0 250 500
Feet

4/27/2021

CASE NUMBER: Z 22 2021 **MEETING DATE** 04/27/2021

APPLICANT: Henry Galvez Gutierrez Saul Ramos Chavez

PRESENT ZONING RM-1 **PROPOSED ZONING** R-1

TAX PLAT # 029M **PARCEL** A013.00 (P/O)

GEN. LOCATION A parcel fronting on the west frontage of Evans Rd., 145 +/- feet north of the Evans Rd. & Shaw Dr. intersection.

****

PUBLIC COMMENTS

None received as of 9:00 A.M. on 4/27/2021 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

RPC MEETING DATE: 04/27/2021 **CASE NUMBER:** Z - 23 - 2021

NAME OF APPLICANT: Jerry Trotter

AGENT:

GENERAL INFORMATION

TAX PLAT: 032 **PARCEL(S):** 009.00

ACREAGE TO BE REZONED: 31.61

PRESENT ZONING: AG

PROPOSED ZONING: R-2

EXTENSION OF ZONING CLASSIFICATION: YES

PROPERTY LOCATION: The tract of land is located at the southern terminus of Viewmont Dr. and north of Gibbs Lane.

CITY COUNCIL WARD: 12 **COUNTY COMMISSION DISTRICT:** 1 **CIVIL DISTRICT:** 2

DESCRIPTION OF PROPERTY: The property has areas of mature forest and is bisected with steep topography flood plain along the east border.

APPLICANT'S STATEMENT FOR PROPOSED USE: This request is for a residential S/D and is the extension of adjacent R-2 property.

GROWTH PLAN AREA: CITY **PLANNING AREA:** Trenton

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING
DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ CITY STREET DEPT.
- ☒ TRAFFIC ENG. - ST. DEPT.
- ☐ COUNTY HIGHWAY DEPT.
- ☐ CEMC
- ☒ DEPT. OF ELECTRICITY (CDE)
- ☐ ATT
- ☒ FIRE DEPARTMENT
- ☐ EMERGENCY MANAGEMENT
- ☒ POLICE DEPARTMENT
- ☐ SHERIFF'S DEPARTMENT
- ☒ CITY BUILDING DEPT.
- ☐ COUNTY BUILDING DEPT.
- ☒ SCHOOL SYSTEM OPERATIONS
- ☐ FT. CAMPBELL
- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1. CITY ENGINEER/UTILITY DISTRICT: Comments received from department and they had no concerns.

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT: Traffic Assessment reviewed & accepted. No anticipated impacts from development. No anticipated access to Gibbs Lane.

3. DRAINAGE COMMENTS: Flood Study to determine 100 year BFE.

4. CDE/CEMC: No Comment(s) Received

5. FIRE DEPT/EMERGENCY MGT.: Comments received from department and they had no concerns.

6. POLICE DEPT/SHERIFF'S OFFICE: No Comment(s) Received

7. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT: Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

ELEMENTARY:	**BURT**
MIDDLE SCHOOL:	**NORTHEAST**
HIGH SCHOOL:	**NORTHEAST**

Northeast Middle School is in the fastest growing region in Montgomery County. Northeast Middle is at 113%, and currently has 9 portable classrooms. This continued growth necessitates additional action to address building capacity and school transportation needs in Montgomery County. This development could add additional students and require additional infrastructure and funding. Current school boundaries are subject to adjustments in order to achieve optimal capacity utilization throughout the district.

9. FT. CAMPBELL:

10. OTHER COMMENTS:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Increased single family residential density.

INFRASTRUCTURE:

WATER SOURCE: CITY **SEWER SOURCE:** CITY

STREET/ROAD ACCESSIBILITY: Viewmont Dr. Property also borders Gibbs Ln. Gibbs Ln. frontage appears to separated from the bulk of the tract by a ravine & flood plain. Extension of Broomfield Prelim. Subdivision.

DRAINAGE COMMENTS:

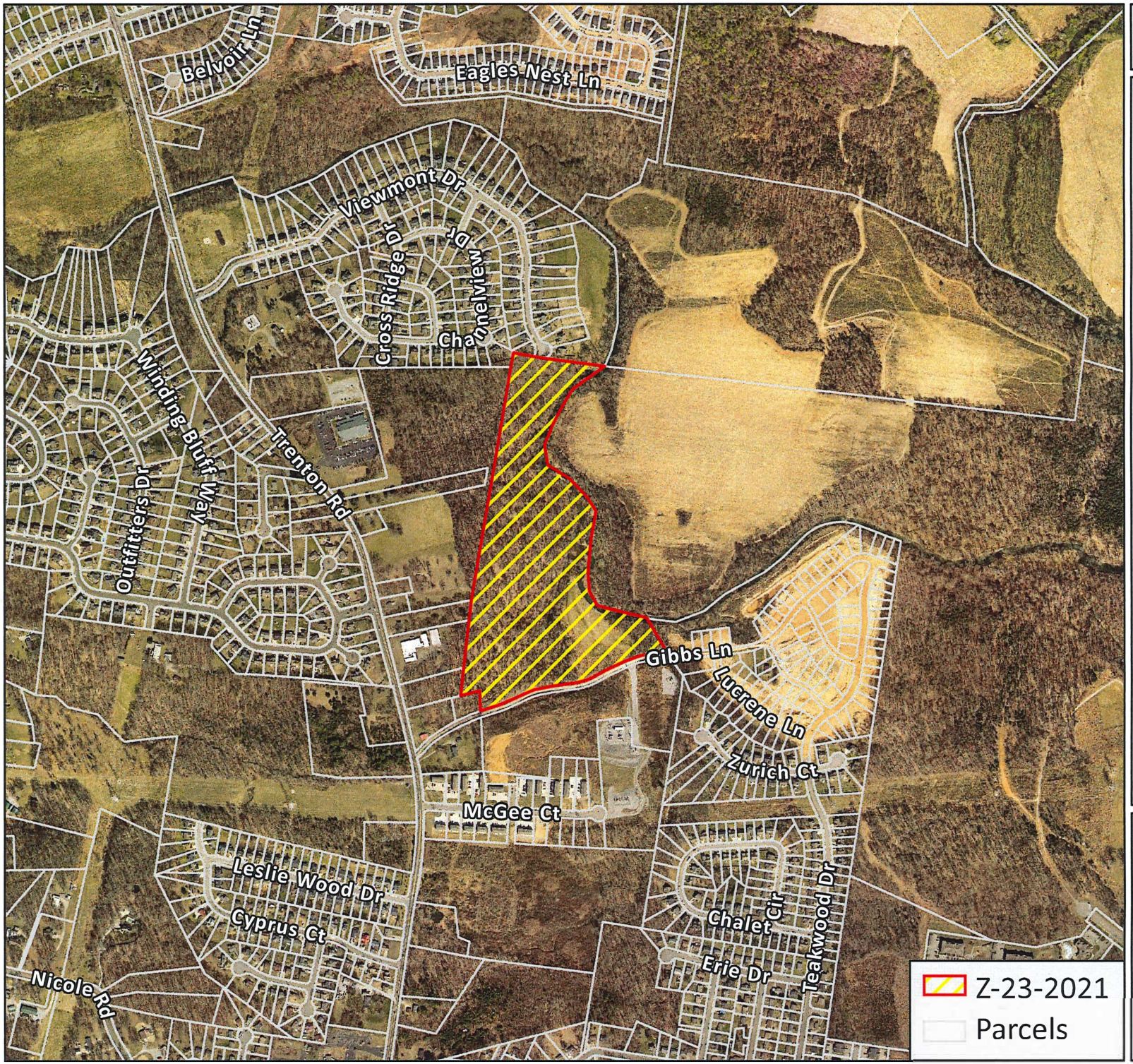
RESIDENTIAL DEVELOPMENT	APPLICANT'S ESTIMATES	HISTORICAL ESTIMATES
LOTS/UNITS:	40	40
POPULATION:		108
		Yield adjusted
		for steep topo
		& flood plain

APPLICABLE LAND USE PLAN

Trenton Road Planning Area: The dominant transportation corridor in the area is I-24, strongly supported by Wilma Rudolph Blvd. & 101st Airborne Parkway. Exit 1 I-24 interchange with Trenton Road has seen tremendous growth since 2000.

STAFF RECOMMENDATION: APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. Request is an extension of an existing R-2 Single Family Residential zoning district to the north & west. The proposed R-2 zoning district is not out of character with the surrounding area.
3. The adopted land use opinion map identifies this area for single family residential development.
4. No adverse environmental issues have been identified relative to this request.
5.



Z-23-2021

APPLICANT:
JERRY TAYLOR

REQUEST:
AG
TO
R-2

MAP & PARCEL
032 00900 000

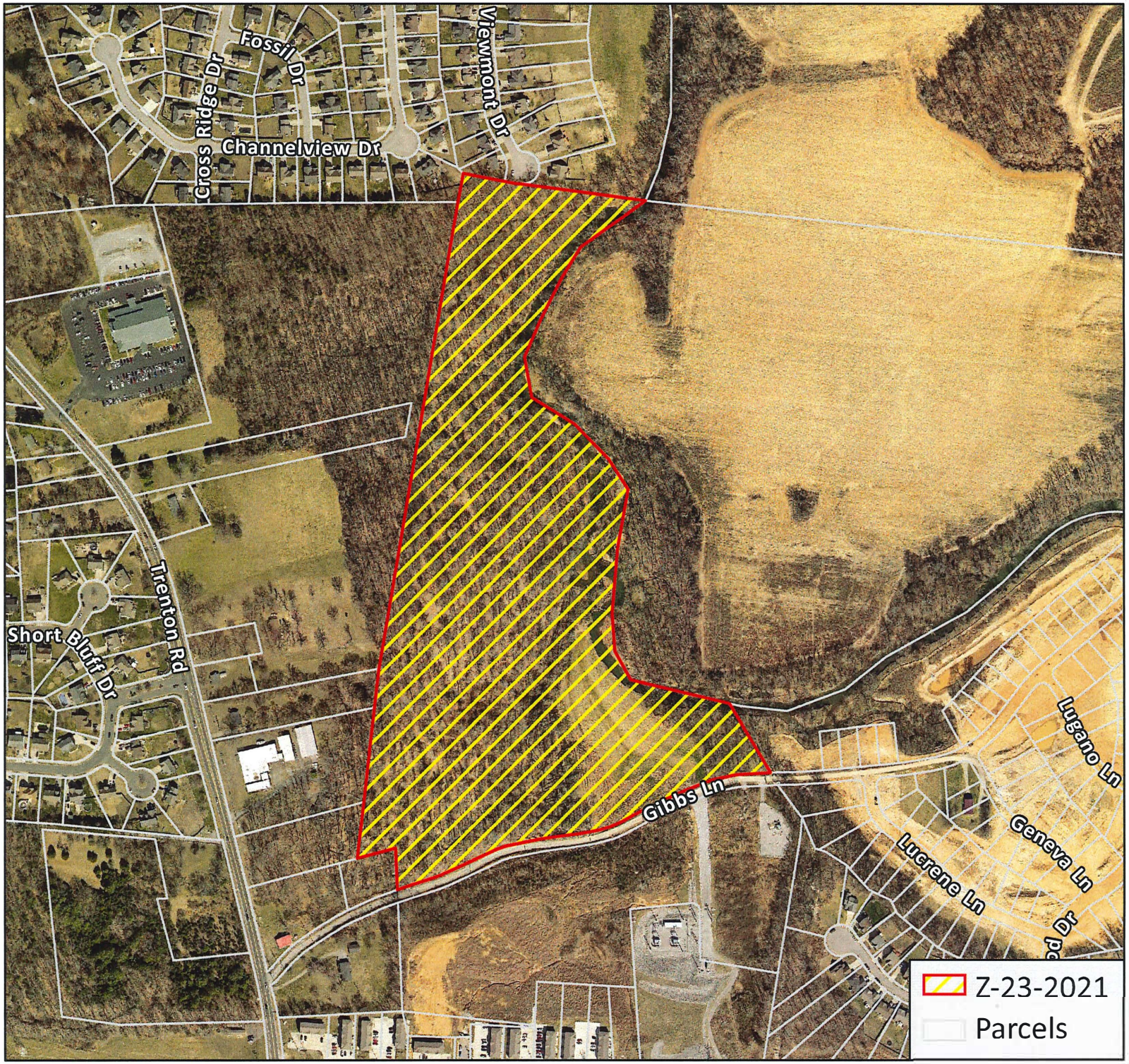
ACRES +/-
31.61

Scale: 1:10,000

N

0 500 1,000
Feet

4/27/2021



Z-23-2021

APPLICANT:
JERRY TAYLOR

REQUEST:
AG
TO
R-2

MAP & PARCEL
032 00900 000

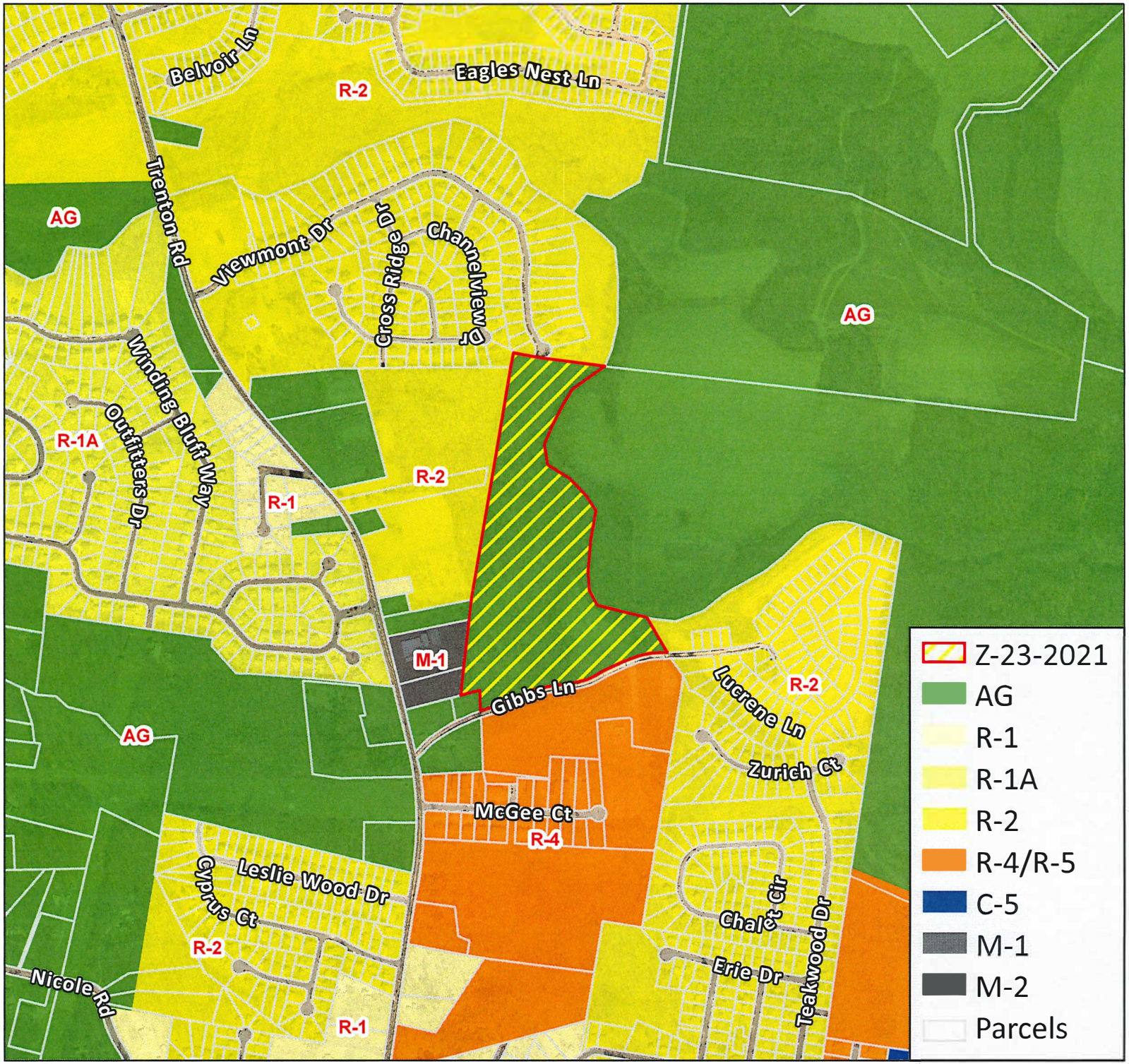
ACRES +/-
31.61

Scale: 1:5,000

N

0 250 500
Feet

4/27/2021



Z-23-2021

APPLICANT:
JERRY TAYLOR

REQUEST:
AG
TO
R-2

MAP & PARCEL
032 00900 000

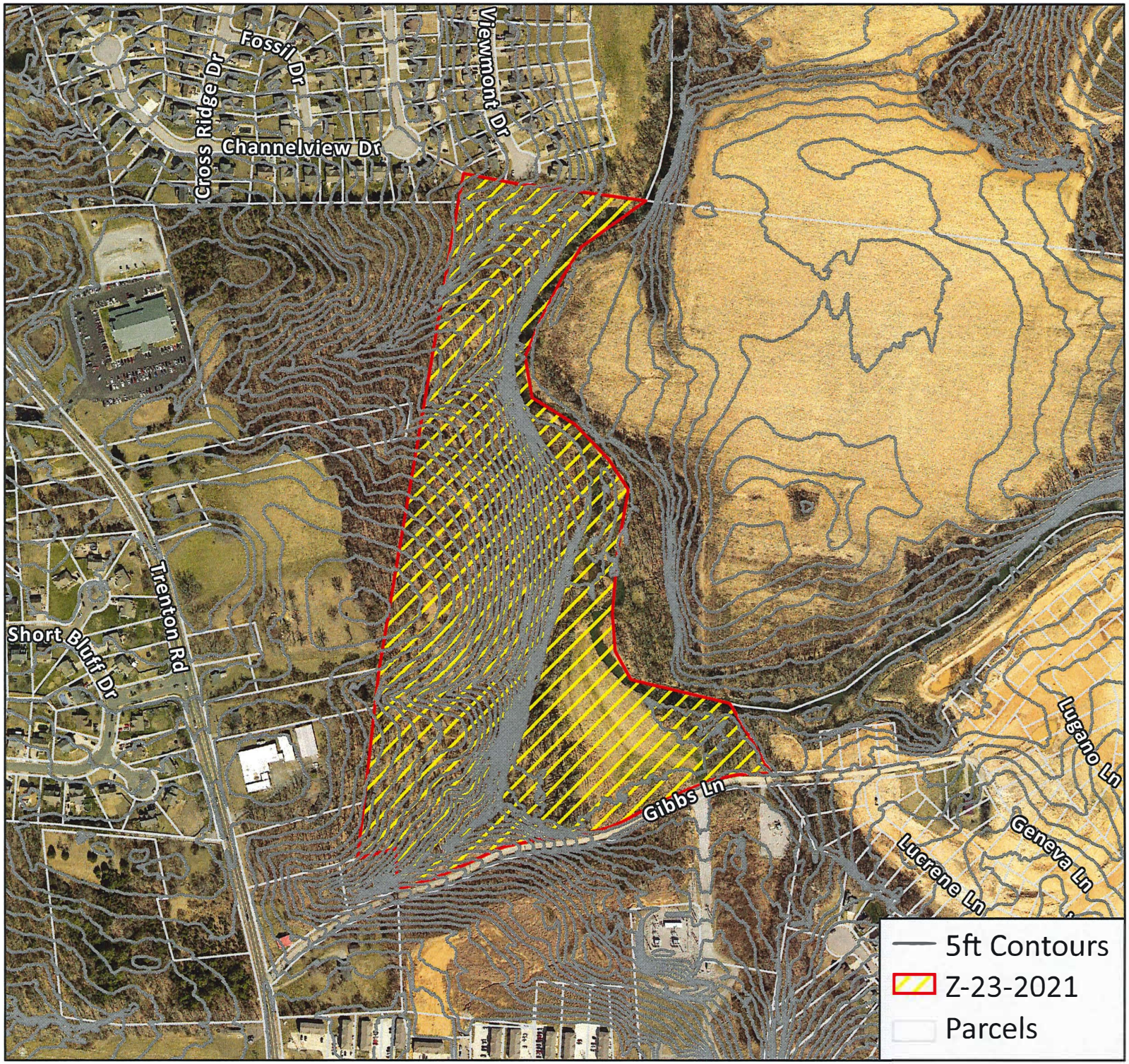
ACRES +/-
31.61

Scale: 1:10,000

N

0 500 1,000
Feet

4/27/2021



Z-23-2021

APPLICANT:
JERRY TAYLOR

REQUEST:
AG
TO
R-2

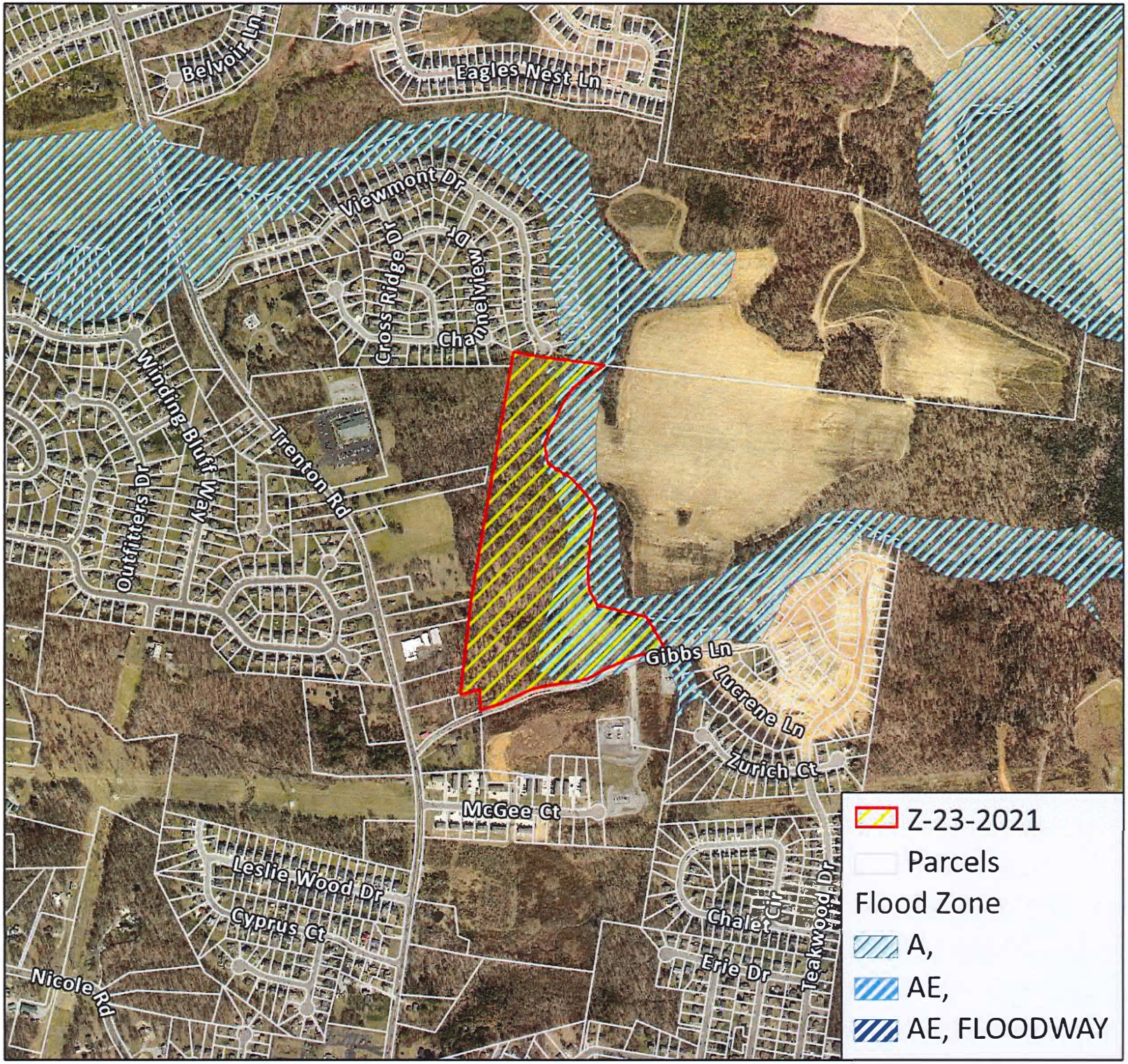
MAP & PARCEL
032 00900 000

ACRES +/-
31.61

Scale: 1:5,000

0 250 500
Feet

4/27/2021



Z-23-2021

APPLICANT:
JERRY TAYLOR

REQUEST:
AG
TO
R-2

MAP & PARCEL
032 00900 000

ACRES +/-
31.61

Scale: 1:10,000

N

0 500 1,000
Feet

4/27/2021

CASE NUMBER: Z 23 2021 **MEETING DATE** 04/27/2021

APPLICANT: Jerry Trotter

PRESENT ZONING AG **PROPOSED ZONING** R-2

TAX PLAT # 032 **PARCEL** 009.00

GEN. LOCATION The tract of land is located at the southern terminus of Viewmont Dr. and north of Gibbs Lane.

****

PUBLIC COMMENTS

None received as of 9:00 A.M. on 4/27/2021 (A.L.)

ORDINANCE 99-2020-21

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF CHARLES HAND, BRAD MARTIN/LYLE-COOK-MARTIN-AGENT, FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF CEDARCROFT DRIVE AND USSERY ROAD

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

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned E-1 Single Family Estate District toPUD-1 Planned Unit Development Residential District.

PUBLIC HEARING:
FIRST READING:
SECOND READING:
EFFECTIVE DATE:

EXHIBIT A

Beginning at a point, said point being in the northeast corner of the Ussery Rd. & southern connection of Cedarcroft Dr., thence in a northern direction 333 +/- feet with the eastern margin of the Ussery Rd. right of way to a point, said point being the southeast corner of the Ussery Rd. & northern connection of Cedarcroft Dr., thence in a northeasterly direction 575 +/- with the southern right of way margin of Cedarcroft Dr. to a point, said point being the northwest corner of the CWHFP LLC property, thence in a southeasterly direction 353 +/- feet with the western property boundary of the CWHFP LLC property to a point, said point being the southwest corner of the CWHFP LLC property and also located in the northern right of way margin of Cedarcroft Dr., thence in a southwesterly direction 597 +/- feet with the northern right of way margin of Cedarcroft Dr. to the point of beginning, said herein described tract containing 4.7 +/- acres.

CLARKSVILLE-MONTGOMERY COUNTY
REGIONAL PLANNING COMMISSION

Planned Unit Development (PUD) RPC Staff Report

Z-10-2021

April 27, 2021

Applicant: Charles Hand

Agent: Brad Martin

Total Area: 4.74 Acres

Current Zoning: E-1

Proposed Zoning: PUD-1 (Maximum 5 units per acre)

Proposed Use: 6 Single Family Homes (1.26 units per acre)

Open Space Required: 25%

Open Space Provided: 25% = 14% open space 11% pavement

Utilities: CGW Water is available adjacent to the site. CGW Sewer is available nearby but not adjacent to the site, the applicant is responsible for extending the sewer line to this development.

Landscaping: No additional landscaping buffer is required between single family units and existing single family units.

Pedestrian Circulation: There are no city sidewalks in the vicinity of Ussery Rd or Cedarcroft Dr. Internal sidewalks will be provided.

Street Access and Parking: All lots will be accessed by an internal alley and all parking will be provided on individual lots and garages.

Staging/Phasing:

- June 2021 – Creation of survey and legal parcel description
- June 2021 – Development of regulations and design criteria for new homes
- August 2021 – Deisgn of site improvements and sewage system
- October 2021 – Contractor pricing and permitting
- December 2021 – Site preparation begins
- February 2022 – Buildnig construction begins
- July 2023 – Construction complete

LYLE·COOK·MARTIN
ARCHITECTS

April 27, 2021

Jeff Tyndall
Clarksville Montgomery County Regional Planning Commission
329 Main Street
Clarksville, TN 37040

Re: Proposed Cedarcroft Drive Neighborhood Development
Brad Martin Agent / Charles Hand Property

Mr. Tyndall,

The following explains the concept and initial design criteria supporting the proposed Cedarcroft Drive neighborhood development as presented.

The proposed development is an example of consciously infilling an existing (never before built on) parcel within an established residential neighborhood. This property, generally located in the center of the original “Evergreen Estates” development offers an opportunity to for residential development in a carefully planned and coordinated manner.

The property is an island bordered by four streets. It is perfectly set up for the creation of a well thought out “Designed and Planned” micro community rather than simply selling lots to individual owners for development of non-relating dwellings with individual curb cuts in all directions. We present an opportunity to create a “Themed” residential block of six dwellings with one shared vehicular drive, limiting driveway-curb cuts to primary neighborhood streets and offer the inclusion of shared sidewalks and open green spaces.

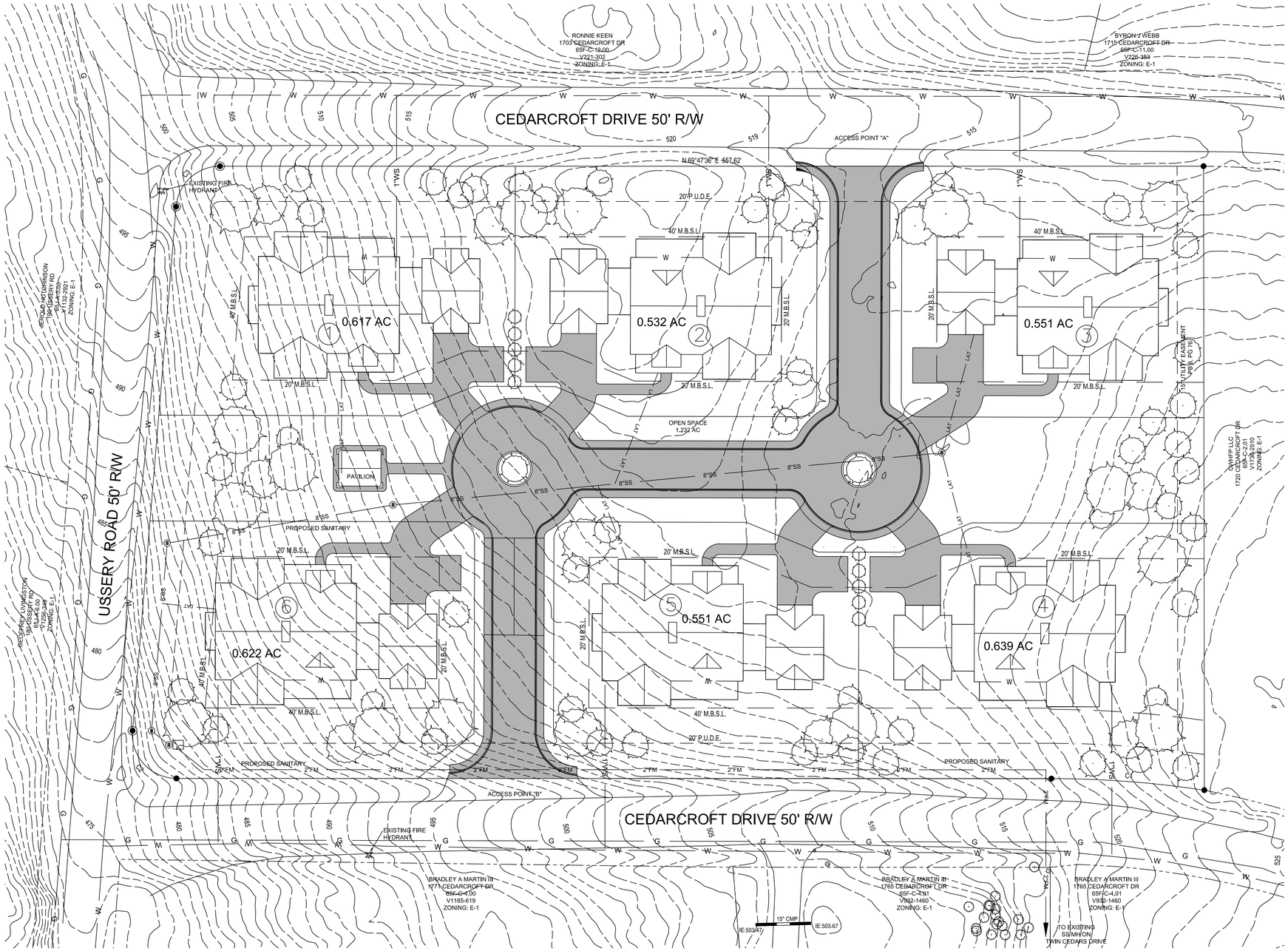
The development team is in the early stages of structural organization. The team will consist of a contractor, real estate entity, an architect and engineering team and the property owner. Pending planning commission and city Council approval, team organization scenarios will be solidified.

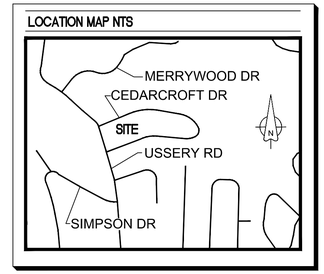
Project financing processes are in the early stages of discussion. Pending Planning Commission and City Council approval, financing scenarios will be solidified.

Respectfully,

Brad A. Martin III

BAM/tjm





SITE INFORMATION	
PROPERTY DEVELOPER	OWNER
PROPOSED PROPERTY ZONING	PUD
ADJACENT ZONING	E-1
FRONT SETBACK	40'
SIDE SETBACK	10'
CURRENT USE	VACANT
PROPOSED USE	RESIDENTIAL
	6 LOTS
PROPERTY AREA	4.743 AC±
PAVEMENT AREA	3.256± AC
OPEN SPACE	1.232± AC

Project Development Data (4-23-2021)

All dwellings shall not exceed 35'-0" in height

The intent is for each dwelling to include between 3000 Square Feet and 4000 Square Feet including enclosed condition space. There will be additional non-conditions garages, outdoor spaces, etc. per dwelling.

Site Area Data

Comprehensive Site Area =	4.74 Acres
Average area of Individual Properties =	0.79 Acres
Shared Open Space Area =	0.69 Acres (14 percent of the total Site)
Shared Alleyway Area =	0.54 Acres (11 percent of the total Site)

Development Schedule

1. Creation of full survey and legal development and parcel description - June 2021
2. Development of regulations and design criteria for new construction - June 2021
3. Design of structures, site improvements and Sewer System - August 2021
4. Contractor pricing and permitting - October 2021
5. Propose construction start date -
   Site - December 2021
   Buildings - February 2022
6. Proposed construction end date - July 2023.

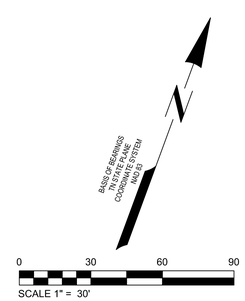
Written Project Statement

The proposed development is an example of consciously infilling an existing (never before built on) parcel within an established residential neighborhood. This property, generally located in the center of the original "Evergreen Estates" development offers an opportunity to for residential development in a carefully planned and coordinated manner.

The property is an island bordered by four streets. It is perfectly set up for the creation of a well thought out "Designed and Planned" micro community rather than simply selling lots to individual owners for development of non-relating dwellings with individual curb cuts in all directions. We present an opportunity to create a "Themed" residential block of six dwellings with one shared vehicular drive, limiting driveway-curb cuts to primary neighborhood streets and offer the inclusion of shared sidewalks and open green spaces.

The development team is in the early stages of structural organization. The team will consist of a contractor, real estate entity, an architect and engineering team and the property owner. Pending planning commission and city Council approval, team organization scenarios will be solidified.

Project financing processes are in the early stages of discussion. Pending Planning Commission and City Council approval, financing scenarios will be solidified.



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	87.00'	580.00'	8°35'40"	S 74°07'38" W	86.92'
C2	41.34'	25.00'	94°44'44"	N 62°49'33" W	36.79'
C3	37.20'	25.00'	85°14'48"	N 27°10'12" E	33.86'

YOUNG - HOBBS AND ASSOCIATES
1202 CROSSLAND AVE.
CLARKSVILLE, TN 37040
PHONE: 931-645-2524
FAX: 931-645-2768

Cedarcroft Terrace
OWNER/DEVELOPER

CHARLES W HAND
PO BOX 30799
CLARKSVILLE, TN 37040

PROPERTY INFORMATION:
V1621-1872
PARCEL ID: 65F-C-3.00
11TH CIVIL DISTRICT - MONTGOMERY COUNTY, TN

BRADLEY A MARTIN III
REGISTERED ARCHITECT
AGRICULTURE
ARCHITECTURE
FORESTRY
STATE OF TENNESSEE

KENNETH A. BAU
REGISTERED LAND SURVEYOR
AGRICULTURE
COMMERCE
TENNESSEE No. 2019

Kenneth A. Bau, RLS

REVISIONS

PROJ. NO. 293-20
DATE: 12/28/2020

PUD SCHEMATIC PLAN

ORDINANCE 100-2020-21

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF HILLDALE UNITED METHODIST CHURCH, INC., MARK HOLLEMAN-AGENT, FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF MADISON STREET AND TANGLEWOOD DRIVE

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

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-1 Single Family Residential District, as C-2 General Commercial District.

PUBLIC HEARING:
FIRST READING:
SECOND READING:
EFFECTIVE DATE:

EXHIBIT A

Beginning at an iron pin at the intersection of the North right of way of U.S. Highway 41-A and with the East right of way line of Tanglewood Drive and runs thence with said right of way line of Tanglewood Drive the following courses: North 25 degrees 09 minutes 33 seconds West 148.68 feet to an iron pin; thence North 20 degrees 31 minutes 54 seconds West 150.09 feet to an iron pin; thence North 24 degrees 36 minutes 49 seconds East 99.90 feet to an iron pin; thence North 61 degrees 55 minutes 39 seconds East 1--.14 feet to an iron pin; thence North 70 degrees 03 minutes 35 seconds East 91.91 feet to an iron pin; thence South 85 degrees 15 minutes 39 seconds East 79.34 feet to an iron pin in the South right of way line of Oak Hill Drive, thence with the south right of way line of Oak Hill Drive South 72 degrees 46 minutes 02 seconds East 95.04 feet to a concrete monument; thence leaving the South right of way line of Oak Hill Drive South 31 degrees 10 minutes 47 seconds West 146.07 feet to a concrete monument; thence South 31 degrees 15 minutes 26 seconds West 60.00 feet to an iron pin; thence South 14 degrees 41 minutes 12 seconds West 136.26 feet to an iron pin; thence South 35 degrees 59 minutes 20 seconds West 140.59 feet to an iron pin in the North right of way line of U.S. Highway 41-A; thence along the North right of way line of U.S. Highway 41-A North 75 degrees 22 minutes 13 seconds West 47.99 feet to the point of beginning and containing 2.3 +/- acres.

ORDINANCE 101-2020-21

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF HENRY GALVEZ GUTIERREZ AND SAUL RAMOS CHAVEZ FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF EVANS ROAD AND SHAW DRIVE

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

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned RM-1 Single Family Mobile Home Residential District, as R-1 Single Family Residential District.

PUBLIC HEARING:
FIRST READING:
SECOND READING:
EFFECTIVE DATE:

EXHIBIT A

Beginning at a point in the western right of way line of Evans Rd., thence North 5 degrees 04 minutes East 58.7 feet to an iron pin; thence North 11 degrees 34 minutes East 66.5 feet to an iron pin; thence 91 degrees 48 minutes West 353.7 feet to an iron pin in Mallory's line, thence South 3 degrees 46 minutes West 135.9 feet to an iron pin; thence South 83 degrees 30 minutes 342.8 feet to the beginning. Said herein described tract containing 1.03 +/- acres.

ORDINANCE 102-2020-21

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF JERRY TROTTER FOR ZONE CHANGE ON PROPERTY LOCATED AT THE SOUTHERN TERMINUS OF VIEWPOINT DRIVE AND NORTH OF GIBBS LANE

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

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned AG Agricultural District, as R-2 Single Family Residential District.

PUBLIC HEARING:
FIRST READING:
SECOND READING:
EFFECTIVE DATE:

EXHIBIT A

Beginning at a new iron pin on the north margin of Gibbs Lane, said pin being located approximately 400 feet northeast of Trenton Road, said pin being the southeast corner of the Steve Dale Watkins Property (recorded in volume 1852, page 2454); thence leaving said right-of-way along the Steve Dale Watkins Property (recorded in volume 1852, page 2454) North 05 Degrees 03 Minutes 32 Seconds East 124.65 feet to a fence corner; thence along the David A. and Delsia K. Blue Property (recorded in volume 353, page 2028) for the next two calls as follows: North 06 Degrees 35 Minutes 20 Seconds East 169.99 feet to an existing pipe; thence North 07 Degrees 58 Minutes 23 Seconds East 363.06 feet to an existing pipe; thence along the Moniqueka E. Gold Property (volume 395, page 1307) North 08 Degrees 12 Minutes 25 Seconds East 97.56 feet to an old iron pin; thence along the Sandra Taylor and Rosalynd Greene Property (volume 1769, page 1586) for the next seven calls as follows: North 09 Degrees 04 Minutes 05 Seconds East 79.53 feet to an old iron pin; thence North 12 Degrees 00 Minutes 08 Seconds East 341.43 feet to an old iron pin; thence North 05 Degrees 37 Minutes 53 Seconds East 214.06 feet to an old iron pin; thence North 03 Degrees 57 Minutes 36 Seconds East 185.96 feet to an old iron pin; thence North 06 Degrees 05 Minutes 49 Seconds East 99.58 feet to an old iron pin; thence North 07 Degrees 57 Minutes 37 Seconds East 206.81 feet to an old iron pin; thence North 10 Degrees 06 Minutes 57 Seconds East 391.87 feet to an old iron pin; thence along Creekview Village (recorded in plat book F, page 332) for the next four calls as follows: North 09 Degrees 30 Minutes 30 Seconds East 92.93 feet to an old iron pin; thence South 79 Degrees 48 Minutes 27 Seconds East 169.11 feet to an old iron pin; thence South 83 Degrees 00 Minutes 57 Seconds East 235.69 feet to an old iron pin; thence South 83 Degrees 00 Minutes 57 Seconds East passing a reference iron pin at 133.56 feet for a total distance of 179.43 feet to a point in the centerline of Spring Creek; thence along said creek and the Batson-East-Land

Company Inc. Property (recorded in volume 1095, page 1050) for the next sixteen calls as follows: South 34 Degrees 54 Minutes 44 Seconds West 74.27 feet to a point in the creek; thence South 71 Degrees 33 Minutes 14 Seconds West 39.43 feet to a point in the creek; thence North 71 Degrees 05 Minutes 29 Seconds West 60.53 feet to a point in the creek; thence South 46 Degrees 31 Minutes 25 Seconds West 89.25 feet to a point in the creek; thence South 31 Degrees 30 Minutes 06 Seconds West 158.07 feet to a point in the creek; thence South 27 Degrees 21 Minutes 48 Seconds West 145.40 feet to a point in the creek; thence South 23 Degrees 43 Minutes 13 Seconds West 131.07 feet to a point in the creek; thence South 09 Degrees 13 Minutes 05 Seconds East 132.57 feet to a point in the creek; thence South 57 Degrees 14 Minutes 55 Seconds East 161.45 feet to a point in the creek; thence South 43 Degrees 08 Minutes 36 Seconds East 157.85 feet to a point in the creek; thence South 31 Degrees 46 Minutes 22 Seconds East 114.82 feet to a point in the creek; thence South 10 Degrees 41 Minutes 22 Seconds West 191.52 feet to a point in the creek; thence South 05 Degrees 13 Minutes 52 Seconds West 208.32 feet to a point in the creek; thence South 03 Degrees 34 Minutes 02 Seconds East 120.76 feet to a point in the creek; thence South 27 Degrees 54 Minutes 34 Seconds East 105.24 feet to a point in the creek; thence South 76 Degrees 25 Minutes 17 Seconds East 347.70 feet to a point in the creek; thence along Chalet Hills, Section 2 (recorded in plat book K, page 261) South 30 Degrees 40 Minutes 05 Seconds East 257.27 feet to a new iron pin, said pin being located in the north right-of-way line of Gibbs Lane; thence along said right-of-way line for the next twelve calls as follows: South 88 Degrees 58 Minutes 38 Seconds West 87.23 feet to a new iron pin; thence with a curve turning to the left with an arc length of 98.24 feet, with a radius of 270.00 feet, with a chord bearing of South 78 Degrees 33 Minutes 12 Seconds West, with a chord length of 97.70 feet, to a new iron pin; thence South 68 Degrees 07 Minutes 46 Seconds West 119.84 feet to a new iron pin; thence with a curve turning to the left with an arc length of 22.22 feet, with a radius of 270.00 feet, with a chord bearing of South 65 Degrees 46 Minutes 19 Seconds West, with a chord length of 22.21 feet, to a new iron pin; thence South 63 Degrees 24 Minutes 52 Seconds West 186.23 feet to a new iron pin; thence with a curve turning to the right with an arc length of 150.94 feet, with a radius of 430.00 feet, with a chord bearing of South 73 Degrees 28 Minutes 15 Seconds West, with a chord length of 150.17 feet, to a new iron pin; thence South 83 Degrees 31 Minutes 38 Seconds West 152.60 feet to a new iron pin; thence with a curve turning to the left with an arc length of 150.10 feet, with a radius of 395.00 feet, with a chord bearing of South 72 Degrees 38 Minutes 27 Seconds West, with a chord length of 149.20 feet, to a new iron pin; thence South 61 Degrees 45 Minutes 16 Seconds West 31.01 feet to a new iron pin; thence with a curve turning to the right with an arc length of 154.92 feet, with a radius of 980.00 feet, with a chord bearing of South 66 Degrees 17 Minutes 00 Seconds West, with a chord length of 154.76 feet, to a new iron pin; thence South 70 Degrees 48 Minutes 43 Seconds West 161.38 feet to a new iron pin; thence with a curve turning to the left with an arc length of 71.53 feet, with a radius of 820.00 feet, with a chord bearing of South 68 Degrees 18 Minutes 47 Seconds West, with a chord length of 71.51 feet to the point of beginning containing an area of 31.61 acres as surveyed by James V. Weakley, RLS 1596 of Weakley Brothers Engineering on December 28, 2020, Job Number 20-911.

RESOLUTION 69-2020-21

A RESOLUTION ANNEXING TERRITORY NORTH AND WEST OF SHAW DRIVE

WHEREAS, the City of Clarksville is considering annexation of an area described in attached legal description (See "Exhibit A") as requested by property owners Faith Mission Ministries (et. Al) and Virdie Mae Shaw; and

WHEREAS, the annexation of this territory is deemed beneficial to the welfare of the residents and property owners thereof and to the City of Clarksville as a whole.

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

That pursuant to authority conferred by *6-51-102, Tennessee Code Annotated,* there is hereby annexed to the City of Clarksville, Tennessee, and incorporated within the same corporate boundaries thereof, the territory described by "Exhibit A" attached, adjoining the present corporate boundaries.

BE IT FURTHER ORDAINED that this resolution shall be effective from and after its final passage and publication in accordance with *Article III, Section 6* of the Official Charter of the City of Clarksville, Tennessee.

ADOPTED:
EFFECTIVE:

EXHIBIT A

Said parcels being generally described as north of Highway 374 and east of Garrettsburg Rd and west of Shaw Drive in Clarksville, Tennessee, 37042, said parcel being more particularly described as follows:

Beginning at a point, said point being the Center of Garrettsburg Rd at the north intersection of Highway 374, said point also being the south west corner of the herein described parcel;

Thence, traveling in a northwest direction from the north intersection of Highway 374 and the centerline of Garrettsburg Rd, N 40° 4' 4" E for a distance of 105.46 feet to a point on a line, said point being the south west corner of the property of the herein described parcel;

Thence, N 61° 40' 57" E for a distance of 670.7 feet to a point on a line;

Thence, N 8° 38' 36" E for a distance of 270.34 feet to a point on a line;

Thence, S 81° 42' 27" E for a distance of 731 feet to a point on a line;

Thence, S 81° 42' 23" E for a distance of 71.09 feet to a point on a line;

Thence, S 5° 47' 29" E for a distance of 228.23 feet to a point on a line;

Thence, N 87° 0' 53" E for a distance of 192.88 feet to a point on a line;

Thence, N 5° 6' 53" E for a distance of 183.92 feet to a point on a line;

Thence, S 81° 42' 22" E for a distance of 41 feet to a point on a line;

Thence, N 0° 53' 47" W for a distance of 635.16 feet to a point on a line;

Thence, S 82° 46' 47" E for a distance of 269.24 feet to a point on a line;

Thence, S 1° 59' 49" W for a distance of 280.8 feet to a point on a line;

Thence, S 1° 59' 51" W for a distance of 136.89 feet to a point on a line;

Thence, S 10° 7' 54" W for a distance of 185.18 feet to a point on a line;

Thence, S 43° 35' 13" W for a distance of 38.96 feet to a point on a line;

Thence, S 6° 37' 57" W for a distance of 106.57 feet to a point on a line;

Thence, S 0° 31' 46" E for a distance of 14.96 feet to a point on a line;

Thence, S 13° 25' 14" E for a distance of 11.98 feet to a point on a line;

Thence, S 23° 37' 54" E for a distance of 9.37 feet to a point on a line;
Thence, S 9° 15' 1" W for a distance of 558.3 feet to a point on a line;

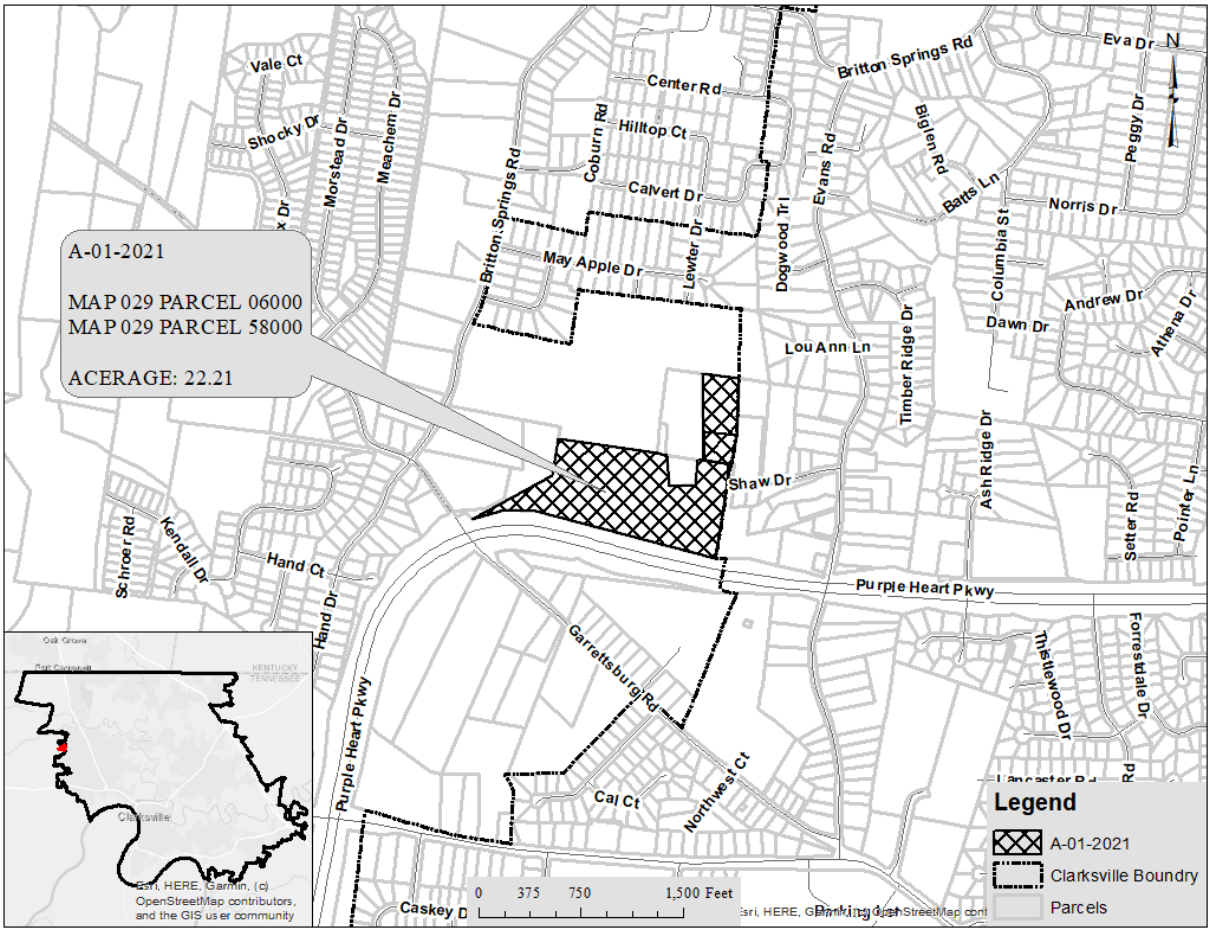
Thence, N 75° 2' 37" W for a distance of 1362.9 feet to a point on a line;

Thence, N 88° 28' 59" W for a distance of 229.99 feet to a point on a line;

Thence, S 73° 51' 34" W for a distance of 248.34 feet to the point of beginning, said parcel containing 965,725 Square Feet or 22.17 Acres, more or less.

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

EXHIBIT B



RESOLUTION 70-2020-21

A RESOLUTION ADOPTING A PLAN OF SERVICE FOR ANNEXED TERRITORY NORTH AND WEST OF SHAW DRIVE

WHEREAS, T.C.A. Section 6-51-102 requires that a plan of services be adopted by the governing body of a city; and

WHEREAS, the City of Clarksville is considering annexation of an area described in attached legal description (See "Exhibit A") as requested by property owners Faith Mission Ministries (et. Al) and Virdie Mae Shaw;

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

SECTION 1. Pursuant to the provisions of Section 6-51-102, Tennessee Code Annotated, there is hereby adopted, for the area bounded as described in "Exhibit A" and shown on "Exhibit B", the following plan of service.

POLICE

Clarksville Police Department will handle the annexation if approved with the current hiring plan relying on accurate census/population information.

FIRE

Clarksville Fire Rescue has effective support and personnel in the proposed annexation area. The proposed area is located in our busiest response zone (Station 6), however, we are able to respond in a timely manner as long as adequate roadway access and width are in place.

CUMBERLAND ELECTRIC MEMBERS COOPERATIVE – CEMC

CEMC currently serves one member within the proposed annexation area. Transfer of that account will be handled between CEMC and CDE.

CLARKSVILLE DEPARTMENT OF ELECTRICITY

Within the next fiscal year, CDE Lightband expects to extend its existing overhead three-phase electric power line and fiber optic cable infrastructure along Shaw Drive to serve the anticipated developments in this area. The estimated cost for this line extension will be approximately $30,000.

GAS, WATER, AND SEWER (CGW)

The 22.19 +/- acres that are being considered for annexation into the City limits of Clarksville, Tennessee currently lie within the service area of Clarksville Gas and Water (CGW). CGW owns, operates, and maintains water, sanitary sewer, and natural gas mains currently present along Britton Springs Road. Any public main extensions of these utilities into the proposed annexation area would be the responsibility of the developer of the property, including any and all costs. Upon completion of public utility main extension work by the developer, CGW would assume ownership of the new mains.

The proposed annexation area is relatively small in size and is situated well within the existing service area. Therefore we do not anticipate any additional improvements, equipment, materials, or personnel which the CGW department will need to service this area. Any incidental costs incurred by CGW to operate and maintain these new facilities, such as utility location, valve maintenance, meter reading, or main repair, would generally be offset by revenue generated from water, sewer, and natural gas usage by the new customer base. These operation and maintenance activities can be handled by existing CGW labor force.

SOLID WASTE

Current policies of the Bi-County Solid Waste Management System for areas within the city limits of Clarksville will extend into the newly annexed area upon the effective date of annexation.

STREET

The City of Clarksville Street Department will begin enforcing its regulations on the effective date of annexation. No additional personnel or equipment are anticipated to be required to service this area. However, due to the growth throughout the City through annexations and development over the years, the Street Department may need to add additional staff to maintain the roads, traffic control, and drainage systems to acceptable standards.

Any future improvements of this property will be the responsibility of the Developer and/or property owner(s).

Emergency maintenance of streets such as repair of hazardous potholes and measures necessary for traffic flow will begin once streets are dedicated to the public.

Routine maintenance, on a daily basis, will begin once the streets are dedicated to the public.

Construction of streets, installation of storm drain facilities, construction of curb and gutters, and other such major improvements will be accomplished under City policies.

PLANNING AND ZONING

The 22.19 +/- acres have requested a zone change from R-1 to R-1A as part of the annexation. The RPC recommends approval of this request. The parcels will be able to develop under city zoning after the annexation's effective date. Any additional/future zone changes will need to be requested with the RPC and go through the normal processes.

ADDRESSING / E-911

E-911 Center does not have any objection to this annexation.

The MSAG and APSU GIS will update changes in the CAD system upon the annexation effective date.

Addressing will be accomplished through the normal process during site plan or subdivision.

CLARKSVILLE TRANSIT SERVICES

The Clarksville Transit System receives funding from the Federal Transit Administration to operate within the urbanized area. The parcels in question (05800 and 06000) are within the urbanized area and is within the service area of the Clarksville Transit System. The parcels are located within one mile of existing transit service and could be more well served in the future when demand and density increase in the area.

CITY FINANCE DEPARTMENT

There would be no impact to Finance and Revenue Department needs with this annexation.

ASSESSOR

An effective date for taxation is set as January 1 the next calendar year to begin the tax roll in line with TCA requirements. No other comments.

ELECTION COMMISSION

As this area goes through the process with City Council it should be included, in whole, in the City Ward 3 boundary.

BUILDING AND CODES

On the effective date of annexation the Building and Codes Department will provide the following services:

(1) Construction and Sign Permits, Administration, and Inspections – minimal impact expected; City Building and Codes staff will issue building permits associated with Residential and Commercial construction. Inspection services will be provided to the respective trades of the construction industry to include; building, plumbing, water and sewer, mechanical, and electrical. These services will be adsorbed by the existing staff.
(2) Code Enforcement, Property Maintenance and Abatement – minimal impact expected; Code Enforcement Division will patrol and enforce property maintenance violations as necessary. Department will continue to enforce applicable codes and ordinances dealing with environmental issues. These services will be adsorbed by the existing staff.
(3) Planning and Zoning – No impact; the Building & Codes office will continue to regulate the Zoning Ordinance and shall be interpreted and administered by the building official of the City.

PARKS AND RECREATION

Currently the City of Clarksville Parks and Recreation Department does not adequately serve this area of the city to comply with our desired standards. We do not have a park property in City Ward 3 in which this proposed annexation is included. The closest City park property that would serve this area would be the Ewing Burchett Park in Ward 2 and Kleeman Recreation Center also in Ward 2 however both are within 2 miles of Shaw Drive.

According to National Standards, there should be one acre of parkland per 1,000 citizens. At this time, Ward 3 has no parkland and approximately 12,641 residents. A new park in this area would bring us closer to that goal and provide a need in this underserved area. The equipment and manpower to maintain this park property cannot be determined at this point in the planning process because no land is currently being sought for development.

It is the opinion of Park and Recreation that the annexation of the 22.19 acres and addition of approximately 72 youth and 80 adults will not significantly change the large need for parkland in this area of town.

SECTION 2. This resolution shall be effective 30 days after its adoption (June 6, 2021).

EXHIBIT A

Said parcels being generally described as north of Highway 374 and east of Garrettsburg Rd and west of Shaw Drive in Clarksville, Tennessee, 37042, said parcel being more particularly described as follows:

Beginning at a point, said point being the Center of Garrettsburg Rd at the north intersection of Highway 374, said point also being the south west corner of the herein described parcel;

Thence, traveling in a northwest direction from the north intersection of Highway 374 and the centerline of Garrettsburg Rd, N 40° 4' 4" E for a distance of 105.46 feet to a point on a line, said point being the south west corner of the property of the herein described parcel;

Thence, N 61° 40' 57" E for a distance of 670.7 feet to a point on a line;

Thence, N 8° 38' 36" E for a distance of 270.34 feet to a point on a line;

Thence, S 81° 42' 27" E for a distance of 731 feet to a point on a line;

Thence, S 81° 42' 23" E for a distance of 71.09 feet to a point on a line;

Thence, S 5° 47' 29" E for a distance of 228.23 feet to a point on a line;

Thence, N 87° 0' 53" E for a distance of 192.88 feet to a point on a line;

Thence, N 5° 6' 53" E for a distance of 183.92 feet to a point on a line;

Thence, S 81° 42' 22" E for a distance of 41 feet to a point on a line;

Thence, N 0° 53' 47" W for a distance of 635.16 feet to a point on a line;

Thence, S 82° 46' 47" E for a distance of 269.24 feet to a point on a line;

Thence, S 1° 59' 49" W for a distance of 280.8 feet to a point on a line;

Thence, S 1° 59' 51" W for a distance of 136.89 feet to a point on a line;

Thence, S 10° 7' 54" W for a distance of 185.18 feet to a point on a line;

Thence, S 43° 35' 13" W for a distance of 38.96 feet to a point on a line;

Thence, S 6° 37' 57" W for a distance of 106.57 feet to a point on a line;

Thence, S 0° 31' 46" E for a distance of 14.96 feet to a point on a line;

Thence, S 13° 25' 14" E for a distance of 11.98 feet to a point on a line;

Thence, S 23° 37' 54" E for a distance of 9.37 feet to a point on a line;
Thence, S 9° 15' 1" W for a distance of 558.3 feet to a point on a line;

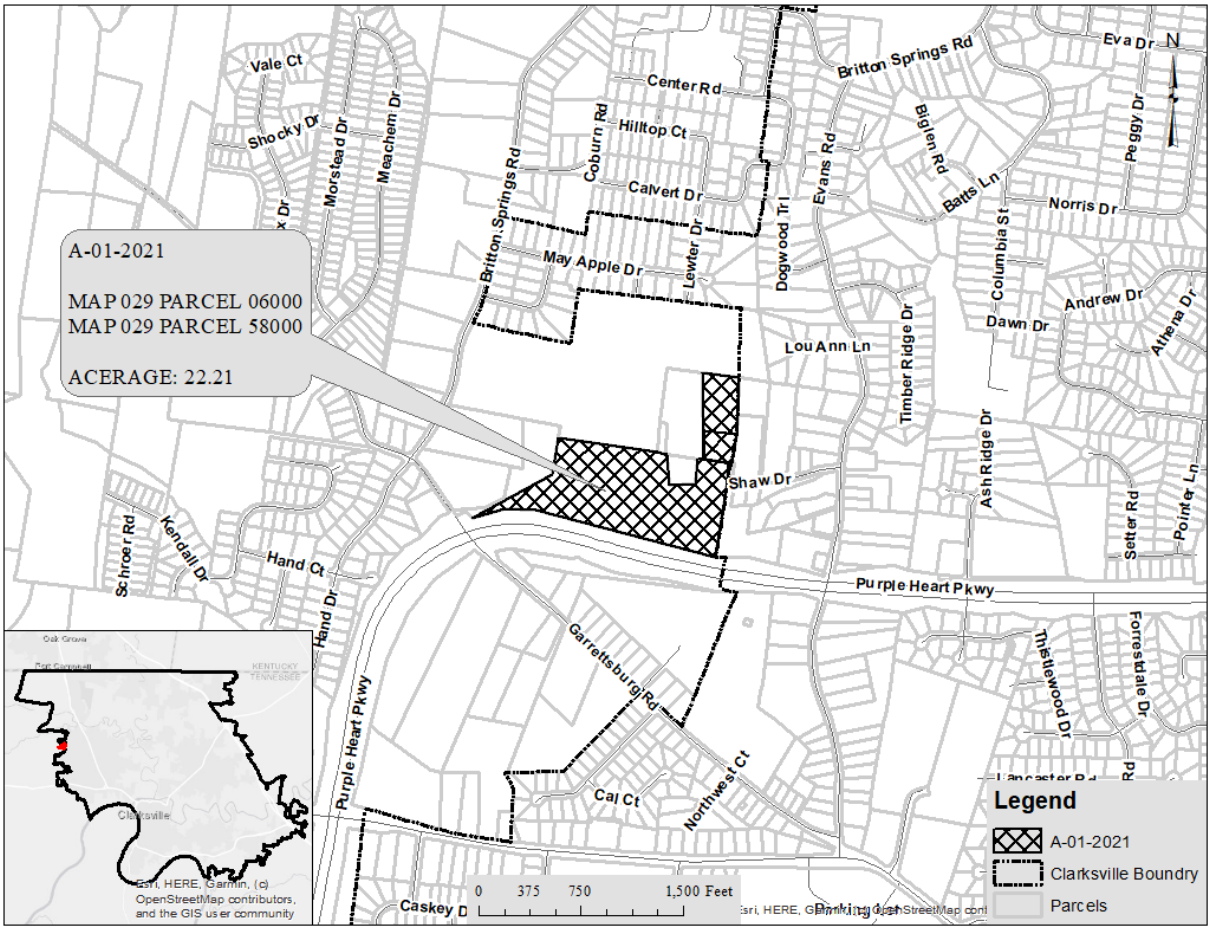
Thence, N 75° 2' 37" W for a distance of 1362.9 feet to a point on a line;

Thence, N 88° 28' 59" W for a distance of 229.99 feet to a point on a line;

Thence, S 73° 51' 34" W for a distance of 248.34 feet to the point of beginning, said parcel containing 965,725 Square Feet or 22.17 Acres, more or less.

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

Exhibit B



ORDINANCE 97-2020-21

AN ORDINANCE AMENDING THE OFFICIAL CODE OF THE CITY OF CLARKSVILLE REAPPORTIONING THE CITY OF CLARKSVILLE FOR THE PURPOSE OF ELECTING PERSONS FOR THE OFFICE OF CITY COUNCIL MEMBER [ANNEXED TERRITORY NORTH AND WEST OF SHAW DRIVE]

WHEREAS, Tennessee Code Annotated §6-54-102 provides that municipalities may redistrict into new wards whenever, for proper reasons, they deem it expedient to do so; and

WHEREAS, the Charter of the City of Clarksville, Article II, Section 1., subsection (a), provides that the City shall be divided into twelve (12) wards for the purpose of electing twelve (12) persons for the office of Councilman; and

WHEREAS, the Charter of the City of Clarksville, Article II, Section 1., subsection (b) provides that the City Council shall by ordinance divide the city into twelve (12) wards to apportion the City Council so that the Councilmen elected from wards shall represent substantially equal populations; and

WHEREAS, the Charter of the City of Clarksville, Article II, Section 1., subsection (b) provides that the City Council may reapportion at any time thereafter, if it deems such action necessary to maintain substantially equal representation based on population; and

WHEREAS, the City, through enactment of Ordinance 13-2011-12, adopted September 1, 2011, codified at City Code Section 1-101, has previously approved a redistricting of wards for re-apportionment purposes based on substantially equal populations; and

WHEREAS, the City recently annexed property into the City limits by approval of Resolution 69-2020-21 which contains a metes and bounds legal description of the annexed territories, and which is incorporated herein; and

WHEREAS, due to this recent annexation, it is necessary to apportion the recently annexed area into an appropriate ward for the purpose of electing persons to the office of City Council member in such a way as to maintain substantially equal representation among the wards based on population and the principle of "one person, one vote;" and

WHEREAS, the Clarksville City Council finds that these objectives can and should be achieved by adding part of the recently annexed properties to the current boundaries of Ward 3 thereby enlarging the territorial area of this ward, while maintaining a substantially equal representation of population between or among each ward, based on the latest census population data, all as depicted in and on the maps labeled Exhibit A (new overall ward boundary map, to include the additional annexed areas added to Ward 3 and showing no change to any other ward boundary); and Exhibit B (close-up view of Ward 3 showing additional annexed area being added to Ward 3); attached hereto and incorporated herein.

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

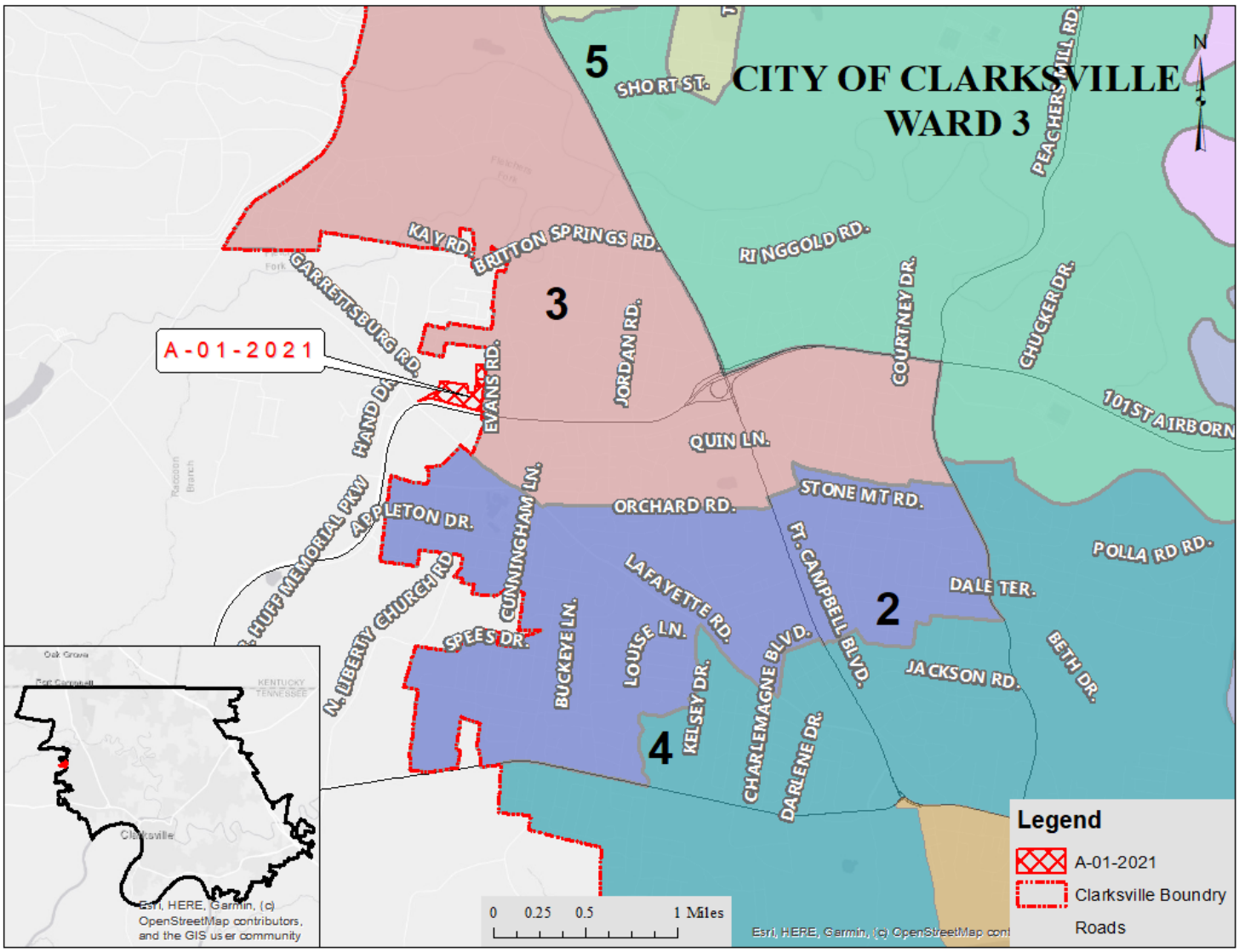
That Section 1-101 of the Official Code of the City of Clarksville is hereby amended by deleting the existing language in its entirety, and by substituting instead the following:

> The City of Clarksville is hereby divided into twelve (12) wards of substantially equal population for the purpose of electing twelve city council members in accordance with Article II, Section 1 of the Charter of the City of Clarksville, in accordance with the map attached hereto and incorporated herein as "Exhibit A – City Council Wards – 2021."

The map of the above-described ward boundaries shall be maintained on file in the office of the City Clerk, and a copy in the office of the Regional Planning Commission and Montgomery County Election Commission and any successor agency thereto.

FIRST READING:
SECOND READING:
EFFECTIVE DATE:

Exhibit B
Close-up View of Ward 3



ETHICS COMMISSION QUESTIONNAIRE

1.Nominee Name: David W. Kanervo

2.Home Address: 2304 Woodmeadow Drive, Clarksville, TN 37043

3. Occupation: retired (formerly taught at APSU)

4. Employment Firm/Company and Address: none currently

5. Have you lived (day-to-day residence) within the city limits of Clarksville and been a registered voter of the council ward you are assigned to for at least the past two years? Yes: X___ No: _____ If no, explain.

6. Have you or any immediate family members (spouse and other family that reside at your home address) been associated with or participate in the formation, membership, financial donation/fundraising, management, financial oversight, political planning or membership activities of any Political Action Committee or lobby/labor organization that campaigned for or against any sitting member of the City Council? Yes: _____ No: __X___ If yes, explain.

7. Are you or any immediate family members (spouse and other family that resides at your home address) and the companies you may own, work for or have any financial or management interest in, currently working any professional (non-competitive bid) contracts for the City of Clarksville? Yes: _____ No: __X__ If yes, explain.

8. Have you or any immediate family members (spouse and other family that resides at home address) proved money/in-kind donations or given personal time to the campaigns of any current sitting council member or those that ran as opponents against sitting council members? Yes: _____ No: __X___ If yes, explain.

9. Are you or any immediate family members (spouse and other family that resides at home address) currently an employee of the city or appointed as a representative of the city to any board, commission, company, authority, task force or other activity? Yes: __X___ No: _____ If yes, explain. Have you served in such a capacity in the past? Yes: _____ No: __X___ If yes, explain.

My wife, Dr. Ellen Kanervo, is a member of the city's Public Arts Commission.

10. Are you a board member, employee or volunteer worker for a non-profit that receives funding from the City of Clarksville? Yes: _____ No: __X__ If yes, explain.

11. Are you an elected official for any other local, state or federal function? Yes: _____ No: __X__ If yes, please explain.

12. Have you ever been arrested and convicted or been found in violation of ethical standards with any activities you worked with or participated in? Yes: ____ No:__X__ If yes, explain.

13. Is there any other information or activities that you may be involved in that will assist the council in reviewing your nomination?

My wife, Dr. Ellen Kanervo, is executive director of the Arts and Heritage Development Council which does receive money from the city. She was a member of the Ethics Commission when it was formed under Mayor McMillan and served for six years.

I am a member of the Sierra Club and have been nominated by the club as a potential member of the newly created city Sustainability Committee.

The undersigned certifies that all of the information that has been provided is true, correct and complete to the best of my knowledge.

Signature: David W. Kanervo

Date: 4/22/2021

ORDINANCE 74-2020-21

AN ORDINANCE AMENDING THE OPERATING BUDGET FOR FISCAL YEAR 2021 FOR GOVERNMENTAL FUNDS (ORDINANCE 39-2020-21) TO ADD FUNDING TO SUPPORT THE JUNETEENTH HOLIDAY

WHEREAS, Article VII, Section 3 of the official charter of the City of Clarksville provides for the approval and adoption of a budget; and

WHEREAS, Article VII, Section 3 of the official charter of the City of Clarksville provides for the ability to amend the adopted budget by ordinance by the City Council at any time during the fiscal year by vote of a majority of the City Council on two (2) separate readings; and

WHEREAS, The City Council has approved the addition of the Juneteenth holiday to the City's Code, Section 1.5-1501 Holidays; and

WHEREAS, Juneteenth is has become recognized nationally as a celebration commemorating the end of slavery in the United States; and

WHEREAS, This City Council believes it is fitting and proper for all Clarksvillian's to celebrate this historic milestone toward achieving the American ideal that "all men are created equal; and

WHEREAS, The City Council further urges all citizens to celebrate its freedom and exercise their rights to all the opportunities and resources available in this community.

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

That the following Amendment be made:

General Fund

10491003 – 4869 –	Transfer to Transit	Increase	$18,220
10422001 – 4132 -	Fire Department Overtime	Increase	$62,183
10422001 – 4221 -	Fire Department Taxes	Increase	$ 4,757
10422001 – 4231 -	Fire Department TCRS	Increase	$11,703
10421001 – 4132 -	Police Department Overtime	Increase	$44,387
10421001 – 4221 -	Police Department Taxes	Increase	$ 3,396
10421001 – 4231 -	Police Department TCRS	Increase	$ 8,354

BE IT FURTHER ORDAINED that above $153,000 shall be provided from the fund balance of the General Fund**.**

REFERRED: March 4, 2021 to Finance Committee
FIRST READING: April 1, 2021
SECOND READING: *Scheduled for May 6, 2021*
EFFECTIVE DATE:

ORDINANCE 85-2020-21

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF REDA HOME BUILDERS, INC., REDA HOME BUILDERS, INC-AGENT, FOR ZONE CHANGE ON PROPERTY LOCATED AT THE EASTERN TERMINUS OF THE SOUTHERN CIRCLE HILL DRIVE RIGHT-OF-WAY AND AT THE NORTH FRONTAGE OF CAVE SPRINGS ROAD

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

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-1 Single Family Residential District, as R-6 Single Family Residential District.

PUBLIC HEARING: April 1, 2021
FIRST READING: April 1, 2021
SECOND READING: *Scheduled for May 6, 2021*
EFFECTIVE DATE:

EXHIBIT A

Beginning at an existing pipe in the north right-of-way line of Cave Springs Road, 15 feet from the centerline of Cave Springs Road, said pin also being located North 58 Degrees 25 Minutes 48 Seconds East 502.24 feet from the centerline intersection of Danko Road and Cave Springs Road; thence leaving said right-of-way line along the Michelle Caravalho Property (recorded in volume 1950, page 2496) North 22 Degrees 44 Minutes 31 Seconds West 226.72 feet to an old iron pin; thence along the Jack Fain Property (recorded in volume 432, page 11) for the next two calls as follows: North 50 Degrees 19 Minutes 52 Seconds East 61.71 feet to an old iron pin; thence North 24 Degrees 47 Minutes 16 Seconds West 211.62 feet crossing the terminus of Circle Hill Drive to a new iron pin; thence along the Helen Stanfill Property (recorded in volume 1762, page 807) North 39 Degrees 55 Minutes 01 Seconds East 72.75 feet to a new iron pin; thence along the Jeffrey Stanfill Property (recorded in volume 1310, page 298) North 36 Degrees 24 Minutes 16 Seconds East 115.31 feet crossing Circle Hill Drive to a new iron pin; thence along a new division line with a 8.57 acre new tract South 47 Degrees 28 Minutes 46 Seconds East 187.52 feet to a new iron pin; thence along the Robert Darnell Property (recorded in volume 577, page 2136) South 47 Degrees 28 Minutes 55 Seconds East 225.00 feet to a new iron pin, said iron pin being in the north right-of-way line of Cave Springs Road, 15 feet from the centerline of Cave Springs Road; thence along said

right-of-way line for the next four calls as follows: South 41 Degrees 03 Minutes 24 Seconds West 81.55 feet to a new iron pin; thence South 40 Degrees 35 Minutes 03 Seconds West 133.64 feet to a new iron pin; thence with a curve turning to the right with an arc length of 189.14 feet, with a radius of 1225.00 feet, with a chord bearing of South 45 Degrees 00 Minutes 27 Seconds West, with a chord length of 188.96 feet, to a new iron pin; thence South 49 Degrees 25 Minutes 51 Seconds West 21.27 feet to the point of beginning containing an area of 2.85 acres as surveyed by Ben R. Weakley, RLS 1457 of Weakley Brothers Engineering on November 5, 2020, Job Number 20-888. This property is subject to an encroached driveway from Circle Hill Drive to the J. Stanfill property

ORDINANCE 86-2020-21

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF ESTATE OF FRANK WOOTEN, LINDA ROBERTS, EXECUTOR, CODY DAHL-AGENT, FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF REYNOLDS STREET AND CEDAR STREET

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

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-3 Three Family Residential District, as R-6 Single Family Residential District.

PUBLIC HEARING: April 1, 2021
FIRST READING: April 1, 2021
SECOND READING: *Scheduled for May 6, 2021*
EFFECTIVE DATE:

EXHIBIT A

Beginning at a point 32+/- feet northeast of the centerline of the Reynolds St. & Cedar St. intersection, said point being the northeast corner of the Reynolds St. & Cedar St. right of way margin, thence in a northerly direction 155 +/- feet with the eastern right of way margin of Reynolds St. to a point, said point being the southwest corner of the Milan Holdings, LLC property, thence in a easterly direction 80 +/- feet with the southern property boundary of the Milan Holdings, LLC property to a point, said point being the northwest corner of the Tatyana S. Collins property, thence in a southerly direction with the Tatyana S. Collins western boundary 155 +/- feet, to a point, said point being the southwest corner of the Tatyana S. Collin and also located in the northern right of way margin of Cedar St., thence in a westerly direction 80 +/- feet with the northern right of way margin of Cedar St. to the point of beginning, said herein described tract containing 0.28 +/- acre.

ORDINANCE 87-2020-21

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF KOLBE HOMES, LLC, ROBERT KOLBE, FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF PEACHERS MILL ROAD AND RANDELL DRIVE AND AT THE WESTERN-SOUTHERN TERMINUS OF LEIGH ANN DRIVE

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

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-2D Two Family Residential District, as R-4 Multiple Family Residential District.

PUBLIC HEARING: April 1, 2021
FIRST READING: April 1, 2021
SECOND READING: *Scheduled for May 6, 2021*
EFFECTIVE DATE:

EXHIBIT A

LAND SITUATED IN MONTGOMERY COUNTY, TN, BEGINNING AT A PIPE IN THE EAST RIGHT OF WAY LINE OF PEACHERS MILL ROAD, SAID PIPE BEING A NORTHWEST CORNER OF A TRACK OF REAL ESTATE, THENCE NORTH 67 DEGREES 37 MINUTES 11 SECONDS EAST 249,49 FEET TO AN IRON PIN; THENCE NORTH 2 DEGREES 13 MINUTES 46 SECONDS WEST 86,00 FEET TO AN EXISTING IRON PIN; THENCE NORTH O DEGREES 08 MINUTES 50 SECONDS EAST 19.90 FEET TO AN IRON PIN IN THE SOUTH LINE OF LOT 20 OF GARLAND HILLS SECTIONS B AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 12, PAGE 171, PLAT 171, RACK 699A OF SAID REGISTER'S OFFICE; THENCE WITH THE SOUTH LINE OF SAID LOTS SOUTH 88 DEGREES 06 MINUTES 40 SECONDS EAST 503,90 FEET TO AN IRON PIN, BEING THE SOUTHWEST CORNER OF LOT 24; THENCE CONTINUING WITH THE SOUTH LINES OF SAID LOTS SOUTH 81 DEGREES 32 MINUTES 40 SECONDS EAST 369.83 FEET TO AN IRON PIN, BEING THE SOUTHWEST CORNER OF LOT 28; THENCE CONTINUING WITH THE WEST LINE OF LOTS IN SECTION B SOUTH 33 DEGREES 15 MINUTES 40 SECONDS EAST 1,008.81 FEET TO AN IRON PIN, BEING IN THE SOUTH LINE OF A TRACT OF REAL ESTATE; THENCE SOUTH 63 DEGREES 30 MINUTES 00 SECONDS WEST 297,50 FEET TO A POST; THENCE NORTH 43 DEGREES 46 MINUTES 15 SECONDS WEST 465.70 FEET TO A POST; THENCE NORTH 41 DEGREES 15 MINUTES 15 SECONDS WEST 190,00 FEET TO A POST; THENCE NORTH 19 DEGREES 29 MINUTES 36 SECONDS WEST 109.29 FEET TO A POST; THENCE SOUTH 55 DEGREES 33 MINUTES 52 SECONDS WEST 619,36 FEET TO AN EXISTING IRON PIN IN THE EAST RIGHT OF WAY LINE OF PEACHERS MILL ROAD; THENCE WITH THE EAST MARGIN OF PEACHERS MILL ROAD NORTH 34 DEGREES 27 MINUTES 03 SECONDS WEST 461.75 FEET TO AN IRON PIN; THENCE NORTH 28 DEGREES 38 MINUTES 37 SECONDS WEST 266,90 FEET TO THE POINT OF BEGINNING AND CONTAINING 19,43 ACRES, MORE OR LESS

ORDINANCE 88-2020-21

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF BLACK HAWK LAND/BERT SINGLETERY DEVELOPMENT, FOR ZONE CHANGE ON PROPERTY LOCATED AT THE INTERSECTION OF PEACHERS MILL ROAD AND HENRY PLACE

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

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-2 Single Family Residential District, as C-5 Highway & Arterial Commercial District.

PUBLIC HEARING: April 1, 2021
FIRST READING: April 1, 2021
SECOND READING: *Scheduled for May 6, 2021*
EFFECTIVE DATE:

EXHIBIT A

Beginning at a point in the east margin of Peachers Mill Road, said point being 940 feet north of the centerline of Allen Griffey Road; thence along margin of said road North 07 Degrees 25 Minutes 59 Seconds East 616.30 feet to a point; thence leaving margin of said road South 82 Degrees 34 Minutes 01 Seconds East 280.01 feet to a point; thence South 07 Degrees 33 Minutes 21 Seconds West 490.73 feet to a point; thence South 44 Degrees 52 Minutes 33 Seconds West 109.85 feet to a point; thence South 19 Degrees 28 Minutes 08 Seconds West 183.50 feet to a point; thence South 89 Degrees 26 Minutes 50 Seconds West 82.69 feet to a point; thence North 23 Degrees 39 Minutes 24 Seconds West 178.19 feet to the point of beginning containing an area of 0.89 acres.

ORDINANCE 89-2020-21

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF JOHNATHAN BLICK FOR ZONE CHANGE ON PROPERTY LOCATED ON THE EAST FRONTAGE OF N. FORD STREET AT THE SOUTHERN TERMINUS OF N. FORD STREET

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

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned M-2 General Industrial District, as R-4 Multiple Family Residential District.

PUBLIC HEARING: April 1, 2021
FIRST READING: April 1, 2021
SECOND READING: *Scheduled for May 6, 2021*
EFFECTIVE DATE:

EXHIBIT A

REALTY IS DESCRIBED ACCORDING TO SURVEY OF WILLIAM N. YOUNG, DATED 2 SEPTEMBER 1976, AS BEGINNING WITH AN IRON PIN IN THE EASTERN MARGIN OF FORD STREET, SAID POINT OF BEGINNING BEING 754 FEET SOUTH OF CHAPEL STREET AS MEASURED ALONG THE MARGIN OF SAID FORD STREET, RUNS THENCE WITH THE MARGIN OF SAID FORD STREET SOUTH 9 DEGREES 30 MINUTES EAST (DEED CALLS FOR 107 FEET) 105 FEET TO AN IRON PIN, THENCE LEAVING SAID RIGHT OF WAY SOUTH 86 DEGREES 46 MINUTES EAST (DEED CALLS SOUTH 84 DEGREES EAST) 157 FEET TO AN IRON PIN; THENCE NORTH 9 DEGREES 30 MINUTES WEST (DEED CALLS FOR 107 FEET) FOR 105 FEET TO AN IRON PIN THENCE NORTH 86 DEGREES 46 MINUTES WEST (DEED CALLS NORTH 87 DEGREES WEST) 157 FEET TO THE POINT OF BEGINNING.

ORDINANCE 91-2020-21

AN ORDINANCE AMENDING THE OFFICIAL CODE OF THE CITY OF CLARKSVILLE, PART II (CODE OF ORDINANCES); TITLE 1 (ADMINISTRATION, OFFICERS, AND PERSONNEL), CHAPTER 2 (CITY COUNCIL) RELATIVE TO START TIMES FOR REGULAR SESSIONS AND PUBLIC COMMENT PERIODS

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

(1) That the City Code, Title 1 (ADMINISTRATION, OFFICERS, AND PERSONNEL), Chapter 2 (CITY COUNCIL), Section 1-201, "Time and place of regular meetings," is hereby amended by deleting "7:00 p.m." and by substituting instead "6:00 p.m."

BE IT FURTHER ORDAINED that Section 1-204, "General rules of order," Subsection (c), relative to the public comment period, is hereby amended by deleting "6:30 p.m. to 7:00 p.m." and substituting instead "5:30 p.m. to 6:00 p.m."

FIRST READING: April 1, 2021
SECOND READING: *Scheduled for May 6, 2021*
EFFECTIVE DATE:

RESOLUTION 72-2020-21

A RESOLUTION APPROVING APPOINTMENTS TO THE COMMUNITY HEALTH FOUNDATION, ETHICS COMMISSION, ROXY BOARD OF DIRECTORS, AND SENIOR CITIZENS CENTER BOARD OF DIRECTORS

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Clarksville City Council hereby approves the following appointments:

Community Health Foundation: Dr. Tom Grabenstine - May 2021 through February 2023, Mark Banasiak, Vincent Pickney, Khandra Smalley - March 2021 through February 2024

Ethics Commission: David Kanervo - May 2021 through June 2021

Roxy Regional Theater Board of Directors: Jason Knight (Ex-Officio) - Coterminous

Senior Citizens Board: Sonya Baggett, Lois Greider - May 2021 through April 2024

ADOPTED:

CLARKSVILLE CITY COUNCIL
SPECIAL SESSION
MARCH 23, 2021

MINUTES

CALL TO ORDER

A special session of the Clarksville City Council was called to order by Mayor Joe Pitts on Tuesday, March 23, 2021, at 6:07 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

A prayer was offered by Councilperson Wallace Redd; the Pledge of Allegiance was led by Councilperson Travis Holleman.

This meeting was conducted in person, via Google Meets, and live streamed on cityofclarksville.com.

ATTENDANCE

IN PERSON: Richard Garrett (Ward 1), Wallace Redd (Ward 4), Jason Knight (Ward 5), Travis Holleman (Ward 7), Wanda Allen (Ward 8), Stacey Streetman (Ward 10), Ashlee Evans (Ward 11), Trisha Butler (Ward 12)

VIA GOOGLE MEETS: Vondell Richmond (Ward 2), DaJuan Little (Ward 3), Wanda Smith (Ward 6), Karen Reynolds (Ward 9)

5) APPROVAL OF ELECTRONIC MEETING

"In order to comply with the technical aspects of the Governor's Executive Order regarding holding open meetings in a forum other than in the open and in public, this governing body determines that meeting electronically is necessary to protect the health, safety, and welfare of its citizens due to the COVID-19 outbreak."

Councilperson Evans made a motion to approve the electronic meeting. The motion was seconded by Councilperson Garrett. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

The motion to approve the electronic meeting unanimously passed.

ROBINSON V. CITY MEDIATION

With regard to the March 17, 2021 mediation relative to the Robinson, et al, v. City cases, and in response to Councilperson Allen's question, Mayor Pitts said a settlement would be presented to the City Council to dismiss all lawsuits. He said the City Code allows for approval of lawsuits with regard to certain thresholds. He noted the Judge had requested the Mediator meet with the City Attorney, Gas & Water Department General Manager, and the Mayor. Mayor Pitts said he invited members of the City Council to be present at the mediation although there was no credible settlement offer to present for consideration.

In response to Councilperson Garrett's question, Mayor Pitts said the Open Meetings Law requires that items to be voted on must be prepared in writing and noted there was no written item presented. Councilperson Garrett suggested an open discussion between the City Council and the Plaintiff. Mayor Pitts said any verbal agreement must be compiled into a written document so that all parties are aware of the terms of the agreement. He said an open discussion with the Plaintiff would not be fruitful.

Responding to Councilperson Garrett's question, City Attorney Lance Baker said seven members of the City Council may call a special session and noted the agenda must include all items to be discussed and/or voted on. He said any settlement agreement to be considered must be in writing and published. Councilperson Garrett suggested a special session to discuss terms of an agreement to be voted on in a subsequent meeting.

Councilperson Smith recommended settling all three Robinson lawsuits for $275,000.

At Councilperson Allen's request, Gas-Water-Sewer General Manager Mark Riggins summarized the engineering project with regard to the site plan, existing sewer line, catch basin, retaining walls, and stormwater right-of-way. He said a determination must be made as to who is responsible for all portions of the finished project.

In response to Councilperson Allen's question, Mr. Baker said he did not recommend settling the third lawsuit before settling the first two. Councilperson Allen said both parties should work together to accomplish the needs of both sides.

In response to Councilperson Smith, Mr. Baker said the Plaintiff was previously awarded a judgement of $8,300 plus $30,000 attorney and paralegal fees, less discretionary costs.

Councilperson Redd felt it was unwise for thirteen elected officials to participate in the settlement negotiation process and said any member would have the right to amend a proposed settlement. Councilperson Redd asked if a member of the City Council who used the Plaintiff's attorney for their personal affairs should abstain from voting on a Robinson settlement agreement; Mr. Baker said the member should determine for themselves whether to abstain. Councilperson Redd asked if a member not living in their ward should be allowed to vote on any lawsuit; Mr. Baker said if a member is in violation of the law and voted on any legislation, they could be subject to a lawsuit if it was determined that the member was ineligible to vote.

Councilperson Redd left the meeting at 6:57 p.m.

Councilperson Butler said Robert's Rules of Order should be used to ensure proper flow of a meeting, but the rules should not be utilized to halt legitimate discussion. Mr. Baker said the City Council must follow Robert's Rules of Order, even in a discussion-only meeting. Councilperson Butler was concerned that new members recently elected had not been afforded parliamentary training or insight on any pending lawsuits.

Mr. Baker responded to Councilperson Butler stating the engineering project mentioned earlier was separate from the three lawsuits. Councilperson Butler recommended waiting until the State case was settled before addressing the Federal lawsuit. She suggested settling for $250,000 in engineering fees plus $275,000 as recommended by a previous speaker, for a total of $525,000 to settle all three lawsuits. Councilperson Evans supported this recommendation.

Councilperson Reynolds was concerned about the lack of knowledge new members have about the lawsuits. She recommended settling for $250,000 for the engineering project plus $150,000 to $200,000 to settle all three lawsuits. Mr. Baker noted the Plaintiff had been given a previous offer of $650,000 for the first State Court action only and it was rejected. Councilperson Reynolds felt the City should retain control of the alley.

Councilperson Allen challenged the rule that members could speak only twice during discussion. She said according to Robert's Rules of Order, discussion opportunities are not limited. Mayor Pitts said he would continue allowing two speaking opportunities per member.

Councilperson Garrett said an open discussion with the Plaintiff would be more productive as opposed to presenting a settlement which may be rejected. He said the State cases should go to Court and recommended settling the Federal case first.

Councilperson Reynolds recommended approaching the Plaintiff with an "all or nothing" offer and wait for a response. Mayor Pitts said any offer should be in writing and presented during a future voting session.

In response to Councilperson Butler's question, Mr. Baker said some provisions of previous offers should be removed and presented to the City Council for a vote.

ADJOURNMENT

The meeting was adjourned at 7:29 p.m.

CLARKSVILLE CITY COUNCIL
REGULAR SESSION
APRIL 1, 2021

MINUTES

PUBLIC COMMENTS

Prior to the meeting, Stephanie Knight, Misty Andolon, and Brad Williams expressed their opposition to renaming Mammy Lane. Alexandra Cavanaugh shared her support for funding a regional recreation center. Brad Williams said the Council should end conducting sessions remotely and revert to in-person meetings. He said the City Council should focus on families and keep taxes low.

CALL TO ORDER

The Regular Session of the Clarksville City Council was called to order by Mayor Joe Pitts on Thursday, April 1, 2021, at 7:00 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

This meeting was conducted in person, via Google Meets, and live streamed on cityofclarksville.com.

A prayer was offered by Councilperson DaJuan Little; the Pledge of Allegiance was led by Councilperson Reynolds.

ATTENDANCE

IN PERSON: Richard Garrett, Mayor Pro Tem (Ward 1), Vondell Richmond (Ward 2), DaJuan Little (Ward 3), Wallace Redd (Ward 4), Jason Knight (Ward 5), Wanda Smith (Ward 6), Travis Holleman (Ward 7), Wanda Allen (Ward 8), Karen Reynolds (Ward 9), Stacey Streetman (Ward 10), Ashlee Evans (Ward 11), Trisha Butler (Ward 12)

APPROVAL OF ELECTRONIC MEETING

"In order to comply with the technical aspects of the Governor's Executive Order regarding holding open meetings in a forum other than in the open and in public, this governing body determines that meeting electronically is necessary to protect the health, safety, and welfare of its citizens due to the COVID-19 outbreak."

Councilperson Smith made a motion to approve the electronic meeting. The motion was seconded by Councilperson Holleman. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

The motion to approve the electronic meeting unanimously passed.

SPECIAL PRESENTATIONS

Mayor Pitts presented a Certificate of Appreciation to Jennifer "Savage" Clausius for becoming the Hardrock and Angel Fights Mixed Martial Arts Amateur Strawweight Champion.

Mayor Pitts proclaimed April as "Month of the Military Child" and presented the proclamation to Deanna McLaughlin.

City Attorney Lance Baker recognized Deputy City Attorney Jeff Goodson and thanked him for his service; Mr. Goodson resigned to go into private practice.

ZONING PUBLIC HEARING

Councilperson Garrett made a motion to conduct a public hearing to receive comments for zone change requests. The motion was seconded by Councilperson Richmond. There was no objection.

ORDINANCE 84-2020-21 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Reda Home Builders, Inc., Reda Home Builders, Inc.-Agent, for zone change on property located at the intersection of Twin Rivers Road and Nolen Road from R-1 Single Family Residential District to R-4 Multiple Family Residential District

No requests were submitted to speak for or against this request.

ORDINANCE 85-2020-21 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Reda Home Builders, Inc., Reda Home Builders, Inc.-Agent, for zone change on property located at the eastern terminus of the southern Circle Hill Drive right-of-way and at the north frontage of Cave Springs Road from R-1 Single Family Residential District to R-6 Single Family Residential District

No requests were submitted to speak for or against this request.

ORDINANCE 86-2020-21 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Estate of Frank Wooten, Linda Roberts, Executor, Cody Dahl-Agent, for zone change on property located at the intersection of Reynolds Street and Cedar Street from R-3 Three Family Residential District to R-6 Single Family Residential District

No requests were submitted to speak for or against this request.

ORDINANCE 87-2020-21 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Kolbe Homes, LLC, Robert Kolbe for zone change on property located at the intersection of Peachers Mill Road and Randell Drive and at the western-southern terminus of Leigh Ann Drive from R-2D Two Family Residential District to R-4 Multiple Family Residential District

No requests were submitted to speak for or against this request.

ORDINANCE 88-2020-21 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Black Hawk Land-Bert Singletary Development for zone change on property located at the intersection of Peachers Mill Road and Henry Place from R-2 Single Family Residential District to C-5 Highway & Arterial Commercial District

Rex Hawkins said the applicant had no specific plans and noted commercial would be most appropriate zoning for development. Bert Singletery had registered to speak but was not present. No requests were submitted to speak against this request.

ORDINANCE 89-2020-21 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Johnathan Blick for zone change on property located on the east frontage of N. Ford Street at the southern terminus of N. Ford Street from M-2 General Industrial District to R-4 Multiple Family Residential District

No requests were submitted to speak for or against this request.

ORDINANCE 90-2020-21 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Cumberland Radio Partnership, Inc., Chris Blackwell-Agent, for zone change on property on the east frontage of Martin Street south of Crossland Avenue from R-3 Three Family Residential District to R-4 Multiple Family Residential District

No requests were submitted to speak for this request.

Martha McKinney expressed concern for residents' safety because of an increase in the number of vehicles traveling Martin Street. David Arrington said the street is narrow and could not accommodate the additional traffic. Benny Skinner said the area was originally developed for medium density and said better infrastructure should be in place prior to rezoning.

Councilperson Garrett made a motion to revert to regular session. The motion was seconded by Councilperson Redd. There was no objection.

ADOPTION OF ZONING

The recommendation of the Regional Planning Staff and Commission were for approval of **ORDINANCE 84-2020-21**. Councilperson Garrett made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Redd. Councilperson Reynolds noted this zoning was previously denied and said some residents were opposed to the change because of the dangerous corner and narrow street. Councilperson Garrett said Mr. Reda had already developed other multi-family properties. The following vote was recorded:

AYE: Butler, Garrett, Holleman, Redd, Richmond, Streetman

NAY: Allen, Evans, Knight, Little, Pitts, Reynolds, Smith

The motion to adopt this ordinance on first reading failed.

The recommendations of the Regional Planning Staff was for disapproval of **ORDINANCE 85-2020-21**; the recommendation of the Regional Planning Staff was for approval. Councilperson Garrett made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Evans. Councilperson Redd said the zone change signs were not posted in a visible location for area residents to see. Councilperson Reynolds said some of the property was not developable. There was no objection to hearing from RPC Director Jeff Tyndall who said any necessary widening of

streets would be determined by the Street Department. Councilperson Garrett felt the R-6 zoning classification would offer affordable housing and noted the applicant wanted to increase the ownership/renter ratio in the area. In response to Councilperson Allen's question, Councilperson Garrett said the RPC Staff recommended disapproval because the change was not consistent with the adopted land use plan. Councilperson Garrett responded to Councilperson Evans stating that the development could yield 10 to 12 lots. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

The motion to adopt this ordinance on first reading unanimously passed.

The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 86-2020-21**. Councilperson Garrett made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Holleman. There was no objection to hearing from Mr. Tyndall who stated the R-6 zone classification does require sidewalks. He said the R-3 zone classification requires sidewalks for new developments, but not for existing R-3 developments. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

The motion to adopt this ordinance on first reading unanimously passed.

The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 87-2020-21**. Councilperson Garrett made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Richmond. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

The motion to adopt this ordinance on first reading unanimously passed.

The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 88-2020-21**. Councilperson Garrett made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Evans. Councilperson Knight expressed concern that there was no specific plan for this development and said Peachers Mill Road was already traveled by heavy traffic. Councilperson Garrett said Peachers Mill Road could accommodate any additional traffic

generated by this development and noted this roadway had sidewalks on both sides. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

NAY: Knight

The motion to adopt this ordinance on first reading passed.

The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 89-2020-21**. Councilperson Garrett made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Holleman. Councilperson Reynolds said this change would create a "buyer beware" situation and said the road needs repairs. In response to Councilperson Evans' question, Councilperson Garrett said this change could allow four units to be built on the property. The following vote was recorded:

AYE: Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Richmond

NAY: Allen, Reynolds, Smith, Streetman

The motion to adopt this ordinance on first reading passed.

The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 90-2020-21**. Councilperson Garrett made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Little. Councilperson Smith noted there were no sidewalks on Martin Street and Councilperson Reynolds said the City does not own enough right-of-way to add sidewalks. Councilperson Allen said said the street is narrow and residents already must walk to Crossland Avenue to access school and public transportation buses. Councilperson Butler said the area was already densely populated but felt the additional units would not significantly affect the traffic. Councilperson Redd stated his intent to abstain because he is an adjacent property owner. The following vote was recorded:

AYE: Butler

NAY: Allen, Evans, Garrett, Holleman, Knight, Little, Pitts, Reynolds, Richmond, Smith, Streetman

ABSTAIN: Redd

The motion to adopt this ordinance on first reading failed.

Councilperson Allen asked the Regional Planning Commission to review the street naming guide to be sure names are not culturally insensitive.

CONSENT AGENDA *City Clerk*

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:

1. **ORDINANCE 73-2020-21** (Second Reading) Amending the Official Code relative to membership of standing committees *[Removed; See New Business]*

2. **ORDINANCE 75-2020-21** (Second Reading) Amending the FY21 Housing & Community Development Budget to include the 2021 Community Housing Partnership of Williamson County THDA Grant (Emergency Solutions Grant)

3. **ORDINANCE 76-2020-21** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Oscar Lee Hearn, Eric Huneycutt-Agent, for zone change on property located south of Crossland Avenue, east of Bradley Street, and north and south of West High Street from M-1 Light Industrial District and R-3 Three Family Residential District to C-2 General Commercial District

4. **ORDINANCE 77-2020-21** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Luke Baggett, Syd Hedrick- Agent, for zone change on property located at the intersection of Beechwood Drive and Beech Drive from R-1 Single Family Residential District to R-2 Single Family Residential District

5. **ORDINANCE 79-2020-21** (Second Reading) Amending the FY21 Operating Budget for Governmental Funds to transfer funds from the Athletic Complex capital project to the Regional Community Center *[Removed; See New Business]*

6. Adoption of Minutes: March 4

Councilperson Knight requested separate consideration of **ORDINANCE 73-2020-21**. Councilperson Evans requested separate consideration of **ORDINANCE 79-2020-21**. Councilperson Butler made a motion to adopt the Consent Agenda as amended. The motion was seconded by Councilperson Redd. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Redd, Reynolds, Richmond, Smith, Streetman

The motion to adopt the Consent Agenda as amended unanimously passed.

FINANCE COMMITTEE

ORDINANCE 74-2020-21 (First Reading) Amending the Operating Budget for FY21 for Governmental Funds to add funding to support the Juneteenth holiday

The recommendation of the Finance Committee was for approval. Councilperson Streetman made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Evans. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little,Reynolds, Richmond, Smith, Streetman

NAY: Redd

The motion to adopt this ordinance on first reading passed.

ORDINANCE 81-2020-21 (First Reading) Amending the FY21 Housing & Community Development Budget for CARES Act Part 1 Program Funding

The recommendation of the Finance Committee was for approval. Councilperson Streetman made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Garrett. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Redd, Reynolds, Richmond, Smith, Streetman

The motion to adopt this ordinance on first reading unanimously passed.

ORDINANCE 82-2020-21 (First Reading) Amending the FY21 Housing & Community Development Budget for CARES Act Round 3 Program Funds

The recommendation of the Finance Committee was for approval. Councilperson Streetman made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Richmond. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Redd, Reynolds, Richmond, Smith, Streetman

The motion to adopt this ordinance on first reading unanimously passed.

RESOLUTION 62-2020-21 Authorizing a Memorandum of Understanding between the City of Clarksville (Police Department) and the TBI relative to the TBI Criminal Investigation Division Task Force

The recommendation of the Finance committee was for approval. Councilperson Streetman made a motion to adopt this resolution. The motion was seconded by Councilperson Redd. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Redd, Reynolds, Richmond, Smith, Streetman

The motion to adopt this resolution unanimously passed.

GAS & WATER COMMITTEE

RESOLUTION 63-2020-21 Authorizing an interlocal agreement Bi-County Solid Waste Management for acceptance of biosolids from the wastewater treatment plant

The recommendations of the Gas & Water Committee and the Finance Committee were for approval. Councilperson Redd made a motion to adopt this resolution. The motion was seconded by Councilperson Knight. Councilperson Redd made a motion to postpone action on this resolution to the May regular session to allow time for further legal review. The motion was seconded by Councilperson Streetman. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Redd, Reynolds, Richmond, Smith, Streetman

The motion to postpone action on this resolution to the May regular session unanimously passed.

RESOLUTION 64-2020-21 Authorizing an interlocal agreement with the City of Guthrie, Kentucky for cooperative participation in the Todd County Natural Gas District

The recommendation of the Gas & Water Committee was for approval. Councilperson Redd made a motion to adopt this resolution. The motion was seconded by Councilperson Allen. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Redd, Reynolds, Richmond, Smith, Streetman

The motion to adopt this resolution unanimously passed.

There was no department report.

HOUSING & COMMUNITY DEVELOPMENT COMMITTEE *Chairperson Wanda Smith*

Councilperson Smith said the Housing & Community Development Committee recently reviewed funding proposals for 2020-21 Community Development Block Grant program which was the first time committee members participated in the review process.

PARKS & RECREATION COMMITTEE Chairperson Vondell Richmond

Councilperson Richmond highlighted upcoming events including Youth Glow Night, Chocolate Affair, National Day at the Trails at Red River, Day in the Park at Heritage Park, and Fun with Fido.

PUBLIC SAFETY COMMITTEE *Chairperson Richard Garrett*

Councilperson Garrett shared the following monthly department statistics: Building & Codes - 3,079 inspections, 108 code enforcement cases, 11 abatement work orders, 199 single-family permits (record high), 36 multi-family permits, 31 commercial permits; Fire Rescue - 3,447 incident responses; Police - 12,639 calls for service.

Councilperson Garrett announced seven police recruits recently graduated from the Police Academy.

TRANSPORTATION-STREETS-GARAGE COMMITTEE *Chairperson Wanda Smith*

Councilperson Smith shared the following monthly department statistics: Clarksville Transit System - 38,580 passengers including 6,885 senior citizens, 2,842 demand responses; Streets - 247 work orders; Garage - $197,559 requisitions, 394 work orders, 1,185 work hours, unleaded fuel $2.233/gallon, diesel fuel $2.95/gallon.

Councilperson Smith announced CTS recently launched their real-time passenger information app.

Councilperson Smith said the Trenton Road/Meriwether Road intersection improvement project was complete. Spring debris pick was underway through April 19 and mosquito control services would be available through October. Paving was scheduled to begin at Greenland Farms Subdivision.

SHORT TERM RENTALS

ORDINANCE 63-2020-21 (Second Reading; Postponed March 4) Amending the Official Code relative to short term rentals

Councilperson Butler made a motion to adopt this ordinance on second reading. The motion was seconded by Councilperson Allen. Councilperson Butler said this ordinance does nothing to enhance safety and feels state and local laws

address safety of area residents and renters. She said short term rental companies have regulations that are more stringent. Councilperson Garrett called for the question. The question was seconded by Councilperson Allen. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Little, Richmond, Smith

NAY: Knight, Pitts, Redd, Reynolds, Streetman

The motion to cease discussion failed due to lack of a ⅔ majority. Councilperson Streetman the purpose of these regulations is for safety of permanent residents and the renters. She said the short term rental business is a growing industry and felt the safety regulations should be retained. Councilperson Reynolds supported keeping these safety regulations in effect. Councilperson Garrett called for the question. The question was seconded by Councilperson Evans. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Little, Pitts, Reynolds, Richmond, Smith, Streetman

NAY: Knight, Redd

The motion to cease discussion passed. The following vote on the main motion was recorded:

AYE: Allen, Butler, Evans, Garrett, Richmond, Smith

NAY: Holleman, Knight, Little, Pitts, Redd, Reynolds, Streetman

The motion to adopt this ordinance on second reading failed.

RESOLUTION 59-2020-21 (Postponed March 4) Requesting the Tennessee General Assembly to amend the Official Charter of the City of Clarksville according to Exhibit A

Councilperson Garrett made a motion to adopt this resolution. The motion was seconded by Councilperson Evans. Councilperson Garrett made a motion to postpone action on this resolution to the August 5, 2021 regular session. The motion was seconded by Councilperson Knight. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Redd, Reynolds, Richmond, Smith, Streetman

The motion to postpone action to the August regular session unanimously passed.

RECESS

The City Council recessed at 8:53 p.m. and reconvened at 9:00 p.m.

SOLAR PROJECT

ORDINANCE 83-2020-21 (First Reading) Approving sale of property at Exit 8 to Silicon Ranch

Councilperson Streetman made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Smith. Councilperson Streetman made a motion to refer this ordinance to the Finance Committee and the Parks & Recreation Committee for their review and recommendations. The motion was seconded by Councilperson Garrett. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

The motion to refer this ordinance to the Finance Committee and Parks & Recreation Committee unanimously passed.

REGULAR SESSION MEETING TIME

ORDINANCE 91-2020-21 (First Reading) Amending the Official Code relative to times of regular sessions and public comment periods

Councilperson Smith made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Redd. Councilperson Smith said she was offering this change because recent meetings had lasted between four and six hours. Following a brief discussion, Councilperson Smith made a motion to postpone action on this ordinance to the May 6, 2021 regular session. The motion was seconded by Councilperson Richmond. The following vote was recorded:

AYE: Holleman, Pitts, Richmond, Smith

NAY: Allen, Butler, Evans, Garrett, Little, Knight, Redd, Reynolds, Streetman

The motion to postpone failed. Councilperson Streetman was concerned that the earlier time would not be convenient for the public to attend and noted most meetings last less than two hours. Councilperson Redd and Councilperson Garrett expressed support for the earlier start time.

Councilperson Garrett made a motion to amend this ordinance by changing the start times to 4:30 p.m. for public comments and 5:00 p.m. for regular session

start time. The motion was seconded by Councilperson Redd. Councilperson Knight opposed the earlier start times. Councilperson Allen and Councilperson Streetman opposed the 4:30 p.m. start time. Councilperson Evans objected to an earlier start time and supported retaining the 7:00 p.m. start time.

Councilperson Allen made a motion to amend Councilperson Garrett's motion by changing the chart times to 5:30 p.m. for public comments and 6:00 p.m. for regular session start time. The motion was seconded by Councilperson Butler. Councilperson Butler called for the question on the amendment. The amendment was seconded by Councilperson Redd. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

The motion to cease discussion on Councilperson Allen's amendment unanimously passed. The following vote on the second amendment was recorded:

AYE: Allen, Butler, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

NAY: Evans

Councilperson Allen's amendment to Councilperson Garrett's amendment passed. Councilperson Knight called for the question. The question was seconded by Councilperson Redd. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

The motion to cease discussion on Councilperson Garrett's amendment unanimously passed. The following vote on Councilperson Garrett's amendment was recorded:

AYE: Allen, Butler, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

NAY: Evans

Councilperson Garrett's amendment passed. Councilperson Allen called for the question on the main motion as amended. The question was seconded by Councilperson Redd. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith

NAY: Streetman

The motion to cease discussion on the main motion as amended passed. The following vote on the main motion as amended was recorded:

AYE: Allen, Butler, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith

NAY: Evans, Streetman

The motion to adopt this ordinance on first reading as amended passed.

ORDINANCE 92-2020-21 (First Reading) Approving a settlement of the Robinsons and/or Franklin Street Corporation v. City State Court and Federal Court lawsuits

Councilperson Butler made a motion to adopt this ordinance on first reading. The motion was seconded Councilperson Little. Councilperson Butler made a motion to postpone action on this ordinance indefinitely. The motion was seconded by Councilperson Little. Following discussion, Councilperson Butler and Councilperson Little withdrew their motions; there was no objection. Councilperson Butler made a motion to postpone action to a special session or to the May 6, 2021 regular session. The motion was seconded by Councilperson Streetman. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

The motion to postpone unanimously passed.

HIRING OUTSIDE COUNSEL

ORDINANCE 93-2020-21 (First Reading) Amending the Official Code relative to hiring outside counsel

Councilperson Allen made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Evans. Councilperson Allen said the City Attorney needs additional staff and the policy regarding hiring outside counsel needs to be changed. Councilperson Allen made a motion to discuss this ordinance as a Committee of the Whole. The motion was seconded by Councilperson Evans. Councilperson Knight, Councilperson Streetman, and Councilperson Richmond felt this ordinance should be discussed in a separate meeting of the City Council. Councilperson Richmond made a motion to amend Councilperson Allen's motion by referring the discussion to a special session or to the April 29, 2021 executive session. The motion was seconded by Councilperson Knight. Councilperson Knight called for the question. The

question was seconded by Councilperson Smith. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

The motion to cease discussion unanimously passed. The following vote on Councilperson Richmond's motion was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

The motion to postpone discussion on this ordinance to a special session or the April 29, 2021 executive session unanimously passed.

RESOLUTION 65-2020-21 Requesting the Mayor to call a special session of the City Council as a Committee of the Whole to study and make recommendations to the City Council pertaining to the Ethics Code

Councilperson Allen made a motion to adopt this resolution. The motion was seconded by Councilperson Garrett. Councilperson Allen made a motion to postpone action on this resolution to the July 1, 2021 regular session. The motion was seconded by Councilperson Redd. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

The motion to postpone action on this resolution to the July regular session unanimously passed.

RESOLUTION 66-2020-21 Requesting the State of Tennessee recognize August 8 as a Tennessee State Holiday

Councilperson Smith made a motion to adopt this resolution. The motion was seconded by Councilperson Knight. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Reynolds, Richmond, Smith, Streetman

NAY: Redd

The motion to adopt this resolution passed.

RESOLUTION 67-2020-21 Expressing the sense of the City Council honoring Women Veterans

Councilperson Knight made a motion to adopt this resolution. The motion was seconded by Councilperson Evans. Councilperson Allen made a motion to postpone action on this resolution to the June 3, 2021 regular session. The motion was seconded by Councilperson Redd. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

The motion to postpone action on this resolution to the June regular session unanimously passed.

STANDING COMMITTEES

ORDINANCE 73-2020-21 (Second Reading) Amending the Official Code relative to membership of standing committees

This ordinance was removed from the original Consent Agenda. Councilperson Smith made a motion to adopt this ordinance on second reading. The motion was seconded by Councilperson Richmond. Councilperson Allen felt all committees should require five members. Mr. Baker said the terms "diverse and inclusive" should be defined. Councilperson Smith made a motion to postpone second reading to the May 6, 2021 regular session to allow time to determine definitions of the terms. The motion was seconded by Councilperson Garrett. Councilperson Knight called for the question. The question was seconded by Councilperson Redd. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

The motion to cease discussion unanimously passed. The following vote on the motion to postpone was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

The motion to postpone second reading on this ordinance unanimously passed.

REGIONAL COMMUNITY CENTER

ORDINANCE 79-2020-21 (Second Reading) Amending the FY21 Operating Budget for Governmental Funds to transfer funds from the Athletic Complex capital project to the Regional Community Center

This ordinance was removed from the original Consent Agenda. Councilperson Reynolds made a motion to adopt this ordinance on second reading. The motion was seconded by Councillady Streetman. Councilperson Reynolds expressed concern that no property had been acquired and no design was in place and made a motion to refer this amendment to the Director of Parks & Recreation for inclusion in the upcoming budget process. The motion was seconded by Councilperson Streetman. Councilperson Garrett said this amendment would add $1 million to $500,000 already budgeted for the capital project. Councilperson Smith called for the question on the amendment. The question was seconded by Councilperson Knight. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

The motion to cease discussion on the amendment unanimously passed. The following vote on the amendment was recorded:

AYE: Holleman, Knight, Pitts, Redd, Reynolds, Streetman

NAY: Allen, Butler, Evans, Garrett, Little, Richmond, Smith

The motion to refer failed. The following vote on the main motion was recorded:

AYE: Allen, Evans, Garrett, Holleman, Knight, Little, Richmond, Smith

NAY: Butler, Pitts, Redd, Reynolds, Streetman

The motion to adopt this ordinance on second reading passed.

MAYORS AGAINST LGBTQIA+ DISCRIMINATION

Councilperson Evans highlighted the following bills which were before the Tennessee General Assembly. Councilperson Reynolds said this community needs protection. Councilperson Allen thanked Councilperson Evans and Councilperson Reynolds for their insight.

HB0003 transgender sports ban; HB0800 ban LGBTQ content from the public school curriculum; HB0529/SB1229 require schools to let parents opt out of sexual orientation/gender identity curriculum; HB1233/SB1367 school discrimination and exclusion against transgender students; HB1182 antinclusive transgender restrooms signage; HB0372 opt out of diversity/inclusive workplace trainings; HB0578 criminalizes gender-affirming care for transgender youth; HB1027/SB0126 a caption bill that will carry an amendment that regulates gender-affirming care for transgender youth.

MAYOR AND COUNCIL MEMBER COMMENTS

Councilperson Butler said the City should reject requirements for vaccine passports. In response to Councilperson Garrett's question about reverting to electronic voting, Mayor Pitts said some members still prefer to join City Council meetings virtually as permitted by the Governor and roll call votes are still required. Councilperson Knight announced April is Autism Awareness Month. Councilperson Allen invited the public to Ward 8's Community Yard Sale on April 3rd.

ADJOURNMENT

The meeting was adjourned at 10:51 p.m.

CLARKSVILLE CITY COUNCIL
SPECIAL SESSION
APRIL 13, 2021

MINUTES

CALL TO ORDER

A special session of the Clarksville City Council was called to order by Mayor Joe Pitts on Tuesday, April 13, 2021, at 4:30 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

This meeting was conducted in person, via Google Meets, and live streamed on cityofclarksville.com.

A prayer was offered by Councilperson Wanda Allen; the Pledge of Allegiance was led by Councilperson Jason Knight.

ATTENDANCE

IN PERSON: Jason Knight (Ward 5), Travis Holleman (Ward 7), Wanda Allen (Ward 8), Karen Reynolds (Ward 9), Stacey Streetman (Ward 10), Ashlee Evans (Ward 11), Trisha Butler (Ward 12)

VIA GOOGLE MEETS: Richard Garrett (Ward 1), Vondell Richmond (Ward 2), DaJuan Little (Ward 3), Wallace Redd (Ward 4), Wanda Smith (Ward 6)

APPROVAL OF ELECTRONIC MEETING

"In order to comply with the technical aspects of the Governor's Executive Order regarding holding open meetings in a forum other than in the open and in public, this governing body determines that meeting electronically is necessary to protect the health, safety, and welfare of its citizens due to the COVID-19 outbreak."

Councilperson Holleman made a motion to approve the electronic meeting. The motion was seconded by Councilperson Evans. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

The motion to approve the electronic meeting unanimously passed.

BOARD APPOINTMENTS

RESOLUTION 68-2020-21 Approving appointments to the Community Health Foundation and the Board of Zoning Appeals

- *Community Health Foundation: Dr. Mark Trawinski - March 2021 through February 2024*
- *Board of Zoning Appeals: Michael Long - Coterminous RPC; Joe Shackeenab - April 2021 through December 2025*

Councilperson Knight made a motion to adopt this resolution. The motion was seconded by Councilperson Smith. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

The motion to adopt this resolution unanimously passed.

CARES ACT FUNDING

ORDINANCE 81-2020-21 (Second Reading) Amending the FY21 Housing and Community Development budget for CARES Act Part 1 program funding

Councilperson Smith made a motion to adopt this ordinance on second reading. The motion was seconded by Councilperson Allen. Councilperson Smith said this amendment involved a Housing & Urban Development grant in the amount of $600,000 and noted the funds were already allocated. Housing & Community Director Dennis Newburn said 10% funding for administration was allowed by law. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

The motion to adopt this ordinance on second reading unanimously passed.

ORDINANCE 82-2020-21 (Second reading) Amending the FY21 Housing and Community Development budget for CARES Act Round 3 Program funds

Councilperson Smith made a motion to adopt this ordinance on second reading. The motion was seconded by Councilperson Redd. Councilperson Smith said this amendment involved a Housing & Urban Development grant in the amount of $838,000. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

The motion to adopt this ordinance on second reading unanimously passed.

HIRING OUTSIDE COUNSEL

ORDINANCE 93-2020-21 (First Reading; Postponed April 1st) Amending the Official Code relative to hiring outside counsel

Councilperson Allen made a motion to adopt this ordinance on first reading. The motion was seconded by Councilperson Evans. Councilperson Allen motioned to discuss this ordinance as a Committee of the Whole. The motion was seconded by Councilperson Smith. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

The motion to discuss as a Committee of the Whole unanimously passed.

Councilperson Allen said this change would make the City Council, as well as the City Attorney, accountable for outside legal expenditures. City Attorney Lance Baker felt this amendment should be referred to the Finance Committee for a more intensive study and said he would like additional time to consider the ramifications to avoid unintended consequences.

Mr. Baker responded to Councilperson Reynolds stating the appropriation for legal services had been reduced over the years because of the ability for staff to perform in-house legal services. He said outside counsel fees and judgements are paid from the Internal Service Fund and not from the Legal Department's operating budget. Chief Financial Officer Laurie Matta said any overages from the ISF are paid from the General Fund. Mr. Baker said the Legal Department does not have software to track hours worked on specific cases and stated few government legal departments track time.

Councilperson Redd made a motion to revert to special session. The motion was seconded by Councilperson Smith. The following vote was recorded:

AYE: Allen, Garrett, Holleman, Knight, Little, Pitts, Redd, Streetman

NAY: Butler, Evans, Reynolds, Richmond, Smith

The motion to revert to special session passed. Councilperson Allen made a motion to postpone action on this ordinance to a special session prior to April 30, 2021. The motion was seconded by Councilperson Reynolds. The following vote was recorded:

AYE: Allen, Butler, Evans, Garrett, Holleman, Knight, Little, Pitts, Redd, Reynolds, Richmond, Smith, Streetman

The motion to postpone passed.

ADJOURNMENT

The meeting adjourned at 6:26 p.m.

ORDINANCE 94-2021-22

AN ORDINANCE ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM LARRY METCALF TO THE CITY OF CLARKSVILLE FOR THE PURPOSE OF SEWER PUMP STATION (APPLEGROVE 2)

WHEREAS, Larry Metcalf 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 interests of the City and its residents that the donation from Larry Metcalf 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 from Larry Metcalf, being a portion of the property conveyed to donor by deeds of record in Official Record Book Volume 925, Page 1624, 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

Land Description
of the
Industrial Development Board of Montgomery County Property
Jim Johnson Road, Clarksville, TN 37043

Being a portion of the Industrial Development Board of Montgomery County Property in the 1st Civil District of Montgomery County, Tennessee, said property being a portion of Tax Map # 015, Parcel # 003.01 (Volume 1262 Page 2490), and of Tax Map # 009, Parcel # 014.02 Volume (ORV) 1244 Page (PG) 2574, all recorded in the Register's Office of Montgomery County, Tennessee (ROMCT), said property is generally bounded on the west and south by Jim Johnson Road, and on the north by Life is Good Road. Being more particularly described as follows:

Commencing at a set ½" iron pin capped "DBS & Associates" located at Tennessee State Plane coordinates (NAD 83) coordinates of Northing 838556.71, Easting 1600845.50 in the eastern right of way of Jim Johnson Road. Said POINT OF BEGINNING being South 20°31'10" West a distance of 101.29 feet from the southwest corner of the Industrial Development Board of Montgomery County Property ORV 1855 PG 2267. Thence leaving said right of way of Jim Johnson Road and with the said southern proposed right of way (ROW) of Life is Good Road, South 81°00'14" East a distance of 304.81 feet to a new iron rod capped "DBS & Assoc.".

Thence leaving said ROW on four new severance lines (NSL) as follows:

South 29°55'19" West a distance of 45.07 feet to a new iron rod capped "DBS & Assoc."; thence, North 83°12'33" West a distance of 78.18 feet to a new iron rod capped "DBS & Assoc."; thence, generally, one-foot East of a fence line, South 05°36'07" West a distance of 270.36 to an iron rod capped "DBS & Assoc."; thence, approximately one-foot south of the fence line, North 82°23'25" West a distance of 257.56 to an new iron rod capped "DBS & Assoc." in said East ROW of Jim Johnson Road;

Thence, North 19°53'31" East a distance of 83.34 feet to a point;

Thence, North 12°42'56" East a distance of 234.37 feet to a point;

Thence, North 08°12'34" East a distance of 5.51 feet to said POINT OF BEGINNING, containing 76,492.19 SQ FT or 1.76 acres more or less.

Together with and subject to any easements, covenants, right of ways, and conveyances that are of record and not of record. According to a survey by W. Logan McCraw, TN RLS#2887 of DBS Engineering & Associates, Job # CC 98231, dated June 17, 2019.

Ingress and Egress Easement

Commencing at a set ½" iron pin capped "DBS & Associates" located in the eastern right of way of Jim Johnson Road, said pin being in the southwest corner of the Water Tower Boundary. Said pin having Tennessee State Plane Coordinates Northing 838244.27, Easting 1600764.77. Thence, leaving said iron pin South 82°23'25" East at a distance of 60.09 feet to the northwest corner and the true point of beginning for this description.

Thence, with South boundary South 82°23'25" East at a distance 10.00 feet to a point, also the width of the Ingress/Egress easement;

Thence South 07°15'34" West at a distance of 44.32 feet to a point;

Thence along a curve to the right having a radius of 35.00 feet, a delta of 090°00'00", an arc distance of 54.98, a chord bearing of South 52° 15'34" and a chord distance of 49.50 feet to a point;

Thence, North 82°44'26" West at a distance of 52.96 feet to a point in the east right of way of Jim Johnson Road;

Thence, with Jim Johnson Road, North 19°53'31" East at a distance of 10.25 feet to a point;

Thence South 82°44'26" East at a distance of 50.72 feet to point being the start of a curve;

Thence northeasterly an arc distance of 39.27 feet along a curve to the left having a radius of 25.00 feet, a delta of 090°00'00", chord bearing of North 52°15'34" East and a chord distance of 35.36 feet to a point;

Thence North 07°15'34" East at a distance of 44.38 feet to the point of beginning containing 1,433.12 SQ FT or 0.03 Acres more or less.

Together with and subject to any easements, covenants, right of ways, and conveyances that are of record and not of record. According to a survey by W. Logan McCraw, TN RLS#2887 of DBS Engineering & Associates, Job # CC 98231, dated June 17, 2019.

ORDINANCE 95-2021-22

AN ORDINANCE ACCEPTING THE DONATION OF CERTAIN REAL PROPERTY FROM TODD E. MORRIS TO THE CITY OF CLARKSVILLE FOR THE PURPOSE OF SEWER PUMP STATION (ASPEN GROVE)

WHEREAS, Todd E. Morris 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 interests of the City and its residents that the donation from Todd E. Morris 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 from Todd E. Morris, being a portion of the property conveyed to donor by deeds of record in Official Record Book Volume 1011, Page 2275, 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

Land Description
of the
Industrial Development Board of Montgomery County Property
Jim Johnson Road, Clarksville, TN 37043

Being a portion of the Industrial Development Board of Montgomery County Property in the 1st Civil District of Montgomery County, Tennessee, said property being a portion of Tax Map # 015, Parcel # 003.01 (Volume 1262 Page 2490), and of Tax Map # 009, Parcel # 014.02 Volume (ORV) 1244 Page (PG) 2574, all recorded in the Register's Office of Montgomery County, Tennessee (ROMCT), said property is generally bounded on the west and south by Jim Johnson Road, and on the north by Life is Good Road. Being more particularly described as follows:

Commencing at a set ½" iron pin capped "DBS & Associates" located at Tennessee State Plane coordinates (NAD 83) coordinates of Northing 838556.71, Easting 1600845.50 in the eastern right of way of Jim Johnson Road. Said POINT OF BEGINNING being South 20°31'10" West a distance of 101.29 feet from the southwest corner of the Industrial Development Board of Montgomery County Property ORV 1855 PG 2267. Thence leaving said right of way of Jim Johnson Road and with the said southern proposed right of way (ROW) of Life is Good Road, South 81°00'14" East a distance of 304.81 feet to a new iron rod capped "DBS & Assoc.".

Thence leaving said ROW on four new severance lines (NSL) as follows:

South 29°55'19" West a distance of 45.07 feet to a new iron rod capped "DBS & Assoc."; thence, North 83°12'33" West a distance of 78.18 feet to a new iron rod capped "DBS & Assoc."; thence, generally, one-foot East of a fence line, South 05°36'07" West a distance of 270.36 to an iron rod capped "DBS & Assoc."; thence, approximately one-foot south of the fence line, North 82°23'25" West a distance of 257.56 to an new iron rod capped "DBS & Assoc." in said East ROW of Jim Johnson Road;

Thence, North 19°53'31" East a distance of 83.34 feet to a point;

Thence, North 12°42'56" East a distance of 234.37 feet to a point;

Thence, North 08°12'34" East a distance of 5.51 feet to said POINT OF BEGINNING, containing 76,492.19 SQ FT or 1.76 acres more or less.

Together with and subject to any easements, covenants, right of ways, and conveyances that are of record and not of record. According to a survey by W. Logan McCraw, TN RLS#2887 of DBS Engineering & Associates, Job # CC 98231, dated June 17, 2019.

Ingress and Egress Easement

Commencing at a set ½" iron pin capped "DBS & Associates" located in the eastern right of way of Jim Johnson Road, said pin being in the southwest corner of the Water Tower Boundary. Said pin having Tennessee State Plane Coordinates Northing 838244.27, Easting 1600764.77. Thence, leaving said iron pin South 82°23'25" East at a distance of 60.09 feet to the northwest corner and the true point of beginning for this description.

Thence, with South boundary South 82°23'25" East at a distance 10.00 feet to a point, also the width of the Ingress/Egress easement;

Thence South 07°15'34" West at a distance of 44.32 feet to a point;

Thence along a curve to the right having a radius of 35.00 feet, a delta of 090°00'00", an arc distance of 54.98, a chord bearing of South 52° 15'34" and a chord distance of 49.50 feet to a point;

Thence, North 82°44'26" West at a distance of 52.96 feet to a point in the east right of way of Jim Johnson Road;

Thence, with Jim Johnson Road, North 19°53'31" East at a distance of 10.25 feet to a point;

Thence South 82°44'26" East at a distance of 50.72 feet to point being the start of a curve;

Thence northeasterly an arc distance of 39.27 feet along a curve to the left having a radius of 25.00 feet, a delta of 090°00'00", chord bearing of North 52°15'34" East and a chord distance of 35.36 feet to a point;

Thence North 07°15'34" East at a distance of 44.38 feet to the point of beginning containing 1,433.12 SQ FT or 0.03 Acres more or less.

Together with and subject to any easements, covenants, right of ways, and conveyances that are of record and not of record. According to a survey by W. Logan McCraw, TN RLS#2887 of DBS Engineering & Associates, Job # CC 98231, dated June 17, 2019.

ORDINANCE 96-2020-21

AN ORDINANCE AMENDING PART II (CODE OF ORDINANCES), TITLE 13 (UTILITIES AND SERVICE), CHAPTER 3 (GAS, WATER, AND SEWER SERVICE) THE CITY OF CLARKSVILLE RELATIVE TO WATER AND SEWER RATES, CHARGES, AND/OR FEES

WHEREAS, The City of Clarksville (Gas and Water Department) retained Raftelis Financial Consultants to develop a comprehensive financial plan and rate plan; and

WHEREAS, the water and sewer rate study recommends revenue adjustments to better align the City's rates, charges, and fees structure with the fixed and variable cost of serving water and sewer customers; and

WHEREAS, the Gas and Water Department wishes to modify the water and sewer rate structure in order to ensure the continued maintenance of existing infrastructure and future capital improvement projects; and

WHEREAS, the City Council finds that the interests of the City, its residents, and the Gas and Water Department rate payers would best be served by the following city code amendments.

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

1. That City of Clarksville Code of Ordinances, Title 13 (Utilities and Service), Chapter 3 (Gas, Water, and Sewer Service), Section 13-312 (Water and sewer rates; basis for charges; surcharges.), is hereby amended, effective July 1, 2021, by deleting same in its entirety and substituting therefor the following:

Sec. 13-312. - Water and sewer rates; basis for charges; surcharges.

(1) *Water rate schedules.* ~~Effective July 1, 2008 a customer charge shall be charged each month based on meter size in accordance with water rate schedule A, section II. In addition u~~Usage fees shall be charged in accordance with water rate schedule A, section I. A customer charge, or meter fee, shall be charged each month based on meter size in accordance with rate schedule A, section II. This fee is to be charged to each water customer in addition to their normal water usage and without regard to the volume of water used by the customer.

The following definitions shall be used to determine the applicable rate code:

Commercial service and small industrial means customers engaged in selling, warehousing, or distributing a commodity or service in some business activity or profession or in some other form of economic or social activity. For example, and not by way of limitation, all local, state and federal governmental agencies, any organizations or institutions whether profit or non-profit, with uses other than those involving industrial or residential requirements are classified as commercial customers. Also included are offices, stores, schools, dormitories, hotels, restaurants, apartment houses, religious institutions, orphanages, clubs, boarding and rooming houses, communes, motor courts, camps, and rehabilitation organizations.

Industrial service means customers primarily engaged in a process that creates or changes raw or unfinished materials into another form or product, including the generation of electric power and who's usage exceeds a minimum of seven hundred fifty thousand (750,000) gallons of water per month as averaged over the previous twelve (12) months. Should the usage fall below seven hundred fifty thousand (750,000) gallons per month the customer shall be reclassified as a commercial service and small industrial customer and charged accordingly. The customer will be eligible for reclassification following twelve (12) consecutive months of water usage in excess of seven hundred fifty thousand (750,000) gallons of water per month.

Residential service means single private residences, including separate private units of apartment houses and other multiple dwellings, actually used for residential purposes, which are separately metered. A dwelling shall be considered nonresidential which has more than one apartment or condo on the same meter. A residential dwelling shall be considered commercial if in the water department's judgment such dwelling and/or usage is identifiable as being used primarily (more than fifty (50) percent) for business or professional purposes.

WATER RATE SCHEDULE A
WATER RATES AND FEES
~~EFFECTIVE AUGUST 9, 2008~~

Section I. Usage Fees (per 1,000 gallons):

~~Residential~~	~~(Inside city)~~	~~$3.54~~
	~~(Outside city)~~	~~$7.08~~
~~Commercial~~	~~(Inside city)~~	~~$3.54~~
	~~(Outside city)~~	~~$7.08~~
~~Industrial~~	~~(Inside city) Rate shall be based on the latest audited operation and maintenance cost for production and supply (including the greater of depreciation or debt service principle).~~	
	~~(Outside city)~~	~~1.3 times inside city Industrial rate~~

Effective July 1, 2021 to June 30, 2022		
Residential	(Inside city)	$3.32
	(Outside city)	$6.65
Commercial	(Inside city)	$3.32
	(Outside city)	$6.35
Industrial	(Inside city)	$4.23
	(Outside city)	$5.82

Effective July 1, 2022 to June 30, 2023		
Residential	(Inside city)	$3.68
	(Outside city)	$6.81
Commercial	(Inside city)	$3.68
	(Outside city)	$6.45
Industrial	(Inside city)	$4.30
	(Outside city)	$6.45

Effective July 1, 2023 to June 30, 2024		
Residential	(Inside city)	$4.07
	(Outside city)	$7.12
Commercial	(Inside city)	$4.07
	(Outside city)	$7.12
Industrial	(Inside city)	$4.38
	(Outside city)	$7.12

Effective July 1, 2024		
Residential	(Inside city)	$4.45
	(Outside city)	$7.80
Commercial	(Inside city)	$4.45
	(Outside city)	$7.80
Industrial	(Inside city)	$4.45
	(Outside city)	$7.80

Section II. Customer charge (per month):

~~Meter Size~~	
~~Up to ¾"~~	~~$3.00~~
~~1"~~	~~5.00~~
~~1½"~~	~~10.00~~
~~2"~~	~~16.00~~
~~3"~~	~~44.00~~
~~4"~~	~~84.00~~
~~6"~~	~~175.00~~
~~8"~~	~~175.00~~
~~10"~~	~~175.00~~
~~12" or larger~~	~~Negotiated~~

Effective July 1, 2021 to June 30, 2022	
Meter Size	
Up to ¾"	$7.00
1"	$12.00
1½"	$22.00
2"	$36.00
3"	$66.00
4"	$110.00
6"	$220.00
8"	$352.00

10"	$506.00
12" or larger	$946.00

Effective July 1, 2022 to June 30, 2023	
Meter Size	
Up to ¾"	$8.00
1"	$13.00
1½"	$25.00
2"	$39.00
3"	$73.00
4"	$121.00
6"	$241.00
8"	$386.00
10"	$554.00
12" or larger	$1036.00

Effective July 1, 2023 to June 30, 2024	
Meter Size	
Up to ¾"	$8.00
1"	$14.00
1½"	$27.00
2"	$43.00
3"	$80.00
4"	$132.00
6"	$264.00
8"	$422.00
10"	$607.00
12" or larger	$1134.00

Effective July 1, 2024	
Meter Size	
Up to ¾"	$9.00
1"	$15.00
1½"	$30.00
2"	$47.00
3"	$90.00
4"	$145.00
6"	$290.00
8"	$465.00

10"	$665.00
12" or larger	$1245.00

(2) *Basis for sewer charges.* The volume of water usage shall be the basis for sewer usage charges unless special metering is installed by the customer, with the prior approval of the utility department, to otherwise determine the volume of water that is being discharged to the sewer. The customer shall be responsible for the maintenance and accuracy of said meter. In the event of a discrepancy in the volume of wastewater metered by said device, the combined volume of potable water measured during the billing period shall be used as the basis for the sewer charges.

(3) *Sewer rate schedules.* The charge for sewer usage or availability shall be in accordance with the following rate schedules:

SEWER RATE SCHEDULE

Usage Fees (per 1,000 gallons):

For residential, commercial, and small industrial customers:

	~~Per 1,000 gallons (Effective July 1, 2013 to June 30, 2014)~~	
~~Usage (gallons)~~	~~Within city~~	~~Outside city but served directly by city~~
~~First 2,000~~	~~$ 6.14~~	~~$11.44~~
~~All over 2,000~~	~~6.14~~	~~10.23~~

-

	~~Per 1,000 gallons (Effective July 1, 2014 to June 30, 2015)~~	
~~Usage (gallons)~~	~~Within city~~	~~Outside city but served directly by city~~
~~First 2,000~~	~~$ 6.73~~	~~$12.53~~
~~All over 2,000~~	~~6.73~~	~~11.20~~

-

	~~Per 1,000 gallons (Effective July 1, 2015 to June 30, 2016)~~	
~~Usage (gallons)~~	~~Within city~~	~~Outside city but served directly by city~~
~~First 2,000~~	~~$ 7.37~~	~~$13.72~~
~~All over 2,000~~	~~7.37~~	~~12.26~~

	~~Per 1,000 gallons (Effective July 1, 2016)~~	
~~Usage (gallons)~~	~~Within city~~	~~Outside city but served directly by city~~
~~First 2,000~~	~~$ 8.07~~	~~$15.02~~

~~All over 2,000~~	~~8.07~~	~~13.43~~

Effective July 1, 2021 to June 30, 2023	
Within city	Outside city but served directly by city
$ 8.07	$14.14

Effective July 1, 2023 to June 30, 2024	
Within city	Outside city but served directly by city
$ 8.07	$14.19

Effective July 1, 2024	
Within city	Outside city but served directly by city
$ 8.14	$14.24

The minimum bill per month shall be based on two thousand (2,000) gallons.

All ~~industrial~~ customers using a minimum of three hundred thousand (300,000) gallons of water per month shall be considered industrial customers. ~~charged a rate per one thousand (1,000) gallons based on the cost per one thousand (1,000) gallons for operation, maintenance, and replacement of the sewer treatment plant according to the latest audit. This rate will be automatically revised each year upon receipt of the annual audit to reflect any changes.~~

For industrial customers:

Effective July 1, 2021 to June 30, 2022	
Within city	Outside city but served directly by city
$ 8.07	$10.90

Effective July 1, 2022 to June 30, 2023	
Within city	Outside city but served directly by city
$ 8.07	$12.52

Effective July 1, 2023 to June 30, 2024

Within city	Outside city but served directly by city
$ 8.07	$14.19

Effective July 1, 2024	
Within city	Outside city but served directly by city
$ 8.14	$14.24

~~Outside city industrial customers:~~

~~First 300,000 gallons .....1.3 × inside city industrial rate~~

~~Next 700,000 gallons .....1.2 × inside city industrial rate~~

~~Next 2,000,000 gallons .....1.1 × inside city industrial rate~~

~~All over 3,000,000 gallons .....1.0 × inside city industrial rate~~

The minimum monthly bill for the industrial rate will be based on three hundred thousand (300,000) gallons.

(4) Reserved.

(5) *Surcharge.* The surcharge for persons discharging excessive quantities and concentrations as established in the sewer use ordinance shall be as follows:

Surcharge
per pound

BOD in excess of 300 mg/l $0.08

Suspended solids in excess of 325 mg/l 0.08

Oils and grease in excess of 100 mg/l 0.08

(6) *Review of charge system.* The water and sewer use charge system shall be reviewed annually and revised periodically by the city council as required in order to generate sufficient revenue to pay for the cost of operation, maintenance, and replacement of the water and sewer systems.

(7) *Environmental compliance fee.* Each sewer customer shall be charged an environmental compliance fee of~~ three dollars ($3.00) per month effective July 1, 2005, four dollars ($4.00) effective July 1, 2006, and~~ five dollars ($5.00) per month~~ effective July 1, 2007~~. This fee is to be charged to each sewer customer in addition to their normal sewer usage and without regard to the volume of sewerage generated by the customer. It is intended to generate funds to offset mandated environmental expenses of the sewer system that do not otherwise lend to generating revenues.

(8) *Backflow prevention testing fee.* Each commercial, industrial and residential customer who is required under section 8-407 to install and maintain a backflow prevention device shall be charged a backflow prevention testing fee per device that recovers the costs incurred by the department in conducting the tests. This fee will apply to new and annual backflow prevention tests. The first re-inspection of failed backflow tests will be at no charge to the customer. Fees incurred will be added to the customer's water and sewer bill.

(9) *Grease management inspection fee.* Each customer who is required under section 13-702 to install and maintain a grease trap and/or inceptor shall be charged a grease management inspection fee per device that recovers the costs incurred by the department in conducting the tests. This fee will apply to new, semi-annual and annual inspection. The first re-inspection of a failed inspection will be at no charge to the customer. Fees incurred will be added to the customer's water and sewer bill.

FIRST READING:
SECOND READING:
EFFECTIVE DATE:

RESOLUTION 63-2020-21

A RESOLUTION AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF CLARKSVILLE, TENNESSEE AND BI-COUNTY SOLID WASTE MANAGEMENT FOR ACCEPTANCE OF BIOSOLIDS FROM THE WASTEWATER TREATMENT PLANT

WHEREAS, the City of Clarksville owns, operates, and maintains a wastewater treatment plant through its Department of Gas & Water (CGW); and

WHEREAS, Bi-County Solid Waste Management owns, operates, and maintains a landfill in service to Montgomery and Stewart Counties in Tennessee; and

WHEREAS, CGW currently disposes of biosolids yielded from said wastewater treatment plant at the Bi-county landfill; and

WHEREAS, CGW, through current and future contracts and agreements, plans to construct infrastructure to improve the consistency and reduce the amount of said biosolids yielded from the wastewater treatment plant; and

WHEREAS, planning, bidding, and constructing said infrastructure will continue for approximately three calendar years; and

WHEREAS, the City, through its CGW, and Bi-County Solid Waste Management, through its' Board, (together the "Parties") have determined it to be necessary and mutually beneficial to the parties hereto to enter into an agreement outlining the disposal and acceptance, including the associated rate to be charged and paid, of biosolids from the wastewater treatment plant, pursuant to the terms and provisions set forth in an agreement between the Parties (Interlocal Agreement), attached hereto and incorporated herein as **Attachment A**; and

WHEREAS, the Parties now desire to memorialize said agreement through approval / adoption and execution of said interlocal agreement, attached hereto and incorporated herein as **Attachment A**, pursuant to Tennessee Code Annotated Section 12-9-108 pertaining to the adoption of interlocal agreements among governmental entities, and pursuant to all applicable federal, state, and local laws, to include City ordinances and resolutions, and such applicable regulations.

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

That the Clarksville City Council hereby authorizes and approves a interlocal agreement, pertaining to the disposal and acceptance of biosolids from the wastewater treatment plant, pursuant to the terms and provisions set forth in an agreement between the Parties (Interlocal Cooperative Agreement), attached hereto and incorporated herein as **Attachment A,** said interlocal agreement to be effective and binding upon execution by the Mayor of the City of Clarksville, Tennessee and the Chairman of the Bi-County Solid Waste Management.

POSTPONED: April 1, 2021 to May 6, 2021
ADOPTED: *Scheduled for May 6, 2021*

Attachment A

INTERLOCAL AGREEMENT FOR DISPOSAL/ACCEPTANCE OF BIOSOLIDS FROM WASTEWATER TREATMENT PLANT

THIS INTERLOCAL AGREEMENT FOR DISPOSAL/ACCEPTANCE OF BIOSOLIDS FROM WASTEWATER TREATMENT PLANT (hereinafter, "Interlocal Agreement") is entered into this the _____ day of _____, 2021, by and between the CITY OF CLARKSVILLE, TENNESSEE, a Tennessee Municipal Corporation, created and established by Charter, most recently amended and restated by Chapter 24 of the Private Acts of 2015, (hereinafter, the "City"), and BY-COUNTY SOLID WASTE MANAGEMENT, operator of a government-run Class I Landfill (hereinafter, "Bi-County").

WITNESSETH:

WHEREAS, the City owns, operates, and maintains a wastewater treatment plant through its Department of Gas & Water (hereinafter, "CGW");

WHEREAS, Bi-County owns, operates, and maintains a landfill in service to Montgomery and Stewart Counties in Tennessee (hereinafter, the "Bi-County Landfill");

WHEREAS, CGW currently disposes of biosolids yielded from said wastewater treatment plant at the Bi-County Landfill;

WHEREAS, CGW, through current and future contracts and agreements, plans to construct infrastructure to improve the consistency and reduce the amount of said biosolids yielded from the wastewater treatment plant;

WHEREAS, planning, bidding, and constructing said infrastructure will continue for approximately three calendar years; and

WHEREAS, the City, through CGW, and Bi-County, through its Board, (hereinafter referred to collectively from time to time as, the "Parties") have determined it to be necessary and mutually beneficial to the Parties to enter into this Interlocal Agreement outlining the disposal and

acceptance, including the associated rate to be charged and paid, of biosolids from CGW's wastewater treatment plant.

NOW, THEREFORE, in consideration of the premises, the requirements imposed on the Parties by law, and their mutual undertakings, the Parties hereto agree by and between themselves as follows:

1. **Amount of Biosolids Accepted.** Bi-County agrees to accept the following amount of sludge (in truckloads), per day, from CGW:

Monday through Friday: five (5) truckloads per day;

Saturday: three (3) truckloads per day; and

Sunday: zero (0) truckloads per day.

2. **Tipping Fee.** CGW agrees to pay a sludge tipping fee in the amount of $29.00 (TWENTY-NINE DOLLARS AND NO CENTS) per ton to Bi-County, which includes the cost of odor control materials for Bi-County's use.

3. **Industrial Sewer Rate unaffected.** Bi-County leachate disposal will remain on the Industrial Sewer Rate, as published in the Official Code of the City of Clarksville.

4. **Term.** This Interlocal Agreement shall remain in effect for a term of up to three (3) years from the date of its execution, and this Interlocal Agreement may be renegotiated by the Parties at the end of said three (3)-year term or upon the installation of thermal dryers at CGW's wastewater treatment plant.

5. **Records.** The City and Bi-County shall be responsible for maintaining their records in compliance with the laws of the State of Tennessee.

6. **No Waiver.** Neither any failure nor any delay by any party in exercising any right, power or privilege under this Interlocal Agreement will operate as a waiver of such right, power

or privilege, and no single or partial exercise of any such right, power or privilege will preclude any other or further exercise of the same.

7. **Choice of Law.** This Interlocal Agreement shall be construed and enforced in accordance with the laws of the State of Tennessee. Any action arising from this Interlocal Agreement shall be brought in the Circuit or Chancery Courts of Montgomery County, Tennessee.

8. **Captions.** The captions appearing in this Interlocal Agreement are inserted only as a matter of convenience and in no way define, limit, construe, or describe the scope or intent of any sections.

9. **Integration; Amendment.** This Interlocal Agreement is fully integrated and sets forth all of the understandings of the parties. This Interlocal Agreement shall not be modified or amended except by an instrument in writing signed by the Parties hereto.

10. **Severability.** If any of the terms and conditions of this Interlocal Agreement are held to be invalid or unenforceable as a matter of law, the other terms and conditions hereof shall not be affected thereby and shall remain in full force and effect. To this end, the terms and conditions of this Interlocal Agreement are declared severable.

IN WITNESS WHEREOF, the parties hereto have executed this Interlocal Agreement as of the date first written above.

THE CITY OF CLARKSVILLE, TN

By: _____
Joe Pitts, Mayor

ATTEST:

_____
Sylvia Skinner, City Clerk

BI-COUNTY SOLID WASTE MANAGEMENT

By: _____
James Lewis, Chairman

RESOLUTION 53-2020-21

A RESOLUTION APPROVING THE OFFICIAL RENAMING OF MAMMY LANE TO SLATTERY LANE

WHEREAS, the term Mammy began in slavery, or at least in the minds of slavery's defenders; and

WHEREAS, Mammy was idealized by the defenders of slavery; and

WHEREAS, names such as Mammy serve as painful reminders of black women being suppressed and marginalized and have no place as a street name; and

WHEREAS, the City Council wants to send a message about our values as a City by not having public street names that demean our residents; and

WHEREAS, the City Council recognizes names can have a profound psychological impact on citizens of color and their continued existence is a part of the infrastructure that upholds systemic racist culture; and

WHEREAS, the City Council deems any public street name that is offensive or derogatory based on race, color, religion, sex, national origin, age, genetic information, marital status, sexual orientation or disability shall be renamed; and

WHEREAS, this resolution was presented to the City of Clarksville Designations Committee on February 22, 2021 and is being forwarded to the City Council with recommendation of approval.

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

That the Clarksville City Council hereby approves changing the official name of "Mammy Lane" to "Slattery Lane."

BE IT FURTHER RESOLVED that, in accordance with City Code Section 12-1218, the Clarksville Street Department shall make and install appropriate signage.

POSTPONED: March 4, 2021 to May 6, 2021
ADOPTED:

Petition to Stop the name change

We the residence of Mammy Lane would like to petition the city council not to change the name of our street as it will cause undue hardship to us.

Name	Address	Email
Stephanie Knight	1504 Mammy Lane 37042	Stephaniej.Knight.77@gmail.com
Patrick Knight	1504 Mammy Ln	patrickslknight80@gmail
Janiece Knight	1504 Mammy Ln	
Terrenz Knight	1504 Mammy Ln	
Jasmine Powell	1505 Mammy Ln	Tek Dood. 105@Gmail.com
Marques Sallee	1505 Mammy Ln	blackvalkyrie@yahoo.com
Jessica Powell	1505 Mammy Ln	marq-sallee@yahoo.com
		Jessica Powell 2003. @ Iclard.com
Zaybreon Jeter	1517 Mammy Ln	zay.jeter@gmail.com
Robert McGuire	1508 Mammy Ln	
	1513 Mammy Ln	Rmca 8907 @ Hotmail.com
OBI TOUSSAINT	1521 Mammy Ln	obi.toussaint76@yahoo.com
COLIN TOUSSAINT	1521 Mammy Ln	colintoussaint@yahoo.com
Colin Toussaint Jr	1521 Mammy Ln	
Richard Joseph	1520 Mammy Ln	ray081371@yahoo.com
Michelle Wade	1520 Mammy Ln	mmael459@yahoo.com
Ryan Reynders	1528 Mammy Ln	ryan.reynders13@gmail
Wendy Reynders	1528 Mammy Ln	porter25.wendy@gmail
Christopher Davis	1532 Mammy Ln	cdavis201024@icloud.com
TONYA McFarland	1536 Mammy LN.	TonyaMcfarland36@gmail.com
Daniel McFarland	1536 Mammy Ln.	Bigdconcrete37Goat@gmail.com

Kathynn Honeycutt 1536 mammy Lane
Christian Honeycutt 1536 mammy Lane
Daniel Honeycutt 1536 Mammy Lane
Caleb Honeycutt 1536 Mammy Lane
Damelle Hatch 1540 Mammy Lane
Kristan Hatch 1540 Mammy Lane
Lauren Hatch 1540 Mammy Lane
William Hatch 1540 Mammy Lane
CRISTIAN CONTRERAS 1544 Mammy Lane
Robert Broege

Joel Andalon 1548 Mammy Lane
Misty Andalon 1548 Mammy Lane
Ayden Andalon 1548 Mammy Lane
Ethan Andalon 1548 Mammy Lane
Grace Andalon 1548 Mammy Lane
Michael Lyles 1541 Mammy lane

Myers George A 1537 Mammy Lane
Myers Vickie L. 1537 Mammy Lane
Jesse Estrada 1533 Mammy Lane
Lee TROOPE 1525 Mammy Lane
LaShonda TROOPE 1525 Mammy Lane
Norape Dilmee 1509 Mammy Lane norape_dilmee@yahoo.com
Joshua Dilmee 1509 Mammy Lane madrama_sabia@yahoo.com

RESOLUTION 53-2020-21
EVANS AMENDMENT

A RESOLUTION APPROVING THE OFFICIAL RENAMING OF MAMMY LANE TO ~~SLATTERY LANE~~ HATTIE LANE

WHEREAS, the term Mammy began in slavery, or at least in the minds of slavery's defenders; and

WHEREAS, Mammy was idealized by the defenders of slavery; and

WHEREAS, names such as Mammy serve as painful reminders of black women being suppressed and marginalized and have no place as a street name; and

WHEREAS, the City Council wants to send a message about our values as a City by not having public street names that demean our residents; and

WHEREAS, the City Council recognizes names can have a profound psychological impact on citizens of color and their continued existence is a part of the infrastructure that upholds systemic racist culture; and

WHEREAS, the City Council deems any public street name that is offensive or derogatory based on race, color, religion, sex, national origin, age, genetic information, marital status, sexual orientation or disability shall be renamed; and

WHEREAS, this resolution was presented to the City of Clarksville Designations Committee on February 22, 2021 and is being forwarded to the City Council with recommendation of approval.

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

That the Clarksville City Council hereby approves changing the official name of "Mammy Lane" to ~~"Slattery Lane."~~ "Hattie Lane."

BE IT FURTHER RESOLVED that, in accordance with City Code Section 12-1218, the Clarksville Street Department shall make and install appropriate signage.

ADOPTED:

ORDINANCE 73-2020-21

AN ORDINANCE AMENDING THE OFFICIAL CODE OF THE CITY OF CLARKSVILLE, PART II (CODE OF ORDINANCES); TITLE 1 (ADMINISTRATION, OFFICERS, AND PERSONNEL), CHAPTER 2 (CITY COUNCIL), SECTION 1-205 PERTAINING TO STANDING COMMITTEES

WHEREAS, the City Charter provides at Article IV. Mayor; Power and Duties Generally, Section 1, sub-section (g) as follows:

> (g) The Mayor shall have the power to appoint all standing committees as he may deem necessary. He shall have the right to change the committee members as he may deem advisable; and

WHEREAS, the City Code provides in pertinent part at Section 1-205(1) as follows:

> Section 1-205. Standing committees.
> (1) Composition and appointment. Standing committees of the city council, each composed of not more than five (5) council members, shall be designated by the mayor and shall include such duties and responsibilities as the mayor may from time to time prescribe and as the welfare of the community may require. The mayor will give each council member an opportunity to serve on at least two (2) standing committees; and

WHEREAS, the City Council finds that the best interests of the City would best be served by having all City Council standing committees that are established by a City mayor to have not more than, and not less than, five (5) City Council members.

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

(1) That the City Code, Title 1 (ADMINISTRATION, OFFICERS, AND PERSONNEL), Chapter 2 (CITY COUNCIL), Section 1-205 (Standing committees), subsection (1) (*Composition and appointment*), is amended by deleting subsection (1) entirely and substituting therefore the following:

> **Section 1-205. Standing Committees.**
> (1) *Composition and appointment*. Standing committees of the city council, each to be composed of not more than, and not less than, five (5) council members, shall be designated by the mayor and shall include such duties and responsibilities as the mayor may from time to time prescribe and as the welfare of the community may require. The mayor will give each council member an opportunity to serve on at least two (2) standing committees.
>
> (2) *Chairperson.* The mayor shall name the chairperson of each standing committee and may from time to time combine two (2) or more standing committees under a joint or one chairperson when the mayor deems it necessary or appropriate for specific projects.

FIRST READING: March 4, 2021, Amended
POSTPONED: April 1, 2021 to May 6, 2021
SECOND READING: *Scheduled for May 6, 2021*
EFFECTIVE DATE:

ORDINANCE 92-2020-21

A ORDINANCE APPROVING A SETTLEMENT OF THE ROBINSONS AND / OR FRANKLIN STREET CORPORATION (FSC) v. CITY STATE COURT AND FEDERAL COURT LAWSUITS

WHEREAS, the City has been sued by Jeff and Sherri Robinson and / or the Franklin Street Corporation, which corporation is owned by them, in three separate lawsuits, styled as follows:

> Jeffrey Robinson, Sherri Robinson and Franklin Street Corporation, Plaintiffs, v. City of Clarksville, Defendant. Circuit Court for Montgomery County, Tennessee, Docket No. CC-16-CV-1410; and
>
> Franklin Street Corporation, Plaintiff v. City of Clarksville, Defendant. United States District Court for the Middle District of Tennessee, at Nashville, Docket No. 3:20-CV-00523.; and
>
> Jeffrey Robinson, Plaintiff v. City of Clarksville, Joseph Pitts, officially as Mayor for the City of Clarksville, and Lance Baker, officially as City Attorney for the City of Clarksville, Defendants. Circuit Court for Montgomery County, Tennessee, Docket No. CC-20-CV-2247.

and;

WHEREAS, the City Council finds that the best interests of the City would be served by making an offer to settle one or more of the lawsuits as specified in, and in accordance with, the full, complete, written Settlement Agreement, together with all Exhibits thereto, all as attached hereto and incorporated herein as Collective Attachment A.

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

That the Clarksville City Council hereby approves a settlement proposal, to be communicated by the City Attorney to the attorney for the plaintiffs in the above styled cases, to settle one or more of the above styled lawsuits against the City, as specified in, and in accordance with, the full, complete, written Settlement Agreement, together with all Exhibits thereto, all as attached hereto and incorporated herein as Collective Attachment A.

POSTPONED: April 1, 2021 to Special Session or May 6, 2021
ADOPTED:

SETTLEMENT AGREEMENT

This Settlement Agreement (this "Agreement") is entered into as of the ___ day of _____, 2021, by and among Jeffrey Robinson and Sherri Robinson, (collectively the "Robinsons"), Franklin Street Corporation, a Tennessee corporation ("FSC") and the City of Clarksville, Tennessee (the "City") (each a "Party" and, collectively, the "Parties").

WITNESSETH:

WHEREAS, the Robinsons own certain property located in Montgomery County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Robinson Property");

WHEREAS, FSC owns certain property located in Montgomery County, Tennessee, being more particularly described on Exhibit B attached hereto and incorporated herein by reference (the "FSC Property");

WHEREAS, the City owns certain property contiguous to the Robinson Property and the FSC Property, being more particularly described on Exhibit C attached hereto and incorporated herein by reference (the "City Property");

WHEREAS, the Robinsons and FSC have asserted certain claims against the City in a lawsuit that is pending in Circuit Court for Montgomery County, Tennessee, styled as *Jeffrey Robinson, et al., v. The City of Clarksville, Tennessee*, No. CC16CV1410 (the "Initial State Court Lawsuit");

WHEREAS, a Final Order was entered in the Initial State Court Lawsuit on the 15th day of February, and the City by letter dated January 29, 2021, the City transmitted a check in the amount of Thirty Thousand One Hundred Forty Six and 11/100 Dollars ($30.146.11) to Mark R. Olson, attorney for the Robinsons and FSC, in satisfaction of all amounts that the City owed to the Robinsons and FSC based on the order of the Court in the Initial State Court Lawsuit (the "Initial State Court Lawsuit Payment");

WHEREAS, the Robinsons and FSC have appealed the Final Order in the Initial State Court Lawsuit with the Court of Appeals of Tennessee, styled as *Jeffrey Robinson, et al., v. City of Clarksville,* No. M2020-01299-COA-R3-CV (the "Initial State Court Lawsuit Appeal");

WHEREAS, FSC has asserted certain claims against the City in a lawsuit that is pending in United States District Court for the Middle District of Tennessee, styled as *Franklin Street Corporation, v. The City of Clarksville*, Case No. 3:20-cv-00523 (the "Federal Court Lawsuit"); and

WHEREAS, Jeffery Robinson has asserted certain claims against the City, Joseph Pitts, officially as Mayor for the City and Lance Baker, officially as City Attorney for the City (Joseph Pitts, officially as Mayor for the City, and Lance Baker, officially as City Attorney for the City, being hereinafter referred to as the "City Parties") in a lawsuit that is pending in the Circuit

Court for Montgomery County, Tennessee, styled as *Jeffrey Robinson, v. City of Clarksville, Joseph Pitts, officially as Mayor for the City of Clarksville, and Lance Baker, officially as City Attorney for the City of Clarksville*, Docket No. CC-20-CV-2247 (the "Second State Court Lawsuit"); and

WHEREAS, the City has retained McKay-Burchett & Company Engineers ("McKay-Burchett") to conduct a drainage study and prepare plans (the "Stormwater Plans") to reroute a portion of the stormwater drainage flowing to the Roberts Inlet to the location shown on the Stormwater Plans; and

WHEREAS, pursuant to a Project Agreement by and among the Parties and Highpointe Row Partners, a Tennessee general partnership ("HRP"), the City has agreed to: (i) reimburse the Robinsons and/or FSC for a portion of the cost of extending the combined sewer line on the FSC Property to a new grate inlet, the construction of a retaining wall and the alteration of existing downspouts (the "Drainage Improvements") as shown on the Stormwater Plans and (ii) transfer the City Property to the Robinsons in exchange for HRP conveying property owned by HRP the City; and

WHEREAS, in exchange for the City's agreement to provide funding for the construction of the Drainage Improvements and the conveyance of the City Property to the Robinsons, the Robinsons and FSC, have agreed to dismiss with prejudice the Federal Court Lawsuit, the Initial State Court Lawsuit Appeal and the Second State Court Lawsuit and release the City and the City Parties from certain claims as described in this Agreement,

NOW THEREFORE, the Robinsons, FSC and the City enter into this Agreement for the consideration and purposes expressed herein:

1. Dismissal of Federal Court Lawsuit. No later than three (3) business days after the Effective Date (as defined below), FSC shall file the Notice of Dismissal, attached hereto as Exhibit D, dismissing all of its claims in the Federal Court Lawsuit against the City with prejudice. Any court costs assessed in connection with the Federal Court Lawsuit shall be paid by FSC. All parties shall bear their own fees and costs, including attorneys' fees. Neither party shall seek discretionary costs consistent with Rule 54, Federal Rules of Civil Procedure.

2. Dismissal of Initial State Court Lawsuit Appeal. No later than three (3) business days after the Effective Date (as defined below), the Robinsons and FSC shall file the Joint Stipulation of Dismissal of the Initial State Court Lawsuit Appeal, attached hereto as Exhibit E, dismissing all of their claims in the Initial State Court Lawsuit Appeal against the City with prejudice. Any court costs assessed in connection with the Initial State Court Lawsuit Appeal shall be paid by the Robinsons and/or FSC. The Robinsons and FSC shall be entitled to retain the Initial State Court Lawsuit Payment. Except for any attorneys fees and discretionary costs included in the Initial State Court Lawsuit Payment awarded by the trial court in the September 23, 2020 Order on Plaintiff's Request for Attorneys' Fees and the September 23, 2020 Judgment Order of Final Disposition as Per TRCP 58(3) and any discretionary costs awarded in the January 15, 2021 Final Order based on the trial court's December 3, 2020 Orders on FSC's Amended Motion for Award of Discretionary Costs and on Defendant's Motion for an Award of

Discretionary Costs, the parties shall bear their own fees and costs, including attorneys' fees and no party shall seek further discretionary costs consistent with Rule 54, Tennessee Rules of Civil Procedure.

3. Dismissal of Second State Court Lawsuit. No later than three (3) business days after the Effective Date (as defined below), Jeffery Robinson shall file the Notice of Nonsuit with Prejudice, attached hereto as Exhibit F, dismissing all of its claims in the Second State Court Lawsuit against the City and the City Parties with prejudice. Any court costs assessed in connection with the Second State Court Lawsuit shall be paid by Jeffery Robinson. All parties shall bear their own fees and costs, including attorneys' fees. Neither party shall seek discretionary costs consistent with Rule 54, Tennessee Rules of Civil Procedure.

4. Robinsons' Release of the City Parties and the City. The Robinsons, on behalf of themselves and their representatives, related entities, affiliates, parents, subsidiaries, predecessors, successors, assigns and current and former directors, officers, agents and employees, hereby irrevocably and unconditionally releases, discharges and covenants not to sue the City Parties and the City and its affiliates, successors, assigns and its current and former officials, agents, employees, attorneys, contractors/vendors and insurers, from and for: (i) any and all claims, damages, actions, causes of action or liabilities of whatsoever nature, whether known or unknown, disclosed or undisclosed, that, in the broadest sense, in any way arise out of or are related to any flooding from Second Street or the City Property or flooding or overflow from or caused by or in any way connected to the Roberts Inlet that occurred prior to the Effective Date; (ii) any and all claims, damages, actions, causes of action or liabilities of whatsoever nature that have been asserted against the City in the Federal Court Lawsuit, or which could have been asserted against the City, or its affiliates, successors, assigns, or its current and former officials, agents, employees, attorneys, contractors/vendors and insurers, in the Federal Court Lawsuit; (iii) any and all claims, damages, actions, causes of action or liabilities of whatsoever nature that have been asserted against the City in the Initial State Court Lawsuit and/or the Initial State Court Lawsuit Appeal, or which could have been asserted against the City, or its affiliates, successors, assigns, or its current and former officials, agents, employees, attorneys, contractors/vendors and insurers, in the Initial State Court Lawsuit and/or the Initial State Court Lawsuit Appeal; and (iv) any and all claims, damages, actions, causes of action or liabilities of whatsoever nature that have been asserted against the City or the City Parties in the Second State Court Lawsuit, or which could have been asserted against the City Parties and/or the City, or its affiliates, successors, assigns, or its current and former officials, agents, employees, attorneys, contractors/vendors and insurers, in the Second State Court Lawsuit.

5. FSC's Release of the City. FSC, on behalf of itself and its representatives, related entities, affiliates, parents, subsidiaries, predecessors, successors, assigns and current and former directors, officers, agents and employees, hereby irrevocably and unconditionally releases, discharges and covenants not to sue the City and its affiliates, successors, assigns and its current and former officials, agents, employees, attorneys, contractors/vendors and insurers, from and for: any and all claims, damages, actions, causes of action or liabilities of whatsoever nature, whether known or unknown, disclosed or undisclosed, that, in the broadest sense, in any way arise out of or are related to any flooding from Second Street or the City Property or flooding or

overflow from or caused by or in any way connected to the Roberts Inlet that occurred prior to the Effective Date; (ii) any and all claims, damages, actions, causes of action or liabilities of whatsoever nature, that have been asserted against the City in the Federal Court Lawsuit, or which could have been asserted against the City, or its affiliates, successors, assigns, or its current and former officials, agents, employees, attorneys, contractors/vendors and insurers, in the Lawsuit; and (iii) any and all claims, damages, actions, causes of action or liabilities of whatsoever nature that have been asserted against the City in the State Court Lawsuit and/or the State Court Lawsuit Appeal, or which could have been asserted against the City, or its affiliates, successors, assigns, or its current and former officials, agents, employees, attorneys, contractors/vendors and insurers, in the State Court Lawsuit and/or the State Court Lawsuit Appeal.

6. No Admission of Liability. The facts, claims and issues that have been or which may be asserted by Robinsons and/or FSC, (i) regarding any flooding from or obstruction of the Roberts Inlet, (ii) in the Federal Court Lawsuit, (iii) in the State Court Lawsuit and/or the State Court Lawsuit Appeal, and (iv) in the Second State Court Lawsuit, are all disputed by the City. The settlement of the claims regarding any flooding from Second Street or the City Property or flooding or overflow from or caused by or in any way connected to the Roberts Inlet and the settlement of the Federal Court Lawsuit, the State Court Lawsuit, the State Court Lawsuit Appeal and the Second State Court Lawsuit and consideration provided herein to the Robinsons and FSC is NOT an acknowledgment by the City, or by any official, employee or agent of the City, of the merits of any flooding claims made by the Robinsons of FSC, or any position taken by FSC in the Federal Court Lawsuit or in the State Court Lawsuit or in the State Court Lawsuit Appeal or in the Second State Court Lawsuit, nor a statement of the position of the City, or of any official, employee or agent of the City, regarding the facts in dispute, or a finding of any fact as to any issue in dispute. This Agreement does not, and shall not, constitute an admission by the City, or of any official, employee or agent of the City, of any violation of any federal, state or local law or regulation, or of a violation of any rights, privileges or immunities of the Robinsons, FSC or of any other person or entity.

7. Consent and Authority. The Robinsons, FSC and the City represent and warrant that they have the full and proper consent and authority of the persons or entities for which they sign to enter into this Agreement. The Robinsons, FSC and the City represent and warrant that they are the full and sole owners of the claims, demands and/or causes of action released and settled in this Agreement, that they have the full authority and consent to execute the Agreement and to settle and release all such claims, demands and/or causes of action, and that the claims, demands, causes of action and/or other matters released in this Agreement have not been assigned, transferred, or otherwise encumbered.

8. Full Knowledge. The Robinsons, FSC and the City represent to all other Parties that they have carefully read and reviewed and know and understand the contents of this Agreement, that they have discussed the terms of this Agreement with their respective counsel, and that they have executed this Agreement freely, knowingly and voluntarily.

9. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the Robinsons, FSC and the City.

10. Amendment. This Agreement may not be amended or otherwise altered except by an agreement in writing signed by all of the Parties listed below.

11. Applicable Law and Venue. This Agreement shall be interpreted, construed and enforced in accordance with, and its construction and performance shall be governed by, the laws of the State of Tennessee without giving effect to the conflict of laws or choice of laws thereof. Exclusive venue for any litigation arising out of or relating to this Agreement shall be in the U. S. District Court for the Middle District of Tennessee or in the state courts located in Montgomery County, Tennessee.

12. Waiver of Jury Trial. Each Party, for itself and its successors and assigns, hereby waives any right to trial by jury in connection with any litigation arising out of this Agreement.

13. Construction of Agreement. Each of the Parties hereto has agreed to the use of the particular language of this Agreement, and any question regarding the meaning of this Agreement shall not be resolved by any rule providing for construction against the Party who caused the uncertainty to exist or against the draftsman. If any Party to this Agreement is made up of more than one (1) person or entity, then all of the persons and/or entities comprising such Party shall be jointly and severally liable hereunder. This Agreement constitutes the entire agreement and understanding of the Parties with respect to the subject matter hereof and supersedes all prior agreements, understandings, letters, negotiations and discussions, whether oral or written, of the Parties. The captions and headings contained herein are for convenience and reference only, and they shall not be deemed to define, modify or add to the meaning of any provision of this Agreement.

14. Counterparts. This Agreement may be executed in one or more counterparts, including facsimile signatures, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the Parties hereto.

15. Severance. If any part of this Agreement is found unlawful or unenforceable, the remainder of this Agreement shall not be affected by that finding.

16. Exhibits. The Parties acknowledge that all exhibits referenced in this Agreement are attached hereto and incorporated herein by reference.

17. Expenses. Each Party shall be responsible for the payment of the attorneys' fees that it incurs in connection with the preparation of this Agreement.

18. Effective Date. The "Effective Date" of this Agreement shall be the date the last of the Parties executes this Agreement.

[THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK.

SIGNATURE PAGE TO FOLLOW.]

IN WITNESS WHEREOF, the undersigned Parties have executed this Agreement as of the date set forth below.

THE CITY OF CLARKSVILLE, TENNESSEE

By: _____
Name: _____
Title: _____
Date: _____

ATTEST:

_____
Sylvia Skinner, City Clerk
DATE: _____

JEFFREY ROBINSON

_____
DATE: _____

SHERRI ROBINSON

_____
DATE: _____

FRANKLIN STREET CORPORATION

BY: _____
NAME: _____
TITLE: _____
DATE: _____

EXHIBIT A

Description of the Robinsons Property

Tract 1: 132 Franklin Street, Clarksville, Tennessee: A store building and lot at 132 Franklin Street in the City of Clarksville, beginning at a point on the south side of Franklin Street, about 55 feet west of Second Street, Mrs. Harrison's northwest corner; thence southwardly with Mrs. Harrison's parallel with Second Street about 100 feet to the property formerly owned by Michell brothers; thence westwardly, parallel with Franklin Street about 25 feet to the property now owned by Mrs. L.A. Pennebaker; thence northwardly with Pennebaker about 100 feet to Franklin Street; thence eastwardly with said street about 25 feet to the beginning.

Tract 2: 134 Franklin Street, Clarksville, Tennessee: A store building and lot at 132 Franklin Street in the City of Clarksville, beginning at a point on the south side of Franklin Street, about 55 feet west of Second Street, Mrs. Harrison's northwest corner; thence southwardly with Mrs. Harrison's parallel with Second Street about 100 feet to the property formerly owned by Michell brothers; thence westwardly, parallel with Franklin Street about 25 feet to the property now owned by Mrs. L.A. Pennebaker; thence northwardly with Pennebaker about 100 feet to Franklin Street; thence eastwardly with said street about 25 feet to the beginning.

This description was taken from Official Record Book Volume 726, Page 1377, in the Register's Office for Montgomery County, Tennessee.

Tract 1-Parcel ID: 066G K 01500 000

Tract 2-Parcel ID: 066G K 01600 000

This is the same realty conveyed to Jeffrey K. Robinson and wife, Sherri L. Robinson, by deed of record in Official Record Book Volume 844, Page 2347, in the Register's Office for Montgomery County, Tennessee, as to both tracts.

EXHIBIT B

Description of FSC Property

Being a tract of land situated in the 12th Civil District in Clarksville, Montgomery County, Tennessee, and being more fully described as follows:

BEGINNING at a point in the west right of way of Second Street, said point being South 14 degrees 41 minutes 37 seconds East, 111.50 feet from the intersection of the south right of way of Franklin Street and said west right of way of said Second Street, said point being the northeast comer of said herein tract described;

THENCE with said Second Street, South 14 degrees 41 minutes 37 seconds East, 34.50 feet to a point, said point being the southeast corner of the said Albert Marks property, said point also being the northeast corner of the Mark Olson property, ORBV.816, Page 1355, R.O.M.C.T., said point also being southeast comer of said herein tract described;

THENCE leaving said Second Street and with the north line of said Olson property, South 76 degrees 02 minutes 27 seconds West, 113.76 feet to a point, said point being the southwest corner of said Albert Marks property, said point also being the southeast corner of the D & S Investments property, ORBV. 651, Page 1101, said point also being the southwest corner of said herein tract described;

THENCE leaving said Olson property and with the east line of said D & S Investments property, North 14 degrees 41 minutes 37 seconds West, 34.50 feet to a point, said point being the northwest corner of said herein tract described;

THENCE leaving said D & S Investments property, North 76 degrees 02 minutes 27 seconds East, 113.16 feet to a point of beginning.

Said tract containing 3904 square feet or 0.09 acres more or less.

Said tract being subject to all easements, right of ways, restrictions and conveyances of record.

Being a portion of the property conveyed to Franklin Street Corporation by deeds of record in ORBV 851, Page 2899 and ORBV 854, Page 892, Register's Office for Montgomery County, Tennessee.

This description excludes the property conveyed to the City of Clarksville by deed of record in ORBV 851, Page 2901, Register's Office for Montgomery County, Tennessee.
Parcel ID:

Parcel ID: 066G K 01900 000

EXHIBIT C

Description of City Property

Being a Tract of land situated in the 12th Civil District of Montgomery County, Tennessee, said Tract being in downtown Clarksville and being generally located north of Commerce Street, south of Franklin Street, east of S. 1st Street, and west of, and adjacent to S. 2nd Street, said Tract being more particularly described as follows:

Beginning at a pk nail (new) in the western right-of-way of S. 2nd Street, said pk nail being located 95.00 feet south of the southern right-of-way of Franklin Street, as measured along the western right-of-way of S. 2nd Street, said pk nail also being the southeastern corner of the Deborah S. Evans property, as recorded in O.R.V. 609, Page 303, R.O.M.C.T.;

Thence with the western right-of-way of S. 2nd Street, South 14 degrees 52 minutes 43 seconds East 16.50 feet to a pk nail (new);

Thence leaving the said western right-of-way, and on a new severance line, South 75 degrees 47 minutes 11 seconds West 112.63 feet to a pk nail (new), said pk nail being in the eastern line of the Grumpy's Enterprises, LLC property, as recorded in O.R.V. 1509, Page 756, R.O.M.C.T.;

Thence with the eastern line of the said Grumpy's Enterprises, LLC property, North 14 degrees 55 minutes 18 seconds West 11.50 feet to a pk nail (new), said pk nail being the southwestern corner of the Christine L. Roberts property, as recorded in O.R.V. 1390, Page 1908, R.O.M.C.T.;

Thence with the southern line of the said Roberts property, and the southern lines of the BKHolding, LLC property, as recorded in O.R.V. 1434, Page 831, R.O.M.C.T., and the Jeffrey K. Robinson, ET UX property, as recorded in O.R.V. 844, Page 2347, R.O.M.C.T., North 75 degrees 47 minutes 11 seconds East 87.79 feet to an iron pin (new), said iron pin being the southeastern corner of the said Jeffrey K. Robinson, ET UX property;

Thence with the eastern line of the said Robinson property, North 14 degrees 46 minutes 05 seconds West 5.00 feet to an iron pin (new), said iron pin being the southwestern corner of the said Deborah S. Evans property;

Thence with the southern line of the said Evans property, North 75 degrees 47 minutes 11 seconds East 24.83 feet to the point of beginning.

The above described Tract shall remain a Public Utility & Drainage Easement in its entirety, regardless of ownership.

Said Tract contains 0.033 Acres (1,419.4 sq. ft.) more or less.

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

Property description is based on a physical survey by Billy Ray Suiter, PLS 1837.

All iron pins set are ½" x 18" rebar with plastic cap stamped "SUITER 1837".

Being the same property conveyed by Franklin Street Corporation to the City of Clarksville by deeds of record in ORBV 851, Page 2901 and ORBV 851, Page 2904, in the Register's Office for Montgomery County, Tennessee.

EXHIBIT D

Form of Notice of Dismissal of the Federal Court Lawsuit

EXHIBIT E

Form of Joint Stipulation of Dismissal of the-State Court Lawsuit Appeal

EXHIBIT F

Form of Notice of Nonsuitl with Prejudice of the Second -State Court Lawsuit

PROJECT AGREEMENT

This Project Agreement (this "Agreement") is entered into as of _____ ___, 2020, by and among Jeffrey Robinson and Sherri Robinson, (collectively the "Robinsons"), Franklin Street Corporation, a Tennessee corporation ("FSC"), Highpointe Row Partners, a Tennessee general partnership ("HRP"), and the City of Clarksville, Tennessee, a Tennessee municipal corporation (the "City") (each a "Party" and, collectively, the "Parties").

WITNESSETH:

WHEREAS, the Robinsons own certain property located in Montgomery County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Robinson Property");

WHEREAS, FSC owns certain property located in Montgomery County, Tennessee, being more particularly described on Exhibit B attached hereto and incorporated herein by reference (the "FSC Property");

WHEREAS, HRP owns certain property located in Montgomery County, Tennessee, being more particularly described on Exhibit C attached hereto and incorporated herein by reference (the "HRP Property");

WHEREAS, the City owns certain property contiguous to the Robinson Property and the FSC Property, being more particularly described on Exhibit D attached hereto and incorporated herein by reference (the "City Property");

WHEREAS, the City has constructed an underground sewer line running beneath South Second Street, a public right of way, and across the City Property (the "Sewer Line") as shown on the Easement Survey for the City of Clarksville Gas and Water Department, prepared by Billy Ray Suiter, PLS #1837, Suiter Surveying & Land Planning (the "Suiter Survey"), dated February 10, 2020, and attached hereto as Exhibit E;

WHEREAS, a portion of the Sewer Line is located on the FSC Property, as more particularly depicted on the Suiter Survey;

WHEREAS, FSC has agreed to grant to the City a permanent public utilities and drainage easement across a portion of the FSC Property (the "Public Utilities and Drainage Easement"), as more particularly depicted on the Suiter Survey and as more particularly described on Exhibit F;

WHEREAS, in order to reroute a significant portion of the stormwater drainage flowing to an existing inlet for a storm drain as shown on the Suiter Survey, the City has agreed to reimburse the Robinsons and/or FSC for a portion of the cost of extending a combined sewer line on the FSC Property to a new grate inlet, the construction of a retaining wall and the alteration of existing downspouts (the "Drainage Improvements"), as shown on the plans prepared by McKay-Burchett & Company Engineers and attached hereto as Exhibit G (the "Stormwater Plans");

WHEREAS, the City Property is encumbered by encroachments from the adjoining properties as shown on the Suiter Survey (the "Existing Encroachments");

WHEREAS, in exchange for HRP conveying the HRP Property to the City, the City is willing to convey the City Property to the Robinsons, subject to the terms and conditions of this Agreement;

WHEREAS, the Robinsons and FSC have asserted certain claims against the City in a lawsuit that is pending in Circuit Court for Montgomery County, Tennessee, styled as *Jeffrey Robinson, et al., v. The City of Clarksville, Tennessee*, No. CC16CV1410 (the "Initial State Court Lawsuit");

WHEREAS, a Final Order was entered in the Initial State Court Lawsuit on the 15th day of February, and the Robinsons and FSC have appealed the Final Order in the Initial State Court Lawsuit to the Court of Appeals of Tennessee, styled as *Jeffrey Robinson, et al., v. City of Clarksville,* No. M2020-01299-COA-R3-CV (the "Initial State Court Lawsuit Appeal");

WHEREAS, FSC has asserted certain claims against the City in a lawsuit that is pending in United States District Court for the Middle District of Tennessee, styled as *Franklin Street Corporation, v. The City of Clarksville*, Case No. 3:20-cv-00523 (the "Federal Court Lawsuit"); and

WHEREAS, Jeffery Robinson has asserted certain claims against the City, Joseph Pitts, officially as Mayor for the City and Lance Baker, officially as City Attorney for the City (Joseph Pitts, officially as Mayor for the City, and Lance Baker, officially as City Attorney for the City, being hereinafter referred to as the "City Parties") in a lawsuit that is pending in the Circuit Court for Montgomery County, Tennessee, styled as *Jeffrey Robinson, v. City of Clarksville, Joseph Pitts, officially as Mayor for the City of Clarksville, and Lance Baker, officially as City Attorney for the City of Clarksville*, Docket No. CC-20-CV-2247 (the "Second State Court Lawsuit"); and

WHEREAS, in exchange for the City's agreement to provide funding for the construction of the Drainage Improvements, the Robinsons and FSC agree to dismiss with prejudice the Federal Court Lawsuit, the Initial State Court Lawsuit Appeal and the Second State Court Lawsuit and release the City and the City Parties from the claims as described in the Settlement Agreement.

NOW THEREFORE, the Robinsons, FSC and the City enter into this Agreement for the consideration and purposes expressed herein:

1. Completion of the Drainage Improvements. The Robinsons and/or FSC agree to complete the demolition and construction of all the improvements to the FSC Property and the City Property as shown on the Stormwater Plans on or before the issuance of any certificate of occupancy for any building constructed on the FSC Property. Robinsons and/or FSC agree to complete the construction of all the improvements to the FSC Property and the City Property as

shown on the Stormwater Plans within three (3) years of the Effective Date, as defined below. The City shall reimburse Robinsons and/or FSC for the costs of extending the combined sewer line on the FSC Property to a new grate inlet, the construction of a retaining wall and the alteration of existing downspouts as shown on the Stormwater Plans in an amount not to exceed Two Hundred Fifty Thousand and 00/100 Dollars ($250,000.00) within thirty (30) days of receipt of adequate documentation from the Robinsons and/or FSC of the costs of such improvements. Robinsons and/or FSC shall be responsible for all other cost for the demolition and construction of all the improvements to the FSC Property and the City Property as shown on the Stormwater Plans.

2. Examination.

(a) Highpointe Property Inspection. The City and its agents, employees, contractors and representatives shall, upon at least two (2) business days' notice to Highpointe (which may be made by email to _____), have the right to enter upon and access the Highpointe Property for purposes of inspecting the same and performing surveys, geotechnical assessments, soil and groundwater tests, engineering work, except as set forth below, environmental assessments, appraisals and other similar activities. As part of its review of the Highpointe Property, the City may obtain a commitment for an ALTA Extended Coverage Owner's Policy of Title Insurance showing the status of title to the Highpointe Property (the "Highpointe Property Commitment") and an ALTA survey of the Highpointe Property prepared by a surveyor licensed in the State of Tennessee (the "Highpointe Property Survey"). If this Agreement is terminated, the City shall repair any material damage to the Highpointe Property directly caused by any inspection activities of the City or its agents, employees, contractors or representatives on the Highpointe Property conducted while this Agreement is in effect. The City's repair obligations under this Section 1(a) shall survive the termination of this Agreement.

(b) City Property Inspection. The Robinsons and their agents, employees, contractors and representatives shall, upon at least two (2) business days' notice to the City (which may be made by email to _____), have the right to enter upon and access the City Property for purposes of inspecting the same and performing surveys, geotechnical assessments, soil and groundwater tests, engineering work, except as set forth below, environmental assessments, appraisals and other similar activities. As part of its review of the City Property, the Robinsons may obtain a commitment for an ALTA Extended Coverage Owner's Policy of Title Insurance showing the status of title to the City Property (the "City Property Commitment") and an ALTA survey of the City Property prepared by a surveyor licensed in the State of Tennessee (the "City Property Survey"). If this Agreement is terminated, the Robinsons shall repair any material damage to the City Property directly caused by any inspection activities of the Robinsons or their agents, employees, contractors or representatives on the City Property conducted while this Agreement is in effect. the Robinsons' repair obligations under this Section 1(b) shall survive the termination of this Agreement.

3. Inspection Contingency.

(a) Highpointe Property. The City shall have until the Inspection Deadline (as defined in Section 3(c)) to inspect the Highpointe Property and determine if it desires to proceed

with the acquisition of the Highpointe Property. The City may terminate this Agreement for any reason or no reason, as determined by the City in its sole and absolute discretion, by giving written notice to the Robinsons and the other Parties on or before the Inspection Deadline. In the event this Agreement is terminated by the City pursuant to this Section 3(a), the Parties shall have no further obligation under this Agreement except for the obligations which expressly survive the termination of this Agreement.

(b) City Property. The Robinsons shall have until the Inspection Deadline to inspect the City Property and determine if it desires to proceed with the acquisition of the City Property. The Robinsons may terminate this Agreement for any reason or no reason, as determined by the Robinsons in their sole and absolute discretion, by giving written notice to the City and the other Parties on or before the Inspection Deadline. In the event this Agreement is terminated by the Robinsons pursuant to this Section 3(b), the Parties shall have no further obligation under this Agreement except for the obligations which expressly survive the termination of this Agreement.

(c) "Inspection Deadline" means the date which is thirty (30) days after the Effective Date of this Agreement.

4. Status. From and after the Effective Date, (a) Highpointe shall not enter into any covenant, restriction, easement or other agreement that encumbers the Highpointe Property and (b) the City shall not enter into any covenant, restriction, easement or other agreement that encumbers the City Property.

5. Closing of Land Transfers. The closing of the transfer of the City Property to the Robinsons and the transfer of the Highpointe Property to the City (the "Closing") shall occur within thirty (30) days following the Inspection Deadline. The Closing shall take place at a place and time mutually agreed to by the Parties. At the Closing, the City shall quitclaim the City Property to the Robinsons pursuant to the Quitclaim Deed attached hereto as Exhibit H, and Highpointe shall quitclaim the Highpointe Property to the City pursuant to the Quitclaim Deed attached hereto as Exhibit I.

6. Monetary Liens. At or prior to Closing, Highpointe shall cause all liens, monetary judgments, mortgages, deeds of trust, deeds to secure debt, security interests and other similar encumbrances affecting the Highpointe Property to be released and discharged, excluding the lien for ad valorem real property taxes levied against the Highpointe Property with respect to the year of Closing and subsequent years that are not due and payable as of the Closing. At or prior to Closing, the City shall cause all liens, monetary judgments, mortgages, deeds of trust, deeds to secure debt, security interests and other similar encumbrances affecting the City Property to be released and discharged, excluding the lien for ad valorem real property taxes levied against the City Property with respect to the year of Closing and subsequent years that are not due and payable as of the Closing.

7. Closing Costs and Prorations. The City shall be solely responsible for all costs and expenses that it incurs to inspect the Highpointe Property, and the Robinsons shall be solely responsible for all costs and expenses that they incur to inspect the City Property. Real property taxes and assessments, if any, levied or assessed against the City Property shall be prorated

between the Robinsons and the City and paid as of the date of the Closing. Real property taxes and assessments levied or assessed against the Highpointe Property shall be prorated between Highpointe and the City and paid as of the date of the Closing. The Robinsons shall be responsible for paying for any title insurance policy obtained by the Robinsons on the City Property and any transfer taxes and recording costs in connection with the conveyance of the City Property to the Robinsons and the City shall be responsible for paying for any title insurance policy obtained by the City on the Highpointe Property and any transfer taxes and recording costs, if any, in connection with the conveyance of the Highpointe Property to the City.

8. Public Utilities and Drainage Easement. FSC agrees to grant to the City the Public Utilities and Drainage Easement described herein. At the Closing, FSC and the City shall execute the Public Utilities and Drainage Easement Agreement attached hereto as Exhibit J.

9. Settlement Agreement. On or before the Closing, the Robinsons, FSC and the City shall execute the Settlement Agreement attached hereto as Exhibit K (the "Settlement Agreement"), to resolve the claims described in the Settlement Agreement. In the event the Robinsons, FSC and the City do not execute the Settlement Agreement on or before the date of the Closing, then this Agreement shall automatically terminate.

10. Notices. All notices, consents and other communications (collectively, "Notices") which may be or are required to be given by the Parties hereunder shall be properly given only if made in writing and sent to the address set forth below by hand delivery, U.S. Certified Mail (Return Receipt Requested), email transmission, or nationally recognized overnight delivery service. Such Notices shall be deemed received, (i) if delivered by hand, on the date of delivery, (ii) if sent by email, on the date of dispatch by the sender, provided, if the recipient does not confirm receipt of the Notice, then a copy of such Notice must also be sent by one of the other means specified in this section within three (3) Business Days thereafter, and (iii) if sent by U.S. Mail or overnight delivery service, on the date the same is deposited with the applicable carrier.:

Robinsons: Jeffrey and Sherri Robinson
_____
_____
Email: _____

FSC: Franklin Street Corporation
_____
_____
Attn: _____
Email: _____

Highpointe: Highpointe Row Partners
_____
_____
Attn: _____
Email: _____

City City of Clarksville

_____

_____

Attn:_____

Email: _____

Any Party may change its address for Notices by giving written notice to the other Parties in accordance with this provision.

11. No Admission of Liability. This Agreement does not, and shall not, constitute an admission by the City, or of any official, employee or agent of the City, of any violation of any federal, state or local law or regulation, or of a violation of any rights, privileges or immunities of the Robinsons, FSC, or of any other person or entity.

12. Successors and Assigns. This Agreement shall be binding upon and inure to the benefit of the successors and assigns of the Parties to this Agreement.

13. No Third Party Beneficiary. This Agreement is made solely and specifically for the benefit of the City, the Robinsons, FSC and Highpointe and their respective successors and assigns, and no other person or entity shall have any rights, interest, claims or benefits under or on account of this Agreement as a third party beneficiary.

14. Amendment. This Agreement may not be amended or otherwise altered except by an agreement in writing signed by all of the Parties listed below.

15. Applicable Law and Venue. This Agreement shall be interpreted, construed and enforced in accordance with, and its construction and performance shall be governed by, the laws of the State of Tennessee without giving effect to the conflict of laws or choice of laws thereof. Exclusive venue for any litigation arising out of or relating to this Agreement shall be in the U. S. District Court for the Middle District of Tennessee or in the state courts located in Montgomery County, Tennessee.

16. Waiver of Jury Trial. Each Party, for itself and its successors and assigns, hereby waives any right to trial by jury in connection with any litigation arising out of this Agreement.

17. Expenses. Each Party shall be responsible for the payment of the attorneys' fees that it incurs in connection with the preparation of this Agreement or the transaction contemplated herein.

18. Counterparts. This Agreement may be executed in one or more counterparts, including facsimile signatures, all of which shall be considered one and the same agreement and shall become effective when one or more counterparts have been signed by each of the Parties hereto.

19. Construction of Agreement. Each of the Parties hereto has agreed to the use of the particular language of this Agreement, and any question regarding the meaning of this Agreement shall not be resolved by any rule providing for construction against the Party who

caused the uncertainty to exist or against the draftsman. If any Party to this Agreement is made up of more than one (1) person or entity, then all of the persons and/or entities comprising such Party shall be jointly and severally liable hereunder. This Agreement constitutes the entire agreement and understanding of the Parties with respect to the subject matter hereof and supersedes all prior agreements, understandings, letters, negotiations and discussions, whether oral or written, of the Parties. The captions and headings contained herein are for convenience and reference only, and they shall not be deemed to define, modify or add to the meaning of any provision of this Agreement.

20. Severance. If any part of this Agreement is found unlawful or unenforceable, the remainder of this Agreement shall not be affected by that finding.

21. Exhibits. The Parties acknowledge that all exhibits referenced in this Agreement are attached hereto and incorporated herein by reference.

22. Business Days. If any date on which performance or notice is due under this Agreement should fall on Saturday, Sunday or any other day declared an official holiday by the City, performance or notice shall not be due until the next business day.

23. City Council Approval. This Agreement shall not be effective as to the City nor executed by the City until the City Council adopts an ordinance approving the Agreement and authorizing the execution thereof.

24. Effective Date. The "Effective Date" of this Agreement shall be the date the Agreement is executed by the last of the Parties.

IN WITNESS WHEREOF, the undersigned Parties have executed this Agreement as of the date set forth below.

THE CITY OF CLARKSVILLE, TENNESSEE

By: _____
Name: _____
Title: _____
Date: _____

ATTEST:

_____
Sylvia Skinner, City Clerk
Date: _____

FRANKLIN STREET CORPORATION

By: _____
Name: _____
Title: _____
Date: _____

JEFFREY ROBINSON

_____
Date: _____

SHERRI ROBINSON

_____
Date: _____

HIGHPOINTE ROW PARTNERS

By: _____
Name: _____
Title: _____
Date: _____

By: _____
Name: _____
Title: _____
Date: _____

EXHIBIT A

Description of the Robinsons Property

Tract 1: 132 Franklin Street, Clarksville, Tennessee: A store building and lot at 132 Franklin Street in the City of Clarksville, beginning at a point on the south side of Franklin Street, about 55 feet west of Second Street, Mrs. Harrison's northwest corner; thence southwardly with Mrs. Harrison's parallel with Second Street about 100 feet to the property formerly owned by Michell brothers; thence westwardly, parallel with Franklin Street about 25 feet to the property now owned by Mrs. L.A. Pennebaker; thence northwardly with Pennebaker about 100 feet to Franklin Street; thence eastwardly with said street about 25 feet to the beginning.

Tract 2: 134 Franklin Street, Clarksville, Tennessee: A store building and lot at 132 Franklin Street in the City of Clarksville, beginning at a point on the south side of Franklin Street, about 55 feet west of Second Street, Mrs. Harrison's northwest corner; thence southwardly with Mrs. Harrison's parallel with Second Street about 100 feet to the property formerly owned by Michell brothers; thence westwardly, parallel with Franklin Street about 25 feet to the property now owned by Mrs. L.A. Pennebaker; thence northwardly with Pennebaker about 100 feet to Franklin Street; thence eastwardly with said street about 25 feet to the beginning.

This description was taken from Official Record Book Volume 726, Page 1377, in the Register's Office for Montgomery County, Tennessee.

Tract 1-Parcel ID: 066G K 01500 000

Tract 2-Parcel ID: 066G K 01600 000

This is the same realty conveyed to Jeffrey K. Robinson and wife, Sherri L. Robinson, by deed of record in Official Record Book Volume 844, Page 2347, in the Register's Office for Montgomery County, Tennessee, as to both tracts.

EXHIBIT B

Description of FSC Property

Being a tract of land situated in the 12th Civil District in Clarksville, Montgomery County, Tennessee, and being more fully described as follows:

BEGINNING at a point in the west right of way of Second Street, said point being South 14 degrees 41 minutes 37 seconds East, 111.50 feet from the intersection of the south right of way of Franklin Street and said west right of way of said Second Street, said point being the northeast comer of said herein tract described;

THENCE with said Second Street, South 14 degrees 41 minutes 37 seconds East, 34.50 feet to a point, said point being the southeast corner of the said Albert Marks property, said point also being the northeast corner of the Mark Olson property, ORBV.816, Page 1355, R.O.M.C.T., said point also being southeast comer of said herein tract described;

THENCE leaving said Second Street and with the north line of said Olson property, South 76 degrees 02 minutes 27 seconds West, 113.76 feet to a point, said point being the southwest corner of said Albert Marks property, said point also being the southeast corner of the D & S Investments property, ORBV. 651, Page 1101, said point also being the southwest corner of said herein tract described;

THENCE leaving said Olson property and with the east line of said D & S Investments property, North 14 degrees 41 minutes 37 seconds West, 34.50 feet to a point, said point being the northwest corner of said herein tract described;

THENCE leaving said D & S Investments property, North 76 degrees 02 minutes 27 seconds East, 113.16 feet to a point of beginning.

Said tract containing 3904 square feet or 0.09 acres more or less.

Said tract being subject to all easements, right of ways, restrictions and conveyances of record.

Being a portion of the property conveyed to Franklin Street Corporation by deeds of record in ORBV 851, Page 2899 and ORBV 854, Page 892, Register's Office for Montgomery County, Tennessee.

This description excludes the property conveyed to the City of Clarksville by deed of record in ORBV 851, Page 2901, Register's Office for Montgomery County, Tennessee.
Parcel ID:

Parcel ID: 066G K 01900 000

EXHIBIT C

Description of Highpointe Property

BEGINNING at an iron pin located in the western right-of-way margin of 1st Street, said iron pin being located at the southeastern corner of the Griffiths property and also being located 20 feet west of the centerline of said 1st Street; thence with the western margin of 1st Street South 01 degrees 37 minutes 38 seconds East 88.23 feet to an iron pin; thence South 48 degrees 15 minutes 17 seconds West 27.66 feet to an iron pin; thence North 81 degrees 08 minutes 47 seconds West 31.33 feet to an iron pin; thence North 63 degrees 39 minutes 08 seconds West 43.64 feet to an iron pin; thence North 53 degrees 22 minutes 35 seconds West 38.24 feet to an iron pin; thence North 02 degrees 48 minutes 58 seconds East 62.92 feet to an iron pin; thence with Griffiths' south line, South 88 degrees 08 minutes 00 seconds East 115.45 feet to an iron pin at the point of beginning according to survey of Ben Robert Weakley, Tennessee Registered Land Surveyor No. 1457 of Weakley Brothers, P.O. BOX 3409, 2121 Old Ashland City Road, Clarksville, Tennessee 37043, dated March 10, 1994

Being the same property conveyed to Highpointe Row Partners by Quitclaim Deed from Jeffrey K. Robinson, of record in ORBV 1412, Page 2667, Register's Office for Montgomery County, Tennessee.

Parcel ID: 066J F 00500 000

EXHIBIT D

Description of City Property

Being a Tract of land situated in the 12th Civil District of Montgomery County, Tennessee, said Tract being in downtown Clarksville and being generally located north of Commerce Street, south of Franklin Street, east of S. 1st Street, and west of, and adjacent to S. 2nd Street, said Tract being more particularly described as follows:

Beginning at a pk nail (new) in the western right-of-way of S. 2nd Street, said pk nail being located 95.00 feet south of the southern right-of-way of Franklin Street, as measured along the western right-of-way of S. 2nd Street, said pk nail also being the southeastern corner of the Deborah S. Evans property, as recorded in O.R.V. 609, Page 303, R.O.M.C.T.;

Thence with the western right-of-way of S. 2nd Street, South 14 degrees 52 minutes 43 seconds East 16.50 feet to a pk nail (new);

Thence leaving the said western right-of-way, and on a new severance line, South 75 degrees 47 minutes 11 seconds West 112.63 feet to a pk nail (new), said pk nail being in the eastern line of the Grumpy's Enterprises, LLC property, as recorded in O.R.V. 1509, Page 756, R.O.M.C.T.;

Thence with the eastern line of the said Grumpy's Enterprises, LLC property, North 14 degrees 55 minutes 18 seconds West 11.50 feet to a pk nail (new), said pk nail being the southwestern corner of the Christine L. Roberts property, as recorded in O.R.V. 1390, Page 1908, R.O.M.C.T.;

Thence with the southern line of the said Roberts property, and the southern lines of the BKHolding, LLC property, as recorded in O.R.V. 1434, Page 831, R.O.M.C.T., and the Jeffrey K. Robinson, ET UX property, as recorded in O.R.V. 844, Page 2347, R.O.M.C.T., North 75 degrees 47 minutes 11 seconds East 87.79 feet to an iron pin (new), said iron pin being the southeastern corner of the said Jeffrey K. Robinson, ET UX property;

Thence with the eastern line of the said Robinson property, North 14 degrees 46 minutes 05 seconds West 5.00 feet to an iron pin (new), said iron pin being the southwestern corner of the said Deborah S. Evans property;

Thence with the southern line of the said Evans property, North 75 degrees 47 minutes 11 seconds East 24.83 feet to the point of beginning.

The above described Tract shall remain a Public Utility & Drainage Easement in its entirety, regardless of ownership.

Said Tract contains 0.033 Acres (1,419.4 sq. ft.) more or less.

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

Property description is based on a physical survey by Billy Ray Suiter, PLS 1837.

All iron pins set are ½" x 18" rebar with plastic cap stamped "SUITER 1837".

Being the same property conveyed by Franklin Street Corporation to the City of Clarksville by deeds of record in ORBV 851, Page 2901 and ORBV 851, Page 2904, in the Register's Office for Montgomery County, Tennessee.

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EXHIBIT E

Copy of Suiter Survey

EXHIBIT F

Description of Public Utilities and Drainage Easement

[Description be inserted upon revision of Suiter Survey]

Being a portion of the property conveyed to Franklin Street Corporation by Warranty Deed recorded in Official Record Volume (ORV) 851, Page (PG) 2899 at the Register's Office of Montgomery County, Tennessee (ROMCT).

EXHIBIT G

Copy of Stormwater Plans

EXHIBIT H

Form of Quitclaim Deed for City Property

EXHIBIT I

Form of Quitclaim Deed for Highpointe Property

EXHIBIT J

Form of Public Utilities and Drainage Easement Agreement

EXHIBIT K

Form of Settlement Agreement

IN THE COURT OF APPEALS FOR THE STATE OF TENNESSEE
MIDDLE SECTION AT NASHVILLE

JEFFERY ROBINSON, SHERRI ROBINSON and FRANKLIN STREET CORPORATION	)	
Plaintiffs/Appellants,	)	
v.	)	No. M2020-01299-COA-R3-CV
CITY OF CLARKSVILLE	)	
Defendant/Appellee	)	

JOINT STIPULATION OF DISMISSAL

Plaintiffs/Appellants, Jeffery Robinson, Sherri Robinson and Franklin Street Corporation and the Defendant/Appellee, City of Clarksville, pursuant to Rule 15 of the Tennessee Rules of Appellate Procedure, hereby stipulate to the dismissal of this appeal with prejudice. The costs of this appeal shall be taxed to the Plaintiffs/Appellants, Jeffery Robinson, Sherri Robinson and Franklin Street Corporation.

Respectfully submitted:

Mark R. Olson ((#11630)
Olson & Olson, PLC
112 S. Second Street, Suite 200
Clarksville, TN 37040
931-648-1517

Attorney for Plaintiffs/Appellants, Jeffery Robinson, Sherri Robinson and Franklin Street Corporation

Lance A. Baker
Jeff T. Goodson
One Public Square
Clarksville, TN 37040

Attorneys for Defendant/Appellee, City of Clarksville

IN THE CIRCUIT COURT FOR
MONTGOMERY COUNTY, TENNESSEE, AT CLARKSVILLE

JEFFERY ROBINSON,	)	
	)	
Plaintiff,	)	
	)	
v.	)	**Case No. CC-20-CV-2247**
	)	
CITY OF CLARKSVILLE, JOSEPH PITTS, officially as Mayor for the City of Clarksville, and LANCE BAKER, officially as City Attorney for the City of Clarksville,	)	**JUDGE HICKS**
	)	
Defendants.	)	

NOTICE OF NONSUIT WITH PREJUDICE

Please be advised that pursuant to Rule 41 of the Tennessee Rules of Civil Procedure and the agreement of all parties, Jeffery Robinson gives notice of his election to take a voluntary nonsuit, with prejudice, for all his claims made against the City of Clarksville, Joseph Pitts, officially as Mayor for the City of Clarksville, and Lance Baker, officially as City Attorney for the City of Clarksville as the lawsuit has been amicably settled.

Respectfully submitted,

Mark R. Olson ((#11630)
Olson & Olson, PLC
112 S. Second Street, Suite 200
Clarksville, TN 37040
931-648-1517

Attorney for Plaintiff

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was served by email on the following:

Lance A. Baker
One Public Square
Clarksville, TN 37040
lance.baker@cityofclarksville.com

Jeff T. Goodson
One Public Square
Clarksville, TN 37040
jeff.goodson@cityofclarksville.com

Attorneys for Defendant, The City of Clarksville, Tennessee

on this the _____ day of _____, 2021.

_____
Mark R. Olson

IN THE UNITED STATES DISTRICT COURT
FOR THE MIDDLE DISTRICT OF TENNESSEE
NASHVILLE DIVISION

FRANKLIN STREET CORPORATION, Plaintiff, v. THE CITY OF CLARKSVILLE, TENNESSEE, Defendant.	Case No. 3:20-cv-00523 Judge Aleta A. Trauger

FRANKLIN STREET CORPORATION'S
RULE 41(A)(1)(A)(I) NOTICE OF DISMISSAL

Pursuant to Federal Rule of Civil Procedure 41(a)(1)(A)(i), Franklin Street Corporation hereby gives notice that it is dismissing this action with prejudice (with costs taxed as paid) due to the parties' settlement of the claims at issue in this matter.

Dated: _____ __, 2021.

Mark R. Olson ((#11630)
Olson & Olson, PLC
112 S. Second Street, Suite 200
Clarksville, TN 37040
931-648-1517

Attorney for Plaintiff, Franklin Street Corporation

CERTIFICATE OF SERVICE

I hereby certify that a true and correct copy of the foregoing was served by email on the following:

Lance A. Baker
One Public Square
Clarksville, TN 37040
lance.baker@cityofclarksville.com

Jeff T. Goodson
One Public Square
Clarksville, TN 37040
jeff.goodson@cityofclarksville.com

Attorneys for Defendant, The City of Clarksville, Tennessee

on this the _____ day of _____, 2021.

_____
Mark R. Olson

Map & Parcel: 66G-K-019.00
Source: Volume (ORV) 851, Page (PG) 2899 ROMCT (Portion)

This Instrument Prepared By:
James L. Murphy III
Bradley Arant Boult Cummings LLP
1600 Division Street, Suite 700
Nashville, Tennessee 37203

GRANT OF PUBLIC UTILITIES AND DRAINAGE EASEMENT

For a good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, FRANKLIN STREET CORPORATION, a Tennessee corporation (the "Grantor"), does hereby grant, transfer and convey to the CITY OF CLARKSVILLE, TENNESSEE, a Tennessee municipal corporation (hereinafter called Grantee), its successors and assigns, a non-exclusive, permanent easement within which to construct, install, operate, maintain, change the size of, inspect, alter, replace and remove, combined sewer utilities, and associated appurtenances, with said easement being more particularly described as follows:

> Being a Public Utility & Drainage Easement situated in the 12th Civil District of Montgomery County, Tennessee, said Easement being in downtown Clarksville and being generally located north of Commerce Street, south of Franklin Street, east of S. 1st Street, and west of, and adjacent to S. 2nd Street, said Easement being more particularly described as follows:
>
> **[Insert Description]**
>
> Being a portion of the property conveyed to Franklin Street Corporation by Warranty Deed recorded in Official Record Volume (ORV) 851, Page (PG) 2899 at the Register's Office of Montgomery County, Tennessee (ROMCT).

Grantor hereby agrees that Grantee, its successors and assigns, 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 it will not destroy, weaken or damage any utility line(s) or associated appurtenances, or interfere with the operation thereof or the flowage of combined sewer 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.

Following any work performed by Grantor in the easement area, Grantor shall promptly remove all debris and shall otherwise restore such area to substantially the same condition as such area existed prior to such work.

Grantee shall not allow any mechanics, materialmen or similar lien to attach to the Grantor Property as a result of the work of Grantee.

TO HAVE AND TO HOLD the above-described 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 for matters of record; and Grantor does further covenant and bind itself, its 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.

[SIGNATURE PAGES BEGIN ON NEXT PAGE]

IN WITNESS WHEREOF, this instrument is executed this _____ day of _____, 2021, at Clarksville, Tennessee.

GRANTOR:

FRANKLIN STREET CORPORATION, a Tennessee corporation

By:_____
Name:_____
Title:_____

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that (s)he executed the within instrument for the purposes therein contained, and who further acknowledged that (s)he is the _____ of Franklin Street Corporation, a Tennessee corporation, and as such _____. (s)he is authorized by the corporation to execute this instrument on behalf of the corporation.

Witness my hand and seal at _____ [City], _____ [State], this _____ day of _____, 2021.

_____
Notary Public

My commission expires: _____

[SIGNATURES CONTINUED ON NEXT PAGE]

GRANTEE:

THE CITY OF CLARKSVILLE,
a Tennessee municipal corporation

By: _____
Mayor Joe Pitts

ATTEST:

_____
Sylvia Skinner, City Clerk

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Joe Pitts, Mayor and Sylvia Skinner, City Clerk, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Mayor and City Clerk, respectively of the maker, City of Clarksville, a Tennessee municipal corporation, and they are authorized by the maker to execute the instrument on behalf of the maker.

WITNESS MY HAND, at office, this the _____ day of _____, 2021.

_____
Notary Public
My Commission Expires: _____

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 _____, 2021.

_____
NOTARY PUBLIC
My Commission Expires:_____

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
City of Clarksville One Public Square Clarksville, TN 37040	066J F 005.00	Same

This instrument prepared by: Bradley Arant Boult Cummings LLP (MCH)
1600 Division Street, Suite 700, Nashville, TN 37203

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **HIGHPOINTE ROW PARTNERS**, a Tennessee general partnership (the "Grantor"), hereby conveys, remises, releases and quitclaims to the **CITY OF CLARKSVILLE**, a Tennessee municipal corporation (the "Grantee"), Grantee's successors and assigns, certain land in Montgomery County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by this reference (the "Property").

Notwithstanding anything to the contrary contained herein, Grantor herby expressly retains an easement as described in Exhibit B, which is attached hereto and incorporated herein by this reference.

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

The actual consideration or value, whichever is greater, for this transfer is EXEMPT.

CITY OF CLARKSVILLE, a Tennessee municipal corporation

By:_____

Name:_____

Title:_____

Subscribed and sworn to before me this _____ day of _____, 2021.

_____
Notary Public

My Commission Expires: _____

WITNESS our hands this _day of _____, 2021.

GRANTOR:

HIGHPOINTE ROW PARTNERS, a Tennessee general partnership

By:_____
Name:_____
Title:_____

By:_____
Name:_____
Title:_____

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon his (her) oath, acknowledged (her)himself to be the partner of Highpointe Row Partners, the within named bargainor, a Tennessee general partnership, and that (s)he, as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by (him)herself as such partner as his(her) free act and deed.

WITNESS my hand and seal at office in _____, Tennessee, on this the _____ day of _____, 2021.

_____
Notary Public

My Commission Expires:

_____

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon his (her) oath, acknowledged (her)himself to be the partner of Highpointe Row Partners, the within named bargainor, a Tennessee general partnership, and that (s)he, as such partner, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the partnership by (him)herself as such partner as his(her) free act and deed.

WITNESS my hand and seal at office in _____, Tennessee, on this the _____ day of _____, 2021.

_____
Notary Public

My Commission Expires:

_____

ACCEPTANCE BY GRANTEE

GRANTEE, the **City of Clarksville, Tennessee**, a Tennessee municipal corporation, hereby accept this Quitclaim Deed for itself, and its successors and assigns, subject to all conditions, reservations, restrictions and terms contained herein, this the _____ day of _____, 2021.

City of Clarksville, a Tennessee municipal corporation

By: _____
Mayor Joe Pitts

Attest:

_____
Sylvia Skinner, City Clerk

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Joe Pitts, Mayor and Sylvia Skinner, City Clerk, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Mayor and City Clerk, respectively of the maker, City of Clarksville, a Tennessee municipal corporation, and they are authorized by the maker to execute the instrument on behalf of the maker.

WITNESS my hand and seal at office in _____, Tennessee, on this the _____ day of _____, 2021.

_____
Notary Public

My Commission Expires:

_____

EXHIBIT A

LEGAL DESCRIPTION

BEGINNING at an iron pin located in the western right-of-way margin of 1st Street, said iron pin being located at the southeastern corner of the Griffiths property and also being located 20 feet west of the centerline of said 1st Street; thence with the western margin of 1st Street South 01 degrees 37 minutes 38 seconds East 88.23 feet to an iron pin; thence South 48 degrees 15 minutes 17 seconds West 27.66 feet to an iron pin; thence North 81 degrees 08 minutes 47 seconds West 31.33 feet to an iron pin; thence North 63 degrees 39 minutes 08 seconds West 43.64 feet to an iron pin; thence North 53 degrees 22 minutes 35 seconds West 38.24 feet to an iron pin; thence North 02 degrees 48 minutes 58 seconds East 62.92 feet to an iron pin; thence with Griffiths' south line, South 88 degrees 08 minutes 00 seconds East 115.45 feet to an iron pin at the point of beginning according to survey of Ben Robert Weakley, Tennessee Registered Land Surveyor No. 1457 of Weakley Brothers, P.O. BOX 3409, 2121 Old Ashland City Road, Clarksville, Tennessee 37043, dated March 10, 1994

Being the same property conveyed to Highpointe Row Partners by Quitclaim Deed from Jeffrey K. Robinson, of record in ORBV 1412, Page 2667, Register's Office for Montgomery County, Tennessee.

Parcel ID: 066J F 00500 000

EXHIBIT B

EASEMENT

1. Concurrently with Grantor's conveyance to Grantee of that certain property described on Exhibit A (the "Conveyed Property"), Grantor expressly retains and reserves for the benefit of that certain real property described in Exhibit B-1 (the "Benefited Property"), a perpetual, non-exclusive ingress, egress and parking easement (the "Easement") over the portion of the Conveyed Property described in Exhibit B-2 (the "Easement Area"). The Easement Area shall be utilized only for purposes of pedestrian and vehicular ingress to and egress from the Benefited Property, and vehicular parking for the Benefited Property. Except in connection with the exercise of Grantor's rights hereunder, Grantor shall not have the right to change or modify the Easement Area.

2. Grantor, at Grantor's sole cost and expense, agrees to keep and maintain the Easement Area in good condition and repair, free of obstructions, including vegetation, brush and trees, necessary for the safe exercise of the rights herein granted. Grantor shall have the right (but not the obligation) to trim, cut and clear away any obstructions, including trees, brush or other vegetation within the Easement Area whenever in Grantor's judgment the same shall be necessary for the convenient and safe exercise of the rights herein granted.

3. Grantee shall not, by act or omission, perform or cause to be performed any act that adversely affects the easements and rights granted herein. Without limiting the generality of the foregoing, except as specifically permitted herein, Grantee shall not erect or construct or permit to be erected or constructed any building or other structure above the surface of the Easement Area.

5. The terms, conditions, covenants, agreements and easement contained herein shall run with the land and are binding on and inure to the benefit of Grantor, Grantee and their respective heirs, successors and assigns. The Easement hereby granted is appurtenant to the Benefited Property and is a burden on the Conveyed Property and the Easement Area.

EXHIBIT B-1

Description of the Benefited Property

TRACT 1: Being a tract of land located in the 12th Civil District in the City of Clarksville, in the County of Montgomery, TN, said tract being more fully described as being located north of Crossland Ave, south of West Washington Street being more fully described as being located west of and adjacent to 1st Street, said tract being a combined tract of the Jeffrey Robinson as recorded in ORV 1250, Page 2153 and the Highpointe Partners property as recorded in ORV 1209, Page 2898 ROMCT, said tract being more particularly described as follows;

Beginning at point in the west right of way of said 1st Street, said point being the southeast corner of the John Griffiths property as recorded in ORV 461, Page 1817 ROMCT, lying South 09 degrees 05 minutes 01 seconds West for a distance of 186.34 feet from the intersection of the centerline of said 1st Street and said West Washington Street, said point being the northeast corner herein described tract;

Thence along the west right of way of said 1st Street, South 03 degrees 16 minutes 38 seconds West for a distance of 86.98 feet to a point;

Thence South 03 degrees 18 minutes 40 seconds West for a distance of 50.21 feet to a point, said point lying in the north property line of the R J Corman railroad property said point being the southeast corner of herein described tract;

Thence along the north property line of said R J Corman property, North 82 degrees 41 minutes 23 seconds West for a distance of 231. 60 feet to a point, said point lying in the east right of way of Grace Alley, said point also being the southwest corner of herein described tract;

Thence leaving said R J Corman property along said east right of way of said Grace Alley, North 03 degrees 31 minutes 07 seconds East for a distance of 128.29 feet to a new iron pin, at an angle in the east line of said Grace Alley;

Thence North 02 degrees 31 minutes 07 seconds East for a distance of 19.07 feet to a point, said point being the southeast corner of a portion of Grace Alley that has been abandon thru a city resolution, as filed as 97-1991-92;

Thence continuing along the south end of Grace Alley, North 45 degrees 14 minutes 08 seconds West for a distance of 10 .13 feet to a point,

Thence on a new severance line, North 02 degrees 31 minutes 09 seconds East for a distance of 27.20 feet to a point;

Thence continuing on a new severance line South 87 degrees 44 minutes 50 seconds East for a distance of 7.50 feet to a point, said point lying in said Griffiths south property line;

Thence along said south property line of said Griffiths property, South 45 degrees 19 minutes 15 seconds East for a distance of 72.79 feet to a point;

Thence continuing along said south property line of said Griffiths property, South 82 degrees 43 minutes 04 seconds East for a distance of 177.05 feet to the point of beginning.

Said tract containing 0.76 acres, (33,071.39 sq. ft.) more or less. Said tract being subject to all easements, right of way, covenants and restrictions of record and not of record.

Tract 1 being the same property conveyed to Highpointe Row Partners, a Tennessee general partnership, by deed of record in ORBV 1209, Page 2898, Register's Office for Montgomery County, Tennessee. The map, group and parcel number assigned to the above described real estate by the Assessor of Property for Montgomery County, Tennessee is 66J-F-11.01.

TRACT 2: Being a tract of land located in the 12th Civil District in the City of Clarksville, in the County of Montgomery, TN, said tract being more full described as being located north of Crossland Ave, south of West Washington Street, said tract being a portion of the Clarksville CBID Management Corp of 1999, a Tennessee Corp as recorded in ORV 1203, Page 526, ROMCT, said tract being more particularly described as follows;

Beginning at an iron pin old (Weakley) in the west right of way of Sullivan (Grace) Alley said point being the northeast corner of herein described tract, lying South 60 degrees 32 minutes 03 seconds West for a distance of 314.4 feet from the intersection of the centerline of 1st Street and said West Washington Street;

Thence along the west right of way of said Sullivan (Grace) Alley, South 03 degrees 11 minutes 57 seconds West for a distance of 190.44 feet to an iron pin old (Weakley), said point also lying in the north property line of the R J Corman Railroad property, said point also being the southeast corner of herein described tract;

Thence along said Railroad north property line, North 84 degrees 53 minutes 46 seconds West for a distance of 45.12 feet to an iron pin old, said point being the southeast corner of the City of Clarksville property as recorded in ORV 462, Page 197 ROMCT, said pin being the southwest corner of herein described tract;

Thence along east property line of said City of Clarksville property, North 02 degrees 59 minutes 12 seconds West, for a distance of 13.79 feet to an iron pin old;

Thence continuing along said east property line, on a curve to the left having a radius of 1662.08 feet, an arc length of 183.48, a delta of 06 degrees 19 minutes 30 seconds, a tangent of 98.14 feet and a chord bearing of North 06 degrees 08 minutes 58 seconds West for a distance of 183.93 feet to an iron pin old (Weakley), said pin being the northwest corner of herein described tract;

Thence along a south property line of said City of Clarksville property, South 82 degrees 30 minutes 46 seconds East for a distance of 76.58 feet to the point of beginning.

Said tract containing 0.25 acres, (11,257.57 sq. ft.) more or less. Said tract being subject to all easements, rights of way, covenants and restrictions of record and not of record. This description is based upon the survey done by DBS & Associates titled – "Boundary Survey of the Clarksville CBID Management Co. Property" dated February 2, 2008.

Tract 2 being the same property conveyed to Jeffrey K. Robinson by deed of record in ORBV 1250, Page 2153, Register's Office of Montgomery County, Tennessee. Also being the same property conveyed to Highpointe Row Partners, a Tennessee general partnership, by deed of even date herewith, of record in ORBV 1314, Page 965, said Register's Office. The map, group and parcel number assigned to the above described real estate by the Assessor of Property for Montgomery County, Tennessee is 66J-F-11.00.

EXHIBIT B-2

Description of the Easement Area

Being an ingress, egress and parking easement across the Highpoint ROW Partners property in the 12 TH Civil District of Montgomery County Tennessee as recorded in Official Record Volume (ORV.) 1314, Pg. 965 ROMCT, said easement is generally located west of and adjacent to Sullivan (Gracey) Alley, north of R.J. Corman Railroad, east of Spring Street and south of Washington Street, said property is more particularly described as follows:

Commencing at an existing iron pin in the south boundary line of the City of Clarksville Tn property as recorded in ORV. 732, Pg. 199 ROMCT, said pin being located at Tennessee State Plane Coordinates of Northing 799857.64', Easting 1568696.16' and South 61°12'12" West 313.37 feet from the centerline intersection of First Street and Washington Street;

Thence leaving said City of Clarksville property and with said east right of way of Sullivan (Gracey) Alley. South 03°11'57" West 24.78 feet to a point, said point being the TRUE POINT OF BEGINNING WITH THIS EASEMENT;

Thence continuing with said east right of way of Sullivan (Gracey) Alley, South 03°11'57" West 72.09 feet to a point;

Thence leaving said Sullivan (Gracey) Alley on eleven (11) new easement lines that run approximately 5.0' parallel with an existing asphalt driveway all to a point as follows;
North 47°31'29" West 8.82 feet;

Thence North 45°04'53" West 7.69 feet;
Thence North 35°32'24" West 8.99 feet;
Thence North 21°12'14" West 9.36 feet;
Thence North 00°11'57" West 7.69 feet;
Thence North 14°56'00" East 8.18 feet;
Thence North 23°37'30" East 7.35 feet;
Thence North 31°31'52" East 8.76 feet;
Thence North 39°39'36" East 9.13 feet;
Thence North 47°46'50" East 9.11 feet;

Thence North 56°03'49" East 2.89 feet to the point of beginning containing 1,074.2 Sq. Ft. or 0.02 acres more or less.

Based on a Survey by DBS & Associates, a TTL Company, dated 2-13-2020, by W. Logan McCraw, RLS#2887.

Subject to any restrictions, conveyances, covenants, easements and right of ways both of and not of record.

ADDRESS NEW OWNER	MAP/PARCEL	SEND TAX BILLS TO:
Jeffrey K. Robinson and Sherri L. Robinson _____ Clarksville, Tennessee 37040	None	Same as New Owner
This instrument prepared by: Bradley Arant Boult Cummings LLP (JLM) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged the **City of Clarksville**, a Tennessee municipal corporation (the "Grantor"), hereby conveys, remises releases and quitclaims unto **Jeffrey K. Robinson and Sherri L. Robinson** (collectively, the "Grantee"), certain land in Montgomery County, Tennessee, being more particularly described on **Exhibit A** attached hereto and incorporated herein by reference (the "Property").

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is unimproved property located on South Second Street, City of Clarksville, Montgomery County, Tennessee.

Notwithstanding anything to the contrary contained herein, Grantor herby expressly retains an easement as described on **Exhibit B**, which is attached hereto and incorporated herein by this reference.

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

I, or we, hereby swear or affirm that to the best of affiants knowledge, information, and belief, the actual consideration for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this ___ day of _____, 2021.

_____
Notary Public
My Commission Expires:_____

WITNESS our hands this ___day of _____, 2021.

GRANTOR:

City of Clarksville, a Tennessee municipal corporation

By: _____
Mayor Joe Pitts

Attest:

_____
Sylvia Skinner, City Clerk

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, Joe Pitts, Mayor and Sylvia Skinner, City Clerk, with whom I am personally acquainted, and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Mayor and City Clerk, respectively of the maker, City of Clarksville, a Tennessee municipal corporation, and they are authorized by the maker to execute the instrument on behalf of the maker.

WITNESS my hand and seal at office in _____, Tennessee, on this the _____ day of _____, 2021.

_____
Notary Public
My Commission Expires:

_____

ACCEPTANCE BY GRANTEE

GRANTEE, Jeffrey Robinson and Sherri Robinson, hereby accept this Quitclaim Deed for themselves, their heirs successors and assigns, subject to all conditions, reservations, restrictions and terms contained herein, this the _____ day of _____, 2021.

_____

Jeffrey K. Robinson

_____

Sherri L. Robinson

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Jeffrey K. Robinson, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office in _____, Tennessee, on this the _____ day of _____, 2021.

_____
Notary Public
My Commission Expires:

_____

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Sherri L. Robinson, the within named bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the foregoing instrument for the purposes therein contained

WITNESS my hand and seal at office in _____, Tennessee, on this the _____ day of _____, 2021.

_____
Notary Public
My Commission Expires:

_____

Exhibit A

Description of the Property

Being a Tract of land situated in the 12th Civil District of Montgomery County, Tennessee, said Tract being in downtown Clarksville and being generally located north of Commerce Street, south of Franklin Street, east of S. 1st Street, and west of, and adjacent to S. 2nd Street, said Tract being more particularly described as follows:

Beginning at a pk nail (new) in the western right-of-way of S. 2nd Street, said pk nail being located 95.00 feet south of the southern right-of-way of Franklin Street, as measured along the western right-of-way of S. 2nd Street, said pk nail also being the southeastern corner of the Deborah S. Evans property, as recorded in O.R.V. 609, Page 303, R.O.M.C.T.;

Thence with the western right-of-way of S. 2nd Street, South 14 degrees 52 minutes 43 seconds East 16.50 feet to a pk nail (new);

Thence leaving the said western right-of-way, and on a new severance line, South 75 degrees 47 minutes 11 seconds West 112.63 feet to a pk nail (new), said pk nail being in the eastern line of the Grumpy's Enterprises, LLC property, as recorded in O.R.V. 1509, Page 756, R.O.M.C.T.;

Thence with the eastern line of the said Grumpy's Enterprises, LLC property, North 14 degrees 55 minutes 18 seconds West 11.50 feet to a pk nail (new), said pk nail being the southwestern corner of the Christine L. Roberts property, as recorded in O.R.V. 1390, Page 1908, R.O.M.C.T.;

Thence with the southern line of the said Roberts property, and the southern lines of the BKHolding, LLC property, as recorded in O.R.V. 1434, Page 831, R.O.M.C.T., and the Jeffrey K. Robinson, ET UX property, as recorded in O.R.V. 844, Page 2347, R.O.M.C.T., North 75 degrees 47 minutes 11 seconds East 87.79 feet to an iron pin (new), said iron pin being the southeastern corner of the said Jeffrey K. Robinson, ET UX property;

Thence with the eastern line of the said Robinson property, North 14 degrees 46 minutes 05 seconds West 5.00 feet to an iron pin (new), said iron pin being the southwestern corner of the said Deborah S. Evans property;

Thence with the southern line of the said Evans property, North 75 degrees 47 minutes 11 seconds East 24.83 feet to the point of beginning.

The above described Tract shall remain a Public Utility & Drainage Easement in its entirety, regardless of ownership.

Said Tract contains 0.033 Acres (1,419.4 sq. ft.) more or less.

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

Property description is based on a physical survey by Billy Ray Suiter, PLS 1837.

All iron pins set are ½" x 18" rebar with plastic cap stamped "SUITER 1837".

Being the same property conveyed by Franklin Street Corporation to the City of Clarksville by deeds of record in ORBV 851, Page 2901 and ORBV 851, Page 2904, in the Register's Office for Montgomery County, Tennessee.

Exhibit B

Easement

1. Concurrently with Grantor's conveyance to Grantee of that certain property described on Exhibit A (the "Conveyed Property"), Grantor expressly retains and reserves for itself and its successors and assigns, a perpetual public utilities and drainage easement for the purpose of installing, operating, inspecting, maintaining, repairing, replacing, or removing public utility facilities beneath, upon, and over the Conveyed Property (the "Easement").

2. Grantee shall not install or construct, or permit to be installed or constructed, any building, structure, utility or other facility, nor shall Grantee drill any well, plant any trees, store materials of any kind, or alter ground level by cut or fill, within the limits of the Conveyed Property, without the prior written consent of the Grantor's.

3. Grantor shall repair and restore any damage to the Conveyed Property resulting from or arising out of the use thereof by Grantor (or any of its agents, employees, contractors, representatives, subtenants or invitees).

4. Grantor shall use and cause its agents, employees, contractors, guests and invitees to use the Easement in a manner that complies with all applicable laws.

5. The Grantee shall not maintain the Conveyed Property in a manner that impairs the ability or capacity of the Grantee to fully utilize the Easement.

6. The Grantee shall permit the owners of the properties described on Exhibit B-1 (the "Adjoining Properties") to maintain in perpetuity any of the existing encroachments located on the Conveyed Property as shown on the Easement Survey attached hereto as Exhibit B-2. The Grantee shall allow any owner of any Adjoining Property to perform all necessary repairs and maintenance of the encroachments as may be reasonably necessary from time to time.

7. The Grantee shall permit the owners of the Adjoining Property, their personal representatives, heirs, successors, successors-in-title, assigns, tenants, and their respective invitees, guests, visitors, licensees, employees, agents, contractors, and customers, to utilize the Conveyed Property for vehicular and pedestrian ingress and egress to the adjacent public right of way.

8. The terms, conditions, covenants, agreements and easements contained herein shall run with the land and are binding on and inure to the benefit of Grantor, Grantee and their respective heirs, successors and assigns.

Exhibit B-1

Description of Adjoining Properties

Tract 1

Beginning at a PK nail located south 64 degrees 35 minutes 40 seconds west 104.28 feet from the centerline intersection of Franklin Street and South Second Street and being in the southern line of a brick sidewalk; said iron pin also being located in the northwestern corner of the Jeffrey K. Robinson Property (Vol. 844, Page 2347, ROMCT); thence along the western boundary line of Robinson, south 11 degrees 07 minutes 49 seconds east 100.00 feet to a PK nail located in the northern boundary line of the Franklin Street Corp. Property (Vol. 854, Page 892, ROMCT); thence along said northern boundary line of Franklin Street Corp. Property, south 79 degrees 01 minute 55 seconds west 18.62 feet to a PK nail; thence leaving the northern boundary line of the Franklin Street Corp. Property and along the eastern boundary line of the Christine I. Roberts Property (Vol. 1390, Page 1908, ROMCT), north 11 degrees 07 minutes 15 seconds west 100.00 feet to a PK nail in the said southern line of the brick sidewalk; thence leaving the Roberts boundary line and along the said southern boundary of the brick sidewalk, north 79 degrees 01 minute 55 seconds east, 18.61 feet to the point of beginning, according to survey of Ben Robert Weakley, TRLS No. 1457 of Weakley Brothers Engineering, P.O. Box 3409, 2121 Old Ashland City Road, Clarksville, TN 37043, dated 3-19-12 with a Job No. of 12-201.

The survey shows that the eastern, western and southern boundary lines are along the walls of a 2 story building with basement.

Being the same property which was conveyed to BKTurner Holding LLC, a Tennessee limited liability company, by deed from Todd Hansrote and wife, Suzette Hansrote of record in Volume 1434, Page 831, of the Register's Office for Montgomery County, Tennessee.

Parcel ID: 066G K 01400 000.

Tract 2

Beginning at a PK Nail in the south margin of Franklin Street, said PK Nail being at the Northwest comer of the Carson Castleman Property and also being South 69 degrees 21 minutes 03 seconds West, 142.32 feet from the centerline intersection of 2nd Street and Franklin Street, thence from said point of beginning south 11 degrees 55 minutes 33 seconds East, 147.48 to a PK Nail; thence South 78 degrees 35 minutes 56 seconds West, 24.07 feet to a PK Nail; thence North 10 degrees 47 minutes 53 seconds West, 147.64 feet to a PK Nail in the south margin of Franklin Street; thence with the south margin of Franklin Street, North 79 degrees 01 minutes 55 seconds East, 21.16 feet to the point of beginning, containing 3,336.9 square feet, more or less, according to a survey of J. Vernon Weakley, TRLS#l596, of Weakley Brother's Surveying, dated 7/31/03 and being further designated as Job No. 03-336B.

This property is subject to Special Assessment of record in ORBV 654, Page 890, in the Register's Office for Montgomery County, Tennessee.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

Being the same property conveyed to Grumpy's Enterprises LLC by Quitclaim Deed from Grumpy's Bail Bonding, LLC, of record in ORBV 1509, Page 756, in the Register's Office for Montgomery County, Tennessee.

This property is further identified as tax parcel #66G-K-11 in the Montgomery County Tax Assessor's Office.

Tract 3

Reality at the southwest comer of Franklin and Second Streets, bounded on the north by Franklin Street, on the east by second street, on the south by an alley, and on the west by Stone (formerly the M. L. Cross Co.), fronting on Franklin Street 24 feet 10 inches and running back 95 feet to said alley.

This being the same realty conveyed to Deborah S. Evans by deed from Charles W. Smith, of record in Volume 609, Page 303, Register's Office for Montgomery County, Tennessee and by Quitclaim Deed from James Larry Cohoon. of record in Volume 1719, Page 1029, Register's Office for Montgomery County, Tennessee.

Parcel ID: 066G K 01700 000.

Tract 4

Fronting 22-1/4 feet on the south side of Franklin Street, and running back to an alley, bounded north by Franklin Street, south by said alley, east by the property of Mrs. Cornelia Turnley, now occupied by Pennebaker, on the west by the property of Mrs. Clara Burney, now occupied by I. P. Gerhart Store.
INCLUDED in the above-described property BUT EXPRESSLY EXCLUDED HEREFROM is the following described real estate to wit:

But off of the same there was sold a strip fronting 8 inches on Franklin Street and back the full length of the above lot along the western edge thereof, fully set out in a deed executed by L. Gauchat dated August 26, 1878 and of record in Deed Book 18, Page 325, to which reference is here made, and the said strip of ground was conveyed to Kincannon Wood & Company by the said last mentioned deed and is not herein conveyed.

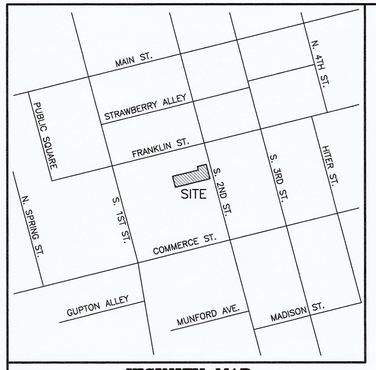
This being the same real estate conveyed to Christine L. Roberts by Cash Warranty Deed from Carson Castleman of record in ORBV 1390, Page 1908, in the Register's Office for Montgomery County, Tennessee. The map, group and parcel number assigned to the above described real estate by the Assessor of Property for Montgomery County, Tennessee is 66G-K-13.

Exhibit B-2

Copy of Easement Survey

EASEMENT SURVEY FOR THE CITY OF CLARKSVILLE GAS AND WATER DEPARTMENT

O.R.V. 851, PAGE 2901, R.O.M.C.T.
O.R.V. 851, PAGE 2904, R.O.M.C.T.
TWELFTH CIVIL DISTRICT
MONTGOMERY COUNTY, TENNESSEE
DATE: FEBRUARY 10, 2020
SCALE: 1" = 10'



VICINITY MAP

NORTH AS PER TENNESSEE STATE PLANE COORDINATE SYSTEM (NAD 83)



BOUNDARY LINE DATA		
LINE	BEARING	DISTANCE
L1	S 14°52'43" E	16.50'
L2	S 75°47'11" W	112.63'
L3	N 14°55'18" W	11.50'
L4	N 75°47'11" E	87.79'
L5	N 14°46'05" W	5.00'
L6	N 75°47'11" E	24.83'
L7	S 14°52'43" E	5.00'
L8	N 14°55'18" E	5.00'

LEGEND:
IP(O) = IRON PIN OLD
IP(N) = 1/2" IRON PIN NEW SET CAP NO. 1837
R.O.W. = RIGHT OF WAY
UGE = UNDERGROUND ELECTRIC
UGT = UNDERGROUND TELEPHONE
WV = WATER VALVE
C.O. = SEWER CLEANOUT
GAS LINE: —— GAS ——
UNDERGROUND ELECTRIC: —— UGE ——
UNDERGROUND TELEPHONE: —— UGT ——
CENTERLINE: — — —
BOUNDARY LINE: ———
RIGHT-OF-WAY LINE: — — —
FENCE: -o-o-o-o-o-o-o-o-o-o-

I hereby certify to the hereon named parties that this is a Category 1 survey and that the closure of the unadjusted traverse is greater than 1:10,000. That I am not liable for anything that is changed, that these lines are based upon the latest recorded plat 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.

Said property subject to all easements, right-of-ways, conveyances of record, and restrictions.

NOTE: This survey is subject to change contingent upon receipt of a current abstract or title policy covering the property shown hereon.

THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. UNDERGROUND UTILITIES SHOWN, WERE TAKEN FROM VISIBLE FEATURES AT THE SITE, PUBLIC RECORDS, AND/OR MAPS PREPARED BY OTHERS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FUTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED; THEREFORE, RELIANCE UPON THE LOCATION OF UTILITIES SHOWN SHOULD BE DONE WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY.

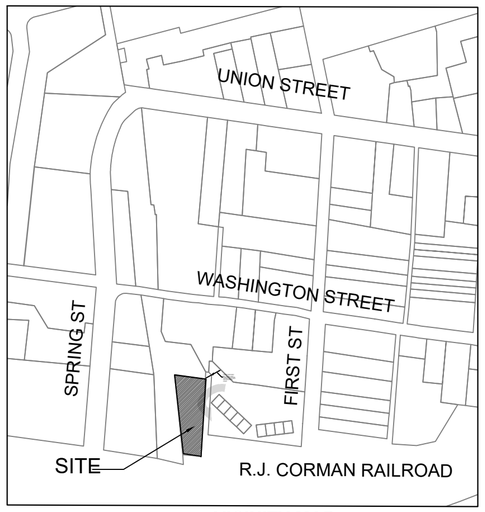
GRAPHIC SCALE: 1" = 10 FEET
10 0 10 20 30



Suiter Surveying & Land Planning
CIVIL ENGINEERING & LAND SURVEYING
P.O. Box 30271
1805A Alpine Drive
Clarksville, TN. 37040
ph. & (931) 920-1750
Fax # (931) 920-8490

BOUNDARY SURVEY

OF THE HIGHPOINT ROW PARTNERS PROPERTY
TAX MAP 066J, GROUP F, PARCEL 005.00
AS RECORDED IN DEED BOOK 1314 PAGE 965
REGISTER'S OFFICE OF MONTGOMERY COUNTY, TENNESSEE
S. 1ST STREET, CLARKSVILLE,TN 37040
12TH DISTRICT OF MONTGOMERY COUNTY, TENNESSEE
TOTAL AREA = 11,252Sq. Ft. **OR 0.26 ACRES, MORE OR LESS**
ZONE: CBD DATE: 5-30-18 REVISED 2-13-20



VICINITY MAP
(NOT TO SCALE)

SITE LEGEND

BOUNDARY LINE
ADJOINING BOUNDARY LINE
SA SA SANITARY SEWER
SAS GIS SANITARY SEWER (PER GIS)

BUILDING ALLEY ABANDONMENT ASPHALT

MONUMENT FOUND (½" REBAR, UNLESS NOTED OTHERWISE)
MONUMENT SET (1/2" REBAR CAPPED "DBS & ASSOC.")

SA= SANITARY SEWER
ROMCT= REGISTER OF DEEDS MONTGOMERY COUNTY, TENNESSEE
GIS= GEOGRAPHICAL INFORMATION SYSTEM
PVC= POLY VINYL CHLORIDE PIPE
PRV.=OFFICIAL RECORD VOLUME
PG=PAGE
RLS=REGISTERED LAND SURVEYOR

CITY OF CLARKSVILLE
PROPERTY
ORV.732, PG. 199 ROMCT

SURVEYOR'S NOTES

A TITLE COMMITMENT/ SEARCH WAS NOT FURNISHED AT TIME OF SURVEY, THEREFORE THIS SURVEY IS SUBJECT TO AN ACCURATE TITLE COMMITMENT/ SEARCH.

BEARINGS AND DISTANCES TAKE PRECEDENCE OVER SCALE

SETBACKS ARE AS PER PLAT, PROPERTY IS ZONED AS "CBD". SURVEY DOES NOT ADDRESS CONTEXTUAL SETBACKS.

PROPERTY IS SUBJECT TO COVENANTS, EASEMENTS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD AND NOT OF RECORD.

THE SURVEYOR'S LIABILITY FOR THIS DOCUMENT SHALL BE LIMITED TO THE ORIGINAL PURCHASER, AND DOES NOT EXTEND TO ANY UNNAMED PERSONS OR ENTITIES WITHOUT AN EXPRESS RE-CERTIFICATION BY THE SURVEYOR WHOSE NAME APPEARS HEREON.

THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NON-EXISTENCE OF WETLANDS AREAS.

THE PROPERTY IS NOT SUBJECT TO A BLUE LINE STREAM AS SHOWN ON SURVEY. BASED ON U.S.G.S. ONLINE MAPPING.

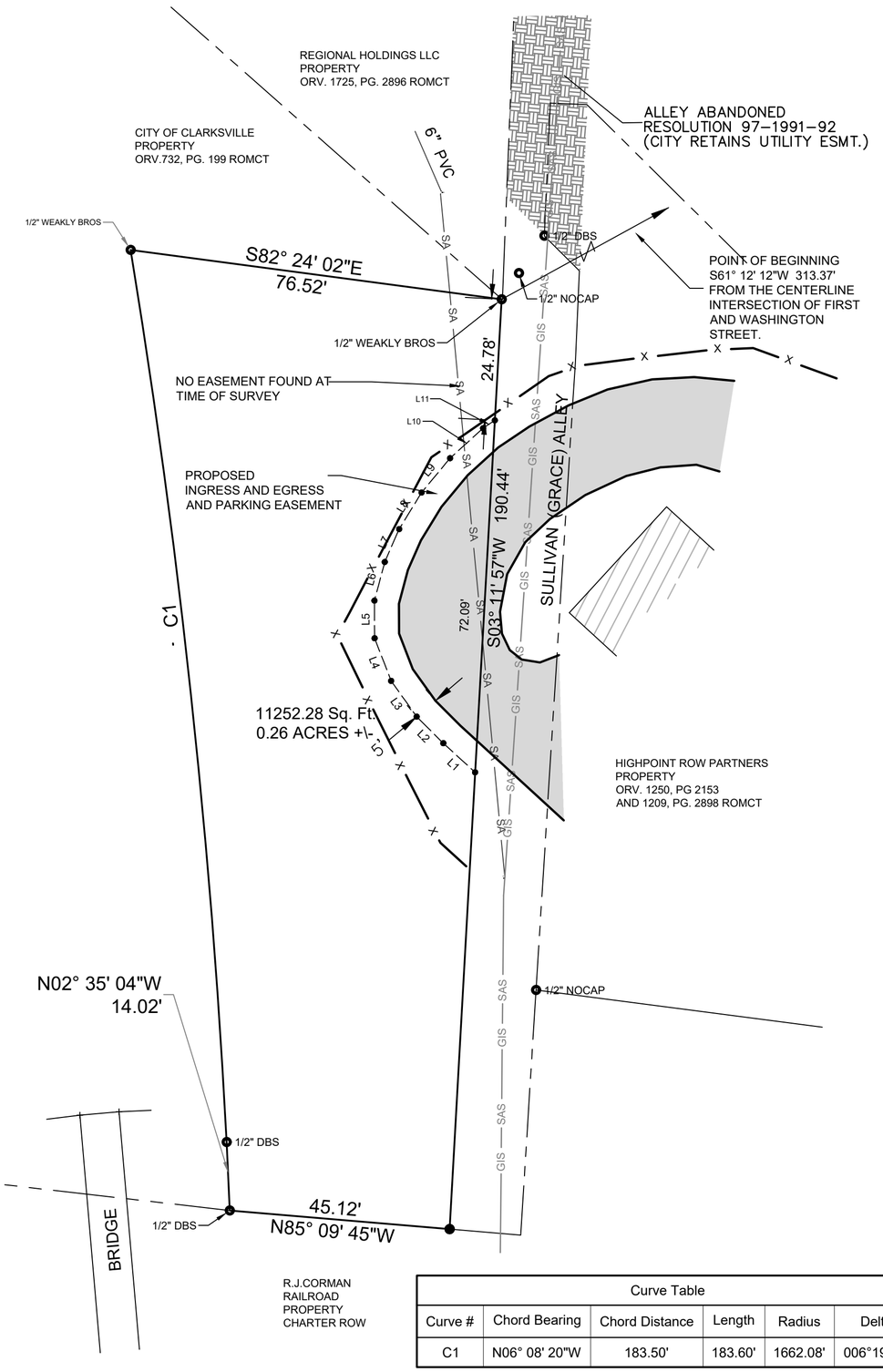
RAILROAD RIGHT OF WAY BASED ON A RIGHT OF WAY AND TRACK MAP FOR THE LOUISVILLE AND NASHVILLE RAILROAD COMPANY SHEET 8 (V-25) LAST REVISION DATE 3-15-43.

PROPERTY IS LOCATED IN THE TRANSITION ZONE OF THE AIRPORT OVERLAY DISTRICT AS DESCRIBED IN CHAPTER 9 OF THE CITY OF CLARKSVILLE TENNESSEE ZONING ORDINANCE. WITH A HEIGHT RESTRICTION AS FOLLOWS:
EXCEPT AND OTHERWISE PROVIDED IN THE SECTION, NO STRUCTURE OR TREE SHALL BE ERECTED, ALTERED, OR ALLOW TO GROW, OR MAINTAINED IN ANY SURFACE CREATED BY THIS SECTION IN EXCESS OF THE HEIGHT LIMITATIONS ESTABLISHED BY THIS SECTION.
HEIGHT LIMITATION FOR TRANSITION SURFACE IS AS FOLLOWS:
1' IN HEIGHT FOR EACH 7' IN HORIZONTAL DISTANCE FROM THE SIDES OF THE PRIMARY SURFACE AND FROM THE SIDES OF THE APPROACH SURFACES.. TRANSITION SURFACES FOR THOSE PORTIONS OF THE PRECISION APPROACH SURFACE WHICH PROJECT THOUGH AND BEYOND THE LIMITS OF THE CONICAL SURFACE, EXTEND FOR A DISTANCE OF 5000' MEASURED HORIZONTALLY FROM THE EDGE OF THE APPROACH SURFACE AND RIGHT ANGLES TO THE RUN WAY CENTERLINE.

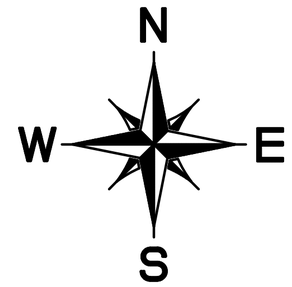
THIS SURVEY IS A REVISION OF A BOUNDARY SURVEY DONE ON 6-8-2018.
REASON FOR REVISION
TO ADD INGRESS AND EGRESS
AND PARKING EASEMENT

DISCLAIMER

THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES. ABOVE GRADE AND UNDERGROUND UTILITIES SHOWN WERE TAKEN FROM VISIBLE APPURTENANCES AT THE SITE, PUBLIC RECORDS AND/OR MAPS PREPARED BY OTHERS. THEREFORE, RELIANCE UPON THE TYPE, SIZE, AND LOCATION OF UTILITIES SHOWN SHOULD BE DONE SO WITH THIS CIRCUMSTANCE CONSIDERED. DETAILED VERIFICATION OF EXISTENCE, LOCATION, AND DEPTH SHOULD ALSO BE MADE PRIOR TO ANY DECISION RELATIVE THERETO IS MADE. AVAILABILITY AND COST OF SERVICE SHOULD BE CONFIRMED WITH THE APPROPRIATE UTILITY COMPANY. IN TENNESSEE, IT IS A REQUIREMENT, PER "THE UNDERGROUND UTILITY DAMAGE PREVENTION ACT," THAT WHO ENGAGES IN EXCAVATION MUST NOTIFY ALL KNOWN UNDERGROUND UTILITY OWNERS. NO LESS THAN (3) THREE OR NO MORE THAN (10) TEN WORKING DAYS PRIOR TO THE DATE OF THEIR INTENT TO EXCAVATE AND ALSO TO AVOID ANY POSSIBLE HAZARD OR CONFLICT, TENNESSEE ONE CALL 1-800-351-1111.



Curve Table					
Curve #	Chord Bearing	Chord Distance	Length	Radius	Delta
C1	N06° 08' 20"W	183.50'	183.60'	1662.08'	006°19'44"



NORTH BASED ON
TENNESSEE STATE PLANE COORDINATES
N.A.D. 83
GRID NORTH
VERTICAL DATUM: N.A.V.D. 88

GRAPHIC SCALE 1"=20'

0 20 40 60

Line Table		
Line #	Direction	Length
L1	N47°31'29"W	8.82'
L2	N45°04'53"W	7.69'
L3	N35°32'24"W	8.99'
L4	N21°12'14"W	9.36'
L5	N00°11'57"W	7.69'
L6	N14°56'00"E	8.18'
L7	N23°37'30"E	7.35'
L8	N31°31'52"E	8.76'
L9	N39°39'36"E	9.13'
L10	N47°46'50"E	9.11'
L11	N56°03'49"E	2.89'

The perimeter shown here is per a Survey made on the ground, there are no encroachments other than those shown, and the survey is correct to the best of my knowledge, belief and professional opinion.

This tract does not lay within a Special Flood Hazard Area of the Federal Emergency Management Agency according to the Flood Insurance Rate Map (47125 C 0238 D Zone X) of the City of Clarksville, Montgomery County, Tennessee, Dated: March 18, 2008, unless otherwise noted on survey.

I hereby certify that this is a Category-I survey, and that the Closure of the Unadjusted Traverse is better than 1:10,000. This survey was done in compliance with current Tennessee minimum standards of practice.

Bearing and distance shown take precedence over scale.



2-13-2020

W LOGAN MCCRAW TN RLS # 2887
DBS & ASSOCIATES ENGINEERING

330 North 2nd Street
P.O. Box 949
Clarksville, TN 37041-0949
P: (931) 647-6959 • F: (931) 647-7135
visit us online: www.dbsengr.com
DBS & Associates Engineering
A TTL COMPANY
Engineers • Surveyors • Planners

BOUNDARY SURVEY
OF THE HIGHPOINT ROW PARTNERS PROPERTY
TAX MAP 066J, GROUP F, PARCEL 005.00
S. 1ST STREET, CLARKSVILLE,TN 37040
12TH DISTRICT OF MONTGOMERY COUNTY, TENNESSEE
TOTAL AREA = 11,252.28 Sq. Ft. OR 0.26 ACRES, MORE OR LESS
ZONE: CBD DATE: 5-30-18 REVISED 2-13-20

REVISIONS

FIELD CREW: JJ/ JAM
DRAWN BY: MW
CHECKED BY: WLM

SHEET
1 OF 1

S:\HIGHPOINT ROW PARTNERS REV. (PAT CHESNEY)\SURVEY INFO\HIGH POINT ROW PARTNERS S.FIRST STREET.DWG
PLOTTED: 2/14/2020 11:36 AM

DEMOLITION NOTES:

1. CONTRACTOR SHALL PROVIDE NECESSARY SIGNAGE, BARRICADES OR OTHER DEVICES FOR THE PROTECTION OF THE PUBLIC, CONSTRUCTION WORKERS AND TRAFFIC CONTROL.
2. ALL DISTURBED AREAS SHALL BE COMPLETELY RESTORED TO EQUAL OR BETTER CONDITION PRIOR TO COMPLETION OF CONSTRUCTION.
3. ALL MUD, DIRT AND DEBRIS TRACKED INTO THE EXISTING ROADWAY AND/OR PARKING AREA FROM THE SITE SHALL BE PROMPTLY REMOVED BY THE CONTRACTOR.
4. NO ATTEMPT IS MADE TO STIPULATE EVERY REQUIRED ITEM OF DEMOLITION ON THE DRAWINGS. CONTRACTOR SHALL VISIT AND STUDY THE PHYSICAL CONDITION OF THE SITE, REVIEW THE DRAWINGS AND REACH THEIR OWN CONCLUSIONS ON WORK NECESSARY TO ACCOMPLISH INTENDED WORK AS INDICATED ON THE DRAWINGS.
5. CONTRACTORS MANNER AND METHOD OF INGRESS/EGRESS WITH RESPECT TO THE PROJECT AREA SHALL IN NO WAY PROHIBIT NORMAL PEDESTRIAN OR VEHICULAR TRAFFIC IN THE VICINITY OF THE PROJECT SITE.
6. NO DEBRIS SHALL BE LEFT ON THE PROJECT SITE. LEGAL DISPOSAL AREAS FOR SUCH SHALL BE LOCATED OFF-SITE AND SECURED BY THE CONTRACTOR.
7. LOCAL REGULATIONS REGARDING HAULING AND DISPOSAL SHALL APPLY. CONTRACTOR SHALL TAKE MEASURES TO PREVENT SPILLAGE ONTO EXISTING PARKING AREAS OR LOCAL STREETS AND BE RESPONSIBLE FOR CLEAN UP IF SPILLAGE OCCURS, AS A RESULT OF THE TRUCKING OPERATIONS.
8. CONTRACTOR SHALL BE LIABLE FOR DAMAGE TO EXISTING ROADWAY, PARKING AREA AND STRUCTURES CAUSED BY DEMOLITION AND HAULING OPERATIONS.
9. ALL BURNING OF TREES, BRUSH AND DEBRIS SHALL BE DONE IN CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL GUIDELINES.

GENERAL SITE INFORMATION:

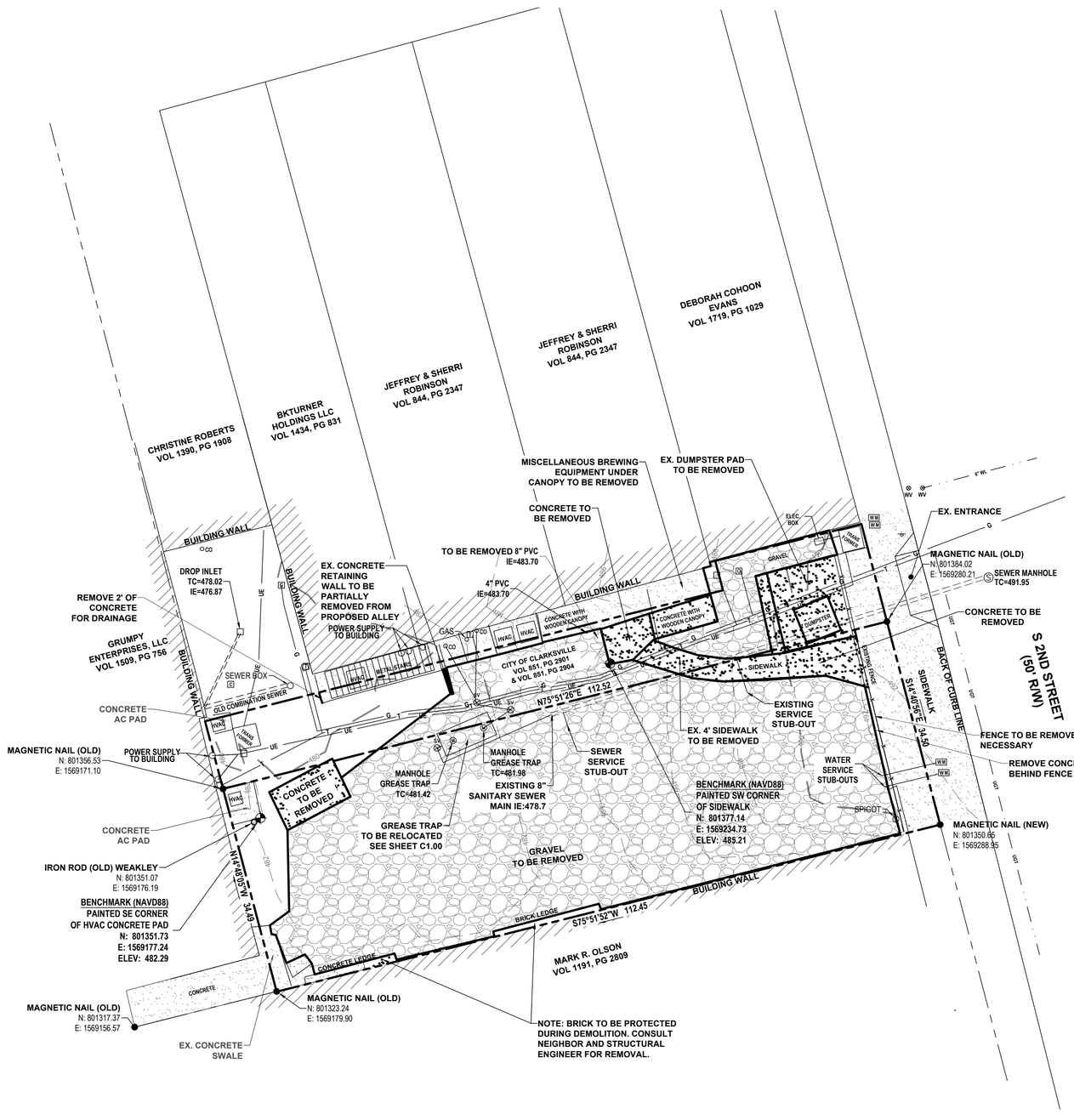
OWNER/DEVELOPER: FRANKLIN STREET CORP
132 FRANKLIN STREET
CLARKSVILLE, TN 37040

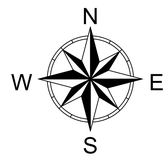
CITY OF CLARKSVILLE

CURRENT ZONING: CBD
CIVIL DISTRICT: 12th
DEED REF. #O.R.V. 854, PG. 892
TAX MAP NO. 066G 'K' PARCEL NO. 19.00

SITE LEGEND

- PROPERTY LINE
- BOUNDARY LINE
- TREE LINE
- ROADWAY CENTERLINE
- GAS MAIN & SERVICE LINE
- UNDERGROUND ELECTRIC
- WATER MAIN & SERVICE LINE
- SANITARY SEWER MAIN & SERVICE
- STORM SEWER LINE
- FENCELINE
- UNDERGROUND TELEPHONE
- PROPOSED WATER MAIN (SIZE TBD)
- EXISTING MAGNETIC NAIL
- EXISTING IRON PIN
- CLEANOUT
- UTILITY POLE
- POWER POLE
- SANITARY SEWER MANHOLE
- STORM SEWER INLET
- REFERENCE POINT (CONTROL)
- BENCHMARK
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- ELECTRICAL TRANSFORMER
- TELEPHONE BOX
- EXISTING BUILDING
- EXISTING GRAVEL
- EXISTING CONCRETE
- PROPOSED HEAVY DUTY CONCRETE





0 10 20 Feet

GRAPHIC SCALE
1" =10 '

GENERAL NOTES:
1. All utility locations based on location of utilities by local utility authorities and visible field location by others. There is no guarantee that no other utilities either public or private are not displayed on this survey.
2. All site lighting shall be directed inward with shielded hoods. No light shall spill on adjacent property.
3. Elements shown per an Asbuilt/Boundary Survey of the City of Clarksville, conducted by Suiter Surveying, furnished by Clarksville Gas & Water, and dated: 04-04-2016.

EDWARD C. BURCHETT — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — COMMERCE — 111 — STATE OF TENNESSEE — 5/11/20

REVISIONS

DATE	COMMENTS

FOR PERMITTING ONLY

S. SECOND ST. SEWER CAPACITY STUDY

EXISTING CONDITIONS & DEMOLITION PLAN

S. 2ND ST., CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE
May 11, 2020

McKAY-BURCHETT & COMPANY ENGINEERS
1545 Madison Street
Clarksville, TN 37040
Ph # 931-245-3095

DRAWN BY: D. HAWKINS
CHECKED BY: C. BURCHETT

FILE: S:\Projects\2020\0032-2018 2nd St. Sewer Capacity Study\JBREW10USE.dwg

SHEET: C 0.10

GENERAL SITE NOTES:

1. THE LOCATION OF EXISTING PIPING AND UNDERGROUND UTILITIES, SUCH AS GAS MAINS, WATER MAINS, ELECTRIC DUCT LINES, ETC., AS SHOWN ON THE PLANS HAVE BEEN DETERMINED FROM THE BEST AVAILABLE INFORMATION, BY ACTUAL OR FURNISHED SURVEYS, AND TAKEN FROM THE RECORDS OF THE PARENT UTILITY COMPANIES DRAWINGS OF THE EXISTING FACILITIES. HOWEVER, THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE POSSIBILITY THAT, DURING CONSTRUCTION, UTILITIES OTHER THAN THOSE SHOWN MAY BE ENCOUNTERED OR THAT ACTUAL LOCATION OF THOSE SHOWN MAY BE DIFFERENT FROM THE LOCATIONS DESIGNATED ON THE PLANS.
   TENNESSEE ONE CALL CENTER: 1-800-351-1111
2. IN THE EVENT OF A CONFLICT BETWEEN THE PLANS, SPECIFICATIONS, STANDARD NOTES, OR THE REQUIREMENTS OF OFFICIALS OF INVOLVED GOVERNMENT BODIES, PLEASE CONTACT ENGINEER OF RECORD.
3. THE CONTRACTOR SHALL MAKE A PHYSICAL INSPECTION OF THE SITE BEFORE SUBMITTING A PROPOSAL FOR THE PROJECT. IT IS ASSUMED THAT THE CONTRACTOR HAS EXAMINED THE PLANS, SPECIFICATIONS AND THE SITE PRIOR TO SUBMITTING A PROPOSAL. ANY ITEMS THAT WOULD BE REASONABLY REQUIRED FOR CONSTRUCTION, WHETHER OR NOT SPECIFICALLY DENOTED IN THE PLANS SHALL BE PROVIDED BY THE CONTRACTOR.
4. WHEN THE WORK AREA IS AN AREA OF DIRECT PUBLIC ACCESS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ERECTING BARRICADES AND CONSTRUCTION WARNING SIGNS IN ACCORDANCE WITH THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES.
5. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE INSPECTORS OF ALL CONCERNED GOVERNMENT AGENCIES DURING ALL PHASES OF CONSTRUCTION.
6. BEARINGS AND/OR DISTANCES SHOWN ON THE PLANS SHALL TAKE PRECIDENCE OVER SCALE. SHOULD A CONFLICT EXIST, NOTIFY THE ENGINEER IMMEDIATELY.
7. ANY TEMPORARY CONSTRUCTION DURING THIS PROJECT SHALL BE MADE IN SUCH A MANNER AS TO ADEQUATELY DRAIN AND BE MAINTAINED FOR THE LIFE OF THE TEMPORARY CONSTRUCTION, THE TERM OF THE PROJECT, OR A PERIOD OF ONE YEAR. TEMPORARY TURN AROUNDS SHALL BE CONSTRUCTED IN SUCH A MANNER AS TO ADEQUATELY DRAIN AND HAVE A SMOOTH TRANSITION FROM FINISHED PAVEMENT ELEVATIONS TO FINISHED STONE ELEVATIONS.
8. ANY EXISTING OR PROPOSED VALVES, FIRE HYDRANTS, METER VAULTS, MANHOLES, SPRINKLER HEADS, ELECTRIC METERS/VAULTS, PULL BOXES, TRANSFORMERS (THIS SHALL INCLUDE ANY PADS GRATES, LIDS SIGNS, POSTS OR ANY OTHER ITEMS ASSOCIATED WITH SUCH APPURTENANCES), TELEPHONE PEDESTALS, CABLE BOXES, FIBER OPTIC VAULTS(BOXES), REMOTE FIRE DEPARTMENT CONNECTIONS, CLEANOUTS, SPIGOTS, LIGHT POLES, FLOOD LIGHTS, AREA DRAINS, CATCH BASINS OR OTHER SUCH APPURTENANCES LOCATED WITHIN THE CONSTRUCTION SITE WHICH ARE NOT SPECIFIED TO BE REMOVED SHALL BE ADJUSTED TO MATCH FINISHED GRADES.
9. ANY ALTERCATION TO THIS PLAN SHALL BE APPROVED BY THE ENGINEER & APPROPRIATE GOVERNING AGENCIES PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY. FAILURE TO DO SO COULD RESULT IN A DELAY OR NON-ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.
10. ALL SITE LIGHTING SHALL BE DIRECTED INWARD ONTO SITE, TO INCLUDE SHIELDED HOODS. NO SITE LIGHTING SHALL SPILL ONTO ADJACENT PROPERTIES.
11. SIGNAGE, STRIPING AND PAVEMENT OUTSIDE OF DEVELOPMENT ENTRANCE SHALL CONFORM WITH CITY OF CLARKSVILLE OR TENNESSEE DEPARTMENT OF TRANSPORTATION REQUIREMENTS AS REQUIRED.
12. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS NOTED OTHERWISE.
13. SEE ARCHITECTURAL DRAWINGS FOR EXACT BUILDING DIMENSIONS.
14. CONCRETE WALKS & PADS SHALL HAVE A BROOM FINISH. ALL CONCRETE SHALL BE 3000 PSI UNLESS OTHERWISE NOTED. CURB RAMPS & SIDEWALK SLOPES SHALL BE CONSTRUCTED IN ACCORDANCE WITH ALL CURRENT LOCAL REQUIREMENTS. IF APPLICABLE, THE CONTRACTOR SHALL REQUEST INSPECTION OF SIDEWALK AND RAMP FORMS PRIOR TO PLACEMENT OF CONCRETE.
15. CONTRACTION JOINTS SHALL BE CONSTRUCTED TO A DEPTH OF AT LEAST 1/4 THE CONCRETE THICKNESS, & SHALL DIVIDE CONCRETE ROUGHLY INTO SQUARES WITH MAXIMUM 10' SEGMENTS.
16. ALL SIDEWALKS, CURB RAMPS AND HANDICAP PARKING SPACES SHALL MEET ALL ADA AND FAIR HOUSING ACT REQUIREMENTS.

GENERAL UTILITY NOTES:

1. ALL WATER AND SANITARY SEWER CONSTRUCTION IS TO BE MADE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE CLARKSVILLE GAS AND WATER DEPARTMENT OR THE APPROPRIATE UTILITY DISTRICT. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE CITY ENGINEER'S OFFICE OR THE APPROPRIATE UTILITY DISTRICT.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO COORDINATE WITH THE CLARKSVILLE DEPARTMENT OF ELECTRICITY (CDE) OR CUMBERLAND ELECTRIC MEMBERSHIP COOPERATIVE (CEMC) AND BELL SOUTH DURING CONSTRUCTION.
3. CONTRACTOR SHALL PROVIDE SHEETING, SHORING AND BRACING AS NECESSARY TO PROTECT WORKMEN AND EXISTING UTILITIES DURING ALL PHASES OF CONSTRUCTION. THE CONTRACTOR SHALL PROVIDE A TRENCH SAFETY SYSTEM TO MEET ALL APPROPRIATE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION REGULATIONS.
4. MEGALUG MECHANICAL RESTRAINTS, OR EQUAL SHALL BE USED ON ALL FITTINGS AND VALVES.
5. ANY VALVES, MANHOLES, SPRINKLER HEADS OR OTHER SUCH APPURTENANCES LOCATED WITHIN THE CONSTRUCTION SITE SHALL BE ADJUSTED TO MATCH FINISHED GRADES.
6. BEDDING MATERIAL FOR PVC SEWER PIPE SHALL CONSIST OF A 6-INCH ENVELOPE OF AASHTO M43 #67 CRUSHED STONE ON ALL SIDES OF THE PIPE. PIPE BEDDING SHALL BE THOROUGHLY AND COMPLETELY TAMPED BEFORE BACKFILLING.
7. SHOULD SOLID ROCK BE ENCOUNTERED IN A SEWER TRENCH, IT SHALL BE REMOVED TO A DEPTH OF AT LEAST SIX (6) INCHES BELOW THE FINISHED PIPELINE.
8. IN GENERAL, CRUSHED STONE BEDDING SHALL NOT BE REQUIRED FOR WATER LINE INSTALLATIONS. HOWEVER, WHERE UNSUITABLE MATERIAL OR SOLID ROCK IS ENCOUNTERED, BEDDING SHALL CONSIST OF A 6-INCH ENVELOPE OF AASHTO M43 #67 CRUSHED STONE ON ALL SIDES OF THE PIPE.
9. GENERALLY, TRENCHES SHALL BE BACKFILLED DAILY AS CONSTRUCTION PROCEEDS. IN NO CASE SHALL A TRENCH BE LEFT OPEN FOR MORE THAN SEVEN (7) DAYS.A. BACKFILL UNDER PAVEMENT: THE CONTRACTOR SHALL PLACE AND COMPACT AASHTO M43 #67. IN LIFTS NOT EXCEEDING 6 INCHES FROM THE TOP OF THE BEDDING ENVELOPE TO THE BASE OF THE PAVEMENT.
   B. BACKFILL IN UNIMPROVED AREAS:
   THE CONTRACTOR SHALL PLACE AND COMPACT MATERIAL CONSISTENT WITH EITHER FINE, LOOSE EARTH OR GRANULAR MATERIAL THAT IS FREE FROM CLODS, VEGETABLE MATTER, DEBRIS, STONE, AND/OR OTHER OBJECTIONABLE MATERIALS IN 12 INCH LIFTS COMPACTED TO 95% STANDARD PROCTOR (ASTM D698).
10. BEDDING MATERIAL FOR RIGID SEWER PIPE (RCP, DUCTILE IRON, CAST IRON) SHALL CONSIST OF A 6-INCH ENVELOPE OF AASHTO M43 #67 CRUSHED STONE ON ALL SIDES OF THE PIPE. PIPE BEDDING SHALL BE THOROUGHLY AND COMPLETELY TAMPED BEFORE BACKFILLING.
11. ALL SANITARY SEWER CLEANOUTS IN CONCRETE OR PAVEMENT AREAS SHALL BE IN A MB-9 LITTLE RHINO METER/VALVE BOX, ITEM NUMBER 55-L-SV, OR APPROVED EQUIVALENT.
12. MECHANICAL RESTRAINT SHALL BE USED ON ALL FITTINGS AND VALVES.
13. ALL NEW UTILITIES SHALL BE PLACED UNDERGROUND AS PER ORDINANCE 116-1006-07.
14. CONTRACTOR TO ENSURE THAT ALL GRADING IS TO SUBGRADE PRIOR TO INSTALLATION OF UTILITY LINES.
15. ANY PVC GRAVITY SEWER PIPE INSTALLED AT DEPTHS GREATER THAN 12 FEET SHALL CONFORM TO SDR 26 OR PS 115.
16. ALL WATER MAIN INSTALLATION SHALL CONFORM TO AWWA C605 FOR PVC AND AWWA C600 FOR DUCTILE IRON PIPE, ALL MATERIAL SHALL BE ASTM D02241 OR AWWA C900 FOR PVC AND ANSI A21.51 (AWWA C151) FOR DUCTILE IRON PIPE.
17. ALL SANITARY SEWER MAIN PIPE SHALL MEET OR EXCEED ASTM D3034-SDR35 STANDARDS.
18. CONTRACTOR TO VERIFY DEPTH, LOCATION, AND SIZE OF EXISTING UTILITIES PRIOR TO ORDERING MATERIALS.
19. UTILITY LOCATIONS ARE TO BE STAMPED IN CURB IN ACCORDANCE WITH UTILITY DEPT.
20. WATER SERVICE PIPE MATERIAL MAY BE MUNICIPEX CROSS LINKED POLYETHYLENE (PEXA) BY REHAU OR ALTERNATIVELY MAY BE TYPE K SOFT COPPER.
21. TRACER WIRE SHALL BE INSTALLED ALONG ALL WATER MAIN, WATER SERVICES, AND SEWER FORCE MAIN AND FORCE MAIN SERVICES. TRACER WIRE SHALL BE COPPERHEAD 1230-HS, 12 AWG COPPER CLAD STEEL TRACER WIRE WITH 30 MIL. HDPE COATING, NO SUBSTITUTIONS ALLOWED. CONNECTORS AT SERVICE CONNECTIONS AND TEES SHALL BE DRYCONN DIRECT BURY LUG AQUA BY KING INNOVATION AND AT THE MAIN LINE SPLICES SHALL BE DRYCONN KING 6 BLUE BY KING INNOVATION, NO SUBSTITUTIONS ALLOWED. TRACER WIRE SHALL EXTEND AT LEAST 5 FEET BEYOND WATER SERVICE STUB TERMINATIONS. A PIECE OF PVC PIPE SHALL BE BURIED VERTICALLY AGAINST THE 4" x 4" MARKER POST EXTENDING ABOUT 2" ABOVE GROUND LEVEL. THE TRACER WIRE SHALL BE FED THROUGH THE PVC PIPE WITH END OF WIRE ABOUT 2" ABOVE THE END OF THE PIPE AND THE REMAINDER COILED AND BURIED BENEATH IT. A PERFORMANCE TEST WILL BE PERFORMED ON THE COMPACTED TRACER WIRE SYSTEM TO ENSURE THE ENTIRE SYSTEM IS TRACKABLE. ANY PART OF THE SYSTEM THAT IS NOT TRACKABLE SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR UNTIL IT IS TRACKABLE PRIOR TO FINAL ACCEPTANCE OF UTILITIES.

SITE LEGEND

- PROPERTY LINE
- BOUNDARY LINE
- TREE LINE
- ROADWAY CENTERLINE
- GAS MAIN & SERVICE LINE
- UNDERGROUND ELECTRIC
- WATER MAIN & SERVICE LINE
- SANITARY SEWER MAIN & SERVICE
- STORM SEWER LINE
- FENCELINE
- UNDERGROUND TELEPHONE
- PROPOSED WATER MAIN (SIZE TBD)
- EXISTING MAGNETIC NAIL
- EXISTING IRON PIN
- CLEANOUT
- UTILITY POLE
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- ELECTRICAL TRANSFORMER
- TELEPHONE BOX
- EXISTING BUILDING
- EXISTING GRAVEL
- EXISTING CONCRETE
- PROPOSED HEAVY DUTY CONCRETE

SPECIAL NOTE:
NO ARCHITECT PLANS PROVIDED AT THIS TIME. CONTRACTOR TO COORDINATE WITH ARCHITECT FOR EXACT SIZE OF BUILDING.

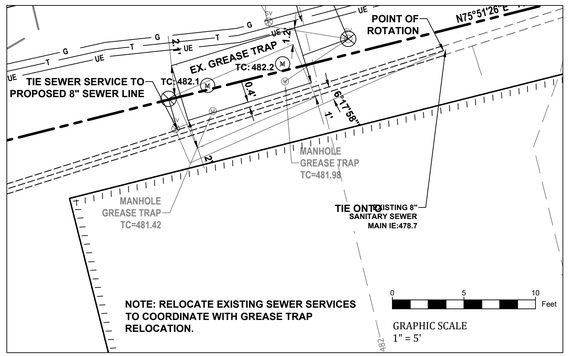
GENERAL SITE INFORMATION:

OWNER/DEVELOPER: FRANKLIN STREET CORP
132 FRANKLIN STREET
CLARKSVILLE, TN 37040

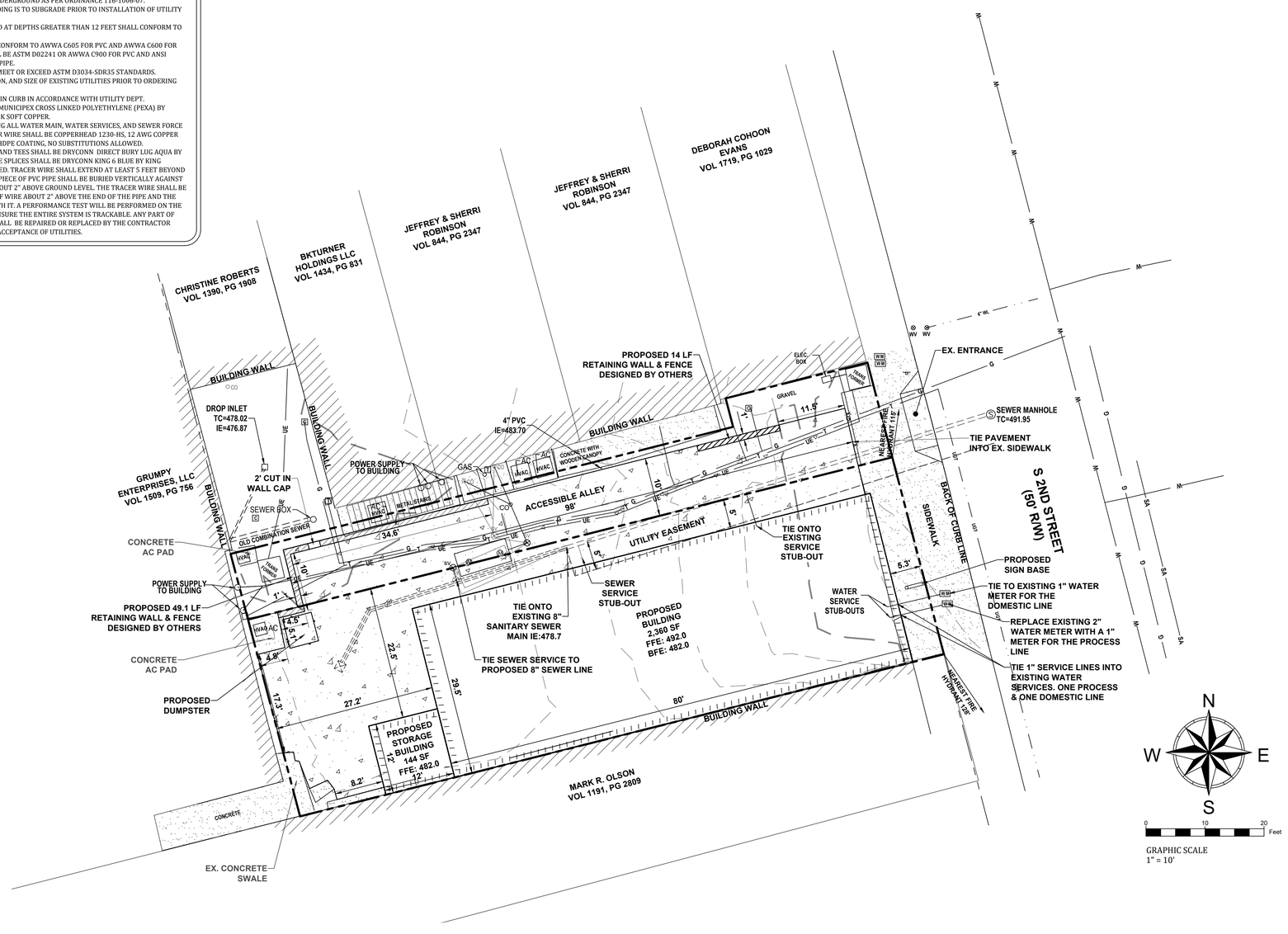
CITY OF CLARKSVILLE

CURRENT ZONING: CBD
CIVIL DISTRICT: 12th
DEED REF. #O.R.V. 854, PG. 892
TAX MAP NO. 066G 'K' PARCEL NO. 19.00

TOTAL SITE ACREAGE: 3,880 SF (0.09 ± ACRES)
PROPOSED BUILDING COVERAGE: 2,360 SF (60.8%)
PROPOSED IMPERVIOUS AREA: 3,880 SF (100%)
PROPOSED PARKING REQUIRED: 1
PROPOSED PARKING PROVIDED: 1
BUILDING HEIGHT: 35' MAXIMUM



NOTE: CONTRACTOR TO VERIFY DEPTH, LOCATION AND SIZE OF EXISTING UTILITIES PRIOR TO CONSTRUCTION. ALL CONFLICTS SHALL BE REPORTED TO THE ENGINEER OR PROPERLY REMOVED OR RELOCATED AS PER THE APPROPRIATE UTILITY DEPARTMENT.



FOR PERMITTING ONLY

REVISIONS

DATE	COMMENTS

S. SECOND ST. SEWER CAPACITY STUDY

SITE AND UTILITY LAYOUT PLAN

S. 2ND ST., CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE
May 11, 2020

McKAY-BURCHETT & COMPANY ENGINEERS
1545 Madison Street
Clarksville, TN 37040
Ph # 931-245-3095

FILE: Z:\Projects\2020\0032-2019 2nd St. Sewer Capacity Study\DRAWINGS\C1.00.dwg

DRAWN BY: D. HAWKINS
CHECKED BY: C. BURCHETT

SHEET: C 1.00

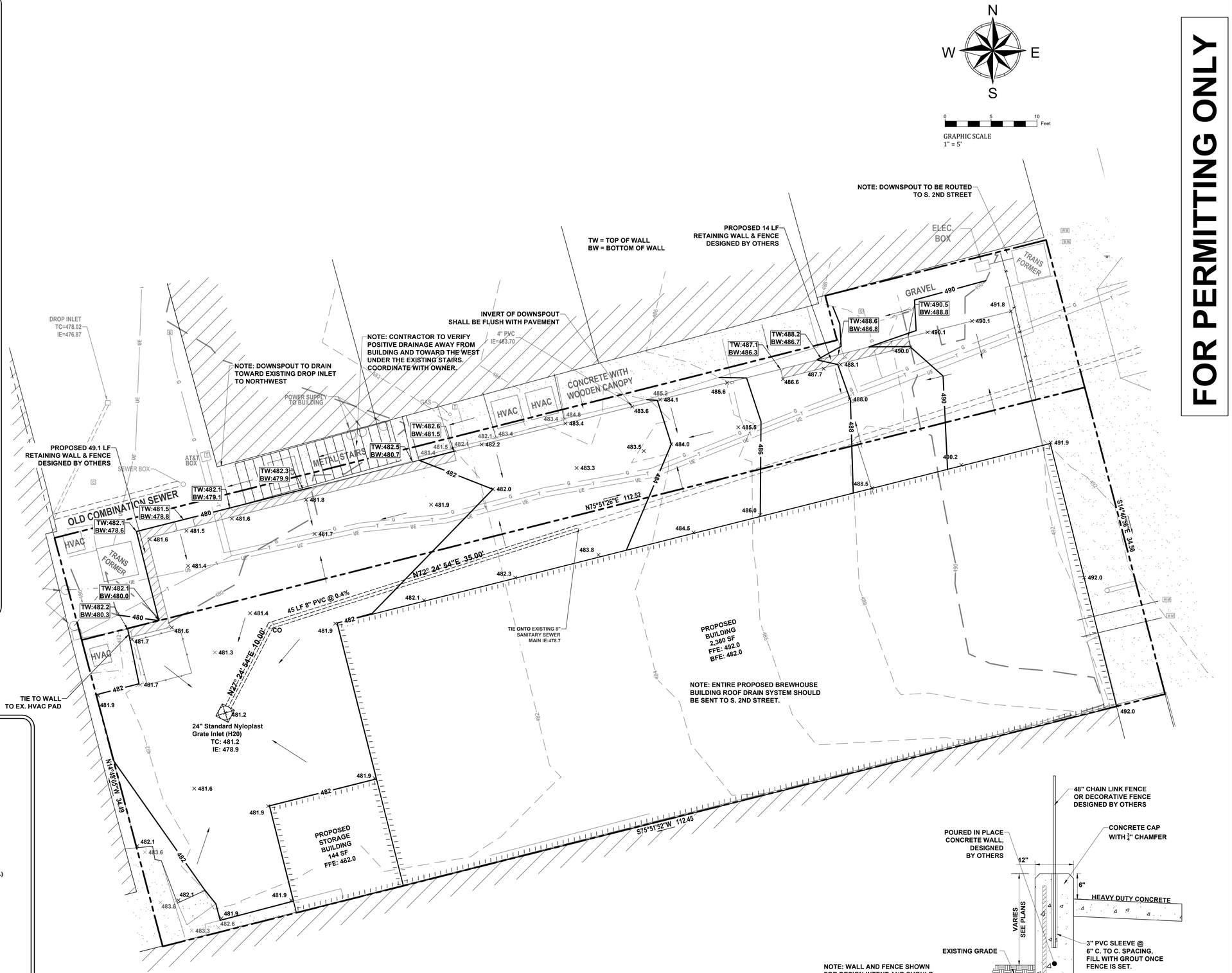
EDWARD C. BURCHETT
REGISTERED ENGINEER
AGRICULTURE
5/11/20
COMMERCIAL
STATE OF TENNESSEE

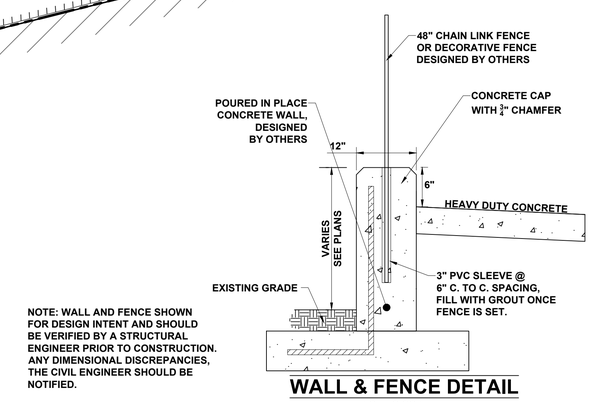
GRADING & DRAINAGE

1. PROTECT TREES NOT MARKED FOR REMOVAL OR LOCATED OUTSIDE THE LIMITS OF CONSTRUCTION. IF A TREE TRUNK OR BRANCH IS CUT OR SCARRED THEN THE AFFECTED AREA SHALL BE TREATED WITH A WOUND PAINT TO PREVENT DISEASE.
2. THE AREA WITHIN THE LIMITS OF GRADING SHALL BE GRUBBED TO A MINIMUM DEPTH OF TWELVE (12) INCHES BELOW EXISTING GROUND LINE ELEVATIONS TO REMOVE GRASS, ROOTS, AND OTHER ORGANIC MATERIALS. THE TOP NINE (9) INCHES OF EXPOSED SUBGRADE, AFTER CUTTING TO DESIRED SUBGRADE ELEVATION AND/OR BEFORE PLACEMENT OF FILL, SHOULD BE SCARIFIED AND RECOMPACTED TO THE COMPACTION REQUIREMENTS OUTLINED IN THE GEOTECHNICAL REPORT.
3. ANY BUILDINGS TO BE DEMOLISHED DURING CLEARING OPERATIONS SHALL BE DONE SO ACCORDING TO ALL APPLICABLE LAWS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONDUCTING AN ASBESTOS SURVEY OF THE STRUCTURE, OBTAINING AIR QUALITY PERMITS AND COORDINATING WITH UTILITY OWNERS TO SHUTDOWN SERVICE.
4. ALL BURNING OF TREES, BRUSH AND DEBRIS SHALL BE DONE IN CONFORMANCE WITH ALL LOCAL, STATE AND FEDERAL GUIDELINES.
5. THE CONTRACTOR SHALL CONSTRUCT THE STORM WATER DETENTION FACILITIES PRIOR TO BEGINNING ANY OTHER GRADING OPERATIONS.
6. THE SLOPES OF ALL EXCAVATED AREAS, DITCHES, WATERWAYS, CHANNELS, BORROW PITS, AND EMBANKMENTS SHALL BE SO TRIMMED AND SHAPED AS TO BE IN REASONABLY CLOSE CONFORMITY WITH THE LINES AND GRADES SHOWN ON THE PLANS OR AS DIRECTED BY THE ENGINEER.
7. BORROW EXCAVATION FOR THE CONSTRUCTION OF EMBANKMENTS OR OTHER PORTIONS OF WORK SHALL BE OBTAINED FROM APPROVED SOURCES. BORROW MATERIAL SHALL BE AASHTO M145, CLASSIFICATION A-6 OR BETTER IF REASONABLY AVAILABLE.
8. SOLID ROCK SHALL BE DEFINED AS (1) ROCK WHICH CANNOT BE ECONOMICALLY EXCAVATED WITHOUT THE USE OF EXPLOSIVES OR (2) ANY ROCK, BOULDER OR FRAGMENT OF ROCK OR CONCRETE EXCAVATED FROM A FORMATION HAVING A VOLUME GREATER THAN ONE HALF (1/2) CUBIC YARD. SHOULD SOLID ROCK BE ENCOUNTERED AND EXCAVATION OF SOLID ROCK IS COVERED WITHIN THE CONTRACT BETWEEN THE OWNER AND THE CONTRACTOR, THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY. REPRESENTATIVES OF THE ENGINEER SHALL MEASURE THE SOLID ROCK EXCAVATION TO DETERMINE THE QUANTITY OF SOLID ROCK EXCAVATED. THE DETERMINATION OF THE AMOUNT OF SOLID ROCK EXCAVATION SHALL BE THE RESPONSIBILITY OF THE ENGINEER.
9. THE CONTRACTOR SHALL BE REQUIRED TO EMPLOY A GEOTECHNICAL ENGINEER LICENSED IN THE STATE OF TENNESSEE TO ENSURE THAT EMBANKMENTS ARE BEING CONSTRUCTED IN ACCORDANCE WITH THE PLANS.
10. ALL SLOPES SHALL BE AS INDICATED ON PLANS.
11. THE CONTRACTOR SHALL BE REQUIRED TO PLACE TOPSOIL TO A DEPTH OF SIX (6) INCHES ON ALL DISTURBED AREAS. PERMANENT EROSION CONTROL MEASURES (SEEDED AND MULCHED) SHALL BE INITIATED WITHIN 15 CALENDAR DAYS AFTER FINAL GRADING.
12. UNLESS OTHERWISE SPECIFIED ON THE PLANS, ALL DISTURBED AREAS SHALL BE PERMANENTLY STABILIZED WITH SEEDING AND MULCH. MULCH MATERIALS CAN CONSIST OF HAY OR STRAW AT THE APPROXIMATE RATE OF 75 POUNDS PER 1000 SQUARE FEET AND HELD IN PLACE BY THE USE OF A MULCH BINDER.
13. DURING PERIODS OF EXTREME DRYNESS, THE CONTRACTOR SHALL KEEP AREAS BEING GRADED DAMPENED BY WATERING TO MINIMIZE THE EFFECTS OF DUST ON ADJOINING PROPERTIES.
14. IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE ALL DETENTION AND WATER QUALITY BASINS HAVE ADEQUATE STORAGE PRIOR TO FINAL STABILIZATION.
15. THE CONTRACTOR SHALL BE REQUIRED TO SIGN THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) AS WELL AS THE NOTICE OF INTENT (NOI). THE CONTRACTOR UNDERSTANDS THAT HE MUST ABIDE BY THE REGULATIONS CONTAINED IN NPDES PERMIT NUMBER TNR 1000000, AND THAT HIS ON-SITE ACTIVITIES ARE THEREBY REGULATED.
16. PRIOR TO GRADING OPERATIONS THE CONTRACTOR SHALL BE RESPONSIBLE FOR SETTING UP AND ATTENDING A PRE-CONSTRUCTION MEETING WITH THE APPROPRIATE GOVERNING AGENCY IN ORDER TO OBTAIN THE GRADING PERMIT. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE ALL REQUIRED PARTIES (OWNER OR ENGINEER, GRADING CONTRACTOR, GENERAL CONTRACTOR, INDIVIDUAL RESPONSIBLE FOR INSTALLATION AND MAINTENANCE OF ALL EROSION CONTROLS) ARE PRESENT, AND ALL REQUIRED DOCUMENTS ARE PROVIDED TO THE STREET DEPARTMENT AT THE PRE-CONSTRUCTION MEETING.
17. ALL DITCHES AND BASINS SHALL BE MATTED UNLESS OTHERWISE NOTED. MATTING SHALL BE TYPE S 150 (NORTH AMERICAN GREEN) OR EQUIVALENT AND SHOULD BE INSTALLED PER MANUFACTURER'S RECOMMENDATION.
18. ALL PROPOSED SPOT ELEVATIONS ARE TO FINISH GRADE OF ASPHALT IN PARKING AREAS OR FINISH GRADE OF DIRT IN GRASS AREAS UNLESS NOTED OTHERWISE. SEE SURFACE MATERIALS SHEET.
19. CONTRACTOR SHALL PROVIDE A SMOOTH TRANSITION BETWEEN EXISTING PAVEMENT AND NEW PAVEMENT. FIELD ADJUSTMENT OF FINAL GRADES MAY BE NECESSARY. INSTALL ALL UTILITIES PRIOR TO INSTALLATION OF NEW PAVEMENT.
20. CONTRACTOR SHALL PROTECT ALL TREES TO REMAIN. DO NOT OPERATE OR STORE HEAVY EQUIPMENT, NOR HANDLE, NOR STORE MATERIALS WITHIN THE DRIP LINES OF TREES OR OUTSIDE THE LIMIT OF GRADING.

SITE LEGEND

- PROPERTY LINE
- BOUNDARY LINE
- TREE LINE
- ROADWAY CENTERLINE
- GAS MAIN & SERVICE LINE
- UNDERGROUND ELECTRIC
- WATER MAIN & SERVICE LINE
- SANITARY SEWER MAIN & SERVICE
- STORM SEWER LINE
- FENCELINE
- UNDERGROUND TELEPHONE
- PROPOSED WATER MAIN (SIZE TBD)
- EXISTING MAGNETIC NAIL
- EXISTING IRON PIN
- CLEANOUT
- UTILITY POLE
- POWER POLE
- SANITARY SEWER MANHOLE
- STORM SEWER INLET
- REFERENCE POINT (CONTROL)
- BENCHMARK
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- ELECTRICAL TRANSFORMER
- TELEPHONE BOX
- EXISTING BUILDING
- EXISTING GRAVEL
- EXISTING CONCRETE
- PROPOSED HEAVY DUTY CONCRETE





NOTE: WALL AND FENCE SHOWN FOR DESIGN INTENT AND SHOULD BE VERIFIED BY A STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION. ANY DIMENSIONAL DISCREPANCIES, THE CIVIL ENGINEER SHOULD BE NOTIFIED.

WALL & FENCE DETAIL

NOT TO SCALE

FOR PERMITTING ONLY

EDWARD C. BURCHETT — REGISTERED LANDSCAPE ARCHITECT — AGRICULTURE — COMMERCE — 117264 — STATE OF TENNESSEE — 5/11/20

REVISIONS

DATE	COMMENTS

S. SECOND ST. SEWER CAPACITY STUDY

GRADING & DRAINAGE PLAN

S. 2ND ST., CLARKSVILLE
MONTGOMERY COUNTY, TENNESSEE
May 11, 2020

McKAY-BURCHETT & COMPANY ENGINEERS
1545 Madison Street
Clarksville, TN 37040
Ph # 931-245-3095

FILE: Z:\Projects\2020\0032-20\2nd St. Sewer Capacity Study\01\BREWHOUSE.dwg

DRAWN BY: D. HAWKINS
CHECKED BY: C. BURCHETT

SHEET: C 2.00

ORDINANCE 98-2020-21

AN ORDINANCE AMENDING CITY CODE ADDING 1-211 TO TITLE 1 - ADMINISTRATION, OFFICERS, AND PERSONNEL; CHAPTER 2 – CITY COUNCIL SECTION REGARDING FAILURE TO RETAIN CONTINUOUS COUNCIL WARD RESIDENCY REQUIREMENTS.

Whereas, the Qualifications for MAYOR AND CITY COUNCIL (4 YEAR TERM) - Basic qualifications of TCA 8-18-101; and - Shall be residents of the City of Clarksville who have resided in said city for twelve (12) months next preceding their election, and who shall have complied with the registration laws of the state and are qualified to vote in the election in which they are candidates. (Clarksville City Charter Article 2, Section 3)

Whereas, Article II, Section 3(a) …and shall be qualified to vote in the election in which they are candidates for city councilman, other than the Mayor, shall also reside in the ward to which they seek election."

Whereas, Article II, Section 3(a) states all council members "shall continue to reside, for the duration of their term of office, in the ward from which they were elected to serve".

Whereas, Article II, Section 7 states, "should any Councilman, other than the Mayor, change his residence from the ward from which he was elected, his office shall thereupon become vacant"

Whereas, Article II, Section 12, states "Except as otherwise provided in this Charter, or by ordinance approved by the *City* Council, or by general law, a majority vote of the members of the *City* Council present shall decide the action of the Council at that meeting. "

Whereas, Article II, Section 15(a) states "Nothing contained herein shall prevent the *City* Council or its committees from conducting such inquiries into the operation of *City* government and the conduct of the *City's* affairs as the *City* Council or its committees may deem necessary."

Whereas, Article II, Section 17(c) states, "In addition to the compensation provided to Councilmen in subsection (b), the Mayor pro tem shall receive additional compensation for the duration of his term as Mayor pro tem, to be established by ordinance by the *City* Council, and said additional compensation for the Mayor pro tem may be adjusted by ordinance by the *City* Council; provided, that such adjustment shall be approved prior to the beginning of the term of office for which the Mayor pro tem was selected or elected, and such additional compensation shall not be altered during such Mayor pro tem's term of office as Mayor pro tem."

Whereas, Article II Section 12 states, Except as otherwise provided in this Charter, or by ordinance approved by the *City* Council, or by general law, a majority vote of the members of the *City* Council present shall decide the action of the Council at that meeting."

Whereas, Article VII, Section 2 states, "There shall be *submitted to* the *City* Council a proposed *budget* for each fiscal year. Said *budget* shall be prepared under the direction of the *Mayor* for submission *to* the *City* Council."

Whereas Article VII, Section 3(a) states, The *City* Council shall adopt an appropriations ordinance based on the approved *budget*."

Whereas, Part II, Code of Ordinances, Title 1, Chapter 2, Sec. 1-209, Failure to attend meetings, "Any council member … shall forfeit fifty (50) percent of the council members monthly salary in any month council member is absent from regular city council sessions…"

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

THAT THE OFFICIAL CODE OF THE CITY OF CLARKSVILLE BE AMENDED AS FOLLOWS:

Add: Title 1 - ADMINISTRATION, OFFICERS, AND PERSONNEL; Chapter 2 - City Council, Section 1-211

Section 1-211. - Failure to Retain Continuous Council Ward Residency Requirements.

a. At least annually, after the 31st of January, the Mayor will reaffirm that all council members meet all residency requirements of the City Charter, code and ordinances to legally vote on any issues brought before the council or its committees. Any council person found not meeting such requirements will not be allowed to vote at the council or committee meetings until requirements are met.

b. The Mayor, or appointed city office, affirming residency requirements will initially reference the most recent filed Tennessee Statement of Disclosure of Interests (ss-8005) as of 31 January. If the address provided is not located within the defined council ward boundary, then the council person will be immediately notified that they will not be allowed to participate in council actions as stated in Section 1-211a, unless or until the council person can provide proof of proper ward residency.

c. Any council person not meeting residency requirements shall forfeit all salary for the period they did not meet the requirements of the City Charter and/or City Ordinances. If it is found that the council member was not meeting residency requirements the mayor will direct action to collect any pay, allowances or costs incurred for the council member for the period of non-residence. Any collections will be due within 30 calendar days of official notice by the city to the council member.

d. If the Mayor is made aware or notified by a council person, city or county citizen or government office that a member is not or may not be living in their proper elected ward, they will require proof be provided by the council member of legal ward residency or action to gain legal residency. The council member will not be allowed to participate in council actions or salary until such time proof or legal residency is met, in accordance with Sections 1-211 a and b. If within 45 days of residency violation notification to a council member, action has not been taken to prove or meet the requirements of legal ward residency; Article II. City Council, Section 6. Removal from Office will be followed.

FIRST READING:
SECOND READING:
EFFECTIVE DATE:

Statement of Disclosure of Interests (ss-8005)

Report Year

2021

Date of Filing

2021-01-21

Filer Contact Information

WANDA ALLEN View all statements
1700 AUTUMNWOOD BOULEVARD,
CLARKSVILLE, TENNESSEE 37042

Office Held or Sought

Incumbent
City/Town Council
Clarksville
Montgomery County
Ward 8

Sources of Income

DEPARTMENT OF THE ARMY : Income received by Filer

MOUNT OLIVE MISSIONARY BAPTIST CHURCH: Income received by Spouse

VA DISABILITY: Income received by Filer

CHILD SUPPORT: Income received by Filer

Investments

None

Lobbying

None

Professional Services

Other, SOCIAL WORK: Furnished by Filer

Retainer Fees

None

Bankruptcy

BANKRUPTCY

Loans

None

Certification

☑ **I certify.**
You certify that all of the information you have entered is true, correct, and complete in accordance with the Conflict of Interest Disclosure Act to the best of your knowledge.

I, the undersigned, do hereby witness that the above information was entered in my presence.

Witness Name DAVID A. ALLEN

Back to Reports

Statement of Disclosure of Interests (ss-8005)

Report Year

2021

Date of Filing

2021-01-11

Filer Contact Information

ASHLEE EVANS View all statements
2740 TRENTON ROAD, #1602
CLARKSVILLE, TENNESSEE 37040

Office Held or Sought

Incumbent
City/Town Council
Clarksville
Montgomery County
11

Sources of Income

None

Investments

None

Lobbying

None

Professional Services

None

Retainer Fees

None

Bankruptcy

None

Loans

None

Certification

☑ **I certify.**
You certify that all of the information you have entered is true, correct, and complete in accordance with the Conflict of Interest Disclosure Act to the best of your knowledge.

I, the undersigned, do hereby witness that the above information was entered in my presence.

Witness Name BRANDON NEFF

Back to Reports

Statement of Disclosure of Interests (ss-8005)

Report Year

2021

Date of Filing

2021-01-25

Filer Contact Information

TRISHA MARIE BUTLER View all statements
729 FORREST COVE COURT,
CLARKSVILLE, TENNESSEE 37040

Office Held or Sought

Incumbent
City/Town Council
Clarksville
Montgomery County
12

Sources of Income

None

Investments

None

Lobbying

None

Professional Services

None

Retainer Fees

None

Bankruptcy

None

Loans

None

Certification

☑ **I certify.**
You certify that all of the information you have entered is true, correct, and complete in accordance with the Conflict of Interest Disclosure Act to the best of your knowledge.

I, the undersigned, do hereby witness that the above information was entered in my presence.

Witness Name ERIC R BUTLER

Back to Reports

Statement of Disclosure of Interests (ss-8005)

Report Year

2021

Date of Filing

2021-01-31

Filer Contact Information

STACEY STREETMAN View all statements
2813 HIGHWAY 41 A SOUTH,
CLARKSVILLE, TENNESSEE 37043

Office Held or Sought

Incumbent
City/Town Council
Clarksville
Montgomery County
10

Sources of Income

F&M BANK - INCOME FROM EMPLOYMENT : Income received by Filer

Investments

LAWRENCE GROUP COMPANIES 401K PLAN: Held by Filer

Lobbying

None

Professional Services

None

Retainer Fees

None

Bankruptcy

None

Loans

None

Certification

☑ **I certify.**
You certify that all of the information you have entered is true, correct, and complete in accordance with the Conflict of Interest Disclosure Act to the best of your knowledge.

I, the undersigned, do hereby witness that the above information was entered in my presence.

Witness Name MARSHALL YARBROUGH

Back to Reports

Statement of Disclosure of Interests (ss-8005)

Report Year

2021

Date of Filing

2021-01-04

Filer Contact Information

WALLACE REDD, JR. View all statements
511 PAULA DR.,
CLARKSVILLE, TENNESSEE 37042

Office Held or Sought

Incumbent
City/Town Council
Clarksville
Montgomery County
4

Sources of Income

REDD PROPERTIES: Income received by Filer

SOCIAL SECURITY: Income received by Spouse

VETERANS ADMINSTRATION: Income received by Filer

Investments

None

Lobbying

None

Professional Services

None

Retainer Fees

None

Bankruptcy

None

Loans

None

Certification

I certify.
You certify that all of the information you have entered is true, correct, and complete in accordance with the Conflict of Interest Disclosure Act to the best of your knowledge.

I, the undersigned, do hereby witness that the above information was entered in my presence.

Witness Name HELGA REDD

Back to Reports

Statement of Disclosure of Interests (ss-8005)

Report Year

2021

Date of Filing

2021-03-17

Filer Contact Information

VONDELL RICHMOND View all statements
123 CUNNINGHAM PLACE,
CLARKSVILLE, TENNESSEE 37042

Office Held or Sought

Incumbent
City/Town Council
Clarksville
Montgomery County
Ward 2

Sources of Income

PART TIME EMPLOYMENT INCOME: Income received by Filer

Investments

None

Lobbying

None

Professional Services

None

Retainer Fees

None

Bankruptcy

None

Loans

None

Certification

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You certify that all of the information you have entered is true, correct, and complete in accordance with the Conflict of Interest Disclosure Act to the best of your knowledge.

I, the undersigned, do hereby witness that the above information was entered in my presence.

Witness Name OLINDA HUNTER

Back to Reports

Statement of Disclosure of Interests (ss-8005)

Report Year

2021

Date of Filing

2020-12-29

Filer Contact Information

RICHARD GARRETT View all statements
1488 COLLINS VIEW WAY,
CLARKSVILLE, TENNESSEE 37043

Office Held or Sought

Incumbent
City/Town Council
Clarksville
Montgomery County
1

Sources of Income

CONCORD REALTY: Income received by Filer and Spouse

CONCORD VENTURES GROUP, LLC: Income received by Spouse

FORT CAMPBELL CYSS: Income received by Spouse

CITY OF CLARKSVILLE: Income received by Filer

CLARKSVILLE MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION : Income received by Filer

Investments

401K: Held by Filer

REAL ESTATE: Held by Spouse

Lobbying

None

Professional Services

Other, REAL ESTATE: Furnished by Filer

Other, REAL ESTATE: Furnished by Spouse

Retainer Fees

None

Bankruptcy

None

Loans

FIRST FEDERAL BANK: Loan received by Filer and Spouse

WELLS FARGO: Loan received by Filer and Spouse

Certification

☑ **I certify.**
You certify that all of the information you have entered is true, correct, and complete in accordance with the Conflict of Interest Disclosure Act to the best of your knowledge.

I, the undersigned, do hereby witness that the above information was entered in my presence.

Witness Name RICHARD GARRETT

Back to Reports

Statement of Disclosure of Interests (ss-8005)

Report Year

2021

Date of Filing

2021-02-22

Filer Contact Information

WANDA SMITH View all statements
523 POSTON STREET,
CLARKSVILLE, TENNESSEE 37040

Office Held or Sought

Incumbent
City/Town Council
Clarksville
Montgomery County

Sources of Income

ON THE GO HAIR: Income received by Filer

ON THE GO HAIR: Income received by Filer

Investments

None

Lobbying

None

Professional Services

Other, COSMETOLOGIST- HAIR: Furnished by Filer

Retainer Fees

None

Bankruptcy

None

Loans

None

Certification

☑ **I certify.**
You certify that all of the information you have entered is true, correct, and complete in accordance with the Conflict of Interest Disclosure Act to the best of your knowledge.

I, the undersigned, do hereby witness that the above information was entered in my presence.

Witness Name MORGAN TYGRET

Back to Reports

Statement of Disclosure of Interests (ss-8005)

Report Year

2021

Date of Filing

2021-01-02

Filer Contact Information

KAREN REYNOLDS View all statements
700 WEST CREEK DRIVE,
CLARKSVILLE, TENNESSEE 37040

Office Held or Sought

Incumbent
City/Town Council
Clarksville
Montgomery County
9

Sources of Income

DOD: Income received by Filer

HENDRICKSON TRAILER SUSPENSION: Income received by Spouse

DEPARTMENT OF VETERANS AFFAIRS: Income received by Filer

CITY OF CLARKSVILLE: Income received by Filer

Investments

VANGAURD: Held by Filer

VANGUARD: Held by Spouse

FORT CAMPBELL CREDIT UNION: Held by Filer and Spouse

THIRFT SAVIINGS PLAN: Held by Filer

FARMERS BANK: Held by Filer and Spouse

Lobbying

None

Professional Services

None

Retainer Fees

None

Bankruptcy

None

Loans

None

Certification

☑ **I certify.**
You certify that all of the information you have entered is true, correct, and complete in accordance with the Conflict of Interest Disclosure Act to the best of your knowledge.

I, the undersigned, do hereby witness that the above information was entered in my presence.

Witness Name BILLY BURGETT

Back to Reports

Statement of Disclosure of Interests (ss-8005)

Report Year

2021

Date of Filing

2021-01-04

Filer Contact Information

DAJUAN LITTLE View all statements
180 PINE MOUNTAIN RD.,
CLARKSILLE, TENNESSEE 37042

Office Held or Sought

Incumbent
City/Town Council
Clarksville
Montgomery County
3

Sources of Income

MONTGOMERY COUNTY SHERIFF OFFICE: Income received by Filer

Investments

None

Lobbying

None

Professional Services

None

Retainer Fees

None

Bankruptcy

None

Loans

None

Certification

☑ **I certify.**
You certify that all of the information you have entered is true, correct, and complete in accordance with the Conflict of Interest Disclosure Act to the best of your knowledge.

I, the undersigned, do hereby witness that the above information was entered in my presence.

Witness Name ASHLEY LITTLE

Back to Reports

Statement of Disclosure of Interests (ss-8005)

Report Year

2021

Date of Filing

2021-01-29

Filer Contact Information

JOE PITTS View all statements
544 HAY MARKET ROAD,
CLARKSVILLE, TENNESSEE 37043

Office Held or Sought

Incumbent
City Mayor
Clarksville
Montgomery County

Sources of Income

PLANTERS BANK: Income received by Filer

Investments

PLANTERS BANK ESOP: Held by Filer and Spouse

HILLIARD LYONS : Held by Filer and Spouse

LINCOLN FINANCIAL: Held by Filer and Spouse

Lobbying

None

Professional Services

None

Retainer Fees

None

Bankruptcy

None

Loans

None

Certification

☑ **I certify.**
You certify that all of the information you have entered is true, correct, and complete in accordance with the Conflict of Interest Disclosure Act to the best of your knowledge.

I, the undersigned, do hereby witness that the above information was entered in my presence.

Witness Name CYNTHIA PITTS

Back to Reports

Statement of Disclosure of Interests (ss-8005)

Report Year

2021

Date of Filing

2021-01-10

Filer Contact Information

JASON KNIGHT View all statements
1707 BROAD RIPPLE DRIVE,
CLARKSVILLE, TENNESSEE 37042

Office Held or Sought

Incumbent
City/Town Council
Clarksville
Montgomery County
Ward 5

Incumbent
County Commission
Montgomery County
District 18

Sources of Income

None

Investments

None

Lobbying

None

Professional Services

None

Retainer Fees

None

Bankruptcy

None

Loans

None

Certification

☑ **I certify.**
You certify that all of the information you have entered is true, correct, and complete in accordance with the Conflict of Interest Disclosure Act to the best of your knowledge.

I, the undersigned, do hereby witness that the above information was entered in my presence.

Witness Name MARIBETH KNIGHT

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STATE OF TENNESSEE
CANDIDATE NOMINATING PETITION
MUNICIPAL CANDIDATE

We the undersigned registered voters in the city of CLARKSVILLE, in the county of MONTGOMERY, State of Tennessee, hereby nominate KAREN K REYNOLDS, 700 WEST CREEK DR, CLARKSVILLE, as a candidate for the office of CITY COUNCIL - WARD 9 to be voted on in the GENERAL election, which will be held on the 03 day of November, 2020. We request that such candidate's name be printed on the official ballot.

This petition was issued by Amanda L. Holm (signature of election official) 06/22/2020 (date)

****TO BE COMPLETED BY THE CANDIDATE****

I hereby direct that my name appear on the official ballot as follows, and I declare, under penalty of perjury, that I have reviewed the qualifications for the office sought herein and hereby certify that I meet said qualifications and that the information provided over my signature is true and correct:

Karen Reynolds
PRINT NAME

700 West Creek Dr	37040	931-292-4695
(residential address of candidate)	(zip code)	(residential phone)
(business address of candidate)	(zip code)	(business phone)

CANDIDATE'S SIGNATURE Karen K Reynolds
(Required Under TCA 2-5-102)

T.C.A. 2-19-109 provides that a person who knowingly makes any false entry on an election document commits a class D felony.

FOR CANDIDATES REQUIRED TO BE AN ATTORNEY:
By my signature, I hereby certify that I am licensed to practice law in this state.

(signature of candidate) SUPREME COURT REGISTRATION NO.

REC'D JUL 17 '20 AM 10:43

NOMINATING SIGNATURES
(must be registered voters who are eligible to vote to fill this office)
*(Cannot sign for another - no ditto ** marks)* *(Address as listed on registration - No P.O. Boxes)*

1 Yes	Sign here Grace Newton	Street address 702 West Creek Dr
	Print here Grace Newton	City/county/state/zip Clarksville-Montgomery TN 37040
2 Yes	Sign here	Street address 702 W. CREEK DR
	Print here BRIAN NEWTON Newton	City/county/state/zip CLARKSVILLE TN 37040
3 Yes	Sign here Kyra Metzger	Street address 692 W Creek Dr Clarksville
	Print here Kyra M	City/county/state/zip 692 W Creek Dr TN
4 No sig. written	Sign here	Street address Clarksville TN 37040