

CALL TO ORDER

PUBLIC HEARING REGARDING ZONING

CZ-3-2011: Application of Lark Investment G. P. c/o Allen Burkhart from E-1 to E-1A

CZ-4-2011: Application of Russell, Russell & Waddle, Inc. from C-1 to E-1

RESOLUTIONS

11-3-1: Resolution of the Montgomery County Board of Commissioners Appropriating Funds for the Construction of Carmel Elementary School

11-3-2: Resolution to Exchange Certain Real Property Between the City of Clarksville and Montgomery County

REPORTS

1. Ed Baggett, Chairman, Nominating Committee
2. Carolyn Bowers, County Mayor Nominations

REPORTS FILED

1. Minutes from February 17, 2011

CITIZENS TO ADDRESS THE COMMISSION

ANNOUNCEMENTS

ADJOURN

**RESOLUTION OF THE MONTGOMERY COUNTY BOARD OF
COMMISSIONERS
AMENDING THE ZONE CLASSIFICATION OF THE PROPERTY OF
LARK INVESTMENT G. P. C/O ALLEN BURKHART**

WHEREAS, an application for a zone change from E-1 Single Family Estate District to E-1A Single Family Estate District has been submitted by Lark Investment G. P. C/o Allen Burkhardt and

WHEREAS, said property is identified as County Tax Map 058, parcel 012.04, containing 53.54 +/- acres, situated in Civil District 13, located Parcel fronting on the west terminus of Winsome Lane and a portion of the adjoining parcel to the north.; and

WHEREAS, said property is described as follows:

'EXHIBIT A'

WHEREAS, the Planning Commission staff recommends APPROVAL and the Regional Planning Commission recommends APPROVAL of said application.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of County Commissioners assembled in regular session on this 14th day of March, 2011, that the zone classification of the property of Lark Investment G. P. C/o Allen Burkhardt from E-1 to E-1A is hereby approved.

Duly passed and approved this 14th day of March, 2011.

Sponsor *David A. Reagin*
Commissioner _____
Approved _____

Attested: _____
County Clerk

County Mayor

"EXHIBIT A"

Beginning at a point in the southwest corner of the Sherry Winn Property as recorded in ORV 546, Page 661 ROMCT, said point being North 25 degrees 27 minutes 37 seconds West for a distance of 364.44 feet from the intersection of Winsome Lane and Countrywood Drive, said point also being the southeast corner of tract herein described, said point also lying in the north property line of the Gunn Road Partners property as recorded in ORV 1309, Page 352 ROMCT; thence leaving said Winn property along the north property line of said Gunn Road property and along the north boundary line of the following: Ray property, as recorded in ORV 1217, Page 964 ROMCT, Brooks property, as recorded in ORV 838, Page 1617 ROMCT, Lazowski property, as recorded in ORV 1154, Page 2462 ROMCT, Ponder property, as recorded in ORV 1125, Page 2336 ROMCT, Wood property, as recorded in ORV 546, Page 1144 ROMCT, North 82 degrees 34 minutes 22 seconds West for a distance of 1637.69 feet to an iron pin in a Hackberry tree, said point being the southwest corner of tract herein described; thence continuing along the east boundary line of said Wood property passing over a new set iron pin as a witness pin at a distance of 160.30 feet, North 09 degrees 51 minutes 08 seconds East for a total distance of 404.39 feet to a point, said point lying in the high water mark of Red River; thence along the high water mark of Red River for the next 5 calls: North 63 degrees 29 minutes 54 seconds East for a distance of 222.88 feet to a point, North 53 degrees 02 minutes 40 seconds East for a distance of 171.67 feet to a point; North 43 degrees 53 minutes 51 seconds East for a distance of 362.71 feet to a point; North 29 degrees 05 minutes 17 seconds East for a distance of 398.51 feet to a point; North 13 degrees 06 minutes 33 seconds East for a distance of 389.92 feet to a point, said point also being the southwest corner of the Leon Kendrick property, as recorded in ORV 896, Page 1831 ROMCT; thence leaving said Red River and along the south property line of said Kendrick property, South 81 degrees 50 minutes 38 seconds East for a distance of 363.39 feet to a 20" Hickory Tree; thence continuing with said Kendrick property, North 52 degrees 07 minutes 15 seconds East for a distance of 165.87 feet to a 40" Hackberry Tree; thence continuing with said south property line of said Kendrick property, South 87 degrees 40 minutes 13 seconds East for a distance of 251.05 feet to a new iron pin, said pin being the southeast corner of said Kendrick property; thence on a new severance line, South 72 degrees 02 minutes 35 seconds East for a distance of 142.84 feet to a new iron pin, said point lying in the west property line of said Sherry Winn property and a fence line; thence with said Winn west line, South 10 degrees 19 minutes 03 seconds West for a distance of 74.39 feet to a tree; thence continuing with said Winn west line, South 05 degrees 56 minutes 36 seconds West for a distance of 1734.34 feet to the point of beginning. Said tract-containing 48.71 acres more or less.

Beginning at a point in the south right of way of said Winsome Lane, said point being South 88 degrees 30 minutes 30 seconds West for a distance of 151.57 feet from the intersection of Winsome Lane and Countrywood Drive, said point also lying in the north property line of the Larry Hoff property as recorded in ORV 1150, Page 2204 ROMCT; thence along said Winsome Lane south right of way on a curve to the right having a radius of 300.00 feet to a point, an arc length of 186.60 feet, a delta of 35 degrees 38 minutes 19 seconds, a tangent of 96.43 feet, a chord bearing of North 64 degrees 41 minutes 56 seconds West for a distance of 183.61 feet to a point, said point lying in the northwest corner of said Hoff property; thence along Hoff west property line, South 07 degrees 49 minutes 23 seconds West for a distance of 83.59 to a point, said point being the northeast corner of the Alain Giroux property as recorded in ORV 1250, Page 37 ROMCT; thence leaving said Hoff west property line along the north property line of said Giroux property, North 82 degrees 36 minutes 56 seconds West for a distance of 498.15 feet to a point, said point lying in the east property line of the Charmist Fields property as recorded in ORV 549, Page 2013, also being the west property line of said Giroux property; thence leaving said Giroux property, along the east boundary line of the Kenneth Davis property, as recorded in ORV 533, Page 2273 ROMCT, North 07 degrees 32 minutes 11 seconds East for a distance of 357.12 feet to a point, said point lying in the northeast corner of the E & E Ray property as recorded in ORV 1217, Page 964 ROMCT, said point also lying in the south property line of the Donna Albright property as recorded in WB 30, Page 178 ROMCT; Thence leaving said Ray property along the

south property line of said Albright property, South 82 degrees 34 minutes 22 seconds East for a distance of 624.65 feet passing the southeast corner of said Albright property for a total distance of 725.57 to a point, said point lying in the south property line of the Sherry Winn Property as recorded in ORV 546, Page 661 ROMCT, also being the north corner of the Deborah Dalvit property as recorded in ORV 731, Page 997 ROMCT; thence leaving said Winn south property line along the west property line of said Dalvit property, South 55 degrees 27 minutes 11 seconds West for a distance of 308.53 feet to a point, said point being the southwest corner of the said Dalvit property; thence along the south property line of said Dalvit property, on a curve to the left having a radius of 250.00 feet to a point, an arc length of 196.27 feet, a delta of 44 degrees 58 minutes 54 seconds, a tangent of 103.51 feet, a chord bearing of South 60 degrees 01 minutes 38 seconds East for a distance of 191.27 feet to a point, said point lying in the north right of way of said Winsome Lane; thence leaving said right of way, South 07 degrees 28 minutes 54 seconds West for a distance of 50.00 feet to the point of beginning. Said tract-containing 4.83 acres more or less.

**RESOLUTION OF THE MONTGOMERY COUNTY BOARD OF COMMISSIONERS
AMENDING THE ZONE CLASSIFICATION OF THE PROPERTY OF RUSSELL, RUSSELL & WADDLE, INC.**

WHEREAS, an application for a zone change from C-1 Neighborhood Commercial District to E-1 Single-Family Estate District has been submitted by Russell, Russell & Waddle, Inc. and

WHEREAS, said property is identified as County Tax Map 110, parcel 010.01, containing 1.04 +/- acres, situated in Civil District 13, located Property located on the west side of Hickory Point Road, located 1,850 +/- feet northwest of the Johnson Rd. & Hickory Point Rd. Int. 1646 Hickory Point Rd.; and

WHEREAS, said property is described as follows:

Beginning at an iron pin new in the west right of way line of Hickory Point Road, said iron pin new being located N 26 degrees 58' 52" W 1,666.1 feet from the centerline of the intersection of Johnson Road and Hickory Point Road, said iron pin new being the southeast corner of the herein described tract; thence leaving with said right of way line S 89 degrees 48' 24" W 298.25 feet to an iron pin new, said iron pin new being the southwest corner of the herein described tract; thence N 00 degrees 02' 30" W 150.00 feet to an iron pin new, said iron pin new being the northwest corner of the herein described tract; thence N 89 degrees 57' 30" E 312.54 feet to an iron pin new in the west Right of way of said Hickory Point Road S 07 degrees 33' 15" W 79.28 feet to an iron pin new; thence continuing with the said right of way on a curve to the left, having a radius of 450 feet, a delta of 09 degrees 00' 54", a tangent of 35.48 feet, an arc length of 70.80 feet, and a chord of S 03 degrees 02' 48" W 70.73 feet to the point of beginning, containing 1.042 +/- acres (Tax Map 110 parcel 10.01)

WHEREAS, the Planning Commission staff recommends APPROVAL and the Regional Planning Commission recommends APPROVAL of said application.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of County Commissioners assembled in regular session on this 14th day of March, 2011, that the zone classification of the property of Russell, Russell & Waddle, Inc. from C-1 to E-1 is hereby approved.

Duly passed and approved this 14th day of March, 2011.

Sponsor David A. Rogers
Commissioner _____
Approved _____

Attested: _____
County Clerk

County Mayor

**RESOLUTION OF THE MONTGOMERY COUNTY
BOARD OF COMMISSIONERS APPROPRIATING FUNDS
FOR THE CONSTRUCTION OF CARMEL ELEMENTARY SCHOOL**

WHEREAS, the Board of Commissioners has expressed its intent to build Carmel Elementary School and appropriated architect fees through the bidding phase in Resolution 10-5-1, and;

WHEREAS, the completed construction of the new elementary school is required by the fall of 2012 in order to address the student enrollment growth, and;

WHEREAS, the funds are now needed to proceed with the awarding of the construction contracts.

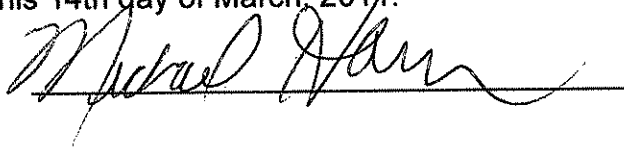
NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of County Commissioners assembled in Regular Session on this 14th day of March, 2011 that this Commission expresses its intent to fund the construction of Carmel Elementary School and that the sum of \$16,549,984.00 is hereby appropriated to the School Capital Project Fund, for the Carmel Elementary School construction project.

BE IT FURTHER RESOLVED that this appropriation be funded from the Montgomery County, Tennessee General Obligation School and Public Improvement Bonds.

BE IT FURTHER RESOLVED that the Director of Schools shall file quarterly reports with the Board of Commissioners to include detailed expenditures by object code and a report indicating the progress of work. The progress report shall include the percent of work completed by major component and the amount paid to the contractor including retainage. Upon project completion or the expiration of the warranty, whichever comes first, a detailed closeout report by object code shall be provided within thirty (30) days to the Board of Commissioners.

Duly passed and approved this 14th day of March, 2011.

Sponsor



Commissioner

Approved

County Mayor

Attested

County Court Clerk

Carmel Elementary School

	<u>Initial Funding</u>	<u>Additional Funding Required</u>	<u>Total Project</u>
Architect Fees	548,408	44,881	593,289
Site Grading & Drainage		650,000	650,000
Bldg Const./Site Development		13,719,000	13,719,000
Technology, Furniture, Equip.	_____	<u>2,136,103</u>	<u>2,136,103</u>
Total Costs	548,408	16,549,984	17,098,392

**RESOLUTION TO EXCHANGE CERTAIN REAL PROPOERTY BETWEEN
THE CITY OF CLARKSVILLE AND MONTGOMERY COUNTY**

WHEREAS, the City of Clarksville and Montgomery County jointly own two parcels of real estate located at 1300 Madison Street and 404 Pageant Lane as evidenced by instruments of record in Official Record Book Volume 1371, Page 763, and Official Record Book Volume 320, Page 186, all in the Register’s Office for Montgomery County, Tennessee; and

WHEREAS, the real estate located at 1300 Madison Street has an appraised value of \$231,000 and the real estate located at 404 Pageant Lane has an appraisal value of \$248,700, according to the Tax Assessor’s Office for Montgomery County, Tennessee; and

WHEREAS, Montgomery County has received a USDA grant from the State of Tennessee in the amount of \$2,100,000 to expand the Health Department but cannot expend said funds unless it is the sole fee simple title owner of said property; and

WHEREAS, the City of Clarksville has agreed to quitclaim all its right, title and interest in and to the property located at 1300 Madison Street; and

WHEREAS, in exchange and in consideration of the conveyance from the City of Clarksville described above, Montgomery County has offered to quitclaim all its right, title and interest in and to the real estate located at 404 Pageant Lane in order to carry out the improvements described above.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners meeting in regular session on this 14th day of March, 2011, that the transfer of all right, title and interest of Montgomery County in and to the real estate located at 404 Pageant Lane to the City of Clarksville is hereby approved.

Duly passed and approved this 14th day of March, 2011.

Sponsor _____

Commissioner _____

Approved _____

County Mayor

Attested _____

County Clerk