



**CLARKSVILLE CITY COUNCIL  
REGULAR SESSION  
AUGUST 4, 2016, 7:00 P.M.**

**COUNCIL CHAMBERS  
106 PUBLIC SQUARE  
CLARKSVILLE, TENNESSEE**

**AGENDA**

1) CALL TO ORDER

2) PRAYER: *Councilman Wallace Redd (Ward 4)*

PLEDGE OF ALLEGIANCE: *Councilman David Allen (Ward 8)*

3) ATTENDANCE

4) SPECIAL RECOGNITIONS

5) ZONING: PUBLIC HEARING

1. **ORDINANCE 10-2016-17** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Laura Hardin, David Roach, Susan Hedin, James Roach, and Nathaniel Forbus, David Roach-Agent, for zone change on property at the intersection of Nicole Road and High Lea Road from AG Agricultural District to E-1 Single Family Estate District (*RPC: Approval/Approval*)
2. **ORDINANCE 11-2016-17** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Jacob Wintner, Peter Faulk-Agent, for zone change on property at the intersection of Old Farmers Road and Townsend Court from O-1 Office District to C-2 General Commercial District (*RPC: Approval/Approval*)

3. **ORDINANCE 12-2016-17** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Jeff Robinson, et al, Mark Olsen and Taylor Dahl-Agents, for zone change on property at the intersections of Bogard Lane and North First Street, Marion Street and North First Street, and Beaumont Street and North First Street from R-4 Multiple Family Residential District to CBD Central Business District (*RPC: Disapproval/Approval*)
4. **ORDINANCE 13-2016-17** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Stephanie Lee Choate for zone change on property at the intersection of Kennedy Road and Trenton Road from AG Agricultural District to R-2 Single Family Residential District (*RPC: Approval/Approval*)

## 6) CONSENT AGENDA

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

1. **ORDINANCE 4-2016-17** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Johnson Properties, LP, Sidney Johnson-Agent, for zone change on property at the intersection of Stone Container Drive & Old Russellville Pike from M-3 Planned Industrial District to C-5 Highway & Arterial Commercial District
2. **ORDINANCE 5-2016-17** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Clarkland, c/o Herb Baggett, for zone change on property located at the terminus of Townsend Court from O-1 Office District to R-2A Single Family Residential District
3. **ORDINANCE 6-2016-17** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Ernest E. Carpenter, Mark Day-Agent, for zone change on property at the intersection of Tiny Town Road & Needmore Road from AG Agricultural District to C-5 Highway & Arterial District
4. **RESOLUTION 7-2016-17** Renewing the Certificate of Compliance for a retail liquor store for Rajan Daswani (Queen City Liquors, 1232 Tylertown Road) (*CPD: No Criminal History*)
5. **RESOLUTION 9-2016-17** Approving a Certificate of Compliance for sale of wine in a food store for Sweta Patel (Quick Stop Food Mart, 531 North Second Street) (*CPD: No Criminal History*)

6. **RESOLUTION 10-2016-17** Approving a Certificate of Compliance for sale of wine in a food store for Yogeshkumar Patel (Silver Dollar Grocery, 2700 Trenton Road) (*CPD: No Criminal History*)
7. Adoption of Minutes: July 7
8. Approval of Board Appointments:  
  
Ethics Commission – Barbara Johnson – July 2016 through June 2019  
  
Tree Board – Dottie Mann – July 2016 through June 2018

7) FINANCE COMMITTEE

*Joel Wallace, Chair*

1. **ORDINANCE 7-2016-17** (First Reading) Amending the FY17 Fire & Rescue Budget to transfer funds for purchase of a vehicle chassis (*Public Safety and Finance Committees: Approval*)
2. **ORDINANCE 8-2016-17** (First Reading) Amending the FY17 Capital Projects Fund to repurpose land at Liberty Park (*Finance Committee: Approval*)
3. **RESOLUTION 8-2016-17** Expressing support for an application to the Bureau of Justice for a Body Worn Cameras (BWC) grant and for commitment to this long term program (*Public Safety and Finance Committees: Approval*)

8) HOUSING & COMMUNITY DEVELOPMENT COMMITTEE

*David Allen, Chair*

1. Department Reports

9) GAS & WATER COMMITTEE

*Wallace Redd, Chair*

1. Department Reports

10) PARKS, RECREATION, GENERAL SERVICES

*Deanna McLaughlin*

1. Department Reports

11)PUBLIC SAFETY COMMITTEE  
(Building & Codes, Fire & Rescue, Police)  
*Geno Grubbs, Chair*

1. Department Reports

12)STREETS-TRANSPORTATION-GARAGE COMMITTEE  
*James Lewis, Chair*

1. Department Reports

13)NEW BUSINESS

1. **RESOLUTION 6-2016-17** Approving a Tax Increment Financing Agreement with Montgomery County and the Clarksville-Montgomery County Industrial Development Board (*Councilman Garrett*)

14) MAYOR AND STAFF REPORTS

15) ADJOURNMENT

**CITY ZONING ACTIONS**

The following case(s) will be considered for action at the formal session of the Clarksville City Council on August 4, 2016. The public hearing will be held on: August 4, 2016.

CITY ORD. #: 10-2016-17      RPC CASE NUMBER: Z-18-2016  
Applicant:    LAURA LYNNE HARDIN / DAVID W. ROACH / SUSAN J HEDIN / JAMES R ROACH / & NATHANIEL G FORBUS  
Agent:        David W Roach  
Location:     Property fronting on the west frontage of Nicole Road, 850 +/- east of the Nicole Road & High Lea Road intersection.  
Ward #:       11  
Request:      AG Agricultural District  
                 to  
                 E-1 Single-Family Estate District

STAFF RECOMMENDATION: APPROVAL  
PLANNING COMMISSION RECOMMENDATION: APPROVAL  
\*\*\*\*\*

CITY ORD. #: 11-2016-17      RPC CASE NUMBER: Z-19-2016  
Applicant:    JACOB WINTNER  
Agent:        Peter Falk  
Location:     Property located on the west frontage of Old Farmers Rd., 400 +/- feet north of the Old Farmers Rd. & Townsend Ct. intersection.  
Ward #:       10  
Request:      O-1 Office District  
                 to  
                 C-2 General Commercial District

STAFF RECOMMENDATION: APPROVAL  
PLANNING COMMISSION RECOMMENDATION: APPROVAL  
\*\*\*\*\*

CITY ORD. #: 12-2016-17      RPC CASE NUMBER: Z-20-2016  
Applicant:    JEFF ROBINSON ET AL  
Agent:        Mark Olson & Taylor Dahl  
Location:     Properties located near the intersections of Bogard Ln & N. 1st St., Marion St. & N. 1st St., & Beaumont St. & N. 1st St.  
Ward #:       6  
Request:      R-4\* Multiple-Family Residential District  
                 to  
                 CBD\* Central Business District

STAFF RECOMMENDATION: DISAPPROVAL  
PLANNING COMMISSION RECOMMENDATION: APPROVAL  
\*\*\*\*\*

CITY ORD. #: 13-2016-17      RPC CASE NUMBER: Z-21-2016

Applicant:      STEPHANIE LEE CHOATE

Location:      Property fronting on the south frontage of Kennedy Rd., 3,700 +/- feet east of the Trenton Rd. & Kennedy Rd. intersection.

Ward #:          12

Request:      AG Agricultural District  
                 to  
                 R-2 Single-Family Residential District

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

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**CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION**

**STAFF REVIEW - ZONING**

**RPC MEETING DATE:** 7/27/2016

**CASE NUMBER:** Z - 18 - 2016

**NAME OF APPLICANT:** Laura Lynne                      Hardin /  
   David W. Roach /                      Susan J Hedin /  
   James R Roach / &                      Nathaniel G Forbus  
**AGENT:** David W                                      Roach

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**GENERAL INFORMATION**

**PRESENT ZONING:** AG

**PROPOSED ZONING:** E-1

**EXTENSION OF ZONE  
CLASSIFICATION:** NO

**APPLICANT'S STATEMENT** To have property subdivided into two or three lots to be used as building sites for  
**FOR PROPOSED USE:** detached single family dwellings.

**PROPERTY LOCATION:** Property fronting on the west frontage of Nicole Road, 850 +/- east of the Nicole  
Road & High Lea Road intersection.

**ACREAGE TO BE REZONED:** 3.91

**DESCRIPTION OF PROPERTY** Existing single family residential structure  
**AND SURROUNDING USES:**

**GROWTH PLAN AREA:**                      CITY    **TAX PLAT:** 32                      **PARCEL(S):** 46.14  
**CIVIL DISTRICT:** 2nd

**CITY COUNCIL WARD:** 11                      **COUNTY COMMISSION DISTRICT:** 14

**PREVIOUS ZONING HISTORY:**  
**(to include zoning, acreage and  
action by legislative body)**

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- GAS AND WATER ENG. SUPPORT MGR.
- GAS AND WATER ENG. SUPPORT COOR.
- UTILITY DISTRICT
- JACK FRAZIER
- 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.
- 1.  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.

2.

1a. COST TO ENGINEER/UTILITY DISTRICT:

Comments Received From Department And They Had No Concerns.

3.

2. STREET DEPARTMENT/  
COUNTY HIGHWAY DEPARTMENT:

2a. COST TO STREET/HIGHWAY DEPT.:

Comments Received From Department And They Had No Concerns.

3. DRAINAGE COMMENTS:

4.

3a. DRAINAGE COST:

5.

4. CDE/CEMC:

4a. COST TO CDE/CEMC:

6.

5. CHARTER COMM./BELL SOUTH:

5a. COST TO CHARTER AND/OR BELLSOUTH:

7.

6. FIRE DEPT/EMERGENCY MGT.:

6a. COST FIRE DEPT/EMERGENCY MGT.:

8.

7. POLICE DEPT/SHERIFF'S OFFICE:

7a. COST TO POLICE DEPT./SHERIFF'S DEPT.:

Comments Received From Department And They Had No Concerns.

9.

8. CITY BUILDING DEPARTMENT/  
COUNTY BUILDING DEPARTMENT:

8a. COST TO CITY/COUNTY BLDG. & CODES:

9. SCHOOL SYSTEM:

ELEMENTARY:

MIDDLE SCHOOL:

HIGH SCHOOL:

10.

10. FT. CAMPBELL:

9a. COST TO SCHOOL SYSTEM:

11. OTHER COMMENTS:

10a. COST TO FT. CAMPBELL:

11.



CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION  
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Minimal

INFRASTRUCTURE:

WATER SOURCE: CITY

PIPE SIZE:

SEWER SOURCE: CITY

ACCESSIBILITY: NICOLE RD.

DRAINAGE:  
WEST

DEVELOPMENT ESTIMATES:

APPLICANT'S ESTIMATES

HISTORICAL ESTIMATES

LOTS/UNITS:

2

ROAD MILES:

POPULATION:

ELEMENTARY SCHOOL STUDENTS:

MIDDLE SCHOOL STUDENTS:

HIGH SCHOOL STUDENTS:

APPLICABLE COMPREHENSIVE PLAN ELEMENTS:

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

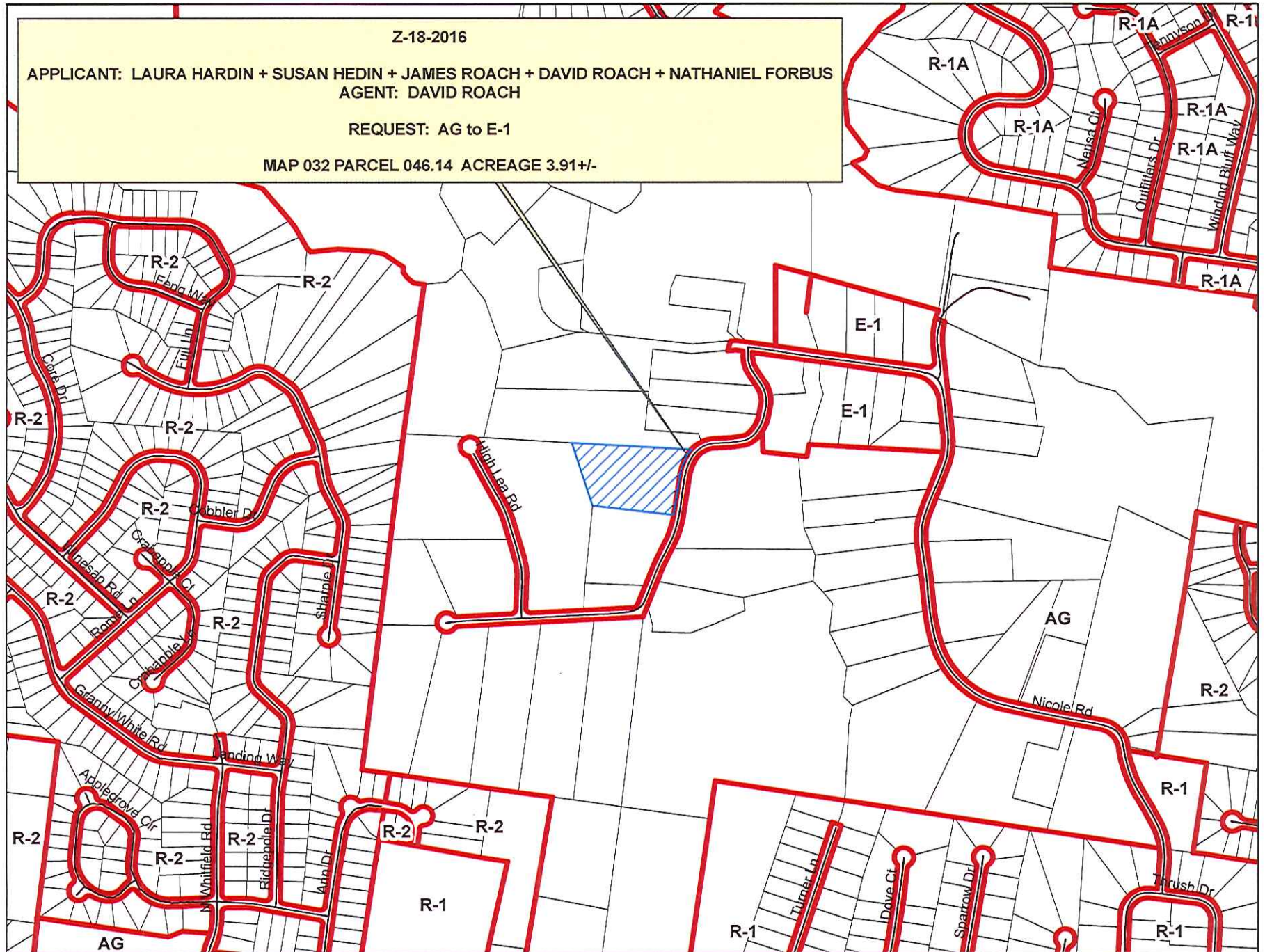
1. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan.
2. Adequate infrastructure serves the site.
3. No adverse environmental issues were identified relative to this request.
4. The proposal for E-1 zoning is not out of character and is consistent with the Single Family Developments in the surrounding area.
- 5.

Z-18-2016

APPLICANT: LAURA HARDIN + SUSAN HEDIN + JAMES ROACH + DAVID ROACH + NATHANIEL FORBUS  
AGENT: DAVID ROACH

REQUEST: AG to E-1

MAP 032 PARCEL 046.14 ACREAGE 3.91+/-



(F)

CASE NUMBER: Z 18 2016 MEETING DATE 7/27/2016  
APPLICANT: Laura Lynne Hardin /  
PRESENT ZONING AG PROPOSED ZONING E-1  
TAX PLAT # 32 PARCEL 46.14

GEN. LOCATION Property fronting on the west frontage of Nicole Road, 850 +/- east of the Nicole Road & High Lea Road intersection.

\*\*\*\*\*

**PUBLIC COMMENTS**

7-15-2016- Maynard Allen (abutting property owner) Concerns that existing home will be demolished & new housing that is not compatible with surrounding properties.

7-25-2016-Cory Meade- 2960 Nicole Rd.-Opposed due to traffic concerns.

**CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION**

**STAFF REVIEW - ZONING**

**RPC MEETING DATE:** 7/27/2016

**CASE NUMBER:** Z - 19 - 2016

**NAME OF APPLICANT:** Jacob

Wintner

**AGENT:** Peter

Falk

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**GENERAL INFORMATION**

**PRESENT ZONING:** Q-1

**PROPOSED ZONING:** C-2

**EXTENSION OF ZONE  
CLASSIFICATION:** NO

**APPLICANT'S STATEMENT  
FOR PROPOSED USE:** To allow continued operations of the Signature Healthcare Skilled Nursing Facility and the possible construction of an assisted living facility on the excess land.

**PROPERTY LOCATION:** Property located on the west frontage of Old Farmers Rd., 400 +/- feet north of the Old Farmers Rd. & Townsend Ct. intersection.

**ACREAGE TO BE REZONED:** 11.0 +/-

**DESCRIPTION OF PROPERTY  
AND SURROUNDING USES:** Existing nursing home facility with remaining area for a proposed assisted living facility.

**GROWTH PLAN AREA:**

CITY TAX PLAT: 81

**PARCEL(S):** 33.01

**CIVIL DISTRICT:** 11TH

**CITY COUNCIL WARD:** 10

**COUNTY COMMISSION DISTRICT:** 20

**PREVIOUS ZONING HISTORY:**  
**(to include zoning, acreage and  
action by legislative body)**

**CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION**

**STAFF REVIEW - ZONING**

**DEPARTMENT COMMENTS**

- GAS AND WATER ENG. SUPPORT MGR.
- GAS AND WATER ENG. SUPPORT COOR.
- UTILITY DISTRICT
- JACK FRAZIER
- 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.
- 1.  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.

**1a. COST TO ENGINEER/UTILITY DISTRICT:**

Traffic Assessment Required. Assessment Has Been Accepted And Reviewed By The Clarksville Street Dept.

3.

**2. STREET DEPARTMENT/  
COUNTY HIGHWAY DEPARTMENT:**

**3. DRAINAGE COMMENTS:**

Comments Received From Department And They Had No Concerns.

4.

**4. CDE/CEMC:**

**5. CHARTER COMM./BELL SOUTH:**

**6. FIRE DEPT/EMERGENCY MGT.:**

**7. POLICE DEPT/SHERIFF'S OFFICE:**

**8. CITY BUILDING DEPARTMENT/  
COUNTY BUILDING DEPARTMENT:**

Comments Received From Department And They Had No Concerns.

9.

**9. SCHOOL SYSTEM:**

ELEMENTARY:

MIDDLE SCHOOL:

HIGH SCHOOL:

10.

**10. FT. CAMPBELL:**

**11. OTHER COMMENTS:**

**9a. COST TO SCHOOL SYSTEM:**

**10a. COST TO FT. CAMPBELL:**

11.

**CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION**  
**STAFF REVIEW - ZONING**

**PLANNING STAFF'S STUDY AND RECOMMENDATION**

**IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT:** Increased traffic, light & Noise

**INFRASTRUCTURE:**

**WATER SOURCE:** CITY **PIPE SIZE:**

**SEWER SOURCE:** CITY

**ACCESSIBILITY:** OLD FARMERS RD.

**DRAINAGE:**  
VARIES

**DEVELOPMENT ESTIMATES:**

**APPLICANT'S ESTIMATES**

**HISTORICAL ESTIMATES**

**LOTS/UNITS:**

**ROAD MILES:**

**POPULATION:**

**ELEMENTARY SCHOOL STUDENTS:**

**MIDDLE SCHOOL STUDENTS:**

**HIGH SCHOOL STUDENTS:**

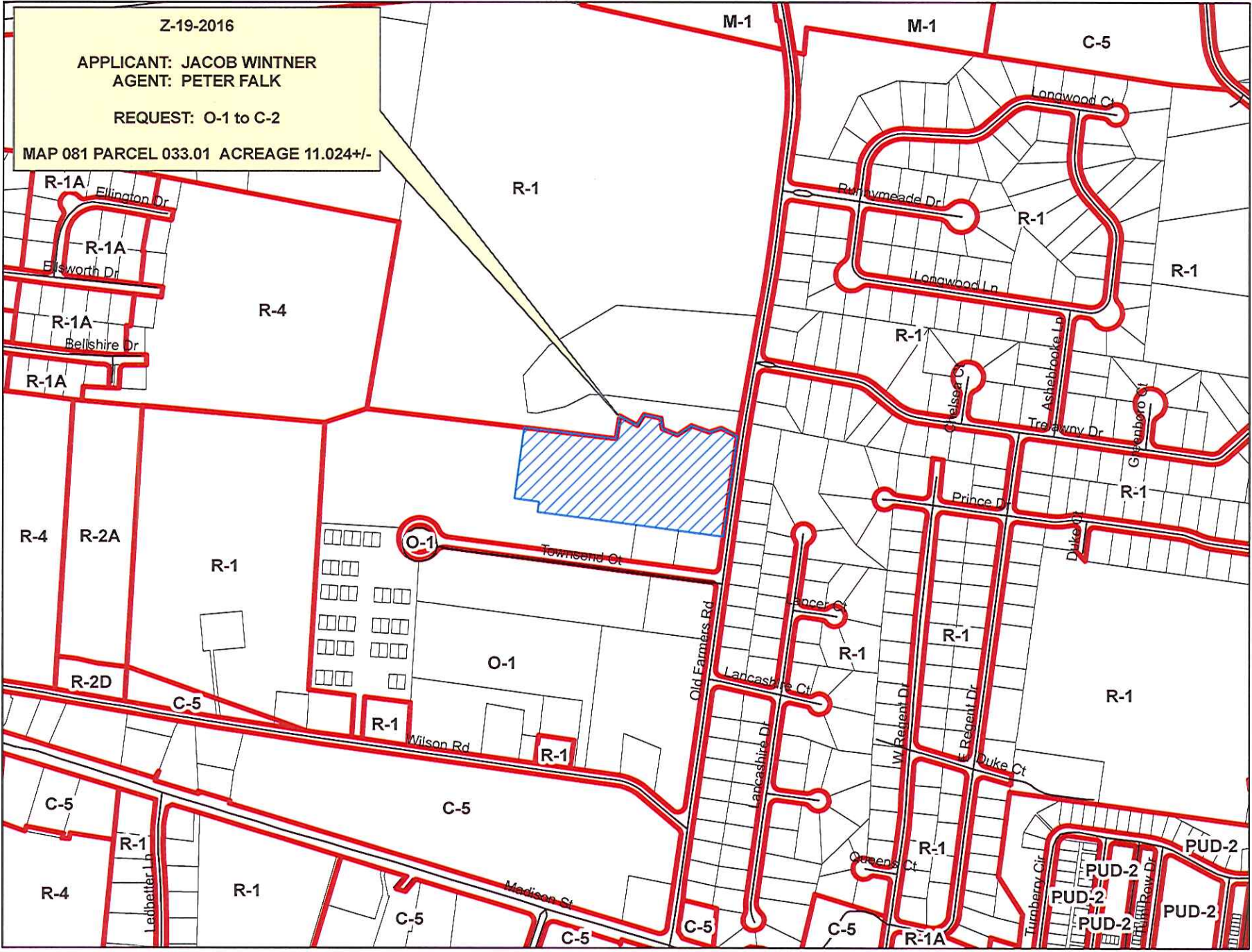
**APPLICABLE COMPREHENSIVE PLAN ELEMENTS:**

Sango Planning Area: Growth rate for this area is well above the overall county average.

**STAFF RECOMMENDATION: APPROVAL**

1. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan.
2. Adequate infrastructure serves the site.
3. Proposed C-2 zoning classification will bring existing Nursing Home facility into a conforming zoning classification and permit the construction of a new assisted living facility on the property without consideration of legal non-conforming status.
- 4.
- 5.

Z-19-2016  
APPLICANT: JACOB WINTNER  
AGENT: PETER FALK  
REQUEST: O-1 to C-2  
MAP 081 PARCEL 033.01 ACREAGE 11.024+/-



b

CASE NUMBER: Z 19 2016 MEETING DATE 7/27/2016

APPLICANT: Jacob Wintner

PRESENT ZONING O-1 PROPOSED ZONING C-2

TAX PLAT # 81 PARCEL 33.01

GEN. LOCATION Property located on the west frontage of Old Farmers Rd., 400 +/- feet north of the Old Farmers Rd. & Townsend Ct. intersection.

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**PUBLIC COMMENTS**

None received as of 10:30 a.m. on 7/27/2016 (jhb).



**CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION**

**STAFF REVIEW - ZONING**

**RPC MEETING DATE:** 7/27/2016

**CASE NUMBER:** Z - 20 - 2016

**NAME OF APPLICANT:** Jeff

Robinson Et Al

**AGENT:** Mark

Olson & Taylor Dahl

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**GENERAL INFORMATION**

**PRESENT ZONING:** R-4\*

**PROPOSED ZONING:** CBD\*

**EXTENSION OF ZONE**

**CLASSIFICATION:** YES

**APPLICANT'S STATEMENT** Current R-4 zoning requires excessive variances for urban residential  
**FOR PROPOSED USE:** redevelopment.

**PROPERTY LOCATION:** Properties located near the intersections of Bogard Ln & N. 1st St., Marion St. & N. 1st St., & Beaumont St. & N. 1st St.

**ACREAGE TO BE REZONED:** 3.5 +/-

**DESCRIPTION OF PROPERTY** Downtown area with multiple residential uses of Single Family & Multi-Family,  
**AND SURROUNDING USES:** including sf dwellings, condo/townhomes & multiple fam. dwellings. In addition to a church facility and commercial/office facilities. Portions are H-1 Historic

**GROWTH PLAN AREA:**

CITY TAX PLAT: 66-G-B

**PARCEL(S):** 2 & 23, 9, 27, 29

**CIVIL DISTRICT:** 12th

66-B-B

33, 48,

48.01, 48.02 &

48.03

**CITY COUNCIL WARD:** 6

**COUNTY COMMISSION DISTRICT:** 13

**PREVIOUS ZONING HISTORY:** \*This zoning request does NOT modify the boundaries of the existing overlay (to include zoning, acreage and districts.\* action by legislative body)

**CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION**

**STAFF REVIEW - ZONING**

**DEPARTMENT COMMENTS**

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> GAS AND WATER ENG. SUPPORT MGR.  | <input type="checkbox"/> ATT                            | <input type="checkbox"/> DIV. OF GROUND WATER |
| <input checked="" type="checkbox"/> GAS AND WATER ENG. SUPPORT COOR. | <input checked="" type="checkbox"/> FIRE DEPARTMENT     | <input type="checkbox"/> HOUSING AUTHORITY    |
| <input type="checkbox"/> UTILITY DISTRICT                            | <input type="checkbox"/> EMERGENCY MANAGEMENT           | <input type="checkbox"/> INDUSTRIAL DEV BOARD |
| <input checked="" type="checkbox"/> JACK FRAZIER                     | <input checked="" type="checkbox"/> POLICE DEPARTMENT   | <input type="checkbox"/> CHARTER COMM.        |
| <input checked="" type="checkbox"/> CITY STREET DEPT.                | <input type="checkbox"/> SHERIFF'S DEPARTMENT           | <input type="checkbox"/> Other...             |
| <input checked="" type="checkbox"/> TRAFFIC ENG. - ST. DEPT.         | <input checked="" type="checkbox"/> CITY BUILDING DEPT. |   |
| <input type="checkbox"/> COUNTY HIGHWAY DEPT.                        | 1. <input type="checkbox"/> COUNTY BUILDING DEPT.       |   |
| <input type="checkbox"/> CEMC  | <input type="checkbox"/> SCHOOL SYSTEM OPERATIONS       |   |
| <input checked="" type="checkbox"/> DEPT. OF ELECTRICITY (CDE)       | <input type="checkbox"/> FT. CAMPBELL                   |   |

**1. CITY ENGINEER/UTILITY DISTRICT:**

Comments Received From Department And They Had No Concerns.

2.

**1a. COST TO ENGINEER/UTILITY DISTRICT:**

Comments Received From Department And They Had No Concerns.

**2. STREET DEPARTMENT/  
COUNTY HIGHWAY DEPARTMENT:**

3.

**2a. COST TO STREET/HIGHWAY DEPT.:**

Comments Received From Department And They Had No Concerns.

**3. DRAINAGE COMMENTS:**

4.

**3a. DRAINAGE COST:**

5.

**4. CDE/CEMC:**

**4a. COST TO CDE/CEMC:**

6.

**5. CHARTER COMM./BELL SOUTH:**

**5a. COST TO CHARTER AND/OR BELLSOUTH:**

7.

**6. FIRE DEPT/EMERGENCY MGT.:**

**6a. COST FIRE DEPT/EMERGENCY MGT.:**

8.

**7. POLICE DEPT/SHERIFF'S OFFICE:**

**7a. COST TO POLICE DEPT./SHERIFF'S DEPT.:**

Comments Received From Department And They Had No Concerns.

9.

**8. CITY BUILDING DEPARTMENT/  
COUNTY BUILDING DEPARTMENT:**

**8a. COST TO CITY/COUNTY BLDG. & CODES:**

**9. SCHOOL SYSTEM:**

ELEMENTARY:

MIDDLE SCHOOL:

HIGH SCHOOL:

10.

**10. FT. CAMPBELL:**

**9a. COST TO SCHOOL SYSTEM:**

**10a. COST TO FT. CAMPBELL:**

**11. OTHER COMMENTS:**

11. Historic Zoning Commission & Common Design Review Body Recommended Application Be Separated To Individual Parcels Over Concerns Of The H-1 Historic Properties & Potential Effects To Neighborhood.

**CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION**  
**STAFF REVIEW - ZONING**

**PLANNING STAFF'S STUDY AND RECOMMENDATION**

**IMPACT OF PROPOSED USE ON  
SURROUNDING DEVELOPMENT:**

Potential for increased density & potential for increased on street parking.

**INFRASTRUCTURE:**

**WATER SOURCE:** CITY

**PIPE SIZE:**

**SEWER SOURCE:** CITY

**ACCESSIBILITY:** N. FIRST ST., BOGARD ST. MARION ST. & WILCOX ST.

**DRAINAGE:**  
VARIES

**DEVELOPMENT ESTIMATES:**

**APPLICANT'S ESTIMATES**

**HISTORICAL ESTIMATES**

**LOTS/UNITS:**

Limited data

**ROAD MILES:**

**POPULATION:**

**ELEMENTARY SCHOOL STUDENTS:**

**MIDDLE SCHOOL STUDENTS:**

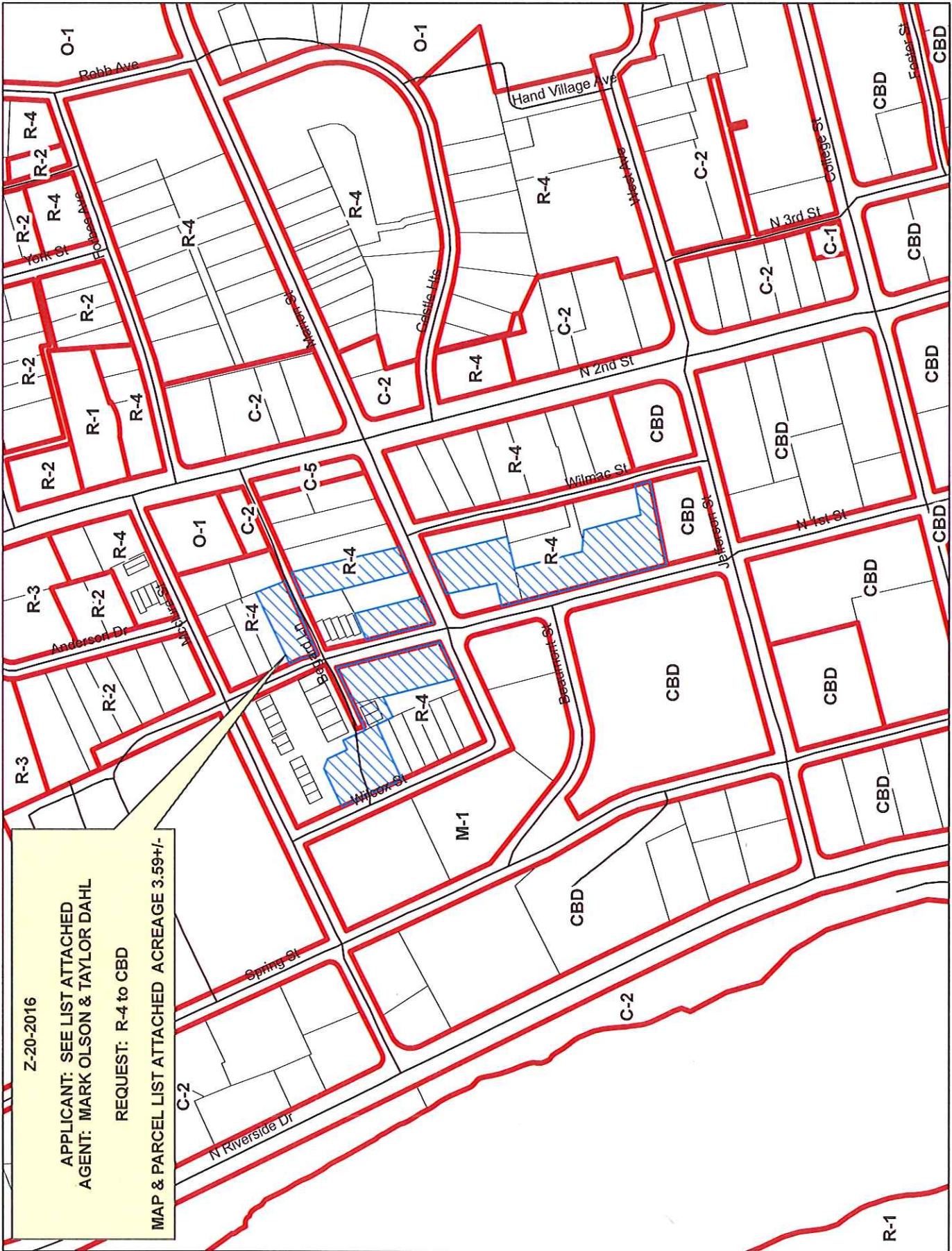
**HIGH SCHOOL STUDENTS:**

**APPLICABLE COMPREHENSIVE PLAN ELEMENTS:**

Red River Planning Area- This planning area is home to the APSU campus. This is a mixed use area with primarily older housing stock neighborhoods sandwiched in between light industrial and commercial districts. This planning area is also targeted for redevelopment.

**STAFF RECOMMENDATION: DISAPPROVAL**

1. The proposed zoning request is inconsistent with Growth Plan (as in the City) and adopted Land Use Plan.
2. CBD zoning provides the opportunity for zero lot line development. The zoning request lacks continuity along blocks faces and creates the potential for varying levels of setbacks between established properties within the neighborhood.
3. No adverse environmental issues were identified relative to this request.
4. Adequate infrastructure serves the site.
- 5.



Z-20-2016  
 APPLICANT: SEE LIST ATTACHED  
 AGENT: MARK OLSON & TAYLOR DAHL  
 REQUEST: R-4 to CBD  
 MAP & PARCEL LIST ATTACHED ACREAGE 3.59+/-

OWNER	MAP & PARCEL	ACREAGE	HISTORIC OVERLAY
LEO MILAN	066G "B" 023.00	0.89	NO
JEFF ROBINSON	066B "B" 027.00	0.41	YES
GILBERT V. VERBIST	066B "B" 009.00	0.32	YES
GARY D. VIOLETTE	066B "B" 029.00	0.26	YES
RIVERVIEW BAPTIST CHURCH	066B "B" 033.00	0.56	YES
FRANKLIN STREET CORP	066G "B" 002.00	0.5	NO
FRANKLIN STREET CORP	066B "B" 048.00	0.48	NO
FRANKLIN STREET CORP	066B "B" 048.01	0.02	NO
FRANKLIN STREET CORP	066B "B" 048.02	0.02	NO
FRANKLIN STREET CORP	066B "B" 048.03	0.06	NO
		3.52	

CASE NUMBER: Z 20 2016 MEETING DATE 7/27/2016  
APPLICANT: Jeff Robinson Et Al  
PRESENT ZONING R-4\* PROPOSED ZONING CBD\*  
TAX PLAT # 66-G-B PARCEL 2 & 23, 9, 27, 29, 33, 48,  
GEN. LOCATION Properties located near the intersections of Bogard Ln & N. 1st St., Marion St. & N. 1st St., & Beaumont St. & N. 1st St.

\*\*\*\*\*

PUBLIC COMMENTS

None received as of 10:30 a.m. on 7/27/2016 (jhb).

**CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION**

**STAFF REVIEW - ZONING**

**RPC MEETING DATE:** 7/27/2016

**CASE NUMBER:** Z - 21 - 2016

**NAME OF APPLICANT:** Stephanie Lee Choate

**AGENT:**

---

**GENERAL INFORMATION**

**PRESENT ZONING:** AG

**PROPOSED ZONING:** R-2

**EXTENSION OF ZONE  
CLASSIFICATION:** YES

**APPLICANT'S STATEMENT  
FOR PROPOSED USE:** Property to be used as a new section of Eagles Bluff S/D

**PROPERTY LOCATION:** Property fronting on the south frontage of Kennedy Rd., 3,700 +/- feet east of the  
Trenton Rd. & Kennedy Rd. intersection.

**ACREAGE TO BE REZONED:** 55.7 +/-

**DESCRIPTION OF PROPERTY  
AND SURROUNDING USES:** Wooded area, with varying topography.

**GROWTH PLAN AREA:** CITY TAX PLAT: 17 **PARCEL(S):** 47.01

**CIVIL DISTRICT:** 2nd

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

**PREVIOUS ZONING HISTORY:**  
(to include zoning, acreage and  
action by legislative body)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- GAS AND WATER ENG. SUPPORT MGR.
- GAS AND WATER ENG. SUPPORT COOR.
- UTILITY DISTRICT
- JACK FRAZIER
- CITY STREET DEPT.
- TRAFFIC ENG. - ST. DEPT.
- COUNTY HIGHWAY DEPT.
- CEMC
- DEPT. OF ELECTRICITY (CDE)

- ATT
- FIRE DEPARMENT
- EMERGENCY MANAGEMENT
- POLICE DEPARTMENT
- SHERIFF'S DEPARTMENT
- CITY BUILDING DEPT.
- 1.  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. Sewer Is Adjacent.

2.

**1a. COST TO ENGINEER/UTILITY DISTRICT:**

Traffic Assessment Required. Traffic Assessment Received & Accepted By The Clarksville Street Dept.

3.

**2a. COST TO STREET/HIGHWAY DEPT.:**

Comments Received From Department And They Had No Concerns.

4.

**3a. DRAINAGE COST:**

5.

**4a. COST TO CDE/CEMC:**

6.

**5a. COST TO CHARTER AND/OR BELLSOUTH:**

7.

**6a. COST FIRE DEPT/EMERGENCY MGT.:**

8.

**7a. COST TO POLICE DEPT./SHERIFF'S DEPT:**

Comments Received From Department And They Had No Concerns.

9.

**8a. COST TO CITY/COUNTY BLDG. & CODES:**

This Development Straddles The Boundary Line Of 2 School Zones. This Development Has The Potential To Generate Numerous Students In The Fastest Growing Region In The County And May Result In The Purchase Of Additional Buses. Nems Is Currently Over Capacity & Has 6 Portables. This Will Result In The Need Of Addt. Permanent Classrooms.

**9a. COST TO SCHOOL SYSTEM:**

**9. SCHOOL SYSTEM:**

ELEMENTARY:

MIDDLE SCHOOL:

HIGH SCHOOL:

10.

**10. FT. CAMPBELL:**

**10a. COST TO FT. CAMPBELL:**

11.

**11. OTHER COMMENTS:**



**CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION**  
**STAFF REVIEW - ZONING**

**PLANNING STAFF'S STUDY AND RECOMMENDATION**

**IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT:** Increased traffic, light & noise.

**INFRASTRUCTURE:**

**WATER SOURCE:** CITY **PIPE SIZE:**  
**SEWER SOURCE:** CITY  
**ACCESSIBILITY:** ADJACENT SUBDIVISION CONNECTIONS  
**DRAINAGE:** SOUTH

**DEVELOPMENT ESTIMATES:** **APPLICANT'S ESTIMATES** **HISTORICAL ESTIMATES**

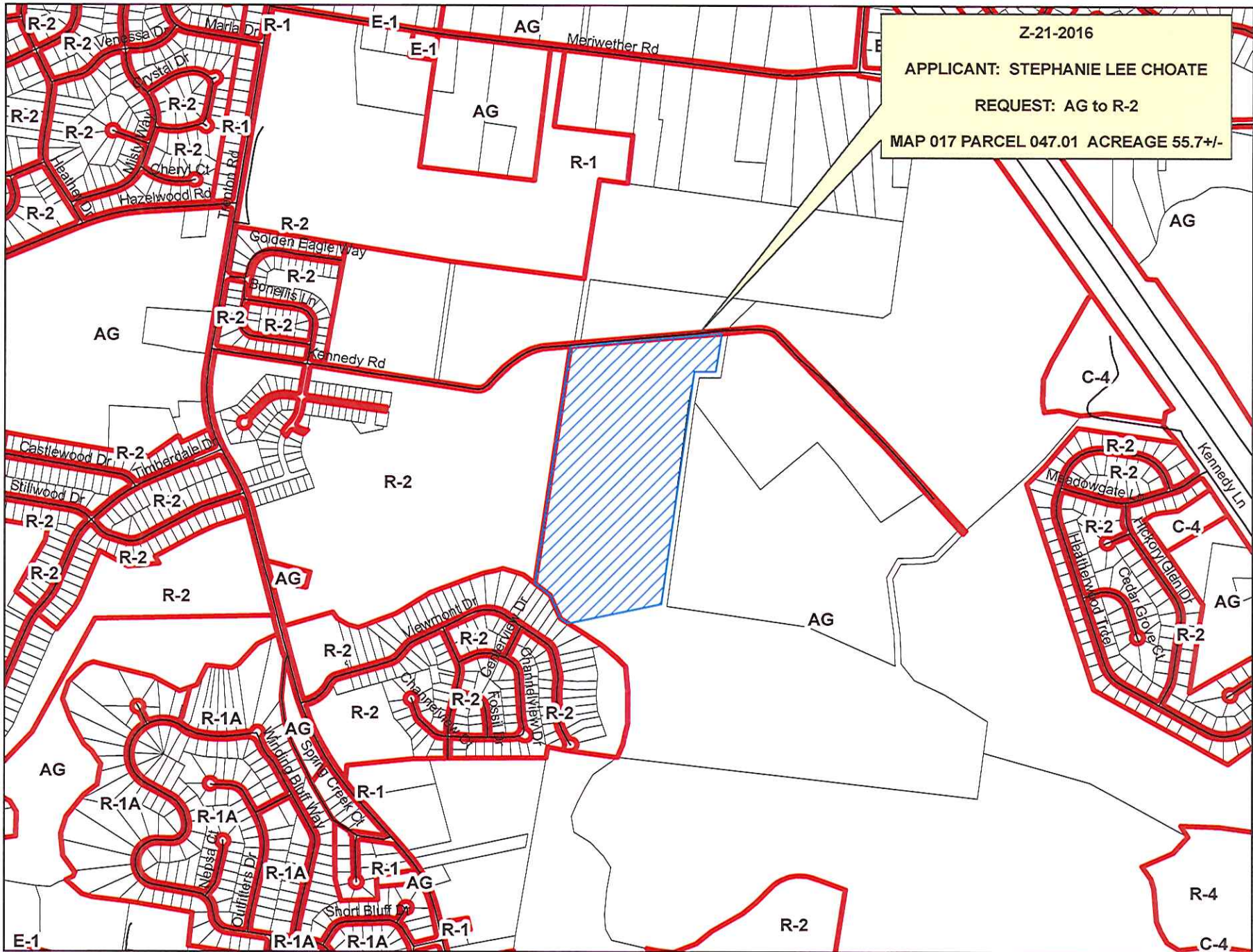
<b>LOTS/UNITS:</b>	124	159
<b>ROAD MILES:</b>	ROW reservation	
<b>POPULATION:</b>	Steep topography	429
<b>ELEMENTARY SCHOOL STUDENTS:</b>		
<b>MIDDLE SCHOOL STUDENTS:</b>		
<b>HIGH SCHOOL STUDENTS:</b>		

**APPLICABLE COMPREHENSIVE PLAN ELEMENTS:**

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 Growth Plan (as in the City) and adopted Land Use Plan.
2. The land use plan manual encourages in-fill development as a means to help keep development more compact and better utilize existing infrastructure.
3. Single family residential development is prevalent in this area & no adverse environmental issues were identified relative to this request.
4. Development will connect to the roadway network of Eagles Bluff Subdivision to the west currently under construction and presently having an improved entrance onto Trenton Road with left turn lanes.
5. Adjacent Eagles Bluff Subdivision Phase has provided reservation of future ROW west/east connection from Trenton Rd. to Wilma Rudolph Blvd. This proposed rezoning has identified the extension of the future ROW reservation for this future phase.



CASE NUMBER: Z 21 2016 MEETING DATE 7/27/2016

APPLICANT: Stephanie Lee Choate

PRESENT ZONING AG PROPOSED ZONING R-2

TAX PLAT # 17 PARCEL 47.01

GEN. LOCATION Property fronting on the south frontage of Kennedy Rd., 3,700 +/- feet east of the  
Trenton Rd. & Kennedy Rd. intersection.

\*\*\*\*\*

**PUBLIC COMMENTS**

None received as of 10:30 a.m. on 7/27/2016 (jhb).

ORDINANCE 10-2016-17

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF LAURA HARDIN, DAVID ROACH, SUSAN HEDIN, JAMES ROACH, AND NATHANIEL FORBUS, DAVID ROACH-AGENT, FOR ZONE CHANGE ON PROPERTY AT THE INTERSECTION OF NICOLE ROAD AND HIGH LEA 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 AG Agricultural District, as E-1 Single Family Estate District.

*PUBLIC HEARING:*

*FIRST READING:*

*SECOND READING:*

*EFFECTIVE DATE:*

EXHIBIT A

Beginning at a point, said point being 958 +/- feet northeast of the centerline of the Nicole Rd. & High Lea Rd. intersection, said pint also being in the west Right of Way margin of Nicole Rd. further identified as the north east corner of the William Allen Maynard property and the southeast corner of the herein described tract, thence in a westerly direction 425 +/- feet with the northern boundary of the Maynard property to a point, said point being in the eastern property line of the Terry C. Frey property, thence in a northwesterly direction 347 +/- feet with the eastern boundary of the Frey property to a point, said point being in the southern boundary of the Steven E. Hart II property, thence in a easterly direction 622 +/- feet with the southern boundary of the Hart property to a point, said point being in the western right of way margin of Nicole Rd. thence in a southerly direction 360 +/- feet with the western right of way margin of Nicole Rd. to the point of beginning, said tract containing 3.91 +/- acres, further identified as Tax Map 32, Parcel 46.14.

ORDINANCE 11-2016-17

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF JACOB WINTNER, PETER FAULK-AGENT, FOR ZONE CHANGE ON PROPERTY AT THE INTERSECTION OF OLD FARMERS ROAD AND TOWNSEND COURT

*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 O-1 Office District, as C-2 General Commercial District.

*PUBLIC HEARING:*

*FIRST READING:*

*SECOND READING:*

*EFFECTIVE DATE:*

EXHIBIT A

Beginning at a point, said point being located in the western right of way margin of Old Farmers Rd. 361 +/- feet south of the Old Farmer Rd. & Trelawny Dr. intersection, said point also being the northeast corner of the herein described tract, thence in a southerly direction 485 +/- feet with the western right of way margin of Old Farmers Rd. to a point said point being the northeast corner of ARA Properties property, thence in a westerly direction 891 +/- feet with the northern boundary of the ARA Properties & others north boundary to a point, said point being in the northern boundary of the Clarkland Property, thence in northerly and westerly directions 510 +/- feet with the eastern and northern property boundaries of the Clarkland property, to a point, said point being in the southern boundary of the Hilldale Baptist Church Inc. property, thence in a easterly, northerly and southerly direction 1,230 +/- feet with the meandering southern boundary of the Hilldale Baptist Church Inc. property to the point of beginning, said tract containing 11.02 +/- acres, further identified as Tax Map 81, Parcel 33.01

ORDINANCE 12-2016-17

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF JEFF ROBINSON, ET AL, MARK OLSEN AND TAYLOR DAHL-AGENTS, FOR ZONE CHANGE ON PROPERTY AT THE INTERSECTIONS OF BOGARD LANE AND NORTH FIRST STREET, MARION STREET AND NORTH FIRST STREET, AND BEAUMONT STREET AND NORTH FIRST 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 from R-4 Multiple Family Residential District, as CBD Central Business District.

*PUBLIC HEARING:*

*FIRST READING:*

*SECOND READING:*

*EFFECTIVE DATE:*

EXHIBIT A

Parcel(s) as depicted in Exhibit A as follows:

66-G-B-23.00

66-B-B-27.00

66-B-B-9.00

66-B-B-29.00

66-B-B-33.00

66-G-B-2.00

66-B-B-48.00

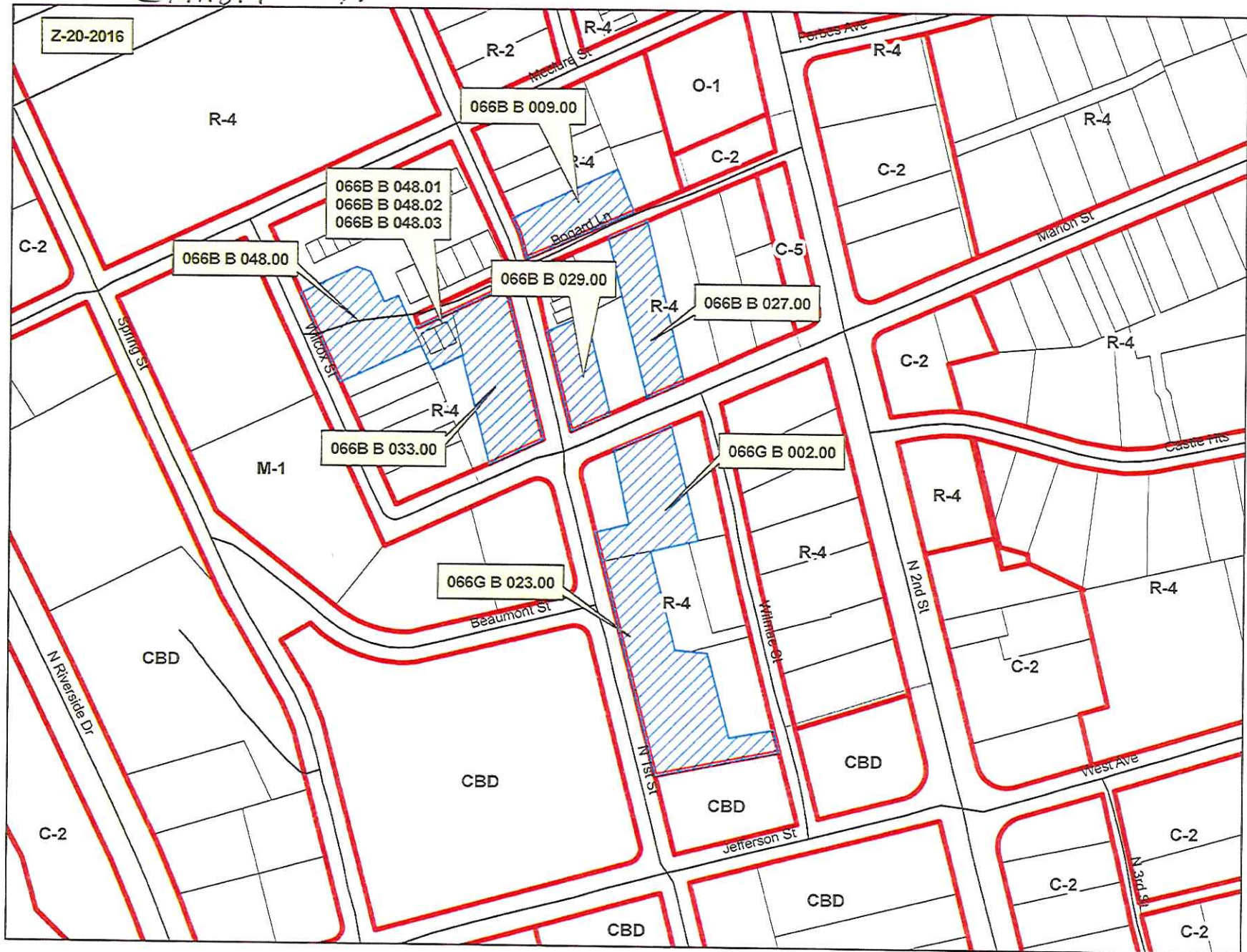
66-B-B-48.01

66-B-B-48.02

66-B-B-48.03

# EXHIBIT "A"

Z-20-2016



ORDINANCE 13-2016-17

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF STEPHANIE LEE CHOATE FOR ZONE CHANGE ON PROPERTY AT THE INTERSECTION OF KENNEDY ROAD AND TRENTON 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 as Agricultural District, as R-2 Single Family Residential District.

*PUBLIC HEARING:*

*FIRST READING:*

*SECOND READING:*

*EFFECTIVE DATE:*

EXHIBIT A

Beginning at an existing iron pin in the south margin of Kennedy Road, said iron pin being 3,165 feet west of Trenton Road; thence along margin of said road North 84 Degrees 24 Minutes 45 Seconds East 1239.70 feet to a point; thence South 09 Degrees 40 Minutes 05 Seconds West 306.20 feet to a point; thence North 88 Degrees 49 Minutes 55 Seconds West 177.17 feet to a point; thence South 10 Degrees 46 Minutes 05 Seconds West 287.80 feet to a point; thence South 08 Degrees 21 Minutes 56 Seconds West 1687.36 feet to a point; thence North 70 Degrees 51 Minutes 47 Seconds West 64.10 feet to a point; thence South 18 Degrees 08 Minutes 13 Seconds West 154.00 feet to a point; thence South 61 Degrees 38 Minutes 13 Seconds West 216.00 feet to a point; thence North 79 Degrees 51 Minutes 47 Seconds West 152.00 feet to a point; thence South 37 Degrees 38 Minutes 13 Seconds West 143.09 feet to a point; thence North 65 Degrees 00 Minutes 32 Seconds West 174.75 feet to a point North 40 Degrees 40 Minutes 36 Seconds West 205.97 feet to a point; thence North 29 Degrees 19 Minutes 20 Seconds West 175.92 feet to a point; thence North 54 Degrees 28 Minutes 06 Seconds West 105.27 feet to a point; thence North 08 Degrees 21 Minutes 56 Seconds East 2021.09 feet to the point of beginning and containing an area of 55.71 acres. Tax Map 17, Parcel 47.01



ORDINANCE 4-2016-17

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF JOHNSON PROPERTIES, SIDNEY JOHNSON-AGENT, FOR ZONE CHANGE ON PROPERTY AT THE INTERSECTION OF STONE CONTAINER DRIVE AND OLD RUSSELLVILLE PIKE

*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-3 Planned Industrial District, as C-5 Highway & Arterial Commercial District.

*PUBLIC HEARING:* July 7, 2016

*FIRST READING:* July 7, 2016

*SECOND READING:*

*EFFECTIVE DATE:*

EXHIBIT A

Beginning at an iron pin in the southern margin of Stone Container Drive, said point of beginning being north 87 degrees 17 minutes 10 seconds west 300.48 feet to the right of way of Old Russellville pike; runs thence with the southern margin of Stone Container Drive south 87 degrees 17 minutes 10 seconds east 112.79 feet to an iron pin; thence on a curve to the right having a delta of 52 degrees 00 minutes 00 seconds, radius of 180.03 feet, tangent of 87.81 feet for a distance of 163.69 feet to an iron pin; thence on a slight curve to the left having a delta of 10 degrees 12 minutes 28 seconds, radius of 239.80 feet, tangent of 21.42 feet for a distance of 42.72 feet to an iron pin; thence leaving said right of way of Stone Container Drive, south 32 degrees 28 minutes 17 seconds west 90.05 feet to an iron pin; thence north 87 degrees 08 minutes 19 seconds west 239.11 feet to an iron pin; thence north 02 degrees 42 minutes 50 seconds east 177.91 feet to the point of beginning, containing 1.00 +/-acre.

ORDINANCE 5-2016-17

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF CLARKLAND, C/O HERB BAGGETT, FOR ZONE CHANGE ON PROPERTY LOCATED AT THE TERMINUS OF TOWNSEND COURT

*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 O-1 Office District, as R-2A Single Family Residential District.

*PUBLIC HEARING:* July 7, 2016  
*FIRST READING:* July 7, 2016  
*SECOND READING:*  
*EFFECTIVE DATE:*

EXHIBIT A

Beginning at a new iron pin in the north margin of Townsend Court, said iron pin being 1064.8 feet west of Old Farmers Road; thence along margin of said road North 81 Degrees 46 Minutes 03 Seconds West 258.65 feet to an existing iron pin; thence with a curve turning to the right with an arc length of 52.36 feet, with a radius of 50.00 feet and with a chord of North 51 Degrees 46 Minutes 03 Seconds West 50.00 feet to an existing iron pin; thence with a curve turning to the left with an arc length of 222.53 feet, with a radius of 100.00 feet and with a chord of North 85 Degrees 30 Minutes 59 Seconds West 179.37 feet to an existing iron pin; thence leaving margin of said road North 86 Degrees 02 Minutes 34 Seconds West 394.34 feet to an existing iron pin in the east line of the Lynda Ann Holt Property; thence with said property North 03 Degrees 57 Minutes 26 Seconds East 484.57 feet to an existing iron pin in the south line of the Melissa Goad Tennant, ET AL Property; thence with said property North 72 Degrees 57 Minutes 00 Seconds East 211.09 feet to an existing iron pin in the east line of the Hilldale Baptist Church, Inc. Property; thence with said property South 82 Degrees 33 Minutes 45 Seconds East 750.90 feet to an existing iron pin; thence South 08 Degrees 09 Minutes 25 Seconds West 343.83 feet to an existing iron pin in the north line of Clarkland Property; thence with said property North 81 Degrees 51 Minutes 08 Seconds West 32.15 feet to an existing iron pin; thence South 08 Degrees 09 Minutes 25 Seconds West 223.79 feet to the point of beginning, having an area of 11.35 +/- Acres.

ORDINANCE 6-2016-17

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF ERNEST E. CARPENTER, MARK DAY-AGENT, FOR ZONE CHANGE ON PROPERTY AT THE INTERSECTION OF TINY TOWN ROAD AND NEEDMORE 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 AG Agricultural District, as C-5 Highway & Arterial Commercial District.

*PUBLIC HEARING:* July 7, 2016

*FIRST READING:* July 7, 2016

*SECOND READING:*

*EFFECTIVE DATE:*

EXHIBIT A

Beginning at an existing iron pin in the south margin of Tiny Town Road, said iron pin being the northeast corner of the James Huggins Property (Volume 1572, Page 2706), said iron pin also being the northwest corner of this tract; thence along the south margin of said road North 67 Degrees 39 Minutes 18 Seconds East 143.75 feet to a new iron pin; thence leaving margin of said road South 02 Degrees 13 Minutes 20 Seconds East 97.64 feet to a point; thence North 76 Degrees 40 Minutes 01 Seconds East 423.24 feet to a point; thence South 14 Degrees 31 Minutes 29 Seconds East 52.29 feet to a new iron pin; thence North 75 Degrees 29 Minutes 10 Seconds East 25.00 feet to a new iron pin; thence South 80 Degrees 22 Minutes 22 Seconds East 52.48 feet to a new iron pin in the west margin of Needmore Road; thence along margin of said road South 09 Degrees 37 Minutes 37 Seconds West 44.11 feet to a new iron pin; thence with a curve turning to the left with an arc length of 186.05', with a radius of 1020.34', with a chord of South 04 Degrees 46 Minutes 15 Seconds West 185.80 feet to a new iron pin; thence leaving margin of said road South 71 Degrees 09 Minutes 53 Seconds West 535.42 feet to a North 15 Degrees 07 Minutes 06 Seconds West 414.29 feet to the point of beginning and containing an area of 4.34 +/- acres.

RESOLUTION 7-2016-17

A RESOLUTION APPROVING A RETAIL LIQUOR STORE CERTIFICATE OF COMPLIANCE FOR RAJAN DASWANI (QUEEN CITY LIQUORS)

*WHEREAS*, Rajan Daswani, has applied for a Certificate of Compliance from the City of Clarksville according to regulations of the Tennessee Alcoholic Beverage Commission, for the operation of Queen City Liquors currently located at 1232 Tylertown Road; and

*WHEREAS*, the applicant(s) who is/are to be in actual charge of said business has/have not been convicted of a felony within a ten year period immediately preceding the date of the application and, if a corporation, that the executive officers, or those in control, have not been convicted of a felony within a ten year period immediately preceding the date of the application; and further that it is the undersigned's opinion that the applicant will not violate any provisions of *Tennessee Code Annotated, Title 57, Chapter 3*;

*WHEREAS*, the applicant(s) has/have secured a location which complies with all restrictions of the laws, ordinances, or resolutions;

*WHEREAS*, the applicant(s) has/have complied with the residency provision;

*WHEREAS*, the issuance of this license will not exceed the numerical limit established in City Code Sec. 2-205.

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

That the Clarksville City Council hereby approves a Certificate of Compliance for Rajan Daswani for operation of Queen City Liquors located at 1232 Tylertown Road, Clarksville, Tennessee.

*ADOPTED:*

RESOLUTION 9-2016-17

A RESOLUTION APPROVING A CERTIFICATE OF COMPLIANCE FOR SALE OF WINE AT QUICK STOP FOOD MART

*WHEREAS*, Sweta Patel has applied for a Certificate of Compliance from the City of Clarksville according to regulations of the Tennessee Alcoholic Beverage Commission, for sale of wine at Quick Stop Food Mart, 531 North Second Sreet; and

*WHEREAS*. the applicant or applicants who are to be in actual charge of the business have not been convicted of a felony within a ten-year period immediately preceding the date of application and, if a corporation, that the executive officers or those in control have not been convicted of a felony within a ten-year period immediately preceding the date of the application; and

*WHEREAS*, the applicant or applicants have secured a location for the business which complies with all zoning laws adopted by the local jurisdiction, as to the location of the business.

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

That the Clarksville City Council hereby approves a Certificate of Compliance for Sweta Patel for sale of wine at Quick Stop Food Mart, 531 North Second Street, Clarksville, Tennessee.

*ADOPTED:*

RESOLUTION 10-2016-17

A RESOLUTION APPROVING A CERTIFICATE OF COMPLIANCE FOR SALE OF WINE AT SILVER DOLLAR GROCERY

*WHEREAS*, Yogeshkumar Patel has applied for a Certificate of Compliance from the City of Clarksville according to regulations of the Tennessee Alcoholic Beverage Commission, for sale of wine at Silver Dollar Grocery, 2700 Trenton Road; and

*WHEREAS*, the applicant or applicants who are to be in actual charge of the business have not been convicted of a felony within a ten-year period immediately preceding the date of application and, if a corporation, that the executive officers or those in control have not been convicted of a felony within a ten-year period immediately preceding the date of the application; and

*WHEREAS*, the applicant or applicants have secured a location for the business which complies with all zoning laws adopted by the local jurisdiction, as to the location of the business.

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

That the Clarksville City Council hereby approves a Certificate of Compliance for Yogeshkumar Patel for sale of wine at Silver Dollar Grocery, 2700 Trenton Road, Clarksville, Tennessee.

*ADOPTED:*



**CLARKSVILLE CITY COUNCIL  
REGULAR SESSION  
JULY 7, 2016**

**MINUTES**

**PUBLIC COMMENTS:**

Prior to the meeting, Kyong Degen asked for assistance in obtaining a letter questioning the Korean American Center's use of previously awarded city funds.

**CALL TO ORDER**

The regular session of the Clarksville City Council was called to order by Mayor Kim McMillan on Thursday, July 7, 2016, at 7:00 p.m.

A prayer was offered by Pastor Timothy Grant, Deliverance Outreach Temple (Ward 3). The Pledge of Allegiance was led by Mayor Pro Tem Joel Wallace (Ward 9).

**ATTENDANCE**

**PRESENT:** Deanna McLaughlin (Ward 2), James Lewis (Ward 3), Wallace Redd (Ward 4), Valerie Guzman (Ward 5), Wanda Smith (Ward 6), Geno Grubbs (Ward 7), David Allen (Ward 8), Joel Wallace, Mayor Pro Tem (Ward 9), Mike Alexander (Ward 10), Bill Powers (Ward 11), Jeff Burkhart (Ward 12)

**ABSENT:** Richard Garrett (Ward 1), Wallace Redd (Ward 4)

**SPECIAL RECOGNITIONS**

Mayor McMillan presented a certificate of appreciation to Security Officer Laurie McNulty, Security Officer William Welty, and Military Liaison Bill Harpel for contacting emergency personnel and administering CPR to Building Maintenance employee Charles Jackson following his sudden illness at City Hall on June 1, 2016.

Mayor McMillan proclaimed July 14, 2016, as "Pat Head Summitt Day" in the City of Clarksville. A copy of the proclamation follows this transcription.

## PUBLIC HEARING

Councilman Grubbs made a motion to conduct a public hearing to receive comments regarding requests for zone change. The motion was seconded by Councilman Lewis. There was no objection.

**ORDINANCE 4-2016-17** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Johnson Properties, LP, Sidney Johnson-Agent, for zone change on property at the intersection of Stone Container Drive & Old Russellville Pike from M-3 Planned Industrial District to C-5 Highway & Arterial Commercial District

There were no comments in support of or in opposition to this request.

**ORDINANCE 5-2016-17** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Clarkland, c/o Herb Baggett, for zone change on property located at the terminus of Townsend Court from O-1 Office District to R-2A Single Family Residential District

There were no comments in support of or in opposition to this request.

**ORDINANCE 6-2016-17** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Ernest E. Carpenter, Mark Day-Agent, for zone change on property at the intersection of Tiny Town Road & Needmore Road from AG Agricultural District to C-5 Highway & Arterial District

There were no comments in support of or in opposition to this request.

Councilman Grubbs made a motion to revert to regular session. The motion was seconded by Councilman Alexander. There was no objection.

## CONSIDERTION OF ZONING

The recommendations of the Regional Planning Commission and Staff were for approval of **ORDINANCE 4-2016-17**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Alexander. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Grubbs, Guzman, Lewis, McLaughlin, Smith, Wallace

ABSTAIN: Powers

The motion to adopt this ordinance on first reading passed.

The recommendations of the Regional Planning Commission and Staff were for approval of **ORDINANCE 5-2016-17**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Alexander. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Grubbs, Guzman, Lewis, McLaughlin, Powers, Smith, Wallace



The motion to adopt this ordinance on first reading passed.

The recommendations of the Regional Planning Commission and Staff were for approval of **ORDINANCE 6-2016-17**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Lewis. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Grubbs, Guzman, Lewis, McLaughlin, Powers, Smith, Wallace

The motion to adopt this ordinance on first reading passed.

## CONSENT AGENDA

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

1. **ORDINANCE 88-2015-16** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Wanda Morrison, Mark Holleman-Agent, for zone change on property north of Dover Road, east of Paula Drive, and west of Aurelia Lynn Drive from R-1 Single Family Residential District to C-2 General Commercial District
2. **ORDINANCE 94-2015-16** (Second Reading) Accepting donation of property from Donald Malone for future sewer system improvements
3. **RESOLUTION 1-2016-17** Renewing a retail liquor store Certificate of Compliance for Billy G. Brown (Bill's Package Store, 1651 Ft. Campbell Boulevard)
4. **RESOLUTION 3-2016-17** Approving a Certificate of Compliance for sale of wine in a food store for David Behm, Terry Edward Pfortmiller, Jason Chandler Hart, Charles E. Youngstrom for Aldi #20 (1626 Ft. Campbell Boulevard)
5. **RESOLUTION 4-2016-17** Renewing a retail liquor store Certificate of Compliance for Peter Martin (Ebenezer's, 2896 Wilma Rudolph Boulevard)
6. Adoption of Minutes: May 31, June 2, June 7, June 14, June 22
7. Approval of Board Appointments:

Ethics Commission: Ellen Kanervo – July 2016 through June 2019

Parking Commission: Wilbur Berry – July 2016 through December 2016

Public Art Commission: Valerie Guzman – June 2016 through May 2018; Jennifer Snyder – June 2016 through May 2020

Senior Citizens Board: Barbara Johnson – July 2016 through June 2018

Tree Board: Bryan Beusher, Karla Kean, Wes Powell – July 2016 through June 2019

Councilman Lewis made a motion to adopt the Consent Agenda as presented. The motion was seconded by Councilman Powers. Councilman Grubbs abstained from voting on **ORDINANCE 88-2015-16**. The following vote on the motion was recorded:

AYE: Alexander, Allen, Burkhart, Grubbs, Guzman, Lewis, McLaughlin, Powers, Smith, Wallace

The motion to adopt the Consent Agenda, with one abstention noted, passed.

#### FINANCE COMMITTEE

*Joel Wallace, Chair*

**RESOLUTION 2-2016-17** Authorizing an Interlocal Agreement between the City of Clarksville and Montgomery County pertaining to the division of 2016 Byrne Justice Assistance grant fund allocation and the administration and use of such funds

The recommendation of the Finance Committee was for approval. Councilman Wallace made a motion to adopt this resolution. The motion was seconded by Councilman Burkhart. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Grubbs, Guzman, Lewis, McLaughlin, Powers, Smith, Wallace

The motion to adopt this resolution passed.

#### HOUSING & COMMUNITY DEVELOPMENT COMMITTEE

*David Allen, Chair*

Councilman Allen said a contract had been awarded for \$390,000 for renovation of 815 Crossland Avenue for a family transitional center for temporary living space and counseling for three families.

#### GAS & WATER COMMITTEE

*Joel Wallace*

**ORDINANCE 1-2016-17** (First Reading) Authorizing extension of utilities to 3588 Sango Road; request of Mary Nelson

The recommendation of the Gas & Water Committee was for approval. Councilman Wallace made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman McLaughlin. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Grubbs, Guzman, Lewis, McLaughlin, Powers, Smith, Wallace

The motion to adopt this ordinance on first reading passed.

**ORDINANCE 2-2016-17** Authorizing use of eminent domain for acquisition of easements and/or rights of way for utility relocation required to facilitate construction for the TDOT roadway widening project on S.R. 76 (U.S. 41 Bypass)

The recommendation of the Gas & Water Committee was for approval. Councilman Wallace made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Lewis. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Grubbs, Guzman, Lewis, McLaughlin, Powers, Smith, Wallace

The motion to adopt this ordinance on first reading passed.

**ORDINANCE 3-2016-17** (First Reading) Authorizing extension of utilities to 3751 Sango Road; request of Shirley Joiner

The recommendation of the Gas & Water Committee was for approval. Councilman Wallace made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Grubbs. Councilman Burkhart said he would not vote on this ordinance due to a personal interest in the property. The following vote was recorded:

AYE: Alexander, Allen, Grubbs, Guzman, Lewis, McLaughlin, Powers, Smith, Wallace

ABSTAIN: Burkhart

The motion to adopt this ordinance on first reading passed.

#### **PARKS, RECREATION, GENERAL SERVICES**

*Bill Powers, Chair*

Councilman Powers said the tennis program was still underway. The regular soccer program was complete for the year and the adaptive soccer registration would begin soon. He said the Wonder Kids Triathlon would be held August 6<sup>th</sup>.

#### **PUBLIC SAFETY COMMITTEE**

(Building & Codes, Fire & Rescue, Police)

*Geno Grubbs, Chair*

Councilman Grubbs shared the following monthly department statistics: Building & Codes – 1,728 inspections; Building & Codes Construction Division – 555 cases; Building & Codes Administration – 68 single-family permits; Building & Codes Abatement Program – 107 work orders; Fire & Rescue – 1,079 emergency responses; Police – 13,333 calls.

#### **STREETS-TRANSPORTATION-GARAGE COMMITTEE**

*James Lewis, Chair*

Councilman Lewis shared the following monthly department statistics: Streets – 246 work orders; Clarksville Transit System – 58,532 passengers; Clarksville-Nashville Express – 5,346 passengers; City Garage – 461 work orders (unleaded fuel \$1.98/gallon, diesel fuel \$1.68/gallon)

## NEW BUSINESS

### **RESOLUTION 5-2016-17** Approving an encroachment easement agreement with Regions Bank

Since this items was not presented during the June 30<sup>th</sup> Executive Session, Councilman Allen made a motion to consider this resolution. The motion was seconded by Councilwoman Guzman. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Grubbs, Guzman, Lewis, McLaughlin, Powers, Smith, Wallace

The motion to consider this resolution passed with the required 2/3 majority vote. City Attorney Lance Baker said Regions Bank planned to sell the downtown building and found that an easement for the in-air connection between the main building and the drive-up facility on the ground was never recorded. He said the City would retain the existing public alley. The following vote on the resolution was recorded:

AYE: Alexander, Allen, Burkhart, Grubbs, Guzman, Lewis, McLaughlin, McMillan, Powers, Smith, Wallace

The motion to adopt this resolution passed.

## MAYOR AND STAFF REPORTS

Councilman Grubbs invited the public to the annual Independence Day Celebration at Liberty Park on July 3<sup>rd</sup>.

## ADJOURNMENT

The meeting was adjourned at 7:40 p.m.

# PROCLAMATION

## *Pat Head Summitt Day*

**WHEREAS,** *on June 14, 1952, Patricia Sue Head was born to Richard and Hazel Head in Clarksville, TN; and*

**WHEREAS,** *Trish, as she was known then, her four siblings and parents lived in Clarksville until they relocated to neighboring Cheatham County so that she could pursue her dream of playing basketball; and*

**WHEREAS,** *Pat graduated from the University of Tennessee at Martin, playing for the school's first women's basketball coach and in the inaugural women's tournament at the 1976 Summer Olympics where the team won silver medals; and*

**WHEREAS,** *she started her career at the University of Tennessee as a graduate assistant in 1974 and was named head coach shortly thereafter earning \$250 monthly and personally washing the team's uniforms; and*

**WHEREAS,** *Pat will forever be recognized as the pre-eminent coach and mentor. From very humble beginnings she built a program that took her team to sixteen Southeastern Conference regular season titles, sixteen SEC tournament titles, appearances in every NCAA tournament from 1982-2012 winning eight championships, advancing to the Sweet 16 every year except 2009 and becoming the winningest coach, male or female, in Division I college basketball history while having every player who completed college eligibility graduate with a degree; and*

**WHEREAS,** *girls across the county have grown up watching the Lady Vols play under Pat Head Summitt's tutelage having only one desire; to one day become a Lady Vol; and*

**WHEREAS,** *Pat Head Summitt's legacy will live on in the hearts and lives of every person touched by her and the amazing Lady Vols.*

**Now, Therefore, I, Kim McMillan, Mayor of the City of Clarksville, do hereby proclaim July 14, 2016, a day to stop and honor the passing of a legend and invite all citizens to join in and remember the Clarksville native Pat Head Summitt.**

ORDINANCE 7-2016-17

AN ORDINANCE AMENDING THE 2016-17 GENERAL FUND OPERATING BUDGET (ORDINANCE 104-2015-16) AUTHORIZING THE CITY OF CLARKSVILLE TO INCREASE THE OPERATING BUDGET OF THE FIRE DEPARTMENT FOR THE PURPOSES OF PAYING FOR A VEHICLE CHASSIS THAT WAS PLANNED AND BUDGETED IN FY2016 BUT WILL NECESSITATE FUNDING IN FY2017

*WHEREAS,* The Fire Department ordered a 2016 Ford Chassis in April which was anticipated to be delivered prior to fiscal year end; and

*WHEREAS,* the Chassis will not be delivered within our required timeframe to use FY 2016 appropriations; and

*WHEREAS,* appropriations expire at fiscal year end; and

*WHEREAS,* the \$56,211 budgeted from fiscal year 2016 will revert back to the general fund allowing those funds to be available for appropriation in fiscal year 2017 to pay for this item upon delivery.

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

That the following Gneral Fund Budget Amendment be made:

10422004-4742      Increase:      \$56,211

*BE IT FURTHER ORDAINED* that the source of funding for this \$56,211 shall be from the fund balance of the General Fund.

*FIRST READING:*

*SECOND READING:*

*EFFECTIVE DATE:*

ORDINANCE 8-2016-17

AN ORDINANCE AMENDING THE CAPITAL PROJECTS FUND TO REPURPOSE  
ALREADY APPROPRIATED FUNDS FOR LIBERTY PARK

*WHEREAS*, the Capital Projects Fund is a multiyear fund where appropriated dollars roll from year to year; and

*WHEREAS*, the FY 2015 Budget Ordinance 81-2013-2014 authorized a capital project for the purpose of purchasing land near Liberty Park; and

*WHEREAS*, it is in the best interest of City to utilize these funds to convert currently owned City property at Liberty Park into a parking lot.

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

That the following Amendment be made:

Capital Projects Fund – Parks & Recreation:

Project # 15501 – Land Purchase near Liberty Park - \$155,940

Rename the project to:

Project #15501 – Land Improvement at Liberty Park - \$155,940

*BE IT FURTHER ORDAINED* that no additional funding is necessary.

*FIRST READING:*

*SECOND READING:*

*EFFECTIVE DATE:*

# Liberty Park Parking Addition

Site A





RESOLUTION 8-2016-17

A RESOLUTION EXPRESSING SUPPORT FOR AN APPLICATION TO THE BUREAU OF JUSTICE FOR A BODY WORN CAMERAS (BWC) GRANT AND FOR COMMITMENT TO THIS LONG TERM PROGRAM

*WHEREAS,* the Clarksville Police Department applied to the Department of Justice for a Body Worn Cameras grant in 2015, but was not selected to receiving any funding; and

*WHEREAS,* with the assistance of the City Grants Manager, several new key components have been identified to strengthen a future application; and

*WHEREAS,* the City's application should indicate support from the City Council and the community; and

*WHEREAS,* the City's application should indicate the City Council's commitment to sustain the program after the initial two-year 50/50 matching grant funds have expired.

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

That the Clarksville City Council supports the Clarksville Police Department's application to the Department of Justice for a Body Worn Cameras (BWC) grant and commits to sustaining this longterm program after initial funding expires.

*ADOPTED:*

To: Public Safety Committee, Clarksville City Council

From: Chief Al Ansley

Date: 14 July, 2016

Ref: Support for Bureau of Justice Grant for Body Worn Cameras and commitment to sustain program long term.

In 2015 the Clarksville Police Department applied for a BWC grant through the department of Justice. The City of Clarksville was not selected to receive any funding for this particular application. We have identified several key components through assistance from Ms. Debbie Smith where our application could be stronger should we choose to apply in the future. Two of these components involve the City Council. One being community, and council support, and the second being evidence that the City will sustain the program over time. It is my intention to apply for this grant again, possibly in the spring of 2017 however, it would be a waste of time and effort unless we can present evidence of support, and sustainability after the initial funding has expired. Therefore I am seeking a resolution from the City Council through the Public safety Committee supporting the application, and the BWC program should we be selected to receive funding.

The Grant would be a two year 50/50 match which would result in the following costs.

Year one estimated Initial costs and storage of evidence \$272,050

Cost for the City.....\$136,025

Year two estimated costs \$254,250

Cost for the City.....\$127,125

Cost for the City to sustain the BWC program after year two estimate \$254,250

RESOLUTION 6-2016-17

A RESOLUTION APPROVING A TAX INCREMENT FINANCING AGREEMENT WITH MONTGOMERY COUNTY AND THE CLARKSVILLE-MONTGOMERY COUNTY INDUSTRIAL DEVELOPMENT BOARD

*WHEREAS*, the City Council has determined that a developed and economically vibrant downtown area is of tremendous benefit to the City and its residents generally and to increasing the property tax base; and

*WHEREAS*, the City Council finds that the downtown area of the City is in decline and in need of government assistance and incentives to spur economic development and the revitalization of the downtown area; and

*WHEREAS*, the City Council finds that the public interest would be served by creating appropriate economic incentives as permitted by our City Charter, Tennessee law generally and specifically by Tennessee Code Annotated Section 7-53-101, et seq.; and

*WHEREAS*, the Industrial Development Board for the County of Montgomery has developed an “Economic Impact Plan for the Civic Plaza Development Area” (see attached Exhibit A incorporated hereto) located in downtown Clarksville, as well as “Policies and Procedures for Tax Increment Incentive Program for Civic Plaza Development” (see attached Exhibit B incorporated hereto) in order to accomplish the forgoing purposes; and

*WHEREAS*, the City Council finds that approval of, participation in, and implementation of the Economic Impact Plan for the Civic Plaza Development Area and of the Policies and Procedures for the Tax Increment Incentive Program for Civic Plaza Development would serve the public interest and further the goals of downtown development, revitalization, and increasing the tax base; and

*WHEREAS*, the Industrial Development Board and the County of Montgomery, as required by statute, has previously approved the Economic Impact Plan and the Policies and Procedures (see attached Exhibit C incorporated hereto).

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

That the agreements with the Industrial Development Board of the County of Montgomery, and with the County of Montgomery, Tennessee, attached hereto and incorporated herein, Exhibit A (Economic Impact Plan for the Civic Plaza Development Area) and Exhibit B (Policies and Procedures for Tax Increment Incentive Program for Civic Plaza Development), are hereby approved.

*ADOPTED:*

EXHIBIT 1  
THE INDUSTRIAL DEVELOPMENT BOARD OF THE  
COUNTY OF MONTGOMERY

ECONOMIC IMPACT PLAN  
FOR  
CIVIC PLAZA DEVELOPMENT AREA

**I. Authority for Economic Impact Plan**

Industrial development corporations ("IDBs") are authorized under Tenn. Code Ann. § 7-53-312 to prepare and submit to cities and counties an economic impact plan with respect to an area that includes a project within the meaning of Tenn. Code Ann. § 7-53-101 and such other properties that the IDB determines will be directly improved or benefited due to the undertaking of a project. Tenn. Code Ann. § 7-53-312 also authorizes cities and counties to allocate new incremental tax revenues, which arise from the area subject to the economic impact plan, to the IDB to promote economic development, to pay the cost of projects or to pay debt service on bonds or other obligations issued by the IDB to pay the costs of projects.

**II. The Project**

Montgomery County (the "County"), with the support of the City of Clarksville (the "City"), intends to construct a public plaza (the "Plaza") in downtown area of the City that will promote the redevelopment and growth of the downtown area. The Plaza will be located in the block bounded by Main Street, Third Street, Legion Street and Second Street. The Plaza is expected to promote economic development in the area surrounding the Plaza by adding a civic amenity that will help draw local residents and tourists to downtown Clarksville.

To leverage the public investment in the Plaza, the County has requested The Industrial Development Board of the County of Montgomery (the "Board") to adopt this economic impact plan to accelerate the development of the area surrounding the Plaza and to promote economic development by providing funds to maintain the Plaza.

The development of the Plaza, which will be a public park, is referred to herein as the "Project." The Project is an eligible project within the meaning of Tenn. Code Ann. § 7-53-101(13)(A)(ix).

As is stated above, the development of the Project will help promote the revitalization of downtown Clarksville. As Clarksville is the largest and only incorporated city in the County, this revitalization would directly benefit the County. Most of the properties surrounding the Project are underutilized or vacant. The development of the Project is expected to promote commercial, retail and residential development in the surrounding area and be a catalyst in returning the area to a prominent role in the civic, economic and cultural life of downtown

Clarksville. With the revitalization of adjacent commercial and retail businesses, the area will become a center-city gathering place for people to work, live, shop and dine in a metropolitan setting.

Pursuant to the Act, incremental tax revenues derived from the Plan Area (as described herein) and allocated to the Board may be used to pay the cost of projects (within the meaning of the Act), to pay debt service on obligations issued by the Board to pay the cost of projects or to promote economic development in the County (the "Eligible Costs"). The Board is hereby authorized to utilize incremental tax revenues allocated to the Board pursuant to this Plan for any of such purposes provided the revenues are applied to benefit the development of eligible projects in the Plan Area.

Notwithstanding the preceding paragraph, Tenn. Code Ann. § 9-23-108 does not permit the application of incremental tax revenues pursuant to this Economic Impact Plan to pay certain costs relating to privately-owned land without first receiving a written determination from the Comptroller of the State of Tennessee (the "State") and the Commissioner of Economic and Community Development of the State that the use of tax increment revenues for such purposes is in the best interest of the State. The Board will not apply the proceeds of the tax increment financing authorized hereunder to pay costs as to which such a written determination is required without first obtaining such written determination.

### **III. Boundaries of Plan Area**

The area that would be subject to this Economic Impact Plan, and to the tax increment financing provisions described below, includes only the property on which the Project will be located and surrounding properties that will be directly improved or benefited due to the undertaking of the Project. The map of the area that will be subject to this plan (the "Plan Area"), which consists of approximately 39 acres, is shown on Exhibit A attached hereto. A list of the parcels included in the Plan Area is also attached as part of Exhibit A. The Plan Area is hereby declared to be subject to this Economic Impact Plan.

### **IV. Expected Benefits to County and the City**

It is difficult to quantify the precise economic benefits of developing the Plaza because the Plaza, in and of itself, does not directly create jobs or tax revenues. However, by adding a central gathering space in the downtown area, it is expected that residential and commercial development will occur in the area surrounding the Plaza on an accelerated basis than if the Plaza was not developed. As has been demonstrated in other cities in Tennessee, a downtown public square is an impetus for public gatherings, which creates increased visits to the downtown area. Such a public amenity also makes the downtown area more livable and unique, which should attract additional residents to the downtown area.

Because of the nature of the Project, it is difficult to estimate precisely the job creation that will occur due to the development of the Project and the overall development of the Plan Area. However, each \$1,000,000 of capital investment in the Plan Area that occurs or is accelerated due to the development of the Project should create, using a conservative estimate,

ten (10) construction jobs for the duration of the construction period relating to the capital investment. So, if \$20,000,000 in capital investment occurs in the Plan Area due to the Project and related private development, which is a reasonable estimate, 200 construction jobs should be created. As for permanent jobs, a significant part of the development of the Plan Area is expected to be residential development, which will not result in significant long-term job creation. However, retail development is also expected to occur in the Plan Area. A reasonable estimate of the retail development initially expected to occur or be accelerated due to the construction of the Project is at least 10,000 square feet of development. The development of that amount of retail space, which is a reasonable estimate, should result in at least 22 new jobs, using a conservative standard of one job per 450 square feet of retail space.

The County and the City are also expected to realize additional tax receipts as a result of the accelerated development of the Plan Area. With respect to property taxes, the County and the City will continue to receive existing property tax revenues from the Plan Area as base taxes pursuant to the Act. To the extent property tax revenues are increased due to capital investment in the Plan Area, much of the incremental property tax revenue would be applied as provided herein to pay for costs of developing the Plan Area and/or debt service relating thereto. However, that portion of the additional property taxes that would be allocable to pay debt service on the County's and the City's debt would be retained by the County and City respectively. If \$10,000,000 in appraised value of additional commercial capital investment was made in the Plan Area and \$10,000,000 in appraised value of additional residential development was also made, which are reasonable estimates, the County and the City in the aggregate would realize approximately \$28,015 in additional property tax revenue in the aggregate to pay debt service, using the current combined tax rate of \$ 4.31 and assuming that approximately 10% of such tax rate, on average, would be attributable to taxes to be used to pay debt service.

Furthermore, new retail establishments that are developed in the Plan Area will result in increased annual local sales tax revenues. If 10,000 square feet of retail space is constructed and such retail space results in additional annual retail sales of \$1,000,000 (using a conservative estimate of \$100 of annual sales per square foot), the County and the City would realize approximately \$25,000 in additional local sales tax revenues annually from the development of the Plan Area that would be allocated to the City and the County.

#### **V. Distribution of Property Taxes and Tax Increment Financing**

a. Distribution of Taxes. Property taxes, including personal property taxes, imposed on the property located within the Plan Area shall be allocated and distributed as provided in this subsection. The taxes assessed by the County and the City on the real and personal property within the Plan Area will be divided and distributed as follows in accordance with Tenn. Code Ann. § 7-53-312(c) and Title 9, Chapter 23 of the Tennessee Code Annotated, being the Uniformity in Tax Increment Financing Act of 2012 (the "Tax Increment Act"):

i. The portion of the real and personal property taxes payable with respect to the Plan Area equal to the year prior to the date of approval of this Economic Impact Plan (the "Base Tax Amount") shall be allocated to and, as collected, paid to the County and the City as all other taxes levied by the County and the City on all other properties;

provided, however, that in any year in which the taxes on the property within the Plan Area are less than the Base Tax Amount, there shall be allocated and paid to the County and the City only the taxes actually imposed.

ii. The excess of real and personal property taxes over the Base Tax Amount (the "TIF Revenues") shall be allocated and, as collected, paid into a separate fund or funds of the Board, created to hold such payments until the tax proceeds in the funds are to be applied (A) to reimburse the County, in the amount provided below, for costs of maintaining the Project or to reimburse the City for costs of maintaining public projects in the Plan Area or to pay other Eligible Costs relating to development within the Plan Area in order to promote economic development and/or (B) to pay debt service on the obligations expected to be issued by the Board to finance Eligible Costs (the "TIF Obligations") within the Plan Area.

This allocation is subject to the provisions of Tenn. Code Ann. §7-53-312(j) and the Tax Increment Act, which requires that taxes levied upon property within the Plan Area for the payment of debt service of the County and the City shall not be allocated to the Board. If approved by the State as described above, ten percent (10%) of each allocation of TIF Revenues shall be paid by the Board to the County to be pay direct costs relating to the maintenance and improvement of the Plaza in order to promote economic development, provided, however, that pursuant to policies and procedures approved by the Board, the City and the County, any such TIF Revenues derived from City taxes may be applied to maintain public projects of the City in the Plan Area. Such expenditures shall be made pursuant to an agreement to be entered into between the Board and the County under which such percentage of the TIF Revenues would only be applied for such purposes.

Under Section 9-23-104(d) of the Tax Increment Act, the Board is authorized to make all calculations of TIF Revenues on the basis of each parcel within in the Plan Area or on an aggregate basis for the Plan Area. In this case, all calculations of TIF Revenues shall be based upon each parcel within the Plan Area and the aggregate basis method of calculation and allocation shall not be used.

The Board is also authorized to designate, by notice to the County and the City, that the allocation of TIF Revenues from any parcel or group of parcels in the Plan Area shall begin in any tax year within the next ten tax years in order to match TIF Revenues with the application of TIF Revenues for the purposes provided herein, subject to the time limitation on allocations provided below. No allocation of TIF Revenues, including any allocation to be used to assist in the maintenance of the Plaza, shall commence as to any parcel within the Plan Area until notice of such commencement is given by the Board to the County and the City. Allocations of TIF Revenues by the County and the City shall be made (i) as to TIF Revenues derived from non-delinquent taxes, within sixty (60) days of the date such taxes are due without penalty for each tax year and (ii) as to TIF Revenues derived from delinquent taxes, within sixty (60) days from when such taxes are collected by the County and the City.

b. TIF Obligations. In order to pay certain Eligible Costs, the Board expects to use all or a portion of the incremental tax revenues that it will receive as a result of the adoption of this



Economic Impact Plan (other than amounts to be directly used to pay the County for the maintenance of the Project, or paid to the City as provided above or to pay other Eligible Costs as provided below) to pay debt service on obligations that may be incurred to finance such costs. This tax increment financing or financings, if issued, would be structured as follows:

i. The Board may borrow funds through the issuance and sale of notes, bonds or other obligations of the Board in one or more emissions. The Board shall pledge all or a portion of the TIF Revenues allocated to the Board pursuant to this Economic Impact Plan to the payment of such notes, bonds or other obligations, including, without limitation, principal and interest thereon. In no event will the obligations issued by the Board be considered a debt or obligation of the County or the City in any manner whatsoever, and the source of the funds to satisfy the Board's payment obligations thereunder shall be limited solely to the TIF Revenues and shall otherwise be non-recourse to the Board.

ii. The proceeds of the notes, bonds or obligations shall be used to pay Eligible Costs, costs of issuances relating to notes, bonds or obligations and capitalized interest on the notes, bonds or other obligations to the extent permitted by the Act.

iii. Any tax increment financing may be refinanced by the Board at any time as permitted by the Act, and upon such refinancing, available tax increment revenues shall be applied to the payment of such refinancing debt to the extent such tax increment revenues were to be used to pay the debt that is being refinanced.

c. Direct Payment. Notwithstanding any provision herein to the contrary, the Board may apply TIF Revenues directly to pay Eligible Costs without the necessity of issuing any notes, bonds or other obligations.

d. Maximum Amount. The aggregate principal amount of notes, bonds and obligations issued by the Board as described in subsection (a) above together with the maximum amount of Eligible Costs that the Board agrees to pay as described in subsection (c) above shall not in any event exceed \$20,000,000.

e. Time Period. Taxes on the real and personal property within the Plan Area will be divided and distributed as provided in this Section of the Economic Impact Plan for a period, as to each parcel in the Plan Area, not in excess of twenty (20) tax years as to any parcel, but, in any event, such allocations shall cease when there are not Eligible Costs, including debt service, to be paid from the TIF Revenues. The Board may approve an allocation period that is less than twenty (20) years as to any parcel if the Board determines that a shorter allocation period will provide sufficient incentive to promote the development of that parcel. Until an allocation of TIF Revenues as to any parcel commences as described in subsection (a) above, no TIF Revenues shall be allocated to the Board as to such parcel.

f. Finding of Economic Benefit. The Board, by submission of this Plan, and the County and the City, by the adoption of this Plan, find that the use of the TIF Revenues, as described herein, is in furtherance of promoting economic development in the County and the City.

## **VI. Approval Process**

Pursuant to Tenn. Code Ann. § 7-53-312, the process for the approval of this Economic Impact Plan is as follows:

a. The Board holds a public hearing relating to the proposed Economic Impact Plan after publishing notice of such hearing in a newspaper of general circulation in the County at least two (2) weeks prior to the date of the public hearing. The notice must include the time, place and purpose of the hearing as well as notice of how a map of the subject area may be viewed by the public. Following such public hearing, the Board may submit the Economic Impact Plan to the County and City for their approval.

b. The governing bodies of the County and the City must approve the Economic Impact Plan for such plan to be effective as to both the County and the City. The Economic Impact Plan may be approved by resolution of the County Commission or City Council, whether or not the local charter provisions of the County or City provide otherwise. If the governing body of the County approves this Economic Impact Plan but the governing body of the City does not approve this Economic Impact Plan within sixty (60) days of the County's approval, this Economic Impact Plan shall still be effective as to the County, and all references to allocating TIF Revenues of the City shall be deemed deleted. If the governing body of the City approves this Economic Impact Plan but the governing body of the County does not approve this Economic Impact Plan, this Economic Impact Plan shall not be effective. If either the County or City make any changes to this Economic Impact Plan in connection with their approval hereof, such changes must be approved by the Board following a public hearing related thereto, and such changes must also be approved by the County or City, as applicable.

c. Once the governing body of the County and, if applicable, the City has approved this Economic Impact, the Plan and related documentation shall be filed with the local taxing officials and the Comptroller of the State as required by the Tax Increment Act and annual statements of incremental tax revenues allocated to the Board shall be filed with the State Board of Equalization as required by the Tax Increment Act. The Board will also comply with all other procedural requirements of the Tax Increment Act and other applicable laws.

## **VII. Policies and Procedures**

Pursuant to Tenn. Code Ann. § 9-23-107 of the Tax Increment Act, the Board, the County and, if applicable, the City shall approve policies and procedures relating to the implementation of this Economic Impact Plan prior to any allocation of TIF Revenues hereunder.

Exhibit A  
(to Economic Impact Plan)

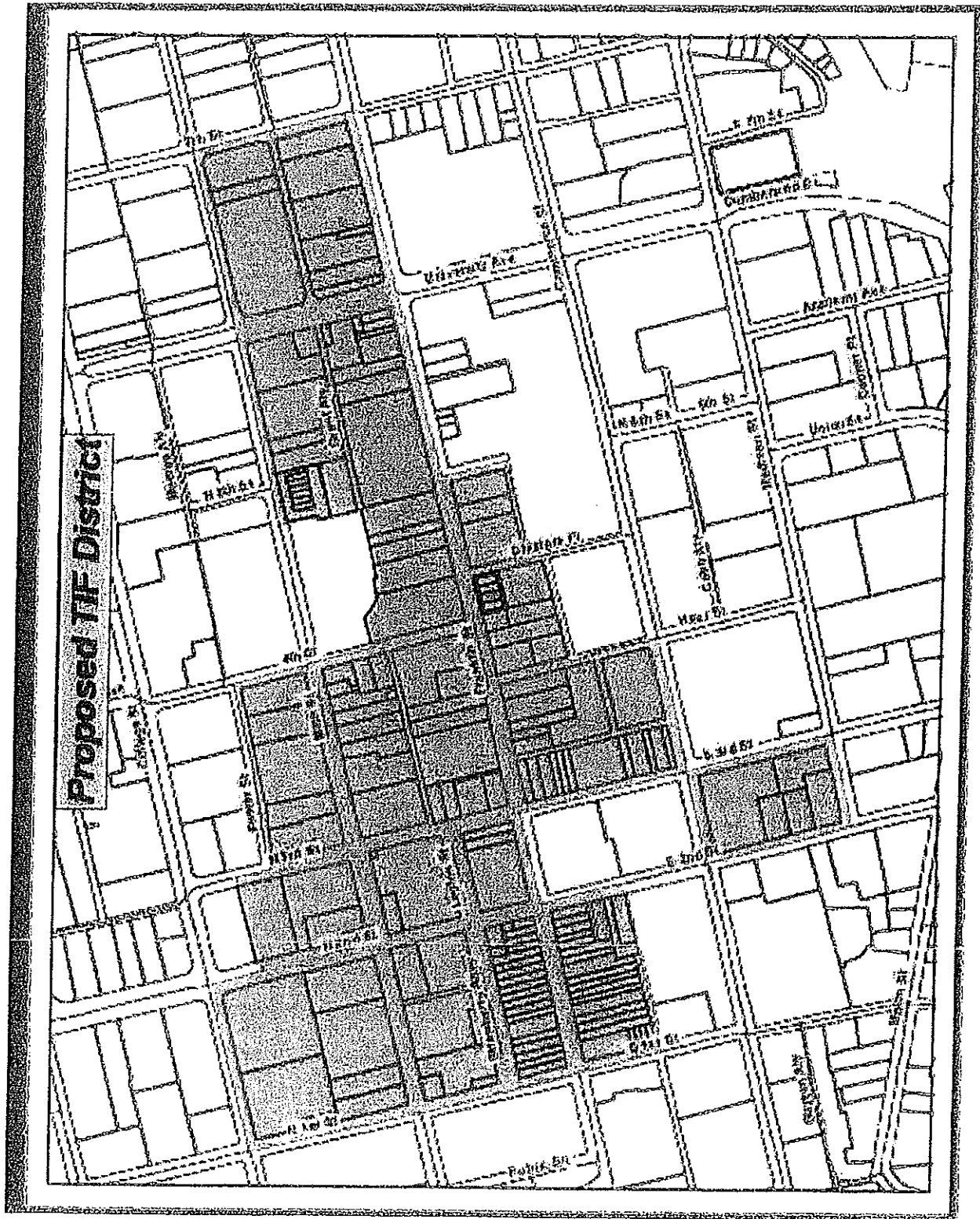
Parcels comprising the Plan Area

ParcelID	2015 Base Tax City \$1.24	2015 Base Tax County \$3.07	Total City and County 2015 Base Tax Amount
066F E 007.00 000	\$ 204.35	\$ 505.94	\$ 710.29
066F E 031.00 000	\$ 1,031.18	\$ 2,553.01	\$ 3,584.20
066F E 032.00 000	\$ 14.88	\$ 36.84	\$ 51.72
066F E 034.00 000	\$ 834.27	\$ 2,065.50	\$ 2,899.77
066F F 009.00 000	\$ 1,143.28	\$ 2,830.54	\$ 3,973.82
066F F 010.00 000	\$ 388.86	\$ 962.75	\$ 1,351.62
066F F 013.00 000	\$ 4,985.79	\$ 12,343.86	\$ 17,329.65
066F F 015.00 000	\$ 3,916.91	\$ 9,697.52	\$ 13,614.43
066F F 017.00 000	\$ 534.19	\$ 1,322.56	\$ 1,856.75
066F F 018.00 000	\$ 259.90	\$ 643.47	\$ 903.38
066F F 019.00 000	\$ 1,149.73	\$ 2,846.50	\$ 3,996.23
066F F 020.00 000	\$ 287.18	\$ 711.01	\$ 998.20
066F F 021.00 000	\$ 553.04	\$ 1,369.22	\$ 1,922.26
066F F 022.00 000	\$ 608.10	\$ 1,505.53	\$ 2,113.63
066F F 022.01 000	\$ 456.82	\$ 1,130.99	\$ 1,587.80
066F F 023.00 000	\$ 1,065.90	\$ 2,638.97	\$ 3,704.88
066F F 024.00 000	\$ 1,144.27	\$ 2,833.00	\$ 3,977.27
066F F 028.00 000	\$ 600.16	\$ 1,485.82	\$ 2,086.04
066F F 029.00 000	\$ 2,281.60	\$ 5,648.80	\$ 7,930.40
066F F 030.00 000	\$ 1,246.94	\$ 3,087.19	\$ 4,334.14
066F F 033.00 000	\$ 1,690.86	\$ 4,106.25	\$ 5,797.12
066F G 001.00 000	\$ 2,233.98	\$ 5,530.91	\$ 7,764.90
066F G 002.00 000	\$ 1,626.38	\$ 4,028.61	\$ 5,655.00
066F G 003.00 000	\$ 1,552.48	\$ 3,843.64	\$ 5,396.12
066F G 004.00 000	\$ 1,047.06	\$ 2,592.31	\$ 3,639.36
066F G 006.00 000	\$ 2,975.01	\$ 7,365.54	\$ 10,340.55
066F G 008.00 000	\$ 978.61	\$ 2,422.84	\$ 3,401.45
066F G 009.00 000	\$	\$	\$
066F G 017.00 000	\$ 628.93	\$ 1,557.10	\$ 2,186.03
066G E 001.00 000	\$ 3,386.69	\$ 8,384.78	\$ 11,771.47
066G E 003.00 000	\$ 2,274.16	\$ 5,630.38	\$ 7,904.54
066G E 005.00 000	\$ 2,273.17	\$ 5,627.92	\$ 7,901.09
066G E 011.00 000	\$ 838.74	\$ 2,076.55	\$ 2,915.28
066G E 014.00 000	\$ 839.73	\$ 2,079.00	\$ 2,918.73
066G E 015.00 000	\$ 1,569.84	\$ 3,886.62	\$ 5,456.46
066G E 017.00 000	\$ 3,322.70	\$ 8,226.37	\$ 11,549.08
066G E 019.00 000	\$ 2,362.45	\$ 5,848.96	\$ 8,211.41
066G E 023.00 000	\$ 732.59	\$ 1,813.76	\$ 2,546.35
066G E 024.00 000	\$ 732.59	\$ 1,813.76	\$ 2,546.35
066G G 001.00 000	\$ 430.53	\$ 1,065.90	\$ 1,496.43
066G G 004.00 000	\$ 9,262.30	\$ 22,931.67	\$ 32,193.98
066G G 005.00 000	\$ 2,380.24	\$ 5,912.82	\$ 8,301.06
066G G 006.00 000	\$ 434.99	\$ 1,076.96	\$ 1,511.95
066G G 007.00 000	\$ 957.78	\$ 2,371.27	\$ 3,329.04
066G G 009.00 000	\$ 272.30	\$ 674.17	\$ 946.48

ParcelID	2015 Base Tax City \$1.24	2015 Base Tax County \$3.07	Total City and County 2015 Base Tax Amount
066G G 010.00 000	\$ 859.57	\$ 2,120.12	\$ 2,987.69
066G G 011.00 000	\$ 684.98	\$ 1,695.87	\$ 2,380.84
066G G 012.00 000	\$ 629.92	\$ 1,559.56	\$ 2,189.48
066G G 013.00 000	\$ 1,033.66	\$ 2,559.15	\$ 3,592.82
066G G 014.00 000	\$ 1,103.10	\$ 2,731.07	\$ 3,834.18
066G G 015.00 000	\$ -	\$ -	\$ -
066G G 016.00 000	\$ 1,115.50	\$ 2,761.77	\$ 3,877.28
066G G 017.00 000	\$ 858.08	\$ 2,124.44	\$ 2,982.52
066G G 019.00 000	\$ 795.09	\$ 1,968.40	\$ 2,763.57
066G G 020.00 000	\$ 1,440.38	\$ 3,566.11	\$ 5,006.50
066G G 021.00 000	\$ 737.06	\$ 1,824.81	\$ 2,561.86
066G G 022.00 000	\$ 586.77	\$ 1,452.72	\$ 2,039.49
066G G 023.00 000	\$ 4,723.41	\$ 11,694.24	\$ 16,417.65
066G G 024.00 000	\$ 968.69	\$ 2,398.28	\$ 3,366.97
066G G 025.00 000	\$ 2,756.77	\$ 6,825.22	\$ 9,581.99
066G G 026.00 000	\$ 891.31	\$ 2,206.72	\$ 3,098.03
066G G 027.00 000	\$ 845.18	\$ 2,092.51	\$ 2,937.70
066G G 028.00 000	\$ 2,920.45	\$ 7,230.46	\$ 10,150.91
066G G 030.00 000	\$ 787.65	\$ 1,950.06	\$ 2,737.71
066G G 031.00 000	\$ 712.75	\$ 1,764.64	\$ 2,477.39
066G H 002.00 000	\$ 5,453.02	\$ 13,500.63	\$ 18,953.66
066G H 004.00 000	\$ 261.39	\$ 647.16	\$ 908.55
066G H 007.00 000	\$ 736.56	\$ 1,823.58	\$ 2,560.14
066G H 008.00 000	\$ 3,329.15	\$ 8,242.34	\$ 11,571.49
066G H 009.00 000	\$ 1,015.31	\$ 2,513.72	\$ 3,529.03
066G H 010.00 000	\$ 247.01	\$ 611.54	\$ 858.55
066G H 012.00 000	\$ 613.06	\$ 1,517.81	\$ 2,130.86
066G H 013.00 000	\$ 244.53	\$ 605.40	\$ 849.93
066G H 014.00 000	\$ 661.17	\$ 1,636.92	\$ 2,298.09
066G H 015.00 000	\$ 5,165.34	\$ 12,788.39	\$ 17,953.74
066G H 016.00 000	\$ 901.23	\$ 2,231.28	\$ 3,132.51
066G H 018.00 000	\$ 1,091.20	\$ 2,701.60	\$ 3,792.80
066G H 020.00 000	\$ 2,442.80	\$ 6,047.90	\$ 8,490.70
066G H 024.00 000	\$ 2,280.11	\$ 5,645.12	\$ 7,925.23
066G H 025.00 000	\$ 1,009.86	\$ 2,500.21	\$ 3,510.06
066G H 027.00 000	\$ 864.03	\$ 2,139.18	\$ 3,003.21
066G H 029.00 000	\$ 1,688.38	\$ 4,180.11	\$ 5,868.50
066G H 030.00 000	\$ 2,139.74	\$ 5,297.59	\$ 7,437.34
066G I 010.00 000	\$ 2,215.63	\$ 5,485.43	\$ 7,701.11
066G I 011.00 000	\$ 2,719.57	\$ 6,733.12	\$ 9,452.69
066G I 012.00 000	\$ 750.45	\$ 1,857.96	\$ 2,608.41
066G I 013.00 000	\$ 1,513.30	\$ 3,746.63	\$ 5,259.92
066G I 014.00 000	\$ 2,454.21	\$ 6,076.14	\$ 8,530.35
066G I 015.00 000	\$ 4,136.64	\$ 10,241.52	\$ 14,378.16
066G I 017.00 000	\$ 2,383.78	\$ 5,901.77	\$ 8,285.54

ParcelID	2015 Base Tax City \$1.24	2015 Base Tax County \$3.07	Total City and County 2015 Base Tax Amount
066G J 018.00 000	\$ 6,073.02	\$ 15,035.63	\$ 21,108.65
066G J 022.00 000	\$ 230.64	\$ 571.02	\$ 801.66
066G J 023.00 000	\$ 461.28	\$ 1,142.04	\$ 1,603.32
066G J 024.00 000	\$ 230.64	\$ 571.02	\$ 801.66
066G J 025.00 000	\$ 599.66	\$ 1,484.65	\$ 2,084.32
066G J 027.00 000	\$ 1,981.02	\$ 4,904.63	\$ 6,885.65
066G J 031.00 000	\$ 11,067.74	\$ 27,401.59	\$ 38,469.34
066G J 034.00 000	\$ 230.64	\$ 571.02	\$ 801.66
066G J 035.00 000	\$ 781.70	\$ 1,935.33	\$ 2,717.02
066G J 036.00 000	\$ 1,756.83	\$ 4,349.58	\$ 6,106.41
066G J 037.00 000	\$ 1,975.07	\$ 4,889.90	\$ 6,864.97
066G J 038.00 000	\$ 415.15	\$ 1,027.84	\$ 1,442.99
066G K 003.00 000	\$ 4,315.70	\$ 10,684.83	\$ 15,000.52
066G K 006.00 000	\$ 1,055.98	\$ 2,614.41	\$ 3,670.40
066G K 007.00 000	\$ 1,118.98	\$ 2,770.37	\$ 3,889.34
066G K 008.00 000	\$ 715.25	\$ 1,770.78	\$ 2,486.01
066G K 009.00 000	\$ 1,015.31	\$ 2,513.72	\$ 3,529.03
066G K 010.00 000	\$ 2,278.13	\$ 5,640.20	\$ 7,918.33
066G K 011.00 000	\$ 1,149.73	\$ 2,846.50	\$ 3,996.23
066G K 011.01 000	\$ 1,208.26	\$ 2,991.41	\$ 4,199.66
066G K 013.00 000	\$ 529.73	\$ 1,311.50	\$ 1,841.23
066G K 014.00 000	\$ 1,098.14	\$ 2,718.79	\$ 3,816.94
066G K 015.00 000	\$ 1,810.40	\$ 4,482.20	\$ 6,292.60
066G K 016.00 000	\$ 1,312.91	\$ 3,250.52	\$ 4,563.43
066G K 017.00 000	\$ 2,906.56	\$ 7,196.08	\$ 10,102.64
066G K 019.00 000	\$ 361.09	\$ 893.98	\$ 1,255.07
066G K 020.00 000	\$ 1,374.91	\$ 3,404.02	\$ 4,778.93
066G K 022.00 000	\$ 4,060.26	\$ 10,052.41	\$ 14,112.66
066K A 001.00 000	\$ 6,939.54	\$ 17,180.95	\$ 24,120.48
066K A 024.00 000	\$ 3,533.01	\$ 8,747.04	\$ 12,280.05
066K A 025.00 000	\$ 848.16	\$ 2,099.88	\$ 2,948.04
066K A 026.00 000	\$ 1,421.04	\$ 3,518.22	\$ 4,939.26
066K A 027.00 000	\$ 1,112.03	\$ 2,753.18	\$ 3,865.21
066F G 005.00 000	\$ -	\$ -	\$ -
066G E 013.00 000	\$ -	\$ -	\$ -
066G H 005.00 000	\$ -	\$ -	\$ -
066G H 034.00 000	\$ -	\$ -	\$ -
066G K 002.00 000	\$ -	\$ -	\$ -
066G K 003.00 000	\$ -	\$ -	\$ -
066G K 004.00 000	\$ -	\$ -	\$ -
066G K 031.00 000	\$ -	\$ -	\$ -
066G K 032.00 000	\$ -	\$ -	\$ -
066G K 033.00 000	\$ -	\$ -	\$ -
066F I 001.00 000	\$ -	\$ -	\$ -
066G E 012.00 000	\$ -	\$ -	\$ -

ParcelID	2015 Base Tax City \$1.24	2015 Base Tax County \$3.07	Total City and County 2015 Base Tax Amount
066F E 001.00 000	\$ -	\$ -	\$ -
066F E 008.00 000	\$ -	\$ -	\$ -
066F E 029.00 000	\$ -	\$ -	\$ -
066F E 030.00 000	\$ -	\$ -	\$ -
066F F 025.00 000	\$ -	\$ -	\$ -
066F F 026.00 000	\$ -	\$ -	\$ -
066F F 027.00 000	\$ -	\$ -	\$ -
066G E 016.00 000	\$ -	\$ -	\$ -
066G G 018.00 000	\$ -	\$ -	\$ -
066G H 017.00 000	\$ -	\$ -	\$ -
066G H 019.00 000	\$ -	\$ -	\$ -
066G G 032.00 000	\$ -	\$ -	\$ -
066G E 005.00 000	\$ 2,273.17	\$ 5,627.92	\$ 7,901.09
066G K 001.00 000	\$ 3,568.22	\$ 8,834.23	\$ 12,402.46
066G K 030.00 000	\$ 90.77	\$ 224.72	\$ 315.49
066F F 009.01 H000	\$ 394.32	\$ 976.26	\$ 1,370.58
066F F 009.02 H000	\$ 338.83	\$ 838.88	\$ 1,177.71
066F F 009.03 H000	\$ 340.38	\$ 842.72	\$ 1,183.10
066F F 009.04 H000	\$ 335.42	\$ 830.44	\$ 1,165.86
066F F 009.05 H000	\$ 327.67	\$ 811.25	\$ 1,138.92
066F F 009.06 H000	\$ 393.08	\$ 973.19	\$ 1,366.27
066F F 011.00 000	\$ 158.41	\$ 392.19	\$ 550.60
066F G 005.01 H000	\$ 534.44	\$ 1,323.17	\$ 1,857.61
066F G 005.02 H000	\$ 516.77	\$ 1,279.42	\$ 1,796.19
066F G 005.03 H000	\$ 516.77	\$ 1,279.42	\$ 1,796.19
066F G 005.04 H000	\$ 534.44	\$ 1,323.17	\$ 1,857.61
066G G 015.00 000	\$ 1,105.89	\$ 2,737.98	\$ 3,843.87
066G H 006.00 000	\$ 153.45	\$ 379.91	\$ 533.36
066G H 011.00 000	\$ 106.02	\$ 262.49	\$ 368.51
066G H 014.01 000	\$ 49.60	\$ 122.80	\$ 172.40
Totals	\$ 215,993.43	\$ 534,757.93	\$ 750,751.36



## EXHIBIT 2

### POLICIES AND PROCEDURES FOR TAX INCREMENT INCENTIVE PROGRAM FOR CIVIC PLAZA DEVELOPMENT AREA

#### Section 1. General Purpose and Overview

Montgomery County, Tennessee (the "County"), the City of Clarksville, Tennessee (the "City") and The Industrial Development Board of the County of Montgomery (the "Board") are committed to improving the economy in the County and the City. In furtherance of this objective, the County intends to construct, with the support of the City, a public plaza (the "Plaza") in the downtown area of the City. The purpose of the Plaza is to create a gathering place for the residents and visitors of the County and the City to promote economic activity in downtown Clarksville. The County expects the property in the immediate vicinity of the Plaza to be developed or redeveloped more quickly as a result of the construction of the Plaza because of the increased visitation downtown and the addition of a civic amenity in the area.

In order to encourage private development of properties in the immediate vicinity of the Plaza, the County and the City, with the assistance of the Board, desires to establish a program to provide incentives through the application of incremental property tax revenues to assist with the payment of costs relating to the development or redevelopment of such properties. The purpose of these Policies and Procedures is to provide an orderly process for property owners to apply to use such incentives and to establish a process for administering such incentives.

The Board is a public nonprofit corporation established by the County pursuant to the Tennessee Industrial Development Corporation Act (the "IDB Act"), Tenn. Code Ann. §§7-53-101 *et seq.* The Board's statutory purposes include promoting industry, commerce and trade in Tennessee and in particular, the County. In furtherance of these purposes, the IDB Act authorizes the Board pursuant to Section 7-53-312 of the IDB Act to issue tax increment debt to finance costs of eligible projects or to use tax increment revenues to pay costs of eligible projects.

The Uniformity in Tax Increment Financing Act of 2012 (the "Tax Increment Act"), codified at Tenn. Code Ann. §§9-23-101 *et seq.*, also contains statutory provisions relating to the use of tax increment incentives by the Board. Section 9-23-107 of the Tax Increment Act specifically authorizes the County, the City and the Board to agree upon and approve policies and procedures for allocating and calculating tax increment revenues and implementing the IDB Act and Tax Increment Act. These Policies and Procedures, upon their approval by the County, the City and the Board, shall be deemed to be adopted pursuant to Section 9-23-107 of the Tax Increment Act.

These Policies and Procedures are in addition to any other rules and procedures applicable to the Board, the City or the County, including the debt management policies of the Board. From time to time, these Policies and Procedures may be amended by the Board, the City and the County.

Notwithstanding the adoption of these Policies and Procedures, the approval of any tax increment incentive is within the discretion of the Board acting within the parameters of these Policies and Procedures. In no event shall these Policies and Procedures be construed to create any contractual right or other entitlement in a Person or limit the Board's discretion to decline to approve any tax increment incentive.



## Section 2. Description of Civic Plaza Economic Impact Plan

In order to implement tax increment incentives under the IDB Act, the Board must submit, and the County and the City, if applicable, must approve, an economic impact plan pursuant to Section 7-53-312 of the IDB Act. In this case, the Board has submitted, and the County and the City have approved, an Economic Impact Plan for the Civic Plaza Development Area (the "Plan"). As required by the IDB Act, the Plan must identify the boundaries of the area subject to the Plan and identify the project, within the meaning of the IDB Act, located in such area. In this case, the Plaza was identified as the qualifying project within the area subject to the Plan (the "Plan Area"), and the Plan Area includes those properties that the Board has determined, and the County and the City have approved, that will directly benefit due to the undertaking of the construction of the Plaza.

Once the Plan was approved, incremental property tax revenues allocated to the Board pursuant to the Plan and the IDB Act may be applied, as authorized by Section 7-53-312(h) of the Code, to pay expenses of the Board in furtherance of promoting economic development in the County and the City, to pay costs of projects (within the meaning of the IDB Act) or to pay debt service on bonds or other obligations of the Board that were issued to pay costs of projects. As provided in such Section, incremental tax revenues can be applied to pay costs of any projects within the meaning of the IDB Act and not just the project identified in the Plan as being located in the Plan Area.

Pursuant to the Plan, incremental property tax revenues realized from the Plan Area and allocated to the Board may be applied to promote the development of properties in the Plan Area. The Plan gives considerable flexibility to the Board to implement this goal. As permitted by the Tax Increment Act, the Board may designate any parcel or group of parcels in the Plan Area for purposes of calculating and allocating tax increment revenues. Therefore, the Board can designate that the parcel or parcels utilized for a specific Project in the Plan Area be subject to a separate calculation of incremental tax revenues in order to support that Project and furthermore to designate the tax year in which such allocations will commence. Moreover, the Plan authorizes the Board to calculate incremental tax revenues on the basis of each parcel instead of on an aggregate basis of all parcels within the Plan Area. Therefore, the calculation of incremental tax revenues of any parcel or group of parcels in the Plan Area can be calculated independently from other parcels within the Plan Area.

In order to assist a specific Project, the Board is authorized pursuant to the Plan to apply specified incremental tax revenues received by the Board to either pay debt service on bonds or other obligations of the Board secured by such incremental tax revenues or to directly pay costs of a Project. For purposes of these Policies and Procedures, the application of incremental tax revenues to pay debt service or the application of increment tax revenues to pay Project costs are both referred to herein as "Tax Increment Incentives."

Property owners and prospective property owners within the Plan Area are encouraged to apply to be considered for a Tax Increment Incentive to assist with the development or redevelopment of their property if such incentive is deemed necessary by the property owner to facilitate such development or redevelopment.

It is anticipated by the Board that such development or redevelopment will involve specific projects that are eligible projects within the meaning of the IDB Act, which projects are those reasonably expected to promote commercial, retail and residential development within the Plan Area, as described in Part II of the Economic Impact Plan. The approval or disapproval of any Tax Increment Incentive in

connection with the development or redevelopment of an eligible project will be within the sole and absolute decision of the Board.

The next section of these Policies and Procedures provides some parameters and terms under which the Board may utilize Tax Increment Incentives. The section thereafter provides the process for applying for a Tax Increment Incentive for properties within the Plan Area.

### Section 3. Policies relating to Tax Increment Incentives

The following policies shall apply with respect to Tax Increment Incentives within the Plan Area.

3.1. Maximum Allocation Period. No allocation of tax increment revenues shall be made with respect to any parcel of property for a period of more than twenty (20) years. If the Board determines that a lesser allocation period is sufficient to make a Project feasible, as provided herein, the Board may require a shorter allocation period. The maturity of any tax increment financing shall not exceed the maximum maturity permitted by the IDB Act for debt obligations of the Board.

3.2. Eligible Costs. Under the IDB Act, tax increment revenues may be applied by the Board to pay debt service on debt obligations issued to finance Project costs or to directly pay Project costs. The costs of a qualifying Project include the cost of any land, real property and personal property that are deemed necessary by the Board to be incurred in connection with a qualifying Project. An Applicant may request that incremental tax revenues be applied to pay debt service on financing for or to directly pay any Project cost that is eligible under the IDB Act.

However, Applicants should note that, other than for land, improvements, or equipment utilized for public infrastructure, as defined in the Tax Increment Act, tax increment revenues may not be used to pay for or to pay debt service relating to debt incurred by the Board to finance privately-owned land, improvements, or equipment, or for other purposes authorized by Tenn. Code Ann. § 7-53-101, *et seq.*, but not specified in Tenn. Code Ann. § 9-23-108, unless both the Comptroller of the State of Tennessee and the Commissioner of Economic and Community Development have made a written determination that the use of tax increment revenues for such purposes is in the best interest of the State of Tennessee. The County, the City and the Board intend to request, upon adoption of the Plan, that certain types of costs within the Plan Area that are expected to be incurred relating to privately-owned property be approved by the Comptroller and the Commissioner, but applicants for Tax Increment Incentives should note that the application of tax increment revenues to pay or finance certain Project costs may require approval of the Comptroller and the Commissioner even if a Tax Increment Incentive for a Project is approved by the Board.

Applicants should obtain their own legal and accounting advice relating to the tax consequences of receiving any Tax Increment Incentive, and the County, the City and the Board will make no representations relating thereto.

3.3. Maximum Percentage of Project Cost and Minimum Project Size. The amount of a Tax Increment Incentive for a specific Project (either through the direct payment of costs or based upon the principal amount of any tax increment financing) shall not exceed the lesser of (i) \$3,000,000 or (ii) 15% of the Total Projected Project Cost of any Applicant. The Applicant must also reasonably anticipate a Total Projected Project Cost of at least \$1,000,000 with respect to a proposed Project in order to apply for a Tax Increment Incentive.

3.4. Necessity of Tax Increment Incentive. The approval, size and term of allocation with respect to any Tax Increment Incentive shall be conditioned upon the Applicant demonstrating the



necessity of the availability of the Tax Increment Incentive in order to make a Project economically feasible such that the owner of the Project can receive a reasonable return on investment. An Applicant shall permit a designated representative or designated representatives of the Board to meet with the Applicant's designated representatives in order to determine the necessity of the requested Tax Increment Incentive and will permit such designated representative or representatives of the Board to review such budgets and projections as are reasonably necessary to make such determination. The Board will designate a committee, which may include persons experienced with real estate finance that are not members of the Board and representatives of the Department of Accounts and Budget of the County and the Department of Finance of the City, to make recommendations to the Board regarding the size and term of any Tax Increment Incentive, and such committee may designate one or more representatives of such committee to meet with the Applicant's designated representatives as described above in order to undertake the necessary action to make a recommendation to the Board. Any meetings of more than one member of such committee shall be an open public meeting to the extent required by applicable law.

3.5. Designated Parcels. In its Application, the Applicant shall identify the specific parcel or parcels within the Plan Area from which tax increment revenues shall be allocated in order to provide the Tax Increment Incentive for the Applicant's Project. If any of such parcels are subdivided or combined after an Application is submitted or while a Tax Increment Incentive is ongoing, the Applicant shall give notice of such circumstance to the Board, the County and the City. No allocation of tax increment revenues shall occur as to any parcel within the Plan Area until such parcels are designated by an Applicant pursuant to this Section and the Applicant and the Board have entered into a Development Agreement, as described below, identifying the first year of such allocation.

3.6. Calculation of Increment. The incremental tax revenues to be allocated to the Board for any Tax Increment Incentive shall be calculated individually for each tax parcel relating to a Project. Therefore, if the taxes have been paid with respect to a tax parcel by their due date, the relevant incremental tax revenues will be allocated to the Board from such tax parcel even if the taxes with respect to other tax parcels in the Project are delinquent and not paid by the due date.

3.7. Payment Dates. The incremental tax revenues to be allocated to the Board for any Tax Increment Incentive shall be paid by the County and the City no later than sixty (60) days from the last day of each February, which is the last day that such tax revenues are not overdue. Delinquent taxes to be allocated to the Board shall be paid by the County and the City no later than sixty (60) days after each date such delinquent taxes are collected, together with interest thereon to the extent required by the Tax Increment Act.

3.8. Deductions from Tax Increment; Plaza Fund. Prior to any allocation to the Board of incremental tax revenues, the County and the City shall deduct therefrom any taxes levied to pay debt service of the County and the City, respectively, on their respective debt obligations as required by the IDB Act and the Tax Increment Act. The County, the City and the Board agree, in order to promote economic development in downtown Clarksville, that ten percent (10%) of all incremental tax revenues allocated to the Board for any purpose pursuant to the Plan shall be deposited in a separate account of the Board and applied by the Board to pay for the County or reimburse the County for direct costs incurred to maintain and make improvements at the Plaza, provided, however, that the City at any time may direct by notice to the Board that any such amounts derived from incremental City property tax revenues shall be used to maintain and/or improve public projects of the City located in the Plan Area.

3.9. Non-Recourse Obligations. The liability of the Board for any obligations under any debt obligation relating to a Tax Increment Incentive or any other contractual obligation shall be limited solely to its interest in incremental tax revenues allocated to the Board in connection with such Tax Increment Incentive, and no other assets of the Board shall be subject to levy, garnishment or otherwise to satisfy

any obligation of the Board as to a Tax Increment Incentive. The County and the City shall not have any obligations or liabilities with respect to any Tax Increment Incentive other than to allocate incremental tax revenues to the Board as required by the Plan, the IDB Act and the Tax Increment Act.

3.10. Payment of Incremental Tax Revenues. Other than incremental tax revenues allocated to the Board to provide support to program and maintain the Plaza as described above, incremental tax revenues to be applied to any Tax Increment Incentive shall be allocated by the County and the City into a separate account of the IDB created with respect to each Project for such purpose. Such payment may be made by wire transfer or by check, at the County's or the City's election.

3.11. Calculation of Allocated Increment. Not later than April 15<sup>th</sup> of each year, the Director of Accounts and Budgets for the County and the Director of Finance for the City shall calculate the tax increment revenues to be allocated to the Board under the Plan. The Director of Accounts and Budgets shall give notice of such calculation as to the County to the County Trustee, each approved Applicant that so requests such information, the City and the Board. The Finance Director of the City shall give notice of such calculation as to the City to the City Recorder, each approved Applicant that so requests such information, the County and the Board.

#### **Section 4. Procedures for requesting Tax Increment Incentives**

4.1. Application. An Applicant may request the Board to approve a Tax Increment Incentive to support a particular Project. To initiate such a request, the Applicant should submit to the Board a completed Application together with all exhibits, schedules and documents required by the Application. No action will be taken with respect to an Application until the Board's designated representative determines that the Application is complete. **Acceptance of the Application does not imply, evidence or confirm the County's, the City's or the Board's support for, or recommendation of, the request for Tax Increment Incentive.**

4.2. Initial Resolution by the Board. After review of the Application by the Board, including review by the committee described in Section 3.4 above, the Board will consider such Application, taking into account the recommendation of the committee. After such consideration, the Board will vote on whether a Tax Increment Incentive shall be approved for the Applicant's Project, and if such approval is given, it shall define the maximum term and amount of the Tax Increment Incentive.

4.3. Financing Documents. If the Board approves a Tax Increment Incentive for an Applicant, the Applicant and the Board will use reasonable efforts to consummate the Tax Increment Incentive in a timely manner. In connection with any Tax Increment Incentive, the Applicant and the Board will enter into a Development Agreement. The Development Agreement will provide for the payment or financing of costs of the Applicant's Project by the Board and provide for such other covenants as the Board deems necessary to protect the interests of the Board, the City and the County. All documents shall be subject to the review and approval of the Board's counsel and to the approval of their execution by the Board. Unless prepared by bond counsel or special counsel to the Board, at the Board's option, the proposed Development Agreement will be prepared by the Applicant and submitted to the Board for review and comment.

Any Tax Increment Incentive shall close within one (1) year after the initial resolution described above is adopted by the Board. If the closing does not occur within such period, unless extended by the Board, the Applicant will be deemed to have withdrawn its Application, and all approvals by the Board will lapse and be of no further force or effect.

## 5. Fees and Expenses of Board

5.1. Application Fee. Each Applicant will submit with its Application an Application Fee to the Board in an amount equal to \$1,500.

5.2. Expenses and Indemnity Relating to Tax Increment Incentives. The Applicant shall pay all expenses, including attorney's fees, incurred by the Board, except for the Board's fees for local counsel, in connection with any proposed or approved Tax Increment Incentive, whether or not such incentive is finalized. The Board's fees for local counsel shall be paid from the application and closing fees described herein. All other expenses shall include the cost, if any, of the fees and expenses of bond counsel, and the cost of special counsel to the Board to offer an opinion as to the legality of any tax increment incentive if required, or to prepare the Development Agreement and any other documentation relating to the Tax Increment Incentive by and between the parties. At the request of the Applicant, the Board will obtain and provide to the Applicant an estimate of any fees and expenses, including fees of the Board's bond counsel or special counsel, prior to commencing the documentation of any Tax Increment Incentive. The Board may require that any expenses be paid in advance of any Board action with respect to a Tax Increment Incentive. Any Applicant, by submitting an Application, agrees to indemnify the Board, the City and the County for any liabilities, claims and expenses incurred by the Board, the City or the County in connection with considering, approving or implementing a Tax Increment Incentive as provided herein.

5.3. Closing Fee. Upon the closing of a Tax Increment Incentive, as evidenced by the execution of a Development Agreement, the Applicant shall pay the Board a closing fee of (a) \$1,500 if the projected project cost is less than \$3,000,000, (b) \$3,000 if the projected project cost is equal to or greater than \$3,000,000 but less than \$5,000,000 and (c) \$5,000 if the projected project cost is equal to or greater than \$5,000,000.

5.4. Amendments. The Applicant will pay all expenses, including attorney's fees, incurred by the Board in connection with any amendments to any documents entered into in connection with a Tax Increment Incentive. The Board may require that these expenses be paid in advance of any Board action.

## 6. Definitions

In addition to all terms defined elsewhere herein, for purposes of these Policies and Procedures, including the Application, the following terms shall have the following meanings:

**"Applicant"** means the Person submitting the Application for a Tax Increment Incentive. The Applicant shall be the Person that is expected to be an initial owner of a Project that is within a Plan Area.

**"Application"** means the Application for a Tax Increment Incentive submitted hereunder in the form attached hereto as Exhibit A.

**"Development Agreement"** means the Development Agreement or comparable agreement between the Board and the Applicant or similar agreement or contract providing for, among other things, the expenditure of the proceeds of any tax increment financing or the reimbursement of eligible Project costs.

**"Person"** means any individual, sole proprietorship, corporation, limited liability company, association, partnership (general, limited, or limited liability partnership), organization, business, trust, individual and governmental entity.

**"Project"** means a project within the meaning of Section 7-53-101(13) of the IDB Act.

**"Project Site"** means the parcel or parcels of real property on which the Project will be located.

**"Total Projected Project Cost"** means all costs that are expected to be incurred in connection with the development of a Project and that would be capitalized in accordance with generally acceptable accounting principles other than interest, property taxes and insurance during the construction of the project.

**EXHIBIT A TO TAX INCREMENT INCENTIVE PROGRAM**

**TAX INCREMENT INCENTIVE APPLICATION FORM**

**TAX INCREMENT INCENTIVE APPLICATION**

Please return the completed application and supporting documentation to:

The Industrial Development Board of the County of Montgomery, Tennessee

Clarksville, Tennessee 37040

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***I. Applicant Information***

1. Name of Applicant: \_\_\_\_\_

2. Business Name and Address: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

State of Organization (if an entity): \_\_\_\_\_

3. Contact Person: \_\_\_\_\_

Phone Number: \_\_\_\_\_

E-Mail Address: \_\_\_\_\_

4. Website of Applicant (if any): \_\_\_\_\_

5. Type of Business Entity:     Sole Proprietorship             Limited Partnership  
    For-Profit Corporation         General Partnership  
    Limited Liability Company    Nonprofit Corporation

6. Development Team

Please list the business name, contact person, address, phone number and email address for the following members of the Applicant's development team for the Project (if not known, please so indicate):

Contractor: \_\_\_\_\_

\_\_\_\_\_



Architect/Engineers: \_\_\_\_\_

Attorney: \_\_\_\_\_

**II. Project Information**

7. Does the Applicant currently own or lease the Project Site? (Check one)

Own       Lease       Neither

8. Evidence of Site Control:

A. If the Applicant owns the Project Site, attach a copy of the Applicant's deed.

B. If the Applicant has a contract or option to purchase the Project Site, attach a copy of the agreement or option contract (confidential information such as price may be redacted).

C. If the Applicant currently leases or will lease the Project Site, attach a copy of the lease or lease option contract (confidential financial information may be redacted).

9. Project Narrative (Provide a brief description of the qualifying Project):

\_\_\_\_\_  
\_\_\_\_\_  
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\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

10. If the Project is to be leased to tenants, identify tenants or, if tenants are not known, describe types of tenants to which the Project will be marketed:

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*III. Tax Increment Incentive*

11. If the requested incentive is tax increment financing, indicate the maximum principal amount of tax increment financing requested. \$\_\_\_\_\_. If the requested incentive is payment of costs with tax increment revenues, indicate the maximum amount of costs to be paid from tax increment revenues. \$\_\_\_\_\_.
12. Indicate maximum allocation period of tax increment revenues requested: \_\_\_\_\_ years. Identify the initial tax year as to which such allocation will occur: \_\_\_\_\_.
13. Has any other government assistance (federal tax credits, grants or other economic benefits) been requested by the Applicant to assist with the Project? (Check one):  Yes  No

If yes, describe the type, source, and amount of assistance requested:

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14. Provide a list of all properties comprising the Project Site by parcel identification number, along with the current tax assessment and taxes paid or payable for the prior tax year for each parcel (attach additional sheets if necessary).

Parcel Identification Number	Assessed Value	Taxes
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

15. Attach a detailed budget for the Project showing anticipated sources of funds to pay Project costs and anticipated uses of those funds.

16. Attach a list by category of each cost to be paid or financed with the requested Tax Increment Incentive.

#### *IV. Supplemental Information*

Please attach to this Application the following:

- Brief business history of the Applicant
- Resumes of all principals of Applicant
- Timetable for the Project
- Site Plan of Project Site (if available)
- Rendering of Project (if available)
- Survey of Project Site (if available)
- Map of the Plan Area showing parcels included
- If tax increment financing is requested, letter of intent of financial institution or accredited investor to purchase the tax increment financing

#### *V. Representations of Applicant*

By executing this Application, Applicant hereby represents, certifies and agrees as follows:

(a) The Project would not result in a reasonable rate of return on investment to the Applicant without the requested Tax Increment Incentive, and the Applicant would not undertake the Project as described in this Application unless the Tax Increment Incentive is available.

(b) The undersigned Applicant hereby agrees that the Applicant shall meet with a designated representative of the County, the City and/or the Board, upon request, to answer any questions that may arise in connection with the County's, the City's and/or the Board's review of this Application and that Applicant shall provide to the County, the City and/or the Board, upon request, any supplemental information requested in connection with the County's, the City's and/or Board's review of the Application, including, without limitation, such financial information as the County, the City and/or Board may request in order to determine that the Project would not be undertaken without the Tax Increment Incentive requested.

(c) The Applicant shall pay all expenses required by Section 5 of the Policies and Procedures of the Board relating to the Tax Increment Incentive and shall otherwise comply with such Policies and Procedures.

(d) The Applicant shall indemnify and hold harmless the Board, its employees, officers, directors, attorneys and consultants against all losses, costs, damages, expenses (including reasonable attorney's fees), and liabilities of any nature directly or indirectly resulting from, arising out of or relating to the acceptance, consideration, approval or disapproval of this Application for Tax Increment Incentives.

*VI. Signature*

The undersigned Applicant affirms that the information provided in this Application is true and complete. The Applicant hereby confirms that the Applicant has read and understood the requirements in the Policies and Procedures relative to Tax Increment Incentives for the Civic Plaza Development Area.

Applicant: \_\_\_\_\_

Signed: \_\_\_\_\_ Date: \_\_\_\_\_, 20\_\_\_\_

Title (if Applicant is an entity): \_\_\_\_\_

**RESOLUTION APPROVING THE INDUSTRIAL DEVELOPMENT BOARD'S  
ECONOMIC IMPACT PLAN, POLICIES AND PROCEDURES, AND  
SUPPORT AGREEMENT FOR THE CIVIC PLAZA  
DEVELOPMENT AREA**

**WHEREAS**, the Board of Commissioners previously authorized the Budget Committee for Montgomery County, Tennessee, to, among other things, establish appropriate incentives for development; and

**WHEREAS**, the Budget Committee has studied, convened and acted upon the same; and

**WHEREAS**, the interests of the public are served by creating appropriate economic incentives as allowed by Tennessee law generally and Tenn. Code Ann. 7-53-101, et seq. in particular; and

**WHEREAS**, in furtherance of the foregoing, the Budget Committee of Montgomery County recommended that the Commission request the INDUSTRIAL DEVELOPMENT BOARD OF MONTGOMERY COUNTY to consider an ECONOMIC IMPACT PLAN FOR THE CIVIC PLAZA DEVELOPMENT AREA, and policies and procedures therefore; and that the Montgomery County Commission made such request; and

**WHEREAS**, for such Plan to be effective, the Industrial Development Board must hold a public hearing relating to the Plan and then present the same to the City and County for consideration; and The Industrial Development Board has conducted that Public Hearing and presents now this Plan, Policies and Procedures, and Support Agreement for approval by the county and the city; and

**WHEREAS**, each body must approve such plan according to statute.

**NOW, THEREFORE, BE IT RESOLVED** by the Montgomery County Board of Commissioners assembled in their regular session on this the 11<sup>th</sup> day of July, 2016, that the Industrial Development Board of Montgomery County Economic Impact Plan, Policies and Procedures, and Support Agreement for the Civic Plaza Tax Increment District (respectively

Exhibited hereto as Exhibit 1, 2, and 3) is approved by the Montgomery County Commission and shall take effect immediately as to Montgomery County, Tennessee with or without approval by the City of Clarksville, Tennessee, but nothing herein shall prohibit the City of Clarksville, Tennessee from approving the same, pursuant to T. C. A. 7-53-101, et seq.

Duly passed and approved this 11<sup>th</sup> day of July, 2016.



Sponsor *J. D. Smith*

Commissioner *Joe C. Cook*

Approved *J. D. Smith*  
County Mayor

Attested *Shelli A. Jackson*  
County Clerk

STATE OF TENNESSEE

MONTGOMERY COUNTY

I, Kellie A. Jackson, County Clerk and Clerk of the Board of Commissioners of Montgomery County, Tennessee, hereby certify the foregoing to be a true copy of Resolution 16-7-4 of the Montgomery County Board of Commissioners in Montgomery County, Tennessee. Said Resolution, "Resolution Approving the Industrial Development Board's Economic Impact Plan, Policies and Procedures, and Support Agreement for the Civic Plaza Development Area", was Approved.

On Motion to Adopt by Commissioner J. Hodges, seconded by Commissioner Riggins, the foregoing Resolution was Adopted by the following roll call vote:

District	Commissioner	Vote	District	Commissioner	Vote	District	Commissioner	Vote
1	John M. Gannon	Y	8	Ron J. Sokol	Y	15	David Harper	Y
2	Charles Keene	Y	9	John M. Genis	Y	16	Wallace Redd	N
3	Ed Baggett	Y	10	Martha Brockman	Y	17	Jason A. Hodges	Y
4	Mark Riggins	Y	11	Joe L. Creek	Y	18	Monroe Gildersleeve	Y
5	Robert Gibbs	N	12	Robert Nichols	Y	19	Garland Johnson	Y
6	Arnold Hodges	N	13	Audrey Tooley	Y	20	Jerry Allbert	Y
7	Brandon Butts	Y	14	Tommy Vallejos	---	21	Larry Rocconi	A

Yeses – 16 Noes – 3 Abstentions – 1

ABSENT: Tommy Vallejos (1)

Said Approved Resolution was adopted by the Board of Commissioners which met in regular session, July 11, 2016, at 6:00 P.M. at the Montgomery County Courthouse. Present and presiding the Hon. Jim Durrett, County Mayor (Chairman). Also present, Jeff Truitt, Chief of Staff, Kellie A. Jackson, County Clerk, John Fuson, Sheriff, Tim Harvey, County Attorney, Jeff Taylor, Director of Accounts and Budgets, and the following Commissioners:

Jerry Allbert	Robert Gibbs	Robert Nichols
Ed Baggett	Monroe Gildersleeve	Wallace Redd
Martha Brockman	David Harper	Mark Riggins
Brandon Butts	Arnold Hodges	Larry Rocconi
Joe L. Creek	Jason A. Hodges	Ron J. Sokol

John M. Gannon  
John M. Genis

Garland Johnson  
Charles Keene

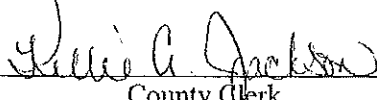
Audrey Tooley

PRESENT: 20

ABSENT: Tommy Vallejos (1)

Said Resolution was recorded in this office in Board of Commissioners' Minute Book 117.

Witness my hand and official seal at office in Clarksville, Tennessee, this 14<sup>th</sup> day of July, 2016.

  
County Clerk

