

CITIZENS TO ADDRESS THE COMMISSION

CALL TO ORDER - Mayor Durrett

PRESENTATIONS

1. CMCSS Property – Millard House
2. Clarksville-Montgomery County 2040 Growth Plan – Jeff Tyndall

PUBLIC HEARING ZONING RESOLUTIONS

CZ-18-2019 Application of William Kupski from E-1 to AG

CLOSE PUBLIC HEARING

RESOLUTIONS

- 19-12-1** Resolution to Accept Federal Grant Funds from the Bureau of Justice Assistance State Criminal Alien Assistance Program
- 19-12-2** Resolution to Amend the Budget to Accept Joint Grant Funds from the Bureau of Justice Assistance of the United States Department of Justice
- 19-12-3** Resolution to Adopt an Interlocal Agreement Between the City of Clarksville and Montgomery County for Joint Funding from the Bureau of Justice Assistance (JAG) of the United States Department of Justice on a Joint Award of Federal Byrne Justice Assistance Grant Funds
- 19-12-4** Resolution Adopting the Policy of Disabled Veteran leave Entitlement
- 19-12-5** Resolution Permitting a Non-Profit Agency to Place Engraved Brick Pavers in a Designated Location at the Montgomery County Historic Courthouse
- 19-12-6** Resolution Amending the Budget of the Montgomery County Engineering Department for an Additional Architect and/or Engineer
- 19-12-7** Resolution Amending the Budget of the Montgomery County Archives Department for Additional Equipment and Staffing Using Archives Reserve Funds
- 19-12-8** Resolution to Amend the Budgets of Various Funds for Fiscal Year 2020 in Certain Areas of Revenues and Expenditures
- 19-12-9** Resolution by the Montgomery County Tennessee Commission Ratifying the Clarksville-Montgomery County 2040 Growth Plan and Forwarding It to the Tennessee Local Government Planning Advisory Committee for Consideration

- 19-12-10** Resolution of the Montgomery County Board of Commissioners Appropriating Funds for the Construction of a 12-Classroom Addition at Rossview Elementary School
- 19-12-11** Resolution of the Montgomery County Board of Commissioners Appropriating Funds for New Providence Elementary School
- 19-12-12** Resolution of the Montgomery County Board of Commissioners Appropriating Funds for the Purchase of Emmanuel Family Life Center for CMCSS Language Immersion Program
- 19-12-13** Resolution of the Montgomery County Board of Commissioners Appropriating Funds for Design Fees for a 12-Classroom Addition to West Creek Elementary School
- 19-12-14** Resolution of the Montgomery County Board of Commissioners Appropriating Funds for Design Fees for a 12-Classroom Addition to Oakland Elementary School
- 19-12-15** Resolution to Request Court to Rescind Its Prior Order on the Sale of Certain Real Property at the 2019 Montgomery County Tax Sale
- 19-12-16** Resolution to Provide Funding to Austin Peay State University Foundation

NEW BUSINESS (requires motion to suspend rules)

- 19-12-17** Resolution Amending Budget of Montgomery County Government to Provide Funding in an Amount Not to Exceed Twenty-One Thousand One Hundred Twenty Dollars (\$21,120) to the Clarksville Economic Development Council for the Purpose of a Community Advertising Campaign

OLD BUSINESS/UNFINISHED (deferred from November)

- 19-11-2** Resolution to Request Return and Conveyance of Surplus Property from the Clarksville Montgomery County School System to Montgomery County

REPORTS

1. Nominating Committee Nominations – Commissioner John Gannon, Chairman
2. County Mayor Nominations and Appointments – Mayor Durrett

REPORTS FILED

1. Minutes Dated November 12, 2019
2. County Clerk's Report / Notary Report
3. 2019 County Courtroom Security Report

ANNOUNCEMENTS

1. Clarksville Christmas Parade will be held on Saturday, December 7 at 5:00 pm. County will have a float entry and commissioner are invited to ride. Let Shelly Baggett know if you plan to participate.

ADJOURN

**RESOLUTION OF THE MONTGOMERY COUNTY BOARD OF
COMMISSIONERS
AMENDING THE ZONE CLASSIFICATION OF THE PROPERTY OF
WILLIAM KUPSKI**

WHEREAS, an application for a zone change from E-1 Single Family Estate District to AG Agricultural District has been submitted by William Kupski and

WHEREAS, said property is identified as County Tax Map 104, parcel 054.06, containing 12.05 acres, situated in Civil District 13, located A tract of land located at the terminus of Markie Drive fronting on the south frontage of Markie Drive.; and

WHEREAS, said property is described as follows:

Beginning at an old iron pin located in the southern right-of-way of Markie Drive, said iron pin also being located south 63 degrees 47 minutes 30 seconds east 872.17 feet from the centerline intersection of Felts Drive and Markie Drive; thence continuing along the southern right-of-way of Markie Drive, north 75 degrees 13 minutes 24 seconds east 50.00 feet to a new iron pin; thence leaving said right-of-way of Markie Drive with a new severance line of south 25 degrees 37 minutes 07 seconds east 1511.61 feet (passing a new iron pin reference at 1411.61 feet) to a creek located in the northern boundary line of the Bettie Gene Shanahan property; thence north 74 degrees 34 minutes 51 seconds west 260.19 feet to a point in creek; thence north 65 degrees 18 minutes 04 seconds west 103.31 feet to a point in creek; thence south 70 degrees 47 minutes 59 seconds west 254.07 feet to a point in creek; thence south 76 degrees 20 minutes 28 seconds west 50.00 feet to a point in creek located at the southeast corner of Marquee Estates, section 1C plat book F, page 383, ROMCT; thence leaving the northern boundary of said Shanahan property and along the eastern boundary line of Lot 21 Marquee Estates, Section 1C. north 05 degrees 45 minutes 58 seconds west 472.30 feet, passing a new iron reference pin at 100 feet to an old iron pin; thence north 24 degrees 19 minutes 37 seconds west 479.26 feet to an old iron pin located in the the northeast corner of Lot 20; thence leaving the northeastern corner of Lot 20 and along the eastern boundary of Lot 10 Marquee Estates, Section 1C north 22 degrees 26 minutes 04 seconds east 461.59 feet to the point of beginning, said herein described tract containing 12.05 +/- acres.

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 9th day of December, 2019, that the zone classification of the property of William Kupski from E-1 to AG is hereby approved.

Duly passed and approved this 9th day of December, 2019.

Sponsor _____
Commissioner _____
Approved _____
County Mayor

Attested: _____
County Clerk

COUNTY ZONING ACTIONS

The following case(s) will be considered for final action at the formal session of the Board of County Commissioners meeting on: **Monday, December 9, 2019**. The public hearing will be held on: **Monday, December 2, 2019**.

CASE NUMBER: CZ-18-2019

Applicant: William Kupski

Location: A tract of land located at the terminus of Markie Drive fronting on the south frontage of Markie Drive.

Request: E-1 Single Family Estate District to
AG Agricultural District

County Commission District: 3

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

RPC MEETING DATE 11/26/2019

CASE NUMBER: CZ - 18 - 2019

NAME OF APPLICANT William

Kupski

AGENT:

GENERAL INFORMATION

TAX PLAT: 104

PARCEL(S): 054.06

ACREAGE TO BE REZONED: 12.05

PRESENT ZONING: E-1

PROPOSED ZONING: AG

EXTENSION OF ZONING

CLASSIFICATION: YES

PROPERTY LOCATION: A tract of land located at the terminus of Markie Drive fronting on the south frontage of Markie Drive.

CITY COUNCIL WARD:

COUNTY COMMISSION DISTRICT: 3

CIVIL DISTRICT: 10

DESCRIPTION OF PROPERTY AND SURROUNDING USES: A combination of cleared AG land & forest with varying topography. The property is also encumbered by an overhead TVA powerline & associated easement.

APPLICANT'S STATEMENT FOR PROPOSED USE: Reduce property line set-back to construct a barn to store agricultural equipment.

GROWTH PLAN AREA:

RA

PLANNING AREA: Sango

PREVIOUS ZONING HISTORY: CZ-31-2005

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

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

- ☐ ATT
- ☐ FIRE DEPARTMENT
- ☒ EMERGENCY MANAGEMENT
- ☐ POLICE DEPARTMENT
- ☒ SHERIFF'S DEPARTMENT
- ☐ CITY BUILDING DEPT.
- ☒ COUNTY BUILDING DEPT.
- ☐ SCHOOL SYSTEM OPERATIONS
- ☐ FT. CAMPBELL

- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1. CITY ENGINEER/UTILITY DISTRICT:

No Comment(s) Received

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

No Comment(s) Received

3. DRAINAGE COMMENTS:

Comments received from department and they had no concerns.

4. CDE/CEMC:

5. FIRE DEPT/EMERGENCY MGT.:

No Comment(s) Received

6. POLICE DEPT/SHERIFF'S OFFICE:

No Comment(s) Received

7. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

ELEMENTARY: EAST MONTGOMERY

MIDDLE SCHOOL: RICHVIEW

HIGH SCHOOL: CLARKSVILLE

9. FT. CAMPBELL:

10. OTHER COMMENTS:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON Minimal
SURROUNDING DEVELOPMENT:

INFRASTRUCTURE:

WATER SOURCE: EAST MONTGOMERY

SEWER SOURCE: SEPTIC

STREET/ROAD ACCESSIBILITY: Markie Drive

DRAINAGE COMMENTS: Varies

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

POPULATION:

ELEMENTARY SCHOOL STUDENTS:

MIDDLE SCHOOL STUDENTS:

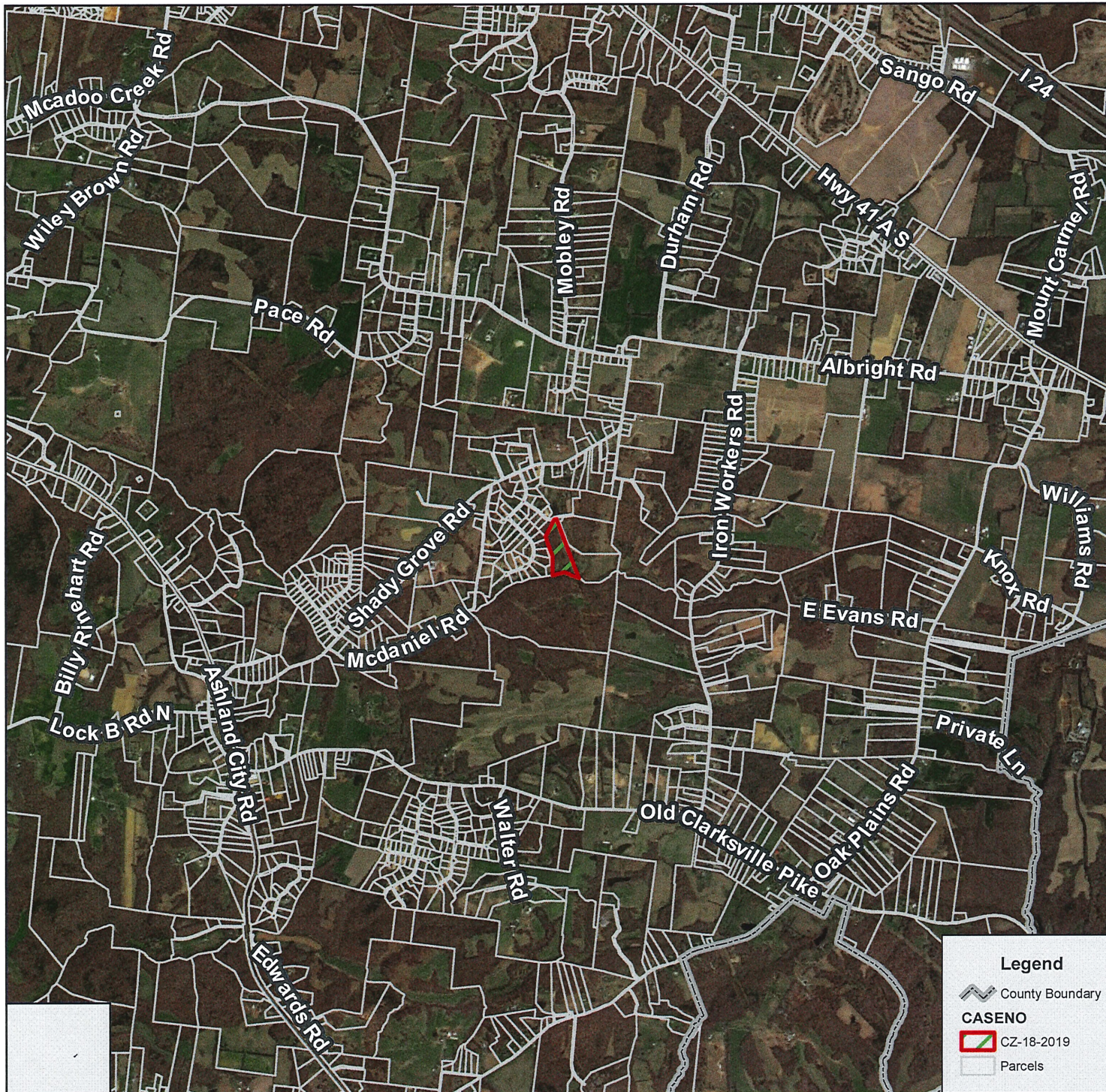
HIGH SCHOOL STUDENTS:

APPLICABLE LAND USE PLAN

Sango Planning Area: Growth rate for this area is above the overall county average. US 41-A South is the major east-west corridor spanning this area & provides an alternative to I-24 as a route to Nashville. SR 12 is also a corridor that provides a good linkage to employment, shopping and schools and should continue to support future growth in this portion of the planning area.

STAFF RECOMMENDATION: APPROVAL

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The AG Zoning request is not out of character with the surrounding properties.
- 3.
- 4.
- 5.



CZ-18-2019

APPLICANT:

WILLIAM KUPSKI

REQUEST:

E-1

TO

AG

MAP AND PARCEL

104 05406

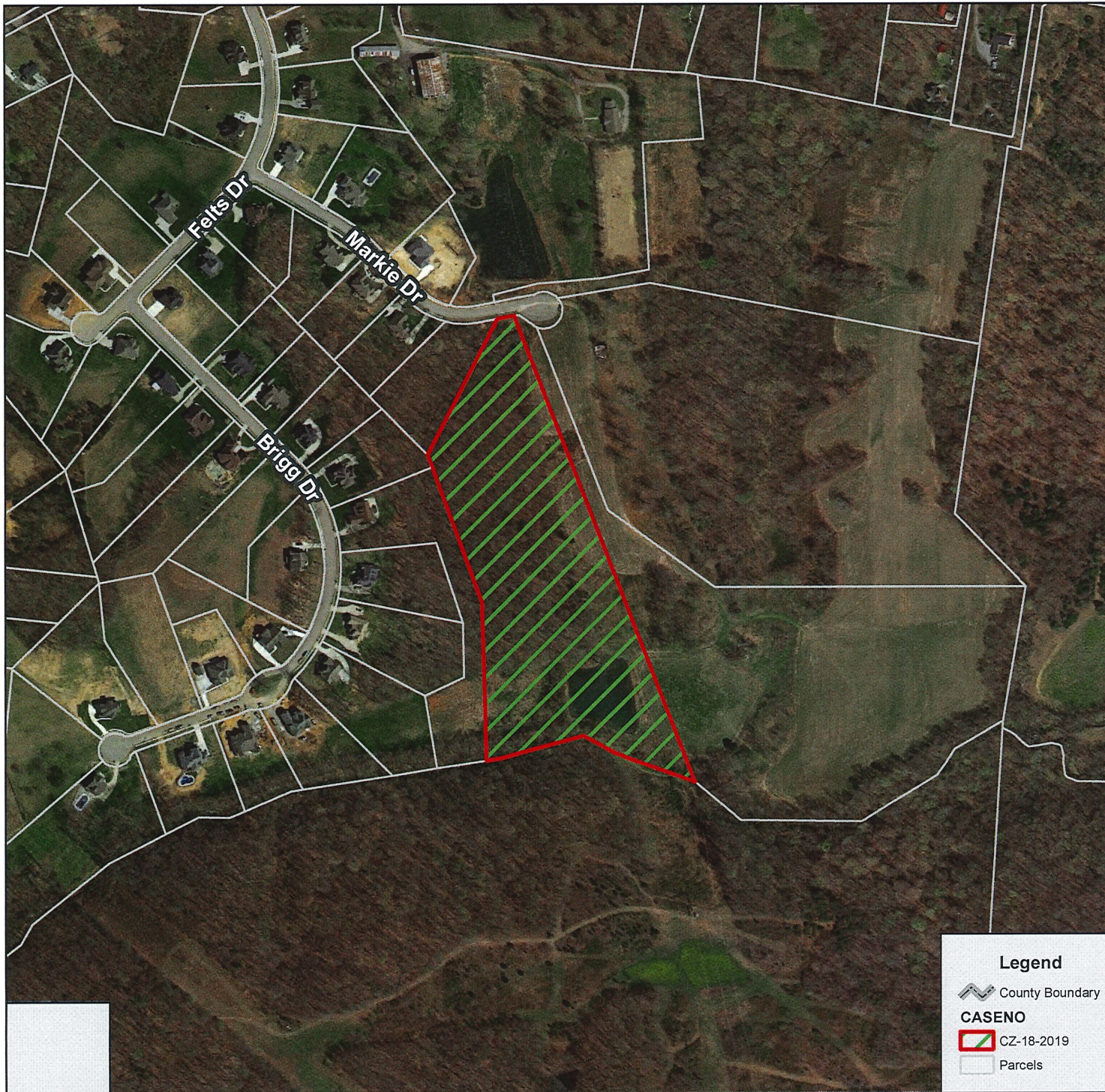
+/- ACRES

12.05

1:40,000

0 4,000
Feet

11/26/2019



CZ-18-2019

APPLICANT:

WILLIAM KUPSKI

REQUEST:

E-1

TO

AG

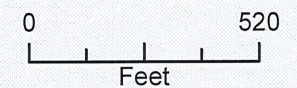
MAP AND PARCEL

104 05406

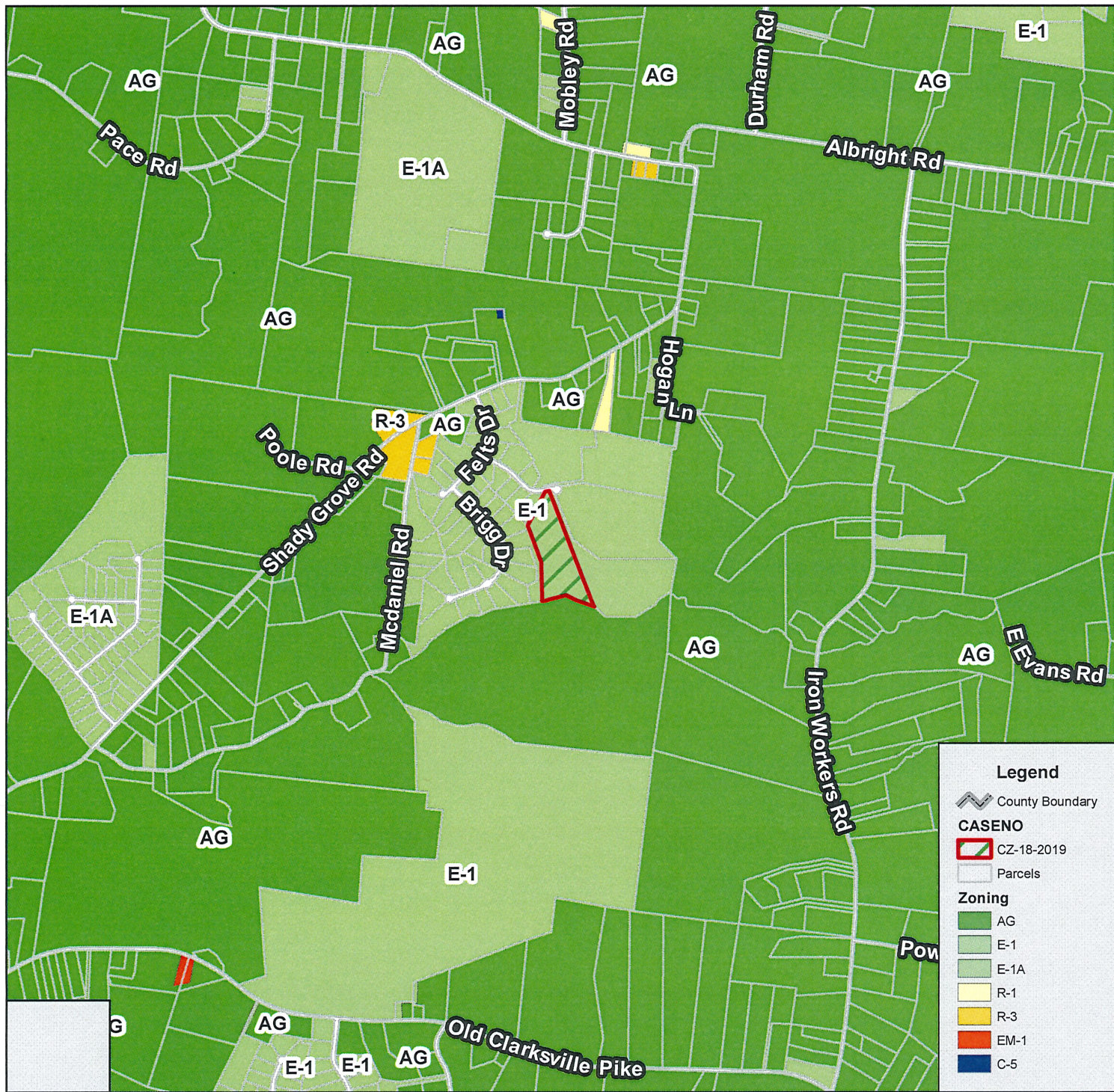
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12.05

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11/26/2019



CZ-18-2019

APPLICANT:

WILLIAM KUPSKI

REQUEST:

E-1

TO

AG

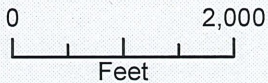
MAP AND PARCEL

104 05406

+/- ACRES

12.05

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11/26/2019

CASE NUMBER: CZ 18 2019 **MEETING DATE** 11/26/2019

APPLICANT: William Kupski

PRESENT ZONING E-1 **PROPOSED ZONING** AG

TAX PLAT # 104 **PARCEL** 054.06

GEN. LOCATION A tract of land located at the terminus of Markie Drive fronting on the south frontage of Markie Drive.

PUBLIC COMMENTS

None received as of 9:30 A.M. on 11/26/2019 (A.L.)

**RESOLUTION TO ACCEPT FEDERAL GRANT FUNDS FROM THE
BUREAU OF JUSTICE ASSISTANCE STATE CRIMINAL
ALIEN ASSISTANCE PROGRAM**

WHEREAS, the Montgomery County Jail entered into a four-year agreement with Justice Benefits Inc. for professional services to assist in collecting federal monies for the State Criminal Alien Assistance Program to be used for the needs of inmates housed in the Montgomery County Jail. Montgomery County's financial agreement requires payment to Justice Benefits Inc. of eighteen percent (18%) of total monies paid to Montgomery County; and

WHEREAS, after payment of the 18% to Justice Benefits, Inc., it is necessary for the remaining amount of \$39,997.96 be transferred to the Jail expenditure budget to be used for the needs of inmates; and

WHEREAS, there is no required match and no requirement that these projects and expenditures be continued after the agreement expires.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners assembled in regular business session on this 9th day of December 2019, that the federal monies be deposited and dispersed for the inmate's needs as described below:

101-54210-00000-54-47990-G2080	Other Direct Federal Revenue	\$48,778.00
101-54210-00000-54-53990-G2080	Other Contracted Services	\$ 8,780.04
101-54210-00000-54-54990-G2080	Other Supplies & Materials	\$24,797.96
101-54210-00000-54-57100-G2080	Food Service Equipment	\$ 8,400.00
101-54210-00000-54-57900-G2080	Other Equipment	\$ 6,800.00

Duly passed and approved this the 9th day of December, 2019.

Sponsor _____

Commissioner _____

Approved _____

County Mayor

Attested _____

County Clerk

**RESOLUTION TO AMEND THE BUDGET TO ACCEPT JOINT GRANT FUNDS
FROM THE BUREAU OF JUSTICE ASSISTANCE OF THE
UNITED STATES DEPARTMENT OF JUSTICE**

WHEREAS, the United States Department of Justice, Bureau of Justice Assistance has awarded a \$62,577 for the 2018 JAG award period, to be divided equally between the City of Clarksville and Montgomery County for various law enforcement projects including mobile data services and associated wireless data equipment; and

WHEREAS, the divided amount of \$31,288 to Montgomery County will support the continued use of mobile data services and equipment, to access information in field environments; and

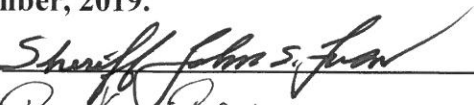
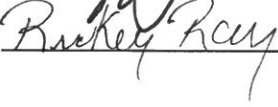
WHEREAS, Resolution 18-10-1, *Resolution to Adopt an Interlocal Agreement between the City of Clarksville and Montgomery County for Joint Funding from the Bureau of Justice Assistance of the United States Department of Justice on a Joint Award of Federal Byrne Justice Assistance Grant Funds*, states that the City of Clarksville is the grantee and will pass a portion of these funds as stipulated above to Montgomery County, the sub-recipient.

NOW, THEREFORE, BE IT RESOLVED by the Board of Commissioners of Montgomery County, Tennessee, meeting this the 9th day of December, 2019, that Montgomery County hereby accepts \$31,288 from the United States Department of Justice, Bureau of Justice Assistance for the purposes herein stated and detailed as follows:

Other Federal Revenue	101-54110-00000-54-47590-G1960	<\$31,288.00>
Communication Services	101-54110-00000-54-53070-G1960	\$26,500.00
Communication Equipment	101-54110-00000-54-57080-G1960	\$ 4,788.00

NOW THEREFORE, BE IT FURTHER RESOLVED that there is no required match, an inter-agency agreement between the City of Clarksville and Montgomery County has been legally adopted and there is no requirement that these projects be continued under the terms of the block grant at its expiration. This resolution shall take effect upon its adoption.

Duly passed and approved this the 9th day of December, 2019.

Sponsor 
Commissioner 
Approved _____
County Mayor

Attest _____
County Clerk

**RESOLUTION TO ADOPT AN INTERLOCAL AGREEMENT BETWEEN THE CITY
OF CLARKSVILLE AND MONTGOMERY COUNTY FOR JOINT FUNDING
FROM THE BUREAU OF JUSTICE ASSISTANCE (JAG) OF THE UNITED
STATES DEPARTMENT OF JUSTICE ON A JOINT AWARD OF
FEDERAL BYRNE JUSTICE ASSISTANCE GRANT FUNDS**

WHEREAS, the United States Department of Justice Bureau of Justice Assistance has awarded \$59,459.00 for federal fiscal year 2019 to be divided between the City of Clarksville and Montgomery County to support various mobile data and automation projects; and

WHEREAS, the City of Clarksville has agreed to provide Montgomery County \$17,838.00, without any matching requirements, from the Bureau of Justice Assistance Grant to be expended, in accordance with grant guidance.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners assembled in regular session this the 9th day of December, 2019, that:

Montgomery County hereby accepts \$17,838.00 from the United States Department of Justice, Bureau of Justice Assistance for the purposes herein stated and detailed in the MOU between the City of Clarksville and Montgomery County.

This resolution shall take effect upon its adoption.

Duly passed and approved this 9th day of December, 2019.

Sponsor _____

Commissioner _____

Approved _____

County Mayor

Attest _____

County Clerk

RESOLUTION 27-2019-20

A RESOLUTION AUTHORIZING AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF CLARKSVILLE AND MONTGOMERY COUNTY PERTAINING TO THE DIVISION OF 2019 BYRNE JUSTICE ASSISTANCE GRANT FUND ALLOCATIONS AND THE ADMINISTRATION AND USE OF SUCH FUNDS

WHEREAS, a combined, disparate allocation of funds of \$59,459 from the 2019 JAG Program to the City of Clarksville and Montgomery County establishes the need for a joint JAG Program Award Application; and

WHEREAS, each governing body, in performing governmental functions or in paying for the performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party; and

WHEREAS, each governing body finds that the performance of this Agreement is in the best interests of both parties, that the undertaking will benefit the public, and that the division of costs fairly compensates the performing party for the services or functions under this agreement; and

WHEREAS, the Clarksville City Council finds it to be in the best interest of the City to approve the 2019 Byrne JAG interlocal agreement with Montgomery County.

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

1. That the City of Clarksville agrees to provide Montgomery County \$17,838 from the JAG award for the 2019 Clarksville-Montgomery County Law Enforcement Program, and
2. That Montgomery County will use \$17,838 for the Law Enforcement Program no later than September 30, 2022; and
3. That the City of Clarksville shall be the applicant, fiscal agent and subrecipient monitor for the 2019 Byrne Justice Assistance Grant; and
4. The Clarksville City Council hereby authorizes the interlocal agreement attached hereto as Exhibit A; and
5. That this Resolution shall be in full force and effect from and after its passage and approval.



Mayor

ATTEST:



City Clerk

ADOPTED: November 7, 2019

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF CLARKSVILLE, TN AND
THE COUNTY OF MONTGOMERY, TN
REGARDING THE
2019 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AWARD**

This Agreement is made and entered into this ____ day of _____, 2019, by and between The COUNTY of Montgomery acting by and through its governing body, the County Commission, hereinafter referred to as COUNTY, and the CITY of Clarksville acting by and through its governing body, the City Council, hereinafter referred to as CITY, both of Montgomery County, State of Tennessee, witnesseth:

WHEREAS, the CITY receives a direct award based on violent crime data but the COUNTY does not qualify for a direct award. The two agencies are considered disparate jurisdictions since the COUNTY provides criminal justice services to the CITY, thus requiring the CITY to share its allocation with the COUNTY; and

WHEREAS, each governing body, in performing governmental functions or in paying for the performance of governmental functions hereunder, shall make that performance or those payments from current revenues legally available to that party; and

WHEREAS, each governing body finds that the performance of this Agreement is in the best interests of both parties, that the undertaking will benefit the public, and that the division of costs fairly compensates the performing party for the services or functions under this agreement; and

WHEREAS, the CITY agrees to provide the COUNTY \$17,838 from the JAG award for the Law Enforcement Program; and

WHEREAS, the CITY and COUNTY believe it to be in their best interests to reallocate the JAG funds,

NOW THEREFORE, the COUNTY and CITY agree as follows:

Section 1.

CITY agrees to reimburse COUNTY a total of \$17,838 of JAG funds based upon expenditure records supplied by the COUNTY to the CITY.

Section 2.

COUNTY agrees to use \$17,838 for the Law Enforcement Program no later than September 30, 2022.

Section 3.

Nothing in the performance of this Agreement shall impose any liability for claims against COUNTY other than claims for which liability may be imposed by the Tennessee Governmental Tort Liability Act.

Section 4.

Nothing in the performance of this Agreement shall impose any liability for claims against CITY other than claims for which liability may be imposed by the Tennessee Governmental Tort Liability Act.

Section 5.

The CITY shall serve as Applicant, Primary Grantee and Fiscal Agent for the 2019 JAG Program Application. The COUNTY is a subrecipient and subject to subrecipient monitoring by the CITY as required under the grant. The CITY shall advise the COUNTY of balance available information on a periodic basis, and shall prepare all reports. The COUNTY shall submit claims/requests for distribution of COUNTY share of funds to the CITY for payment processing and provide such summary information as may be required for periodic reports.

Section 6.

Each party to this agreement will be responsible for its own actions in providing services under this agreement and shall not be liable for any civil liability that may arise from the furnishing of the services by the other party.

Section 7.

The parties to this Agreement do not intend for any third party to obtain a right by virtue of this Agreement.

Section 8.

By entering into this Agreement, the parties do not intend to create any obligations express or implied other than those set out herein; further, this Agreement shall not create any rights in any party not a signatory hereto.

Section 9.

This interlocal agreement will become effective upon adoption of enabling resolutions by the governing bodies of both the COUNTY and the CITY, at which time the applicant shall proceed to accept the JAG grant award.

DS
AH
LH
For the CITY OF CLARKSVILLE, TN:


Joe Pitts, Mayor

11.18.19
Date

For the COUNTY OF MONTGOMERY, TN

Jim Durrett, Mayor

Date

**RESOLUTION ADOPTING THE POLICY OF DISABLED VETERAN
LEAVE ENTITLEMENT**

WHEREAS, The Personnel Advisory Committee is charged with assisting human resources department in developing policies governing all county employees.

WHEREAS, The Personnel Advisory Committee met on November 7th, 2019, and recommend adopting the Disabled Veteran Leave Entitlement Policy.

WHEREAS, As outlined by the attached document, Montgomery County Employees who are disabled veterans with service-connected disability rating of 30 percent or more by the Veterans Benefits Administration would be eligible for up to 96 hours of leave time to allow veterans paid time off to undergo medical treatment for such disability.

WHEREAS, Any Full-Time Employees would be eligible for this Disabled Veteran Leave Entitlement effective January 1st, 2020.

NOW, THEREFORE BE IT RESOLVED by the Montgomery County Board of Commissioners assembled in Regular Session on this 9th day of December 2019 that the Montgomery County Employee Personnel Policy Manual be revised to include the adopted Disabled Veteran Leave Entitlement Policy.

Duly passed and approved this 9th day of December 2019.

Sponsor



Commissioner



Approved

County Mayor

Attested

County Clerk

Disabled Veteran Leave Entitlement

Under the Wounded Warriors Federal Leave Act, it allows organizations to give employees pre-approved medical leave who are a veteran with a service-connected disability rating of 30 percent or more from the Veterans Benefits Administration (VBA) of the Department of Veterans Affairs. The purpose of the leave is to allow veterans paid time to undergo medical treatment for such disability

Effective January 1, 2020, any eligible full-time employees will receive up to 96 hours of disabled veteran leave as defined below. Disabled veteran leave is a one-time per year benefit provided to an eligible employee at the beginning of each year or at their first day of employment. The employee will have a single calendar year as the eligibility period, beginning on the “first day of employment” in which to use the leave. Any remaining Disabled Veteran Leave will be forfeited with no opportunity to carry over the leave into subsequent years. An employee may not receive a lump-sum payment for any unused or forfeited leave under any circumstance.

QUALIFICATIONS:

Full-time employee who has a qualifying service-connected disability. A veteran’s service-connected disability rated at 30 percent or more as determine by the Veterans Benefits Administration (VBA), including a combined degree of disability of 30 percent or more, that reflects the combined effect of multiple individual disabilities. A temporary disability rating issued under 38 U.S.C. 1156 is valid for as long as it is in effect.

- Service-Connected- Refers to a disability that was incurred or aggravated in the line of duty in the active military, naval, or air service (as determined by VBA), as defined under 38 U.S.C. 101(16).
- Veteran- A person who served on active military, naval, or air service, and who was discharged or released therefrom under conditions other than dishonorable, as defined under 38 U.S.C. 101(2).

ELIGIBILITY

Each January, all full-time qualified employees who are disabled veterans with a 30% or more combined disability rating will receive 96 hours of leave to use during the calendar year.

Employees who are hired during the year and meet the 30% threshold will receive a prorated amount equal to the number of full months left in the year.

LIMITATIONS OR EXCLUSIONS

- Eligible new hires will receive prorated amount of hours of leave upon hire to be used for the remainder of the current calendar year. Amounts will be determine based off the number of remaining full months left in the year.
- At the end of each calendar year, any remaining leave balance will be forfeited , assuming the employee still has a combined disability rating of 30% or more, he/she will receive a new 96 hours at the start of the new leave year.
- Any unused disabled veteran leave will not rolled over to the next year, nor will it be paid out if the employee leaves.
- Should the employee's employment terminate, the leave will end the day of termination. No further leave will accrue. An employee who is separating cannot use leave to continue employment.
- Employee must be in pay status or on FMLA before new allotment of hours are given.
- Disabled leave will run concurrent with FMLA, when appropriate.
- Leave time will not count toward work time for purposes of Fair Labor Standards Act computation.

VERIFICATION:

The veteran is required to submit a MoCO Form 101, Treatment Verification for disabled veteran leave certified by a health care provider that the veteran used the leave to receive treatment for a covered disability. The MoCo Form 101 must be provided no later than three business days after the employee returns from leave. The form must be submitted to the human resources department.

APPROVAL

All requests for Disabled Veteran Leave must be first submitted on a MoCo Form 102. This request shall be submitted two weeks in advance to the human resources department, with VA eligibly rating letter showing combined rating of 30% or more. The human resources department is responsible for the approving requests for Disabled Veteran Leave by signing the MoCo Form 101 and returning a copy to the veteran.

**RESOLUTION PERMITTING A NON-PROFIT AGENCY TO PLACE
ENGRAVED BRICK PAVERS IN A DESIGNATED LOCATION AT THE
MONTGOMERY COUNTY HISTORIC COURTHOUSE**

WHEREAS, Montgomery County provides an opportunity for the general public to purchase engraved brick pavers to be placed within the plaza of Montgomery County Historic Courthouse; and

WHEREAS, the local Clarksville Rotary Clubs donated the cannon which sits in the southwest corner of the Historic Courthouse; and

WHEREAS, the local Clarksville Rotary Clubs have donated in excess of \$565,000 to Montgomery County's Parks for projects.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners assembled in Regular Session on this 9th day of December 2019, that the County Mayor is authorized to approve the attached guidelines (Exhibit A) for placement of engraved brick pavers at the Historic Courthouse by the Clarksville Rotary Club with all proceeds from the sale of such bricks designated as a fundraiser for their club.

Duly passed and approved this 9th day of December 2019.

Sponsor _____

Commissioner _____

Approved _____

County Mayor

Attest _____

County Clerk

**Guidelines for Placement of Brick Pavers in a Designated Area
of the Historic Courthouse by Clarksville Rotary Club**

Resolution 19-12-5

Upon the approval of the resolution permitting a non-profit agency to place engraved brick pavers in a designated location at the Montgomery County Historic Courthouse, the Clarksville Rotary Club agrees to the following:

1. Location of the pavers used will be restricted to the circular West Node located by the intersection of Commerce Street and S 2nd Street where the County Courthouse cannon is placed.
2. The engraved brick pavers will be made of red brick to match existing pavers, 4" x 8" in size with no more than 3 lines, and with the standard format will be 2 lines at 14 characters per line, including spaces. Use of logos will not be permitted, and engravings will meet the Montgomery County pre-determined specifications.
3. The brick engraver will be the same company used by the County for engraved pavers.
4. The Club will provide the County with a schematic of the designated brick area with a legend. As engraved pavers are sold and placed, an updated list and location will be provided to the County with a description of each engraved brick identifying the individual's name. The Club will be responsible for maintaining an accurate rendering of the area, names on each brick, and updating the County in a timely manner.
5. The Club will designate a point of contact within the Club to assist the County with any questions regarding the paver project and ongoing concerns. If the point of contact changes, the Club will provide the County with updated information in a timely manner.
6. The Club will be responsible for coordinating with the brick engraving company, collecting funds, and contacting the Montgomery County Maintenance Department or appropriate County office for the installation of the pavers on the County's timeline.
7. Blank pavers removed from the existing brick paved circular node will be returned to the Montgomery County Maintenance Department.
8. Engraved bricks will not be allowed to move once they are placed except in special circumstances and approved by the County. Bricks purchased/placed by someone will not be moved at another purchaser's request.

**RESOLUTION AMENDING THE BUDGET OF THE MONTGOMERY COUNTY
ENGINEERING DEPARTMENT FOR AN ADDITIONAL
ARCHITECT AND/OR ENGINEER**

WHEREAS, Montgomery County is one of the fastest growing communities in Tennessee and the Montgomery County Engineering department's workload is continuously growing to meet the needs of Montgomery County and its citizens; and

WHEREAS, the Montgomery County Engineering department strives to continue to provide an excellent standard of service to the departments of Montgomery County Government and its citizens; and

WHEREAS, Tennessee Code Annotated §5-9-407 provides a procedure for amending the budget, specifically providing that "the budget, including line items and major categories, may be amended by passage of an amendment by a majority of the members of the county legislative body;" and

WHEREAS, the Montgomery County Engineering department has identified a need to hire an additional architect/engineer to enable them to continue to provide the level of service and meet the demands of the departments of Montgomery County.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners assembled in regular session on this 9th day of December, 2019, that the Montgomery County Engineering department's Fiscal Year 2020 budget is hereby amended in the amount of forty-eight thousand three hundred ninety-six dollars (\$48,396) as follows for the purpose of hiring an additional architect/engineer:

<u>ACCOUNT NUMBER</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
101-51730-00000-51-51890	Other Salaries & Wages	\$31,467.00
101-51730-00000-51-52010	Social Security	\$ 1,951.00
101-51730-00000-51-52040	State Retirement	\$ 2,832.00
101-51730-00000-51-52060	Life Insurance	\$ 25.00
101-51730-00000-51-52070	Medical Insurance	\$ 8,231.00
101-51730-00000-51-52120	Employer Medicare	\$ 457.00
101-51730-00000-51-53070	Communication	\$ 258.00
101-51730-00000-51-53330	Licenses	\$ 1,000.00
101-51730-00000-51-53490	Printing, Stationary & Forms	\$ 75.00
101-51730-00000-51-57080	Communication Equipment	\$ 300.00
101-51730-00000-51-57090	Data Processing Equipment	\$ 1,500.00
101-51730-00000-51-57110	Furniture & Fixtures	\$ 300.00
	TOTAL COST	\$48,396.00

Duly approved this 9th day of December, 2019.

Sponsor

Commissioner

Approved

County Mayor

Attested

County Clerk

Montgomery County FY19-20 Personnel Request

Position Title/Description		#Pos	FTE	Pay Schedule/Grade	Hourly Salary	Overtime Rate	FY 19-20 dollars YRLY
Title	Architect/Engineer I	1	1	I/1	\$30.26		\$62,933.00
Summary of Job Duties	This position will provide engineering or architectural support, design, plans review, and construction inspections for County projects under the direction of the County Engineer, to ensure that projects are designed and constructed to the requirements of the County. The incumbent must be detail oriented; have the ability to work within tight deadlines, prioritize and manage multiple assignments simultaneously; be highly motivated and able to work independently; be proficient in creating project budgets; and have the ability to discuss a variety of departmental projects and concepts focusing on improved governmental services.						
Reason for Request	The Engineering Department has worked hard to keep pace with the numerous new projects from the last budget cycle, but has not been able to continue to meet the needs of all Department's requests due to the overload of new projects. With an unending future project list already slated within the 5 year Capital Projects plan, there will be more work than the Department can successfully oversee and develop at the standard that has been set forth by this Department.						
			TOTAL PERSONNEL SERVICES				\$62,933.00
Fringe Budget			Acct . ObjCode-Prgrm				FY 18-19 dollars
Social Security @ 6.20% of total personal services							\$3,901.85
SS Medicare @ 1.45% of total personal services							\$912.53
TCRS Retirement @ 9% of personal services							\$5,663.97
Health - Blue Cross Blue Shield of Tennessee							\$16,460.88
Life Insurance @ \$52.80/yr/emp per employee							\$49.92
			TOTAL FRINGE BENEFITS				\$26,989.14
			TOTAL SALARY & BENEFITS				\$89,922.14
Other Budget			Acct . ObjCode-Prgrm				FY 19-20 dollars
Communication			101-51730-00000-51-53070				\$ 540.00
Licenses			101-51730-00000-51-53330				\$ 1,000.00
Printing, Stationary & Forms			101-51730-00000-51-53490				\$ 75.00
			TOTAL CONTRACTED SERVICES & SUPPLIES & MATERIALS				\$ 1,615.00
Capital Outlay			Acct . ObjCode-Prgrm				FY 19-20 dollars
Communication Equipment			101-51730-00000-51-57080				\$300.00
Data Processing Equipment			101-51730-00000-51-57090				\$ 1,500.00
Furniture & Fixtures			101-51730-00000-51-57110				\$ 300.00
			TOTAL CAPITAL OUTLAY				\$2,100.00
TOTAL PERSONNEL, BENEFITS AND EQUIPMENT							\$93,637.14

**RESOLUTION AMENDING THE BUDGET OF THE MONTGOMERY COUNTY
ARCHIVES DEPARTMENT FOR ADDITIONAL EQUIPMENT & STAFFING USING
ARCHIVES RESERVE FUNDS**

WHEREAS, Montgomery County is one of the fastest growing communities in Tennessee and the Montgomery County Archives department strives to provide efficient and timely service to meet the needs of Montgomery County Government's departments and to its citizens; and

WHEREAS, the Montgomery County Archives department is working to improve the processes and efficiencies within their department so that they can provide improved services to the departments and citizens of Montgomery County; and

WHEREAS, Tennessee Code Annotated 10-7-408, subdivision (b)(1)(C), levies an archives and records fee in the amount of five dollars (\$5), and these fees are to be used per (b)(C)(2) of the same code "exclusively for the purpose of duplicating, storing and maintaining any records required by law to be permanently kept" per Tennessee Code Annotated; and

WHEREAS, Tennessee Code Annotated §5-9-407 provides a procedure for amending the budget, specifically providing that "the budget, including line items and major categories, may be amended by passage of an amendment by a majority of the members of the county legislative body" and

WHEREAS, the Montgomery County Archives department has identified a need to hire two (2) interns and one (1) full-time clerk, purchase additional equipment and replace outdated or no longer functional equipment to enable them to continue to provide a high level of service and to increase the accessibility of archival materials to the departments of Montgomery County as well as its citizens; and

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners assembled in regular session on this 9th day of December, 2019, that the Montgomery County Archives department's Fiscal Year 2020 budget is hereby amended in the amount of one hundred seventy-three thousand one hundred thirty-two dollars (\$173,132) as follows for the purpose of hiring two (2) interns and one (1) full-time clerk, as well as the purchase of additional equipment and additional data processing services using Archives reserve funds.

<u>ACCOUNT NUMBER</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
101-51910-00000-51-51620	Clerical Personnel	\$ 13,958.00
101-51910-00000-51-51690	Part-Time Personnel	\$ 10,000.00
101-51910-00000-51-52010	Social Security	\$ 1,486.00
101-51910-00000-51-52040	State Retirement	\$ 1,257.00
101-51910-00000-51-52060	Life Insurance	\$ 25.00
101-51910-00000-51-52070	Medical Insurance	\$ 8,231.00
101-51910-00000-51-52120	Employer Medicare	\$ 348.00
101-51910-00000-51-53170	Data Processing Services	\$ 8,640.00
101-51910-00000-51-54320	Library Books/Media	\$ 6,000.00
101-51910-00000-51-54990	Other Supplies & Materials	\$ 20,894.00
101-51910-00000-51-57080	Communication Equipment	\$ 1,120.00
101-51910-00000-51-57090	Data Processing Equipment	\$ 5,850.00
101-51910-00000-51-57110	Furniture & Fixtures	\$ 11,817.00
101-51910-00000-51-57900	Other Equipment	\$ 83,506.00
TOTAL COST		\$173,132.00

Duly approved this 9th day of December, 2019.

Sponsor

Commissioner

Approved

County Mayor

Attested

County Clerk

**RESOLUTION TO AMEND THE BUDGETS OF VARIOUS FUNDS
FOR FISCAL YEAR 2020 IN CERTAIN AREAS
OF REVENUES AND EXPENDITURES**

WHEREAS, the Director of Accounts and Budgets has performed continuing reviews of the status of funding needs and the receipts of revenues anticipated in support of the various budgets; and

WHEREAS, the County Commission desires to appropriate funding to these expenditure accounts from various sources including revenues, designated fund balances, and/or other sources within the funds in which those accounts operate.

NOW THEREFORE BE IT RESOLVED, by the Montgomery County Board of Commissioners, assembled in regular business session this 9th day of December, 2019 that the budgets for various funds for FY20 be amended as to revenues and expenditures, according to the attached Account Schedule 1.

Duly passed and approved this 9th day of December, 2019.

Sponsor _____

Commissioner _____

Approved _____

County Mayor

Attested _____

County Clerk

Montgomery County Government
Schedule 1
General Fund Budget

2019-2020 Budget as of 11/15/2019	Proposed Increase (Decrease)	2019-2020 Amended Budget
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ESTIMATED REVENUES

Local Taxes

40110 CURRENT PROPERTY TAX	49,049,940	-	49,049,940
40120 TRUSTEE'S COLLECTIONS -	1,200,000	-	1,200,000
40125 TRUSTEE COLLECTIONS - BA	60,000	-	60,000
40130 CIRCUIT/CHANCERY COLLECT	500,000	-	500,000
40140 INTEREST & PENALTY	350,000	-	350,000
40161 PMTS IN LIEU OF TAXES -	763	-	763
40162 PMTS IN LIEU OF TAXES -U	1,345,000	-	1,345,000
40163 PMTS IN LIEU OF TAXES -	750,679	-	750,679
40220 HOTEL/MOTEL TAX	2,100,000	-	2,100,000
40250 LITIGATION TAX - GENERAL	445,000	-	445,000
40260 LITIGATION TAX-SPECIAL P	75,000	-	75,000
40270 BUSINESS TAX	1,200,000	-	1,200,000
40320 BANK EXCISE TAX	200,000	-	200,000
40330 WHOLESALE BEER TAX	350,000	-	350,000
40350 INTERSTATE TELECOMMUNICA	3,400	-	3,400
Total Local Taxes	57,629,782	-	57,629,782

Licenses & Permits

41120 ANIMAL REGISTRATION	35,000	-	35,000
41130 ANIMAL VACCINATION	6,000	-	6,000
41140 CABLE TV FRANCHISE	275,000	-	275,000
41520 BUILDING PERMITS	1,500,000	-	1,500,000
41540 PLUMBING PERMITS	20,000	-	20,000
41590 OTHER PERMITS	767,000	-	767,000
Total Licenses & Permits	2,603,000	-	2,603,000

Fines, Forfeitures & Penalties

42110 FINES	20,000	-	20,000
42120 OFFICERS COSTS	24,000	-	24,000
42141 DRUG COURT FEES	1,600	-	1,600
42142 VETERANS TREATMENT COURT	1,000	-	1,000
42190 DATA ENTRY FEES -CIRCUIT	11,600	-	11,600
42191 COURTROOM SECURITY - CIR	8,600	-	8,600
42192 CIRCUIT COURT VICTIMS AS	3,525	-	3,525
42310 FINES	145,000	-	145,000
42311 FINES - LITTERING	750	-	750
42320 OFFICERS COSTS	225,000	-	225,000
42330 GAME & FISH FINES	1,000	-	1,000
42341 DRUG COURT FEES	20,000	-	20,000
42342 VETERANS TREATMENT COURT	19,000	-	19,000
42350 JAIL FEES GENERAL SESSIO	280,000	-	280,000
42380 DUI TREATMENT FINES	20,000	-	20,000
42390 DATA ENTRY FEE-GENERAL S	68,000	-	68,000
42392 GEN SESSIONS VICTIM ASSE	60,000	-	60,000
42410 FINES	250	-	250
42420 OFFICERS COSTS	15,000	-	15,000
42450 JAIL FEES	60,000	-	60,000
42490 DATA ENTRY FEE-JUVENILE	8,000	-	8,000
42520 OFFICERS COSTS	30,000	-	30,000
42530 DATA ENTRY FEE -CHANCERY	4,500	-	4,500
42610 FINES	2,500	-	2,500
42641 DRUG COURT FEES	25,000	-	25,000
42990 OTHER FINES/FORFEITS/PEN	14,000	-	14,000
Total Fines, Forfeitures & Penalties	1,068,325	-	1,068,325

Charges for Current Services

43120 PATIENT CHARGES	6,900,000	-	6,900,000
43140 ZONING STUDIES	4,500	-	4,500
43190 OTHER GENERAL SERVICE CH	55,000	-	55,000

43340 RECREATION FEES	17,000	-	17,000
43350 COPY FEES	5,950	-	5,950
43365 ARCHIVE & RECORD MANAGEM	418,000	-	418,000
43366 GREENBELT LATE APPLICATI	-	-	-
43370 TELEPHONE COMMISSIONS	170,000	-	170,000
43380 VENDING MACHINE COLLECTI	85,000	-	85,000
43392 DATA PROCESSING FEES -RE	75,000	-	75,000
43393 PROBATION FEES	27,000	-	27,000
43394 DATA PROCESSING FEES - S	30,000	-	30,000
43395 SEXUAL OFFENDER FEE - SH	18,000	-	18,000
43396 DATA PROCESSING FEE-COUN	12,000	-	12,000
43990 OTHER CHARGES FOR SERVIC	4,200	-	4,200
Total Charges for Current Services	7,821,650	-	7,821,650

Other Local Revenues

44110 INTEREST EARNED	800,000	-	800,000
44120 LEASE/RENTALS	582,458	-	582,458
44140 SALE OF MAPS	4,500	-	4,500
44145 SALE OF RECYCLED MATERIA	-	-	-
44170 MISCELLANEOUS REFUNDS	278,804	-	278,804
44530 SALE OF EQUIPMENT	-	-	-
44990 OTHER LOCAL REVENUES	630,905	-	630,905
Total Other Local Revenues	2,296,667	-	2,296,667

Fees Received from County Officials

45510 COUNTY CLERK	1,500,000	-	1,500,000
45520 CIRCUIT COURT CLERK	735,000	-	735,000
45540 GENERAL SESSIONS COURT C	1,900,000	-	1,900,000
45550 CLERK & MASTER	370,000	-	370,000
45560 JUVENILE COURT CLERK	200,000	-	200,000
45580 REGISTER	1,000,000	-	1,000,000
45590 SHERIFF	38,000	-	38,000
45610 TRUSTEE	3,300,000	-	3,300,000
Total Fees Received from County Officials	9,043,000	-	9,043,000

State of Tennessee

46110 JUVENILE SERVICES PROGRA	580,011	-	580,011
46190 OTHER GENERAL GOVERNMENT GRANT	-	-	-
46210 LAW ENFORCEMENT TRAINING	65,400	-	65,400
46390 OTHER HEALTH & WELFARE G	130,000	-	130,000
46430 LITTER PROGRAM	-	-	-
46810 FLOOD CONTROL	500	-	500
46830 BEER TAX	17,500	-	17,500
46835 VEHICLE CERTIFICATE OF T	21,000	-	21,000
46840 ALCOHOLIC BEVERAGE TAX	230,000	-	230,000
46851 STATE REVENUE SHARING -	1,648,544	-	1,648,544
46880 BOARD OF JURORS	5,000	-	5,000
46890 PRISONER TRANSPORTATION	22,000	-	22,000
46915 CONTRACTED PRISONER BOAR	1,525,000	-	1,525,000
46960 REGISTRAR'S SALARY SUPPL	15,164	-	15,164
46980 OTHER STATE GRANTS	545,802	-	545,802
101-55190-00000-55-46980-G5225	3,200,400	47,900	3,248,300
46990 OTHER STATE REVENUES	127,000	-	127,000
Total State of Tennessee	8,133,321	47,900	8,181,221

WIC GRANT-AMENDED BY STATE

Federal Revenues

47235 HOMELAND SECURITY GRANTS	454,046	-	454,046
47590 OTHER FEDERAL THROUGH STATE	532,476	-	532,476
101-54110-0000-54-47590-G1860	-	7,435	7,435
47700 ASSET FORFEITURE FUNDS	202,000	-	202,000
47990 OTHER DIRECT FEDERAL REV	20,000	-	20,000
Total Federal Revenues	1,208,522	7,435	1,215,957

BYRNE JAG GRANT CARRY FORWARD

Other Governments & Citizen Groups

48110 PRISONER BOARD	-	-	-
48130 CONTRIBUTIONS	187,973	-	187,973
48140 CONTRACTED SERVICES	166,556	-	166,556
48610 DONATIONS	179,110	-	179,110
Total Other Governments & Citizen Groups	533,639	-	533,639

Non-Revenue Source

49800 OPERATING TRANSFERS	402,097	-	402,097	
101-54210-00000-54-49800-G1980	-	20,987	20,987	
Total Non-Revenue Source	402,097	20,987	402,097	SCAAP GRANT CARRY FORWARD
TOTAL GENERAL FUND REVENUES	90,740,003	76,322.00	90,816,325	

Montgomery County Government
Schedule 1
General Fund Budget

	2019-2020 Budget as of 11/15/2019	Proposed Increase (Decrease)	2019-2020 Amended Budget	
51100 COUNTY COMMISSION	365,560	-	365,560	
51210 BOARD OF EQUALIZATION	-	-	-	
101-51210-00000-51-51910	2,500	2,635	5,135	BOARD & COMMITTEE MEMBERS FEES
101-51210-00000-51-52010	155	164	319	SOCIAL SECURITY
101-51210-00000-51-52120	37	39	76	EMPLOYER MEDICARE
51220 BEER BOARD	5,020	-	5,020	
51240 OTHER BOARDS & COMMITTEE	5,168	-	5,168	
51300 COUNTY MAYOR	189,750	-	189,750	
101-51300-00000-51-51010	170,921	(347)	170,574	COUNTY OFFICIAL/ADMIN OFFICER
101-51300-00000-51-51050	107,417	1,043	108,460	SUPERVISOR/DIRECTOR
101-51300-00000-51-51620	33,956	5,877	39,833	CLERICAL PERSONNEL
101-51300-00000-51-52010	21,494	408	21,902	SOCIAL SECURITY
101-51300-00000-51-52040	51,915	914	52,829	STATE RETIREMENT
101-51300-00000-51-52120	5,532	95	5,627	EMPLOYER MEDICARE
51310 HUMAN RESOURCES	347,627	-	347,627	
101-51310-00000-51-51050	92,406	9,183	101,589	SUPERVISOR/DIRECTOR
101-51310-00000-51-51190	58,968	3,021	61,989	ACCOUNTANTS/BOOKKEEPERS
101-51310-00000-51-51620	90,099	5,923	96,022	CLERICAL PERSONNEL
101-51310-00000-51-52010	16,535	1,124	17,659	SOCIAL SECURITY
101-51310-00000-51-52040	37,547	2,521	40,068	STATE RETIREMENT
101-51310-00000-51-52120	3,867	263	4,130	EMPLOYER MEDICARE
51400 COUNTY ATTORNEY	125,000	-	125,000	
51500 ELECTION COMMISSION	345,684	-	345,684	
101-51500-00000-51-51050	98,823	(76)	98,747	SUPERVISOR/DIRECTOR
101-51500-00000-51-51620	182,201	9,880	192,081	CLERICAL PERSONNEL
101-51500-00000-51-52010	25,627	608	26,235	SOCIAL SECURITY
101-51500-00000-51-52040	39,404	1,364	40,768	STATE RETIREMENT
101-51500-00000-51-52120	5,994	142	6,136	EMPLOYER MEDICARE
51600 REGISTER OF DEEDS	167,644	-	167,644	
101-51600-00000-51-51010	107,417	2,108	109,525	COUNTY OFFICIAL/ADMIN OFFICER
101-51600-00000-51-51060	220,229	25,947	246,176	DEPUTY(IES)
101-51600-00000-51-52010	19,385	1,739	21,124	SOCIAL SECURITY
101-51600-00000-51-52040	44,242	3,902	48,144	STATE RETIREMENT
101-51600-00000-51-52120	4,534	407	4,941	EMPLOYER MEDICARE
51720 PLANNING	442,458	-	442,458	
51730 BUILDING	151,212	-	151,212	
101-51730-00000-51-51030	50,007	4,200	54,207	ASSISTANT(S)
101-51730-00000-51-51050	95,000	6,230	101,230	SUPERVISOR/DIRECTOR
101-51730-00000-51-51890	69,705	4,444	74,149	OTHER SALARIES & WAGES
101-51730-00000-51-52010	13,047	922	13,969	SOCIAL SECURITY
101-51730-00000-51-52040	29,867	2,069	31,936	STATE RETIREMENT
101-51730-00000-51-52120	3,052	216	3,268	EMPLOYER MEDICARE
51750 CODES COMPLIANCE	281,562	-	281,562	
101-51750-00000-51-51030	374,968	23,341	398,309	ASSISTANT(S)
101-51750-00000-51-51050	84,813	13,177	97,990	SUPERVISOR/DIRECTOR
101-51750-00000-51-51620	98,010	5,083	103,093	CLERICAL PERSONNEL
101-51750-00000-51-52010	32,263	2,579	34,842	SOCIAL SECURITY
101-51750-00000-51-52040	73,546	5,787	79,333	STATE RETIREMENT
101-51750-00000-51-52120	7,546	603	8,149	EMPLOYER MEDICARE
51760 GEOGRAPHICAL INFO SYSTEM	290,215	-	290,215	
51800 COUNTY BUILDINGS	384,237	-	384,237	
101-51800-00000-51-51050-P0029	45,741	847	46,588	SUPERVISOR/DIRECTOR
101-51800-00000-51-52010-P0029	9,498	53	9,551	SOCIAL SECURITY
101-51800-00000-51-52040-P0029	18,765	118	18,883	STATE RETIREMENT
101-51800-00000-51-52120-P0029	2,222	12	2,234	MEDICARE
51810 FACILITIES	1,569,683	-	1,569,683	
101-51810-00000-51-51030	30,871	5,334	36,205	ASSISTANT(S)
101-51810-00000-51-51050	137,496	9,886	147,382	SUPERVISOR/DIRECTOR
101-51810-00000-51-51610	48,388	4,837	53,225	SECRETARY(S)
101-51810-00000-51-51660	343,944	21,346	365,290	CUSTODIAL PERSONNEL
101-51810-00000-51-51670	452,683	26,473	479,156	MAINTENANCE PERSONNEL
101-51810-00000-51-51690	11,870	593	12,463	PART-TIME PERSONNEL
101-51810-00000-51-52010	60,754	4,245	64,999	SOCIAL SECURITY

101-51810-00000-51-52040	134,329	9,373	143,702	STATE RETIREMENT
101-51810-00000-51-52120	14,209	970	15,179	EMPLOYER MEDICARE
51900 OTHER GENERAL ADMINISTRATION	1,293,117	-	1,293,117	
101-51900-00000-51-51050-P0004	60,602	10,287	70,889	SUPERVISOR/DIRECTOR
101-51900-00000-51-52010-P0004	3,487	638	4,125	SOCIAL SECURITY
101-51900-00000-51-52040-P0004	8,430	1,431	9,861	STATE RETIREMENT
101-51900-00000-51-52120-P0004	816	149	965	EMPLOYER MEDICARE
101-51900-00000-51-51620-P0015	43,201	4,318	47,519	CLERICAL PERSONNEL
101-51900-00000-51-52010-P0015	2,614	268	2,882	SOCIAL SECURITY
101-51900-00000-51-52040-P0015	3,889	601	4,490	STATE RETIREMENT
101-51900-00000-51-52120-P0015	612	63	675	EMPLOYER MEDICARE
51910 ARCHIVES	160,901	-	160,901	
101-51910-00000-51-51050	57,705	7,863	65,568	SUPERVISOR/DIRECTOR
101-51910-00000-51-52010	8,209	488	8,697	SOCIAL SECURITY
101-51910-00000-51-52040	16,724	1,094	17,818	STATE RETIREMENT
101-51910-00000-51-52120	1,920	114	2,034	EMPLOYER MEDICARE
52100 ACCOUNTS & BUDGETS	494,900	-	494,900	
101-52100-00000-51-51010	107,417	1,942	109,359	COUNTY OFFICIAL/ADMIN OFFICER
101-52100-00000-51-51620	38,439	2,189	40,628	CLERICAL PERSONNEL
101-52100-00000-51-51690	10,650	1,010	11,660	PART-TIME PERSONNEL
101-52100-00000-51-52010	28,646	319	28,965	SOCIAL SECURITY
101-52100-00000-51-52040	66,670	715	67,385	STATE RETIREMENT
101-52100-00000-51-52120	6,700	75	6,775	EMPLOYER MEDICARE
52200 PURCHASING	149,050	-	149,050	
101-52200-00000-51-51010	86,340	3,605	89,945	COUNTY OFFICIAL/ADMIN OFFICER
101-52200-00000-51-51220	48,693	4,103	52,796	PURCHASING PERSONNEL
101-52200-00000-51-52010	12,087	478	12,565	SOCIAL SECURITY
101-52200-00000-51-52040	28,548	1,072	29,620	STATE RETIREMENT
101-52200-00000-51-52120	2,827	112	2,939	EMPLOYER MEDICARE
52300 PROPERTY ASSESSOR'S OFFICE	1,179,663	-	1,179,663	
101-52300-00000-51-51010	107,417	2,108	109,525	COUNTY OFFICIAL/ADMIN OFFICER
101-52300-00000-51-52010	51,954	131	52,085	SOCIAL SECURITY
101-52300-00000-51-52040	107,664	293	107,957	STATE RETIREMENT
101-52300-00000-51-52120	12,151	31	12,182	EMPLOYER MEDICARE
52400 COUNTY TRUSTEES OFFICE	231,063	-	231,063	
101-52400-00000-52-51010	107,417	2,108	109,525	COUNTY OFFICIAL/ADMIN OFFICER
101-52400-00000-52-51050	58,270	10,115	68,385	SUPERVISOR/DIRECTOR
101-52400-00000-52-51060	185,418	32,453	217,871	DEPUTY(IES)
101-52400-00000-52-51190	52,647	2,487	55,134	ACCOUNTANTS/BOOKKEEPERS
101-52400-00000-52-51690	4,732	2,020	6,752	PART-TIME PERSONNEL
101-52400-00000-52-52010	24,757	3,049	27,806	SOCIAL SECURITY
101-52400-00000-52-52040	53,021	6,972	59,993	STATE RETIREMENT
101-52400-00000-52-52120	5,790	681	6,471	EMPLOYER MEDICARE
52500 COUNTY CLERK'S OFFICE	703,573	-	703,573	
101-52500-00000-51-51010	107,417	2,108	109,525	COUNTY OFFICIAL/ADMIN OFFICER
101-52500-00000-51-51050	69,930	10,972	80,902	SUPERVISOR/DIRECTOR
101-52500-00000-51-51060	1,306,955	190,524	1,497,479	DEPUTY(IES)
101-52500-00000-51-52010	88,910	12,623	101,533	SOCIAL SECURITY
101-52500-00000-51-52040	199,167	28,321	227,488	STATE RETIREMENT
101-52500-00000-51-52120	20,794	2,952	23,746	EMPLOYER MEDICARE
52600 INFORMATION SYSTEMS	2,124,671	-	2,124,671	
101-52600-00000-51-51050	107,417	1,942	109,359	COMPUTER PROGRAMMER(S)
101-52600-00000-51-51200	436,295	4,215	440,510	SOCIAL SECURITY
101-52600-00000-51-52010	59,149	382	59,531	STATE RETIREMENT
101-52600-00000-51-52040	131,724	856	132,580	EMPLOYER MEDICARE
101-52600-00000-51-52120	13,834	89	13,923	EMPLOYER MEDICARE
101-52600-00000-51-57090-P0016	57,403	3,905	61,308	COURTROOM DP EQUIPMENT
52900 OTHER FINANCE	61,300	-	61,300	
53100 CIRCUIT COURT	1,146,319	-	1,146,319	
101-53100-00000-52-51010	107,417	2,108	109,525	COUNTY OFFICIAL/ADMIN OFFICER
101-53100-00000-52-51050	137,528	21,773	159,301	ASSISTANT(S)
101-53100-00000-52-51060	247,127	42,815	289,942	SUPERVISOR/DIRECTOR
101-53100-00000-52-51190	1,525,247	221,939	1,747,186	DEPUTY(IES)
101-53100-00000-52-51690	89,775	5,455	95,230	ACCOUNTANTS/BOOKKEEPERS
101-53100-00000-52-52010	122,491	18,234	140,725	SOCIAL SECURITY
101-53100-00000-52-52040	272,359	40,908	313,267	STATE RETIREMENT
101-53100-00000-52-52120	28,647	4,264	32,911	EMPLOYER MEDICARE
53300 GENERAL SESSIONS COURT	71,526	-	71,526	
101-53300-00000-53-51020	500,631	12,015	512,646	JUDGE(S)
101-53300-00000-53-52040	69,638	1,671	71,309	STATE RETIREMENT
101-53300-00000-53-52120	7,066	174	7,240	EMPLOYER MEDICARE
53330 DRUG COURT	70,000	-	70,000	

53400 CHANCERY COURT	123,012	-	123,012	
101-53400-00000-51-51010	107,417	2,108	109,525	COUNTY OFFICIAL/ADMIN OFFICER
101-53400-00000-51-51060	340,705	45,049	385,754	DEPUTY(IES)
101-53400-00000-51-52010	26,185	2,924	29,109	SOCIAL SECURITY
101-53400-00000-51-52040	59,854	6,560	66,414	STATE RETIREMENT
101-53400-00000-51-52120	6,124	684	6,808	EMPLOYER MEDICARE
53500 JUVENILE COURT	510,304	-	510,304	
101-53500-00000-53-51020	166,877	4,005	170,882	JUDGE(S)
101-53500-00000-53-51050	69,704	5,226	74,930	SUPERVISOR/DIRECTOR
101-53500-00000-53-51120	251,465	9,458	260,923	YOUTH SERVICES OFFICER(S)
101-53500-00000-53-51620	58,099	6,352	64,451	CLERICAL PERSONNEL
101-53500-00000-53-52010	38,640	1,553	40,193	SOCIAL SECURITY
101-53500-00000-53-52040	88,663	3,483	92,146	STATE RETIREMENT
101-53500-00000-53-52120	9,506	363	9,869	EMPLOYER MEDICARE
53600 DISTRICT ATTORNEY GENERAL	59,750	-	59,750	
53610 OFFICE OF PUBLIC DEFENDER	7,313	-	7,313	
53700 JUDICIAL COMMISSIONERS	22,437	-	22,437	
101-53700-00000-51-51690	68,571	846	69,417	PART-TIME PERSONNEL
101-53700-00000-51-51890	132,912	3,885	136,797	OTHER SALARIES & WAGES
101-53700-00000-51-52010	12,993	293	13,286	SOCIAL SECURITY
101-53700-00000-51-52040	19,929	658	20,587	STATE RETIREMENT
101-53700-00000-51-52120	3,039	69	3,108	EMPLOYER MEDICARE
53800 VETERANS' TREATMENT COURT	145,411	-	145,411	
101-53800-00000-51-51050	52,647	1,960	54,607	SUPERVISOR/DIRECTOR
101-53800-00000-51-51120	64,801	14,881	79,682	YOUTH SERVICES OFFICER(S)
101-53800-00000-51-51620	26,832	2,550	29,382	CLERICAL PERSONNEL
101-53800-00000-51-52010	8,690	1,202	9,892	SOCIAL SECURITY
101-53800-00000-51-52040	17,692	2,697	20,389	STATE RETIREMENT
101-53800-00000-51-52120	2,033	281	2,314	EMPLOYER MEDICARE
53900 OTHER ADMINISTRATION/ JU	439,806	-	439,806	
101-53900-00000-53-51050-P0154	68,052	1,662	69,714	SUPERVISOR/DIRECTOR
101-53900-00000-53-52010-P0154	4,118	103	4,221	SOCIAL SECURITY
101-53900-00000-53-52040-P0154	9,467	231	9,698	STATE RETIREMENT
101-53900-00000-53-52120-P0154	963	24	987	EMPLOYER MEDICARE
53910 ADULT PROBATION SERVICES	678,476	-	678,476	
101-53910-00000-51-51030	26,656	2,246	28,902	ASSISTANT(S)
101-53910-00000-51-51620	28,611	1,693	30,304	CLERICAL PERSONNEL
101-53910-00000-51-51890	247,260	19,779	267,039	OTHER SALARIES & WAGES
101-53910-00000-51-52010	40,112	1,471	41,583	SOCIAL SECURITY
101-53910-00000-51-52040	82,398	3,299	85,697	STATE RETIREMENT
101-53910-00000-51-52120	9,381	344	9,725	EMPLOYER MEDICARE
54110 SHERIFF'S DEPARTMENT	4,780,060	-	4,780,060	
101-54110-00000-54-51010	119,979	631	120,610	COUNTY OFFICIAL/ADMIN OFFICER
101-54110-00000-54-51030	307,984	25,233	333,217	ASSISTANT(S)
101-54110-00000-54-51050	152,557	18,453	171,010	SUPERVISOR/DIRECTOR
101-54110-00000-54-51060	3,738,493	398,558	4,137,051	DEPUTY(IES)
101-54110-00000-54-51080	936,910	47,835	984,745	INVESTIGATORS
101-54110-00000-54-51090	230,895	9,627	240,522	CAPTAIN(S)
101-54110-00000-54-51100	329,302	13,315	342,617	LIEUTENANT(S)
101-54110-00000-54-51150	900,422	68,660	969,082	SERGEANT(S)
101-54110-00000-54-51620	257,439	26,655	284,094	CLERICAL PERSONNEL
101-54210-00000-54-52010	421,954	37,717	459,671	SOCIAL SECURITY
101-54210-00000-54-52040	1,078,099	86,356	1,164,455	STATE RETIREMENT
101-54210-00000-54-52120	98,683	9,986	108,669	EMPLOYER MEDICARE
101-54110-00000-54-53070-G1860	-	7,435	7,435	BYRNE JAG GRANT CARRY FORWARD
54120 SPECIAL PATROLS	2,426,048	-	2,426,048	
101-54120-00000-54-51100-00076	72,273	394	72,667	LIEUTENANT(S)
101-54120-00000-54-51150-00076	286,212	12,660	298,872	SERGEANT(S)
101-54120-00000-54-52010-00076	125,978	809	126,787	SOCIAL SECURITY
101-54120-00000-54-52040-00076	282,555	1,816	284,371	STATE RETIREMENT
101-54120-00000-54-52120-00076	29,464	189	29,653	EMPLOYER MEDICARE
101-54120-00000-54-51060-00076	60,708	1,582	62,290	DEPUTY(IES)
101-54120-00000-54-52010-00076	3,465	98	3,563	SOCIAL SECURITY
101-54120-00000-54-52040-00076	10,570	220	10,790	STATE RETIREMENT
101-54120-00000-54-52120-00076	811	23	834	EMPLOYER MEDICARE
54150 DRUG ENFORCEMENT	153,850	-	153,850	
54160 SEXUAL OFFENDER REGISTRY	16,125	-	16,125	
54210 JAIL	6,585,445	-	6,585,445	
101-54210-00000-54-51030	98,176	1,155	99,331	ASSISTANT(S)
101-54210-00000-54-51050	83,039	6,525	89,564	SUPERVISOR/DIRECTOR
101-54210-00000-54-51060	4,744,561	346,798	5,091,359	DEPUTY(IES)
101-54210-00000-54-51090	74,398	7,020	81,418	CAPTAIN(S)

101-54210-00000-54-51100	138,454	6,691	145,145	LIEUTENANT(S)
101-54210-00000-54-51150	599,226	34,802	634,028	SERGEANT(S)
101-54210-00000-54-51190	38,019	460	38,479	ACCOUNTANTS/BOOKKEEPERS
101-54210-00000-54-51620	664,078	16,459	680,537	CLERICAL PERSONNEL
101-54210-00000-54-52010	402,891	26,034	428,925	SOCIAL SECURITY
101-54210-00000-54-52040	834,092	61,870	895,962	STATE RETIREMENT
101-54210-00000-54-52120	94,225	7,252	101,477	EMPLOYER MEDICARE
101-54210-00000-54-54990-G1980	-	20,987	20,987	SCAAP GRANT CARRY FORWARD
54220 WORKHOUSE	838,334	-	838,334	
101-54220-00000-54-51060	799,107	54,724	853,831	DEPUTY(IES)
101-54220-00000-54-51150	59,187	4,055	63,242	SERGEANT(S)
101-54220-00000-54-52010	51,684	3,644	55,328	SOCIAL SECURITY
101-54220-00000-54-52040	121,769	8,176	129,945	STATE RETIREMENT
101-54220-00000-54-52120	12,088	852	12,940	EMPLOYER MEDICARE
54230 COMMUNITY CORRECTIONS	586,576	-	586,576	
54240 JUVENILE SERVICES	126,962	-	126,962	
101-54240-00000-54-51050-05253	61,076	3,283	64,359	SUPERVISOR/DIRECTOR
101-54240-00000-54-51310-05253	78,041	2,416	80,457	MEDICAL PERSONNEL
101-54240-00000-54-52010-05253	7,584	353	7,937	SOCIAL SECURITY
101-54240-00000-54-52040-05253	16,309	793	17,102	STATE RETIREMENT
101-54240-00000-54-52120-05253	1,774	83	1,857	EMPLOYER MEDICARE
54310 FIRE PREVENTION & CONTRO	537,737	-	537,737	
101-54310-00000-54-51890	43,201	10,843	54,044	OTHER SALARIES & WAGES
101-54310-00000-54-52010	16,625	672	17,297	SOCIAL SECURITY
101-54310-00000-54-52040	6,010	1,508	7,518	STATE RETIREMENT
101-54310-00000-54-52120	3,888	157	4,045	EMPLOYER MEDICARE
54410 EMERGENCY MANAGEMENT	381,546	-	381,546	
101-54410-00000-54-51050	77,757	4,832	82,589	SUPERVISOR/DIRECTOR
101-54410-00000-54-51890	144,481	11,801	156,282	OTHER SALARIES & WAGES
101-54410-00000-54-52010	16,685	1,031	17,716	SOCIAL SECURITY
101-54410-00000-54-52040	37,076	2,314	39,390	STATE RETIREMENT
101-54410-00000-54-52120	3,903	241	4,144	EMPLOYER MEDICARE
54490 OTHER EMERGENCY MANAGEMENT	379,696	-	379,696	
54610 COUNTY CORONER / MED EXA	224,700	-	224,700	
55110 HEALTH DEPARTMENT	330,917	-	330,917	
55120 RABIES & ANIMAL CONTROL	1,290,705	-	1,290,705	
55130 AMBULANCE SERVICE	5,376,561	-	5,376,561	
101-55130-00000-51-51030	165,735	3,568	169,303	ASSISTANT(S)
101-55130-00000-51-51190	160,590	16,155	176,745	ACCOUNTANTS/BOOKKEEPERS
101-55130-00000-51-51310	5,661,186	142,441	5,803,627	MEDICAL PERSONNEL
101-55130-00000-51-52010	431,164	10,054	441,218	SOCIAL SECURITY
101-55130-00000-51-52040	916,027	22,557	938,584	STATE RETIREMENT
101-55130-00000-51-52120	100,933	2,351	103,284	EMPLOYER MEDICARE
55190 OTHER LOCAL HLTH SRVCS	1,887,205	-	1,887,205	
101-55190-00000-55-51620-G5225	690,586	10,100	700,686	WIC GRANT-AMENDED BY STATE
101-55190-00000-55-52070-G5225	537,709	6,800	544,509	WIC GRANT-AMENDED BY STATE
101-55190-00000-55-53550-G5225	84,900	1,000	85,900	WIC GRANT-AMENDED BY STATE
101-55190-00000-55-53990-G5225	-	30,000	30,000	WIC GRANT-AMENDED BY STATE
55390 APPROPRIATION TO STATE	223,722	-	223,722	
55590 OTHER LOCAL WELFARE SERV	20,825	-	20,825	
55900 OTHER PUBLIC HEALTH & WE	25,000	-	25,000	
56500 LIBRARIES	-	-	-	
101-56500-00000-56-53160	2,064,386	8,098	2,072,484	INCREASE CONTRIBUTION FOR PAY STUDY
56700 PARKS & FAIR BOARDS	1,529,328	-	1,529,328	
56900 OTHER SOCIAL, CULTURAL &	9,688	-	9,688	
57100 AGRICULTURAL EXTENSION S	375,705	-	375,705	
57300 FOREST SERVICE	2,000	-	2,000	
57500 SOIL CONSERVATION	1,953	-	1,953	
101-57500-00000-51610	30,389	3,736	34,125	SECRETARY(S)
101-57500-00000-52010	1,885	232	2,117	SOCIAL SECURITY
101-57500-00000-52040	2,735	520	3,255	STATE RETIREMENT
101-57500-00000-52120	441	54	495	EMPLOYER MEDICARE
57800 STORM WATER MANAGEMENT	680,701			
58110 TOURISM	942,000	-	942,000	
58120 INDUSTRIAL DEVELOPMENT	1,238,962	-	1,238,962	
58220 AIRPORT	381,812	-	381,812	
58300 VETERAN'S SERVICES	162,407	-	162,407	
101-58300-00000-51-51030	230,391	22,383	252,774	ASSISTANT(S)
101-58300-00000-51-51050	69,704	5,052	74,756	SUPERVISOR/DIRECTOR
101-58300-00000-51-51610	64,684	1,882	66,566	SECRETARY(S)
101-58300-00000-51-52010	21,864	1,818	23,682	SOCIAL SECURITY
101-58300-00000-51-52040	44,152	4,078	48,230	STATE RETIREMENT

101-58300-00000-51-52120	5,114	425	5,539	EMPLOYER MEDICARE
58400 OTHER CHARGES	2,356,406	-	2,356,406	
58500 CONTRIBUTION TO OTHER AG	390,790	-	390,790	
58600 EMPLOYEE BENEFITS	612,600	-	612,600	
101-58600-00000-58-51890	4,418,892	(2,751,439)	1,667,453	PAY STUDY OFFSET
58900 MISC-CONT RESERVE	125,000	-	125,000	
64000 LITTER & TRASH COLLECTIO	30,319	-	30,319	
101-64000-00000-64-51060	93,242	6,844	100,086	DEPUTY(IES)
101-64000-00000-64-52010	5,222	424	5,646	SOCIAL SECURITY
101-64000-00000-64-52040	12,970	952	13,922	STATE RETIREMENT
101-64000-00000-64-52120	1,222	99	1,321	EMPLOYER MEDICARE
99100 OPERATING TRANSFERS	-	-	-	
Total General Fund Expenditures	96,922,956	81,456	96,323,712	

RISK MANAGEMENT

266-00000-00000-00-49700	-	(7,539)	(7,539)	INSURANCE RECOVERY-FLOOD
266-51920-00000-51-57110	-	7,539	7,539	FURNITURE & FIXTURES-INSURANCE RECOVERY OFFSET
Increase(Decrease) Risk Management Fund	-	-	-	

Montgomery County Government
Schedule 1
Highway Fund Budget

	2019-2020 Budget as of 11/12/2019	Proposed Increase (Decrease)	2019-2020 Amended Budget	
61000 - ADMINISTRATION	94,973	-	94,973	
131-61000-00000-61-51010	118,158	2,320	120,478	COUNTY OFFICIAL/ADMIN OFFICER
131-61000-00000-61-51030	82,333	7,151	89,484	ASSISTANT(S)
131-61000-00000-61-51190	46,836	3,903	50,739	ACCOUNTANTS/BOOKKEEPERS
131-61000-00000-61-51610	39,229	461	39,690	SECRETARY(S)
131-61000-00000-61-51620	39,092	432	39,524	CLERICAL PERSONNEL
131-61000-00000-61-51870	293,714	(211,934)	81,780	OVERTIME
131-61000-00000-61-52010	19,462	885	20,347	SOCIAL SECURITY
131-61000-00000-61-52040	45,467	1,985	47,452	STATE RETIREMENT
131-61000-00000-61-52120	4,552	207	4,759	MEDICARE
62000 - HIGHWAY & BRIDGE MAINTENANCE	3,275,098	-	3,275,098	
131-62000-00000-62-51410	546,380	6,021	552,401	FOREMEN
131-62000-00000-62-51420	120,927	9,493	130,420	MECHANIC(S)
131-62000-00000-62-51440	578,291	42,491	620,782	EQUIPMENT OPERATORS - HEAVY
131-62000-00000-62-51450	160,338	17,272	177,610	EQUIPMENT OPERATORS - LIGHT
131-62000-00000-62-51470	540,364	53,591	593,955	TRUCK DRIVERS
131-62000-00000-62-51490	104,890	3,530	108,420	LABORERS
131-62000-00000-62-52010	131,029	8,209	139,238	SOCIAL SECURITY
131-62000-00000-62-52040	277,280	18,417	295,697	STATE RETIREMENT
131-62000-00000-62-52120	30,644	1,920	32,564	MEDICARE
63100 - OPERATION & MAINT OF EQUIPMENT	981,670	-	981,670	
131-63100-00000-63-51420	212,393	17,588	229,981	MECHANIC(S)
131-63100-00000-63-51470	30,658	615	31,273	TRUCK DRIVERS
131-63100-00000-63-51620	36,962	2,079	39,041	CLERICAL PERSONNEL
131-63100-00000-62-52010	20,118	1,257	21,375	SOCIAL SECURITY
131-63100-00000-62-52040	46,286	2,821	49,107	STATE RETIREMENT
131-63100-00000-62-52120	4,706	294	5,000	MEDICARE
63600 - TRAFFIC CONTROL	391,449	-	391,449	
131-63600-00000-63-51440	71,781	7,398	79,179	EQUIPMENT OPERATORS - HEAVY
131-63600-00000-62-52010	12,192	459	12,651	SOCIAL SECURITY
131-63600-00000-62-52040	28,711	1,029	29,740	STATE RETIREMENT
131-63600-00000-62-52120	2,852	107	2,959	MEDICARE
65000 - OTHER CHARGES	579,622	-	579,622	
66000 - EMPLOYEE BENEFITS	57,980	-	57,980	
68000 - CAPITAL OUTLAY	5,069,080	-	5,069,080	
99100 - OPERATING TRANSFERS	-	-	-	
TOTAL HIGHWAY FUND EXPENDITURES	14,095,517	(0)	14,095,517	

Increase (Decrease) in Budgeted Fund Balance

0

Montgomery County Government
Schedule 1
Capital Project Fund Budget

<i>2019-2020 Proposed Budget as of 11/15/2019</i>	<i>Proposed Increase (Decrease)</i>	<i>2019-2020 Amended Budget</i>
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ESTIMATED REVENUES

Local Taxes

40110 CURRENT PROPERTY TAX	14,770,560	-	14,770,560
40120 TRUSTEE'S COLLECTIONS - PYR	47,000	-	47,000
40125 TRUSTEE'S COLLECTIONS - BANKRUPTCY	2,000	-	2,000
40130 CIRCUIT/CHANCERY COLLECT - PYR	27,000	-	27,000
40140 INTEREST & PENALTY	20,000	-	20,000
40220 HOTEL/MOTEL TAX	1,200,000	-	1,200,000
40240 WHEEL TAX	3,000,000	-	3,000,000
40320 BANK EXCISE TAX	10,000	-	10,000
Total Local Taxes	19,076,560	-	19,076,560

Other Local Revenues

44110 INTEREST EARNED	60,000	-	60,000
Total Other Local Revenues	60,000	-	60,000

Federal Revenue

47590 OTHER FEDERAL THROUGH STATE	3,009,543	-	3,009,543
171-91110-00000-91-47590-G1715	-	-	-
171-91200-00000-91-47590-G1390	-	-	-
171-91200-00000-91-47590-G1590	-	-	-
Total Federal Revenue	3,009,543	-	3,009,543

Other Governments & Citizen Groups

171-91150-00000-91-46190-G0902	500,000	-	500,000
171-00000-00000-00-48130-CN912	-	926,000	926,000
Total Other Governments & Citizen Groups	500,000	926,000	1,426,000

VALUE OF DONATED PORTION OF LAND

Non-Revenue Sources

49100 BOND PROCEEDS	105,000,000	-	105,000,000
49200 NOTE PROCEEDS	4,100,000	-	4,100,000
49410 PREMIUM ON DEBT SOLD	-	-	-
49800 OPERATING TRANSFERS	-	-	-
Total Non-Revenue Sources	109,100,000	-	109,100,000

TOTAL CAPITAL PROJECT FUND REVENUES

131,746,103	926,000	132,672,103
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Montgomery County Government
Schedule 1
Capital Project Fund Budget

	<i>2019-2020 Proposed Budget as of 11/15/2019</i>	<i>Proposed Increase (Decrease)</i>	<i>2019-2020 Amended Budget</i>	
82310 - OTHER DEBT SERVICE COUNTY GOVERNMENT	-	-	-	
91110 - GENERAL ADMINISTRATION PROJECTS	109,837,997	-	109,837,997	
171-91110-00000-91-57070-P0265	39,204	(733)	38,471	HISTORIC COURTHOUSE
171-91110-02017-91-57070-BP267	57,635	(4,711)	52,924	COURTS CENTER
91120 - ADMINISTRATION OF JUSTICE PROJECTS	35,000	-	35,000	
171-91120-00000-91-57990-G0267	45,210	3,613	48,823	COURTROOM SECURITY
171-91120-02019-91-57070-TR267	-	-	-	COURTS CENTER
91130 - PUBLIC SAFETY PROJECTS	7,963,054	-	7,963,054	
171-91130-00000-91-53080-P0600	36,604	(3,247)	33,357	PUBLIC SAFETY TRAINING COMPLEX
171-91130-02018-91-57070-TR650	56,533	(40,064)	16,469	JAIL SHOWER RESURFACING
171-91130-02019-91-57070-TR600	148,249	645	148,894	SHERIFF'S OFFICE (PSC RENOVATION)
171-91130-02019-91-57180-TR700	49,848	(203)	49,645	FIRE SERVICES (VEHICLES)
91140 - PUBLIC HEALTH AND WELFARE PROJECTS	3,744,841	-	3,744,841	
91150 - SOCIAL, CULTURAL, AND RECREATION PROJECTS	4,662,618	-	4,662,618	
171-91150-02017-91-53040-BP901	42,937	(10,186)	32,751	CIVITAN PARK - PHASE II
171-91150-02018-91-57910-BP901	1,423,874	(1,251,184)	172,690	CIVITAN PARK- PHASE II
171-91150-02019-91-57070-BP909	2,187,687	(9,466)	2,178,221	FREDONIA SCHOOL
171-91150-02019-91-57910-BP901	2,088,683	(79,196)	2,009,487	CIVITAN PARK PHASE II
171-91150-02020-91-57150-CN912	1,390,000	926,000	2,316,000	VALUE OF DONATED PORTION OF LAND
91190 - OTHER GENERAL GOVERNMENT PROJECTS	743,527	-	743,527	
91200 - HIGHWAY AND STREET CAPITAL PROJECTS	1,075,265	-	1,075,265	
171-91200-00000-91-57130-G1590	2,386,998	(237)	2,386,761	TDOT LAFAYETTE RD- GRANT
91300 - EDUCATION CAPITAL PROJECTS	4,409,352	-	4,409,352	
TRUSTEE COMMISSION	80,000	-	80,000	
TOTAL CAPITAL PROJECT FUND EXPENDITURES	142,505,115	(468,969)	142,036,146	
Increase (Decrease) in Budgeted Fund Balance		(468,969)		

**A RESOLUTION BY THE MONTGOMERY COUNTY TENNESSEE COMMISSION RATIFYING
THE CLARKSVILLE-MONTGOMERY COUNTY 2040 GROWTH PLAN AND FORWARDING
IT TO THE TENNESSEE LOCAL GOVERNMENT PLANNING
ADVISORY COMMITTEE FOR CONSIDERATION**

WHEREAS, Public Chapter 1101 of 1998, T.C.A. 6-28-101 through 108, requires development of a comprehensive growth policy for cities and counties in Tennessee; and

WHEREAS, Part of Public Chapter 1101 required the adoption of a 20-year growth plan which was originally adopted by the state in 2000 and amended through 2018; and

WHEREAS, In October 2018, the County Mayor requested that the Regional Planning Commission examine the Clarksville-Montgomery County Growth Plan for updating as the initial 20-year plan was, “overdue for a county-wide assessment and overall update”; and

WHEREAS, Pursuant to the requirements of Public Chapter 1101, a Growth Coordinating Committee was established by the City and County Mayors; and

WHEREAS, The Regional Planning Commission Staff assisted the jointly formed Clarksville Montgomery County Growth Coordinating Committee and led the development of a new Growth Plan to guide the county through 2040, anticipating the land-use and growth management needs of 90,455 projected new residents in Montgomery County; and

WHEREAS, This process requires the establishment of an Urban Growth Boundary (UGB) for the City of Clarksville which contains the corporate limits of the city and the adjoining territory where growth is expected; and

WHEREAS, This process requires the establishment of a Planned Growth Area (PGA) and Rural Area (RA) for Montgomery County where low to moderate levels of residential development may occur; and

WHEREAS, The Growth Coordinating Committee conducted multiple workshops and required public hearings per T.C.A. 6-58-2014, between April 29, 2019 and October 25, 2019.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners assembled in regular business session on this 9th day of December 2019,

Per T.C.A 6-58-104, The Montgomery County Commission ratifies the updated Clarksville-Montgomery County 2040 Growth Plan and forwards the plan onto the Tennessee Local Government Planning Advisory Committee (LGPAC) for approval.

Duly passed and approved this 9th day of December, 2019.

Sponsor _____

Commissioner _____

Approved _____

County Mayor

Attested _____

County Clerk

Clarksville Montgomery County Growth Plan: A Strategy for Balanced Growth

Conducted by: The Clarksville Montgomery County Regional Planning Commission
In Coordination with the Clarksville Montgomery County Growth Coordinating Committee



Developed: April – October 2019



PROLOGUE

Clarksville-Montgomery County has been experiencing tremendous growth over the past 20 years, more than most cities in Tennessee and even America. With this growth has come new faces, new challenges, and new opportunities. It has been said that, “the city that fails to plan ahead, fails to stay ahead”, and Clarksville-Montgomery County is at a pivotal point where many of its current plans are becoming outdated. Decisions by leaders and stakeholders are being made off of plans and concepts that may no longer be relevant.

The local leadership made the decision in 2019 to update the Growth Plan before Clarksville Montgomery County gets too far behind the anticipated growth. In doing so they become the first county in the State of Tennessee to undertake a complete reevaluation and rewrite of their 20-year Growth Plan, first adopted in 1999.

As the late President John F. Kennedy said, *“The time to repair the roof is when the sun is shining,”* likewise, before Clarksville-Montgomery County experiences another growth wave, a Growth Plan ready for the next generation that balances residential, commercial, industrial, and ecological needs was developed.

PREFACE

It is no secret that Clarksville-Montgomery County is a desirable place to live, work, and raise a family. Clarksville and Montgomery County both continually rank as some of the top places in the nation to live, buy a home, raise a family, start a business, and retire. In 2019 alone, Clarksville topped the Nation in cities for millennial homebuyers and was listed as Money Magazine’s Best Place to Live – in the country!

Clarksville-Montgomery County is growing, aided by a strong local economy consisting of Fort Campbell, industrial growth from international companies, a quality education system, and a low cost of living; all of which is packed into a Middle Tennessee region that is anchored by one of the country’s “boomtowns” right now – Nashville.

Growth can be a matter of pride to some communities, but it also brings challenges such as the additional provision of services, increasingly taxed infrastructure, and a rapid influx of new residents. This Growth Plan is not only designed to keep the anticipated growth well managed but also to allow for flexibility in and around the city limits to provide for homes, retail, and job opportunities for the next 20 years.

Led by the Regional Planning Commission staff and Growth Coordinating Committee, the Growth Plan rewrite marked a six-month accelerated process to evaluate the needs, impacts, and way-forward for growth and development in Montgomery County. This plan is a snapshot in time, it is intended to be a guide, but should be flexible enough to update as changes arise.

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1. EXECUTIVE SUMMARY

The Growth Plan for Clarksville and Montgomery County was originally initiated in response to Public Chapter (PC) 1101 of 1998 as adopted by the Tennessee State Legislature. This law mandated a planning process for cities and counties in Tennessee that addresses public service needs of growing residential areas and maintenance of the character of rural areas. The law also requires communities to determine appropriate boundaries for municipal expansion. This plan focuses on residential growth management and density within the City and County. The main implementation tool for the policies of the growth plan is the application of local zoning codes.

The Growth Plan has a 20-year planning horizon. The amount of growth anticipated during this period was established by population projections released by the University of Tennessee Boyd Center for Business and Economic Research. This projection showed Montgomery County is poised to gain 90,455 new residents by 2040 or 43-percent growth. Baseline data with regard to current development patterns and availability of suitable land for growth was developed through the use of parcel data and Geographic Information Systems analysis in order to project the appropriate areas for growth.

Since the passage of PC 707 in 2015, it must be assumed that not all future growth will occur within the existing, or expanded, city limits. The ability of the City of Clarksville to annex as easily as in years past has been curtailed and therefore unincorporated Montgomery County, since about 2010, has been growing at a similar rate as the city. Since not all undeveloped land within the city limits will be developed during the planning period and market forces will continue to drive development to more economically priced property beyond corporate limits, this Growth Plan had to accommodate a reasonable ability to develop near the city limits where proximity to jobs and urban services exists. This premise leads to the conclusion that reasonable accommodation must be made for future development outside of the current Clarksville City Limits. At the same time it is recognized is that not all land in Montgomery County is suitable for future development; there are physical and urban service limitations to development. There is also a need to preserve the rural character of areas of Montgomery County.

The Growth Plan contains three main elements: the Urban Growth Boundary (UGB), Planned Growth Areas (PGAs) and Rural Areas (RAs). The designation of such areas is a mandate of PC 1101.

The UGB is the area where a full complement of urban type services are either presently available or have the potential to be available over the 20-year planning period. It is this area that is set aside for the highest densities of residential development. The ability to annex and potential access to sanitary sewer service are some of the primary factors used in the establishment of this boundary.

PGAs are areas that have a history of low to moderate levels of residential development or are in the path of present and projected growth trends in the County. These areas have little likelihood of receiving a full complement of urban services, specifically sanitary sewer, over the 20-year planning period and therefore cannot adequately support higher densities of residential development.

RAs are areas where the lowest densities of residential development are considered to be most appropriate. These areas tend to have the least amount of urban services and infrastructure available and have the least likelihood of receiving them over the planning period. The RA contains over three-fifths of the county's land and is mostly agricultural land, floodplain areas, wetlands, steep slopes, scenic vistas and natural areas.

The Growth Plan also lays out the regulatory strategies by which it will be implemented. The primary tool is the density permitted through the county zoning resolution. The Growth Plan proposes a graduated availability of high to low residential densities based on the location of land within the UGB, PGAs and the RA.

The Growth Plan acknowledges that many changes can and will occur within the next 20-year planning horizon, and it should be treated as a living document.

The 2019 Growth Plan map is shown in Figure 1 while the original 1999 Growth Plan map is shown for reference in Figure 2. Table 1 shows the breakdown of all the land in the 2019 Growth Plan and the 1999 land breakdown is shown in Table 2. Overall, the Growth Coordinating Committee increased the amount of UGB in 2019 by 1,512 acres, while the PGA was decreased by 17,652 acres. This resulted in adding 13,807 acres back to the RA. One focus of this iteration of the Growth Plan is compact development near urban services and in areas where current development trends indicate a need for growth while avoiding difficult to develop land.



Figure 1: 2019 Growth Plan

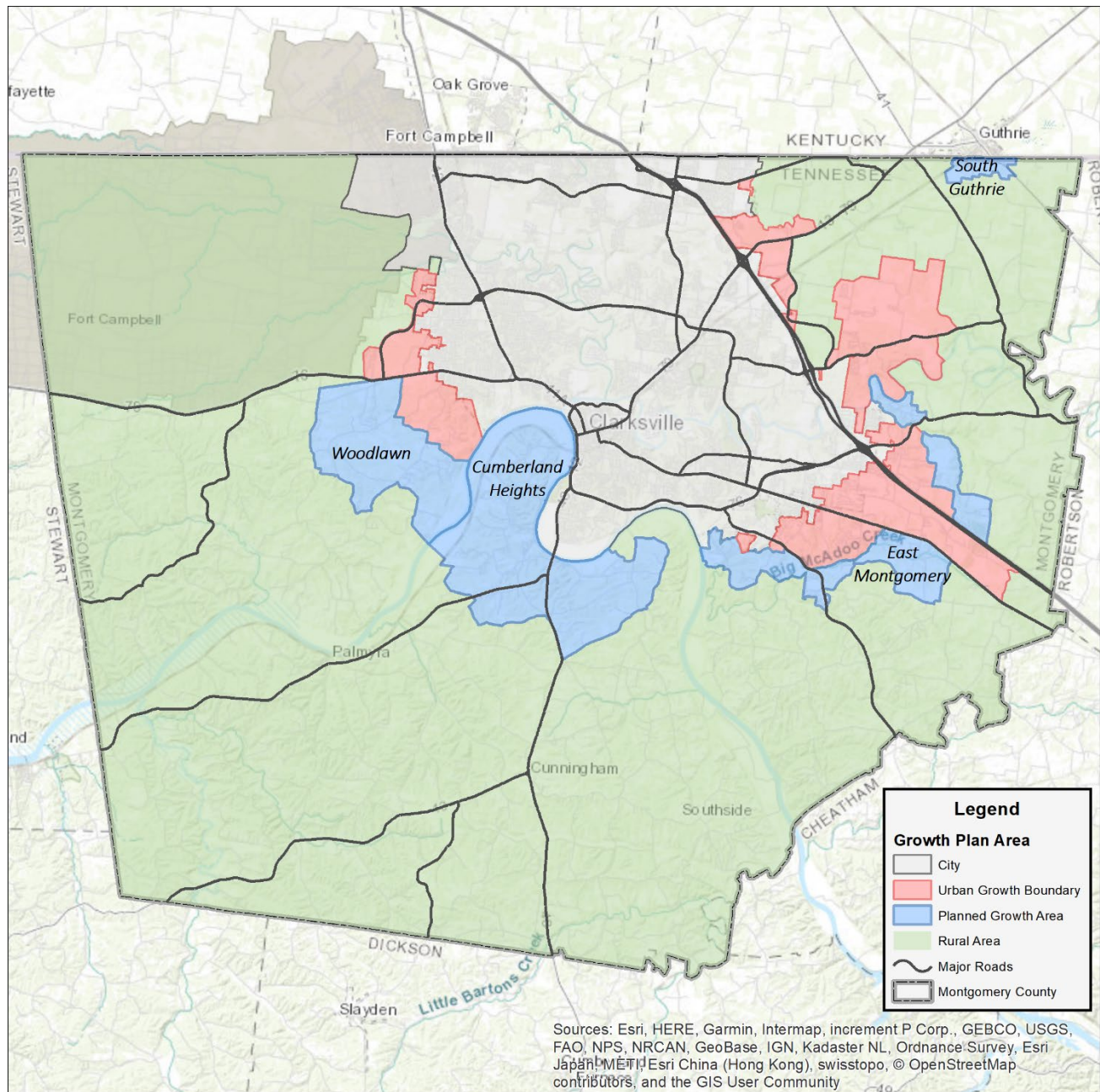


Table 1: 2019 Acres within Growth Plan Areas

AREA*	ACREAGE	DEVELOPABLE ACREAGE
County	347,364	113,565
City	64,080	10,210
UGB	20,047	9,107
PGA - ALL	26,923	9,732
Woodlawn PGA	7,038	3,619
Cumberland Heights PGA	13,421	3,326
East Montgomery PGA	5,873	2,396
South Guthrie PGA	592	391
RA	236,314	84,516

*Data from Geographic Information System. Developable acreage calculated by removing FEMA flood zones, wetlands, sinkholes, slope >15%, TVA easements, Industrial Development Board-owned properties, cemeteries, road rights-of-way, government owned lands, and all approved subdivisions (preliminary and final).

Figure 2: Original 1999 Growth Plan Map

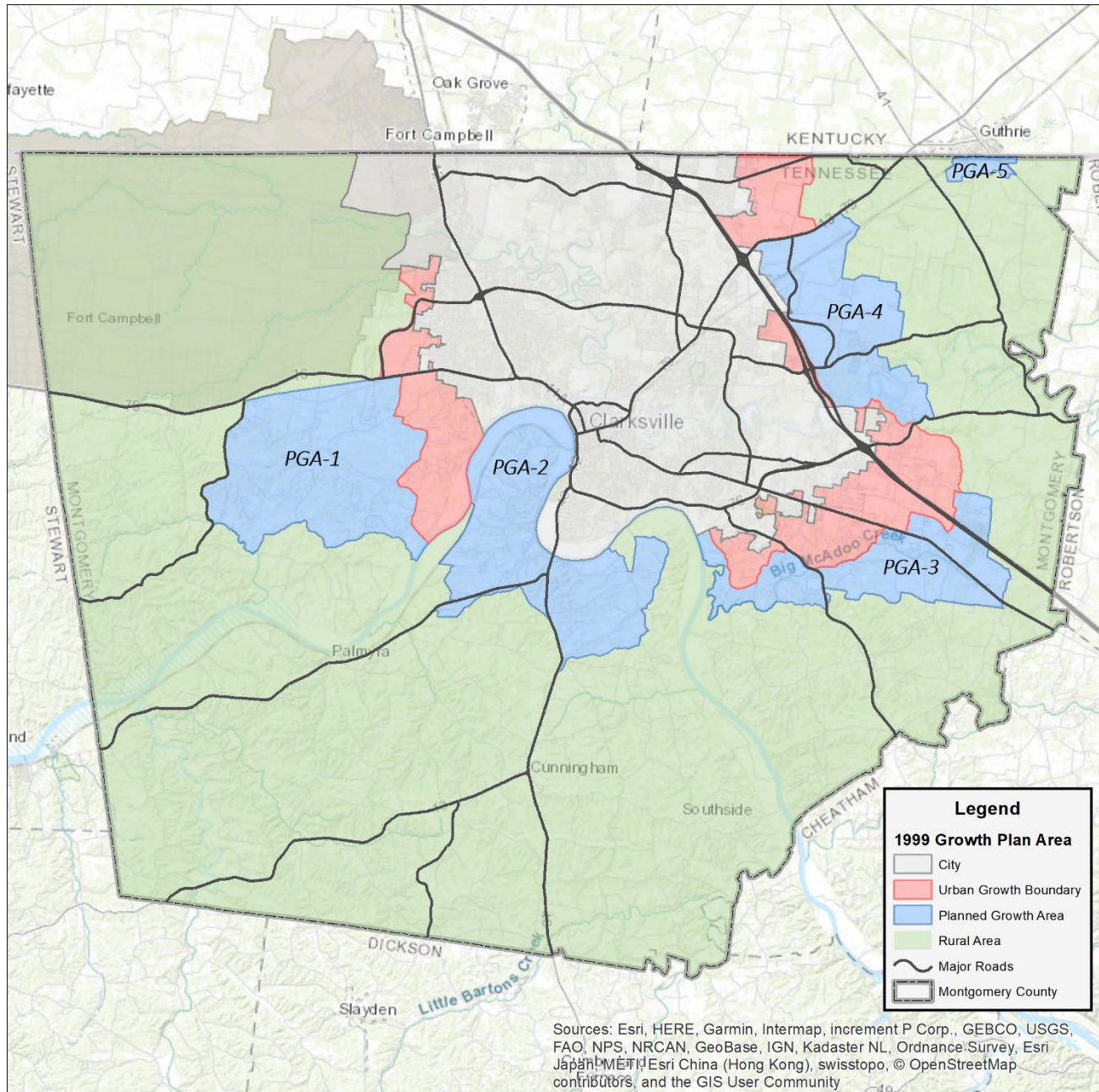


Table 2: 1999 Acres within Growth Plan Areas

AREA*	ACRES
County	347,364
City	61,748
UGB	18,535
PGA – ALL	44,575
PGA #1	13,701
PGA #2	13,182
PGA #3	8,372
PGA #4	8,728
PGA #5	592
RA	222,507

*Data from Geographic Information System. In 2019 total area acreage was used instead of parcel acreage, therefore 1999 acreage may not agree with 2019 acreage.

2. GROWTH PLANNING IN TENNESSEE

Tennessee has historically been a magnet for growth. According to the 2000 Census, Tennessee was the 14th fastest growing state in the country. Recognizing that unbridled or unplanned growth would lead to dire circumstances in communities and regions across the state, the General Assembly passed Public Chapter 1101 in 1998, also known as Tennessee's Growth Policy Act Codified at TCA 6-58-102. The Growth Policy Act specifically identified two major goals of the legislation: the curbing of urban sprawl and careful coordination of development with the provision of services. To achieve these goals, PC 1101 mandated a comprehensive growth planning process that required all local officials within non-metropolitan counties to work together to proactively plan for and shape growth statewide through the development of 20-year growth plans. The first step in developing plans under The Growth Policy Act was to create coordinating committees composed of a variety of stakeholders. PC 1101 required communities to identify the following three geographical components:

- An Urban Growth Boundary (UGB), defined as the existing municipality plus contiguous territory, where higher density residential, commercial, and industrial growth is expected to occur over a 20-year horizon and which is available for annexation;
- Planned Growth Areas (PGAs), defined as territory outside of the municipality and the UGB, where low to moderate density residential, commercial, and industrial growth is projected to occur over a 20-year horizon but which is not available for annexation; and
- Rural Area (RA), defined as the remainder of the County that was not included in the UGB or a PGA, where low density residential development, farmland preservation, forest and wildlife management, and recreational opportunities are prioritized.

Before proposing any of the above described boundaries to their county commissions and municipal governing bodies, coordinating committees were charged with reviewing population projections and examining land use trends. These requirements were an effort to link growth plans to existing general city and regional planning under T.C.A. Title 13.

The first round of growth plans had to be developed by each non-metro county by 2003 and were required to have a 20-year planning horizon; thus, most growth plans that have not been updated are rapidly approaching the end of their planning horizon. While the General Assembly has not revisited the original Growth Policy Act, nor has it statutorily required communities to review or amend their growth plans after the initial 20-year planning horizon, growth plans are still an extremely relevant and useful tool for local governments to proactively manage and shape growth both inside and outside of city limits. Additionally, the stated intent and reasoning behind the 1998 legislation still resonates two decades later, as statewide growth continues to exceed national averages and the need for careful, coordinated planning and efficient, compact development is essential to a community's long-term success and viability. Thus, from a planning perspective, it is critical that community leaders reconvene and re-engage in the growth planning process. To be most effective, growth plans need to reflect and evaluate the most recent development patterns and current population projections available. While the Growth Policy Act specifically states that population projections from the University of Tennessee Boyd Center must be utilized, a variety of data sources are available to inform the rewrite process on a more localized level.

As mentioned earlier, Tennessee, and more notably Middle Tennessee, continues to experience an explosive population boom due to a variety of factors. Clarksville-Montgomery County is no exception. In May 2019, the Tennessee State Data Center reported that 9 of the 10 cities in the state with the largest population gains between July 2017 and July 2018 were in Middle Tennessee, with

Murfreesboro and Clarksville being the state's two fastest growing cities in 2018. Meanwhile, Montgomery and Wilson Counties tied for the fastest growing counties in the state, with a three percent annual growth rate from July 2017 - July 2018. Significantly, Montgomery County was one of four Tennessee counties that landed in the top 100 fastest growing counties in the country over that same time period, ranking 59th overall. Moreover, in 2018 Montgomery County ranked 68th in the country's list of fastest growing counties since the 2010 Census, with a 19.5 percent growth rate.

All of these facts, combined with the University of Tennessee population projection for Montgomery County through 2040, provide a clear picture of the recent and anticipated growth trends characterizing the region and signal an urgent need for civic leaders to strategize an appropriate course of action to guide growth and development over the next two decades. Montgomery County and Clarksville leadership recognized the need and will become the first county in Tennessee to rewrite their growth plan to prepare for the next 20 years.

2.1 GOALS OF PC 1101 AND PC 707

As stated at TCA 6-58-102, the goals of PC 1101 are to:

- 1) establish a comprehensive growth policy for the state that would eliminate annexation or incorporation out of fear;
- 2) establish incentives to annex or incorporate where appropriate;
- 3) more closely match the timing of development and the provision of public services;
- 4) stabilize each county's education funding base and establish an incentive for each county legislative body to be more interested in education matters; and
- 5) minimize urban sprawl.

Since Clarksville-Montgomery County is unique in that it only has one city and there is little likelihood of additional city incorporation in the future, and that there is one countywide school system; only the third and fifth stated goals really pertain. While PC 1101 mandated that only land contained within the UGB was available for annexation by the city, the eventual passage of PC 707 in 2014 eliminated unilateral, nonconsensual annexation and strengthened the annexation moratorium established by PC 441 in 2013. Since May 2015, the city of Clarksville has the authority to annex property only with the written consent of the owners or by neighborhood referendum. Additionally, the city can annex agricultural land only with the written consent of the owner. Since the original growth plan of 1999, the city of Clarksville has only annexed 2,323 acres of land.

2.2 HISTORY OF THE CLARKSVILLE-MONTGOMERY COUNTY GROWTH PLAN

In compliance with the requirements of PC 1101, Clarksville-Montgomery County developed and approved the initial growth plan in November of 1999, one of the earliest in the state to do so. The initial growth plan remained in place with no textual amendments or boundary changes until 2012, when the plan was textually amended to allow multifamily development (as permitted in the R-4 zoning classification) in Planned Growth Area 4. At this time, staff examined the 1999 plan's population projections and compared them to actual population numbers gleaned from the 2010 Census and several years after. Based on that data, the 2020 population projections were amended in the revised growth plan document to reflect the known, recent rates of growth in the city, unincorporated area, and the county overall. Specifically, the city of Clarksville's projected

2020 population was reduced by 23,000 residents, which were shifted to the unincorporated area of Montgomery County. The total number of county residents remained the same at roughly 202,000. The growth plan was again amended in 2018 for a boundary change, which converted approximately 600 acres of land around Rossvie Road from Planned Growth Area 4 to UGB to accommodate the annexation of city purchased property.

3. GUIDING PLANNING PRINCIPLES AND CONCEPTS

One of the stated goals of PC 1101 was the curbing of urban sprawl. Sprawl puts an excessive strain on already burdened infrastructure systems, further separates centers of population and commerce, and consumes farmland and open space - it is an unhealthy development trend, in both the municipal and environmental sense. As part of the process of delineating new growth boundaries for the Clarksville-Montgomery County 2040 Growth Plan, both the RPC Staff and the Growth Coordinating Committee considered a number of different concepts and planning practices to ensure that the goal of minimizing urban sprawl while accommodating future growth was met.

3.1 SMART GROWTH

In the early 1990s, the United States Environmental Protection Agency (EPA) established Ten Principles of Smart Growth, the great majority of which were aimed at reversing the sprawl trend and strengthening neighborhoods and cities through an emphasis on better design and development. Many of these principles, such as mixing land uses, building a range of housing opportunities and choices for a diverse population, creating walkable neighborhoods, fostering distinct communities with a strong sense of place, and providing a variety of transportation options, can be turned into policy statements and objectives as the community moves through the comprehensive planning process. Several other smart growth principles, specifically the promotion of compact design, the preservation of open space and farmland, the protection of environmentally sensitive areas, and the direction of new development toward existing communities, may be directly applied during the growth planning process as potential new boundaries are proposed and evaluated. It is important to note, however, that individual principles cannot be taken alone or out of context and all ten principles together is what makes up Smart Growth.

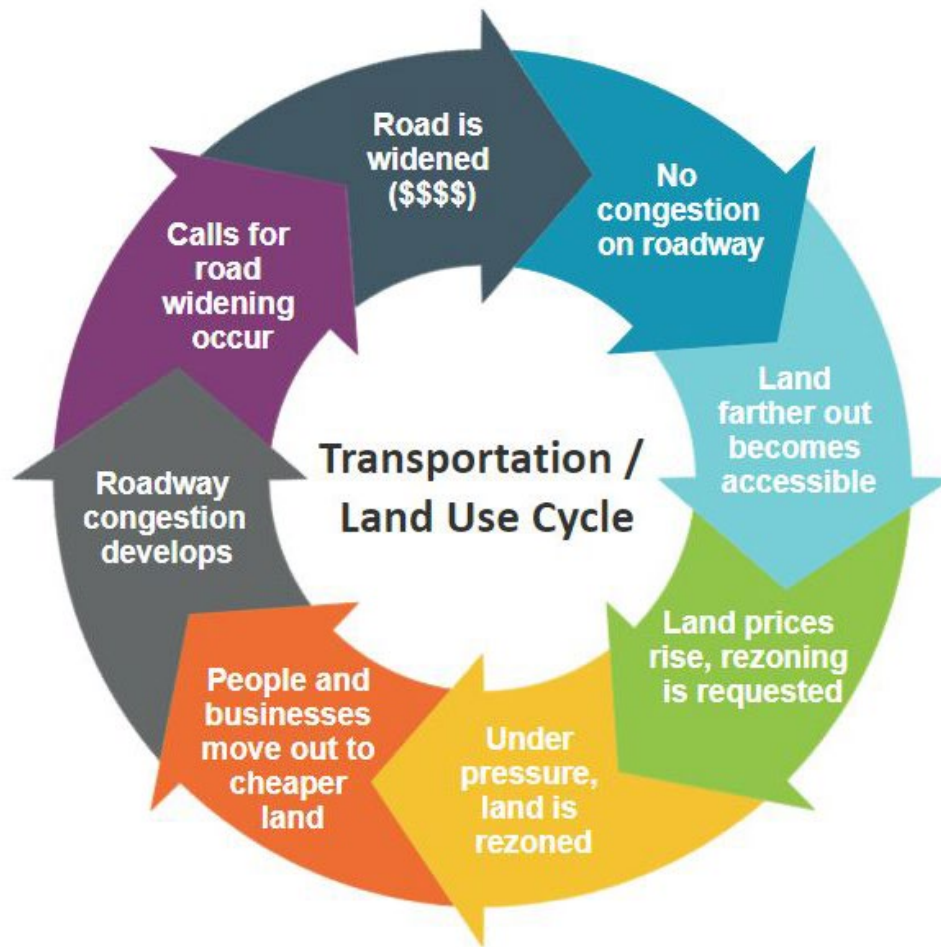
Ten Principles of Smart Growth

- A Mix of Land Uses;
- Encourage Compact Design and Development;
- Provide a Range of Housing Opportunities and Choices;
- Create Walkable Neighborhoods;
- Foster Attractive, Distinctive Communities With a Strong Sense of Place;
- Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental Areas;
- Strengthen and Direct Development Toward Existing Communities;
- Provide a Variety of Transportation Choices;
- Make Development Decisions Predictable, Fair, and Cost Effective; and
- Encourage Community and Stakeholder Collaboration in Development Decisions.

3.2 TRANSPORTATION LAND USE CYCLE

RPC Staff and the Growth Coordinating Committee also focused on the principle of the transportation land use cycle, which concisely describes the relationship between land development and road construction.

Figure 3: Transportation Land Use Cycle

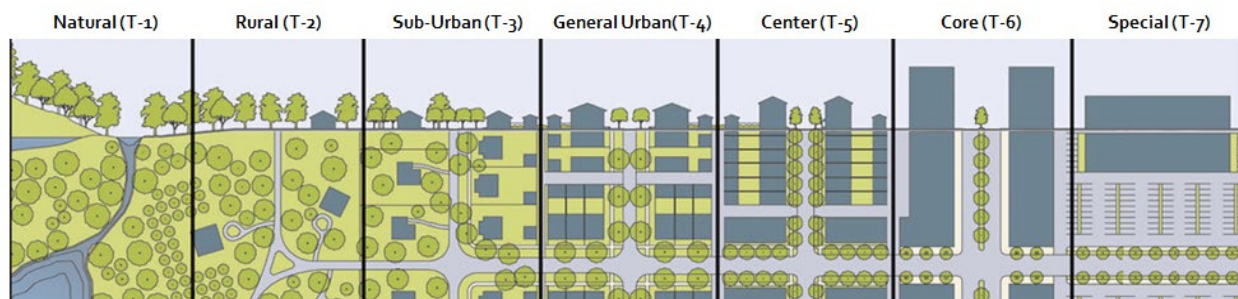


Essentially, as new land on the fringes of the community is developed, more residents end up traveling farther distances and placing additional strain on the already narrow, winding, and insufficient roadways. This circumstance then creates congestion and a call for road widening from the residents, which generally comes at great cost to the community. As political pressure mounts, roadways are widened and congestion temporarily ceases while simultaneously making more land, further out, accessible, until the cycle inevitably repeats itself. This unsustainable sequence of events can be avoided by focusing on development around already improved infrastructure, typically within or near the city limits, and by investing in maintenance, small fixes, and adding connections to existing road networks.

3.3 THE RURAL-TO-URBAN TRANSECT

The third planning idea considered is the urban-to-rural transect concept which depicts a system of six main zones that proceed from the most natural environment (T-1) to the densest urban development at the core of the city (T-6). In the transect theory, a community's development should transition in a smooth manner as one travels from the core to the rural areas in order to provide a useful and understandable pattern to both residents and visitors. While no community's development pattern will completely reflect the transect, the closer it replicates it, the more appealing and sensible it will seem. When development "jumps" transects, that smooth transition is lost and this is when rural and suburban residents have the most negative feelings toward new development. Future planning documents should outline the end goal for areas in and around the city to be built to a desired end state and avoid the confusion of transect jumping.

Figure 4: Rural-to-Urban Transect



3.4 DENSITY PRESERVES FARMLAND

In line with the EPA's smart growth principles of farmland preservation and compact design, the concept of promoting and prioritizing density (both high-density multifamily and compact, single-family design) was also evaluated by the RPC Staff and the Growth Coordinating Committee, with the acute understanding that land in the Clarksville-Montgomery County region is finite and county boundaries cannot be expanded. In conjunction with this fact is the knowledge that once land is developed, it is extremely difficult to increase density or redevelop properties for a very long time.

According to the University of Tennessee Agricultural Extension office, Montgomery County lost 20,000 acres of farmland (or a reduction in the total number of farms from 1,100 to about 780) in the ten-year period between 2002 and 2012. That agricultural land cannot be regained or restored. This is an important fact to consider from an economic perspective, because Montgomery County's annual direct agricultural output is estimated at \$370.4 million, with a multiplier effect estimated at \$505 million. From a cultural standpoint, Montgomery County has a strong agricultural heritage and identity that is directly affected by fringe development and loss of farmland. Additionally, every acre of undeveloped property has the potential to be developed as extremely low-density, AG residential lots, on one end of the spectrum to high-density, R-4 multifamily on the other. A comparison of lot yields across zoning districts provides a very sharp picture of the impact of developing with density. For instance, 2,380 acres of AG zoned land developed as single family lots is the equivalent of 24 100-acre farms. This 2,380 acres of AG zoned land yields the same number of dwelling units to accommodate 3,200 residents as 100 acres of R-4 developed land. Likewise, the same 100 acres only yields 284 dwelling units for 766 residents when developed in the R-1A zone compared to 893 dwelling units for 2,411 residents in the R-6 zone. Thus, making wise decisions as to how and where to develop land is crucial to accommodating population growth,

reserving land for future development needs, and retaining the county's heritage and economic diversity.

Figure 5: Farmland Preservation Visualized

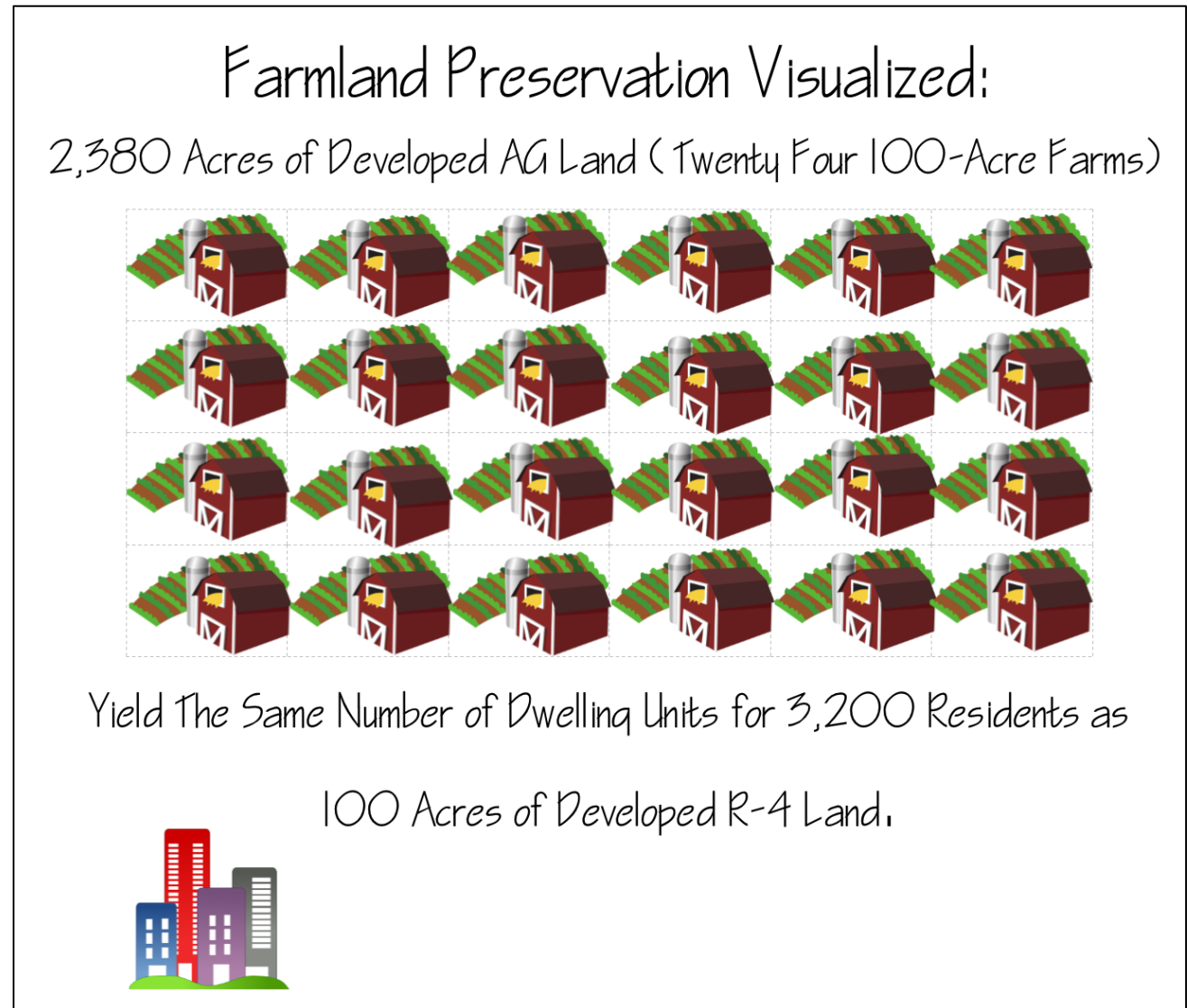
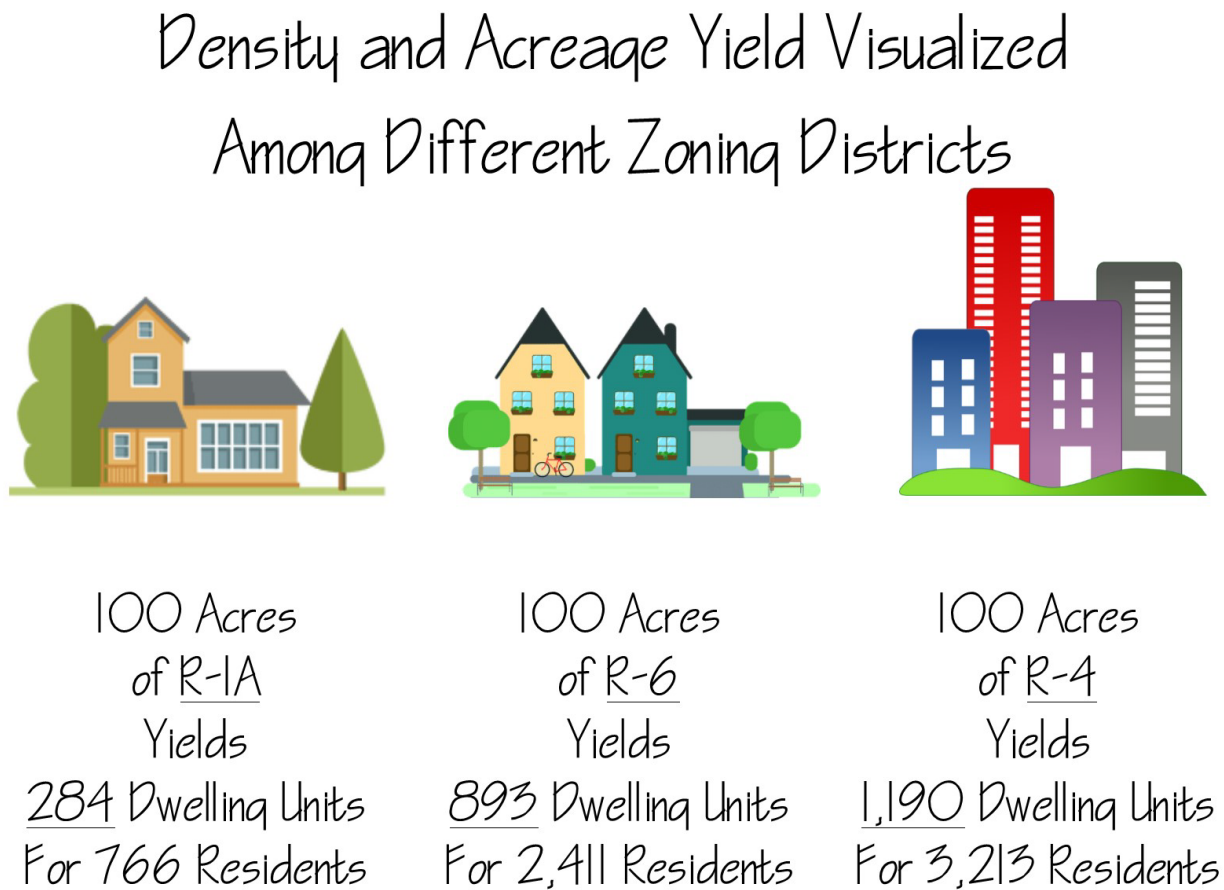


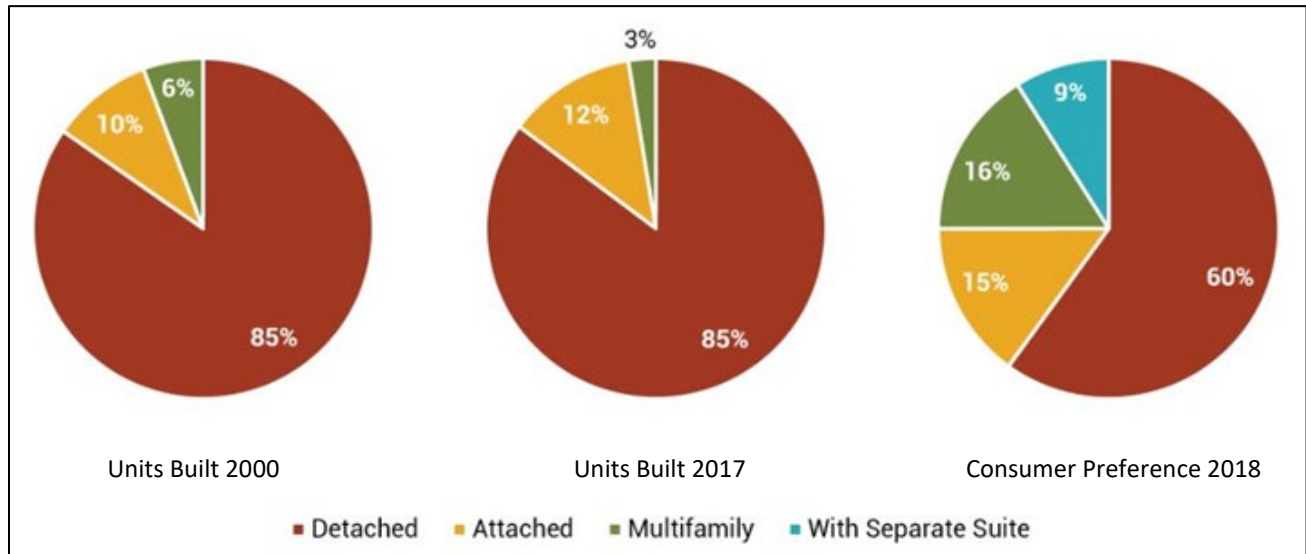
Figure 6: Density and Acreage Yield



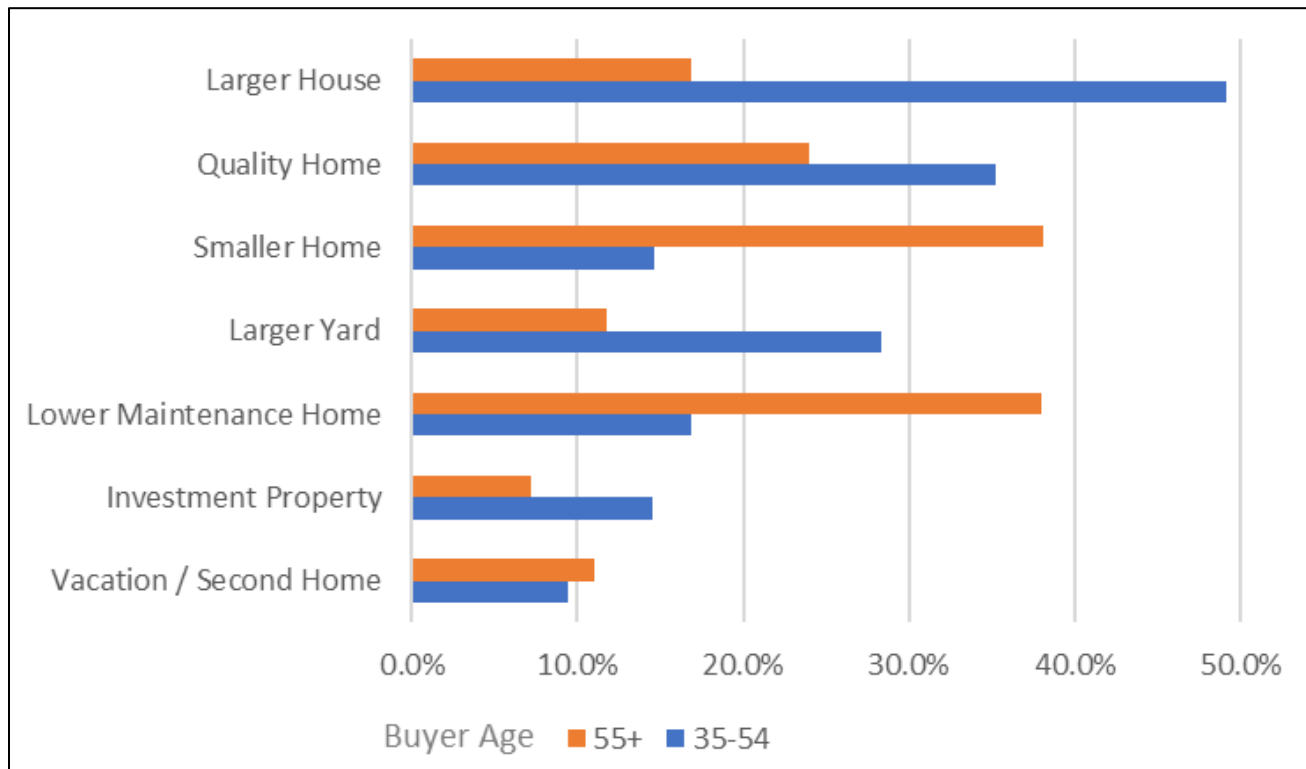
3.5 COST OF HOME CONSTRUCTION

Finally, the RPC Staff and the Growth Coordinating Committee looked at the various costs associated with new home construction, as well as home construction trends compared to consumer desires. It is a fact that land located in a designated UGB is more valuable due to its ability to be developed at a higher density. That being said, the price of raw land only accounts for 20 percent of the total cost to build a house, whereas the price of materials/permits/labor accounts for over 60 percent of the total cost. Thus, while the claim that placing land in a UGB inherently drives up the price of home construction may be true, it is so marginal that it may not need to be weighed when delineating the limits of the new UGB.

An annual consumer preference survey completed by RCLCO Residential Advisors found that in 2018, home construction trends do not mirror consumer preferences (Figure 7). While developers nationwide are generally building large, detached, single-family homes with an average size of 2,500 square feet, the study showed that only 60 percent of consumers want a detached home, while 15 percent prefer an attached home and 16 percent prefer a multifamily unit. Additionally, ten percent were looking for something that also had a separate suite. Meeting the demand instead of offering only a few types of homes will create a more vibrant and economically stable community countywide.

Figure 7: Share of New For-Sale Housing and Consumer Preference by Type

It is interesting to note that, according to the consumer preference study by RCLCO, those preferences drastically vary depending on the age of the buyer. The study shows the national desires of age groups 35-54 and 55+ (See Figure 8). The largest desires of 35-54 year olds were larger homes, with a larger yard, and quality. After 55 years old however, the chart shifts to a desire for a smaller home, with lower maintenance, and quality. The question for the development and home builder community is, “Are we building what needs to be built where it needs to be built?”

Figure 8: Housing Preference by Age Groups

4. POPULATION PROJECTIONS & ANALYSIS

The RPC Staff, in order to provide guidance to the Growth Coordinating Committee conducted countless models, formulas, and analysis of trends to determine the growth over the past 20 years, how the last Growth Plan operated, and what was needed versus what was projected. From these figures, the RPC Staff created the initial maps with data to back them up. The following chapter is a description of the analysis of multiple trends and data that went into developing the Growth Plan map.

4.1 HISTORICAL TRENDS AND ANALYSIS

Per the requirements set forth in PC 1101, the original 1999 Growth Plan analyzed the county's land use at the time and projected what was thought to be enough area to accommodate the anticipated growth within the growth areas. The original growth plan did not have historical data, such as zoning district lot yields, available to inform the future growth projections. The lack of historical data and analysis led to an overestimation of the needed land area to accommodate future growth at that time. It also led to some incorrect assumptions of where and to what degree growth would occur around the county, as land area need projections did not anticipate much unincorporated growth, nor did it account for a more dense development pattern that actually occurred within the city limits and UGB.

The initial 1999 Growth Plan projected the City of Clarksville would grow by approximately 73,000 residents over the 20-year horizon, or at a rate of roughly 69 percent. It also projected that the unincorporated area of Montgomery County would shrink by roughly 3,000 residents over the same time period, losing roughly 11 percent of its year 2000 population, due to the City of Clarksville's annexations. Since the adoption of the original growth plan in 1999, the city has annexed only 2,710 acres, as shown in Figure 9. However, as mentioned in Chapter 2, when the 1999 plan was first revised in 2012, staff examined actual population numbers reported by the 2010 Census against the original projected numbers. This analysis showed that the population growth within the unincorporated area of the county had been grossly underestimated, while the city only grew at a modest rate as compared to earlier expectations. The 2012 analysis examined the population data change from 2000-2010 and found that: the city of Clarksville only grew at a 25 percent rate instead of the projected 30 percent; total county numbers increased by 30 percent instead of the projected 24 percent rate; and, most surprising of all, the unincorporated areas of Montgomery County grew at a rate of 48 percent instead of the projected loss of two percent (Figure 10).

Additionally, according to the Tennessee Advisory Commission on Intergovernmental Relations (TACIR), as of 2010, Montgomery County and 17 other counties in the state had population projections that were under projected by more than 5,000 residents; in reality, Montgomery County was underestimated by 9,000 residents.

Figure 9: Clarksville Annexations 2000-2019

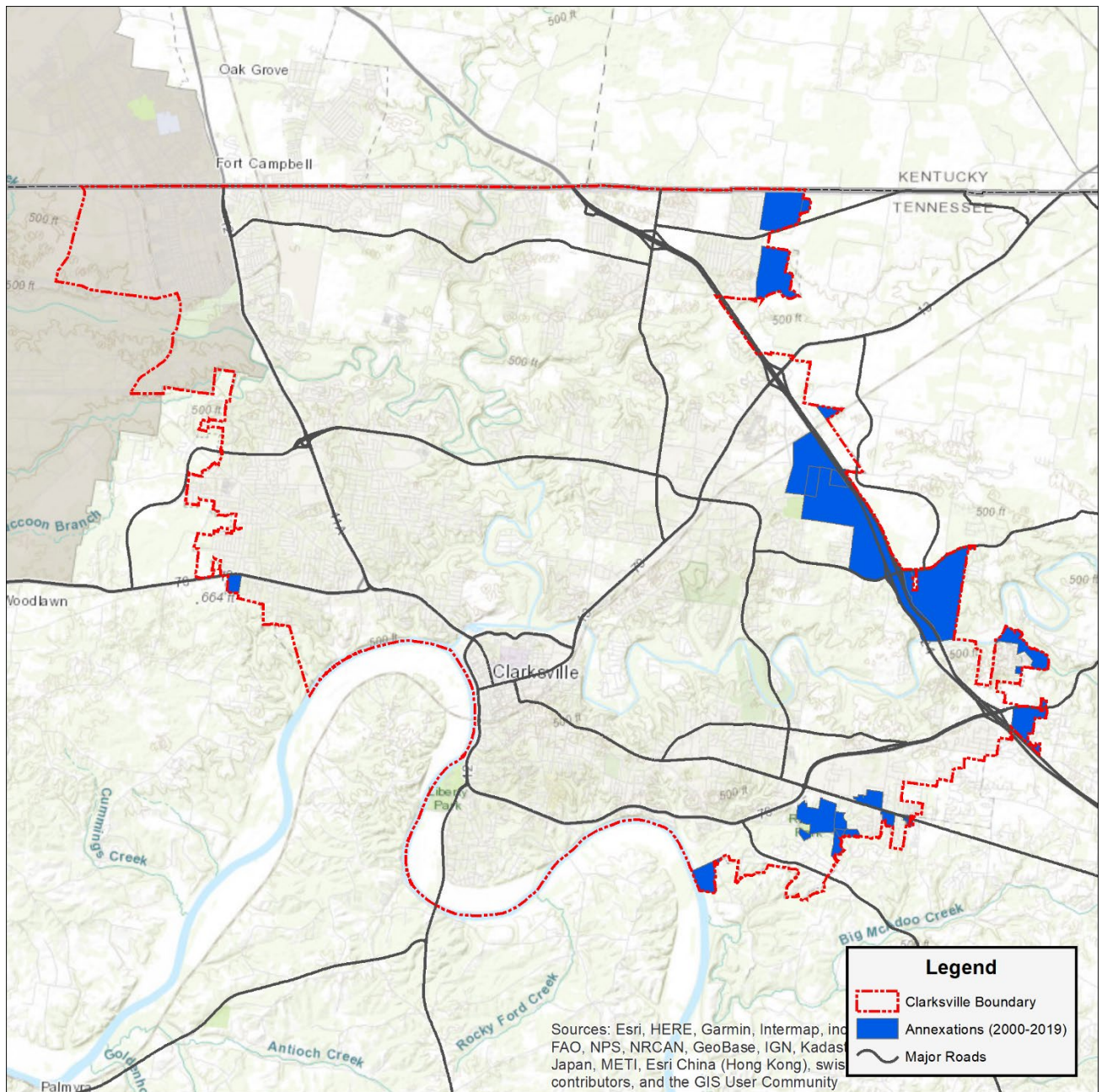
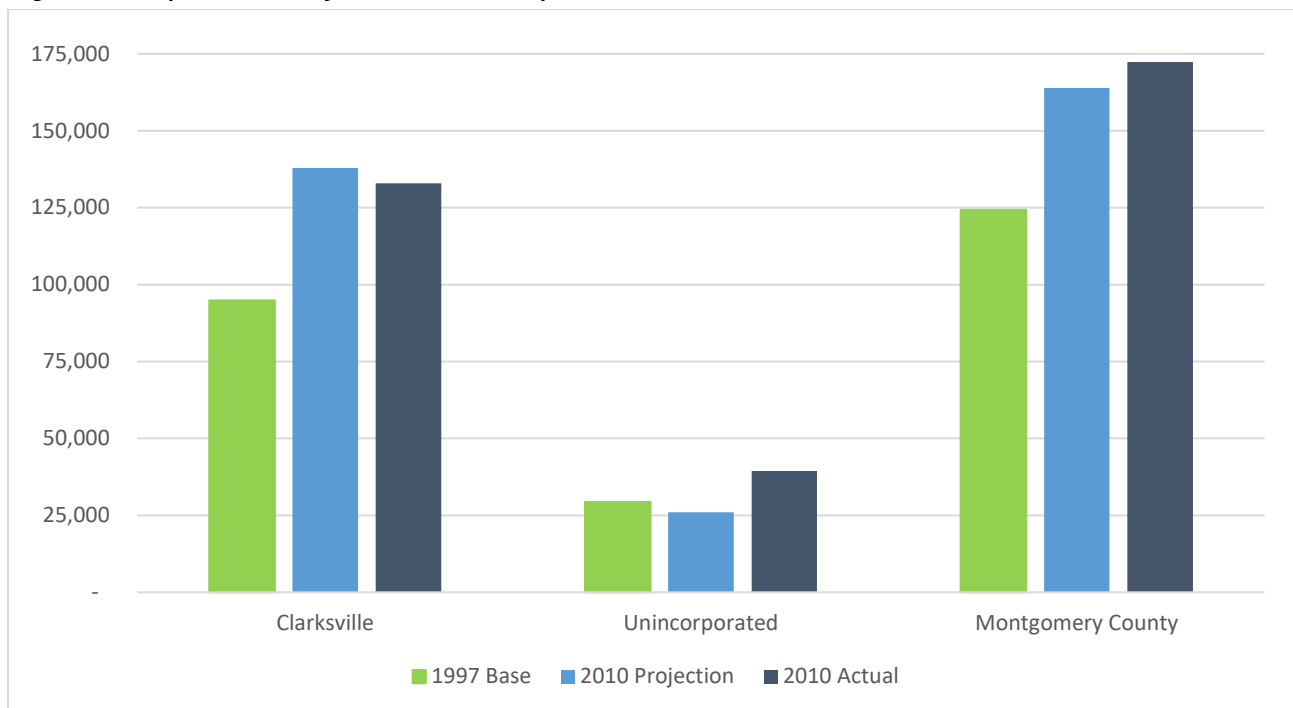


Figure 10: Population Projected Versus Experienced 1997-2010

The 2019 Growth Plan update was able to take into account development patterns spatially and temporally to better inform projections on acreage needs for the anticipated population growth.

The development patterns were discerned through the analysis of various datasets. Past growth trends were identified and then potential growth needs were projected. The first dataset analyzed was the residential building permits over the past 20 years (1998-2018). Density analysis was conducted to illustrate where growth had occurred and relative density over time. By using the building permit data, the population growth was determined within the individual growth areas, which can be seen in Figure 11. Historical permit data illustrated that the total number of issued building permits generally favored the city during the time period until 2017 and 2018, when unincorporated area permits exceeded city permits, mostly due to development in the southern UGB and PGAs 3 and 4. More specifically, building permits issued in the southern UGB greatly outnumbered the other two UGB areas, and PGA 4 actually accounted for the next highest number of permits. In looking forward, this analysis was necessary to account for a more representative area of where growth had occurred within the originally designated growth plan areas and anticipate where it would continue.

Figure 11: Existing Residential Density Countywide

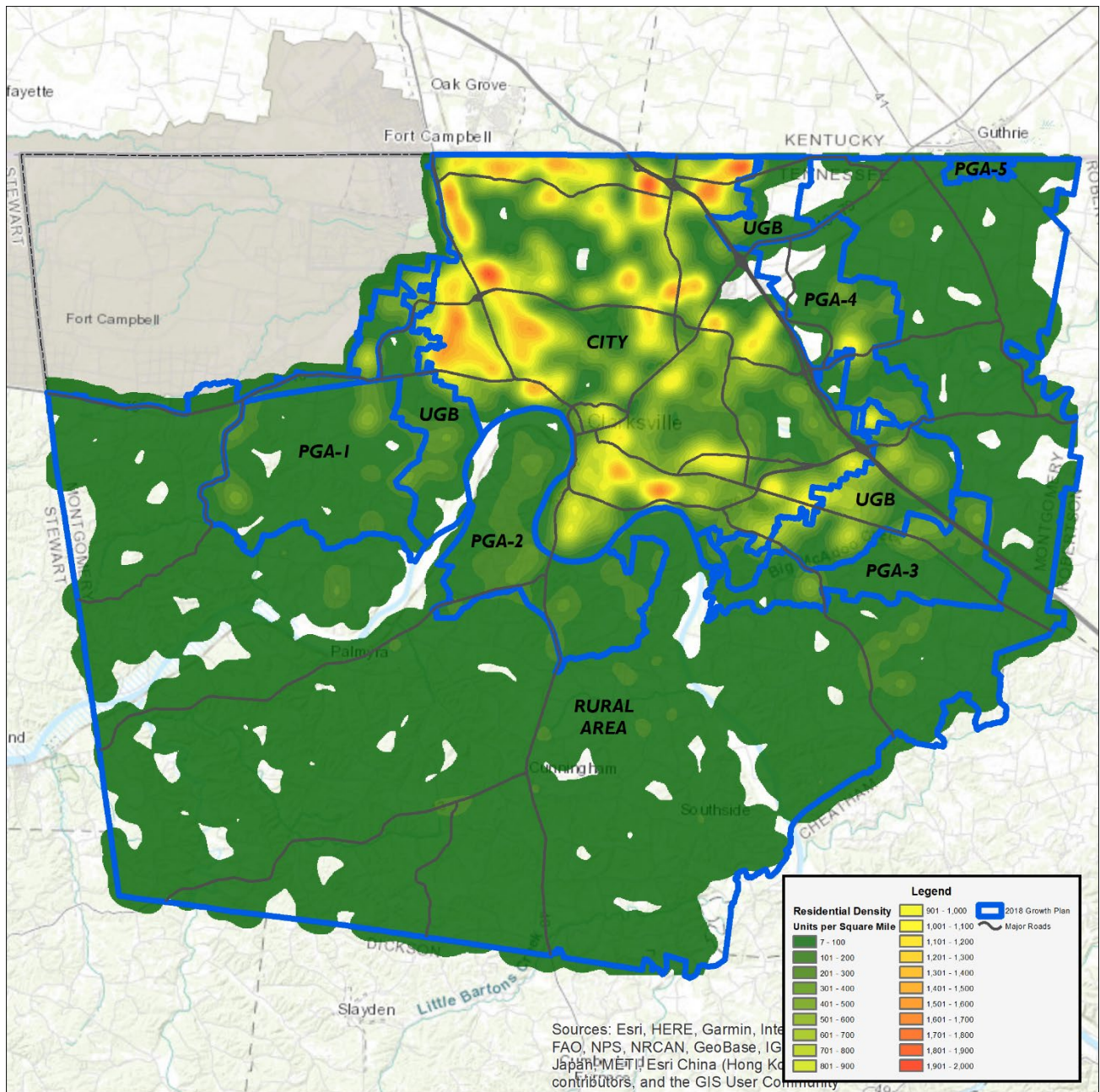
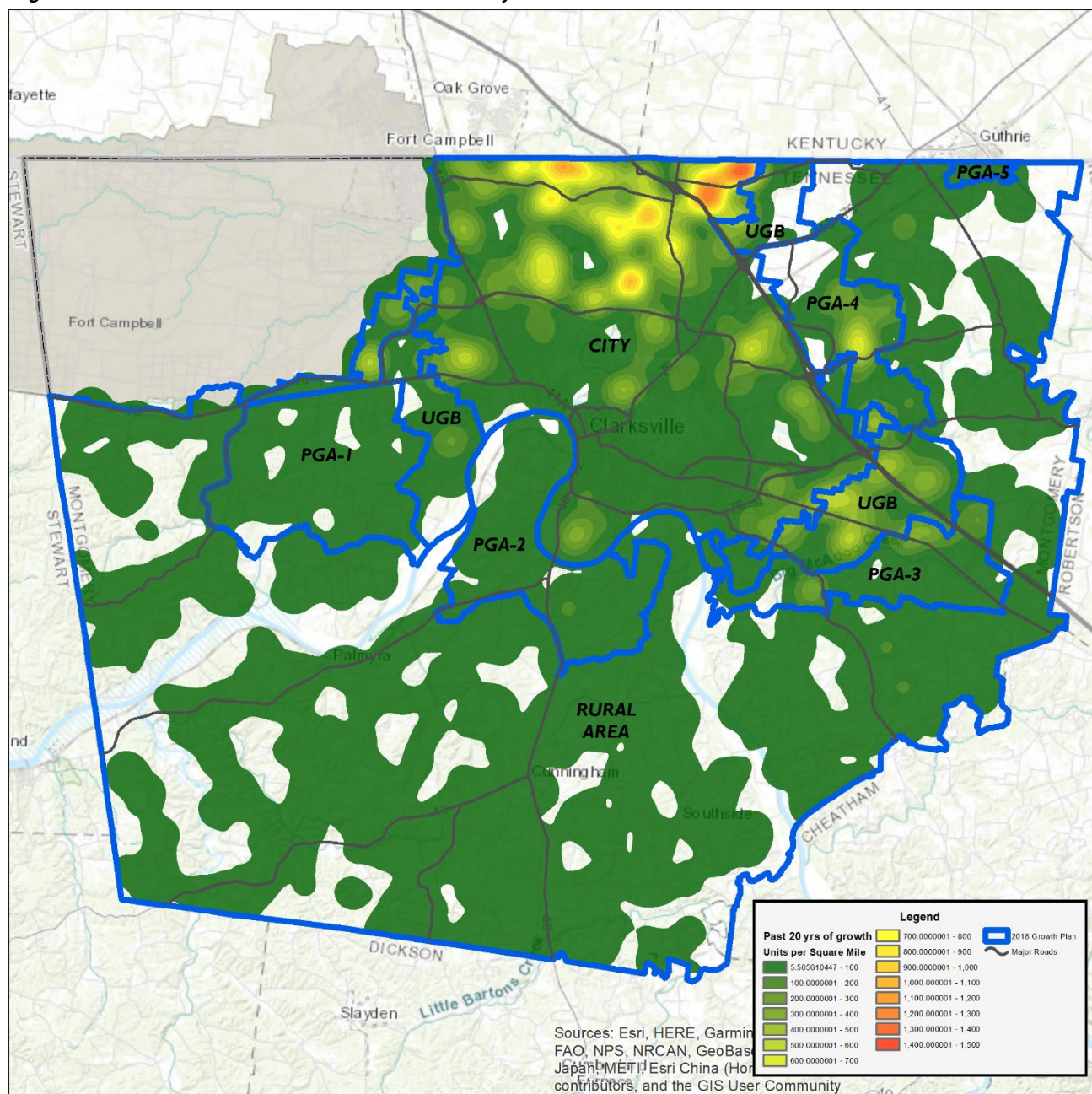


Figure 12: Residential Growth 1999-2019 Countywide



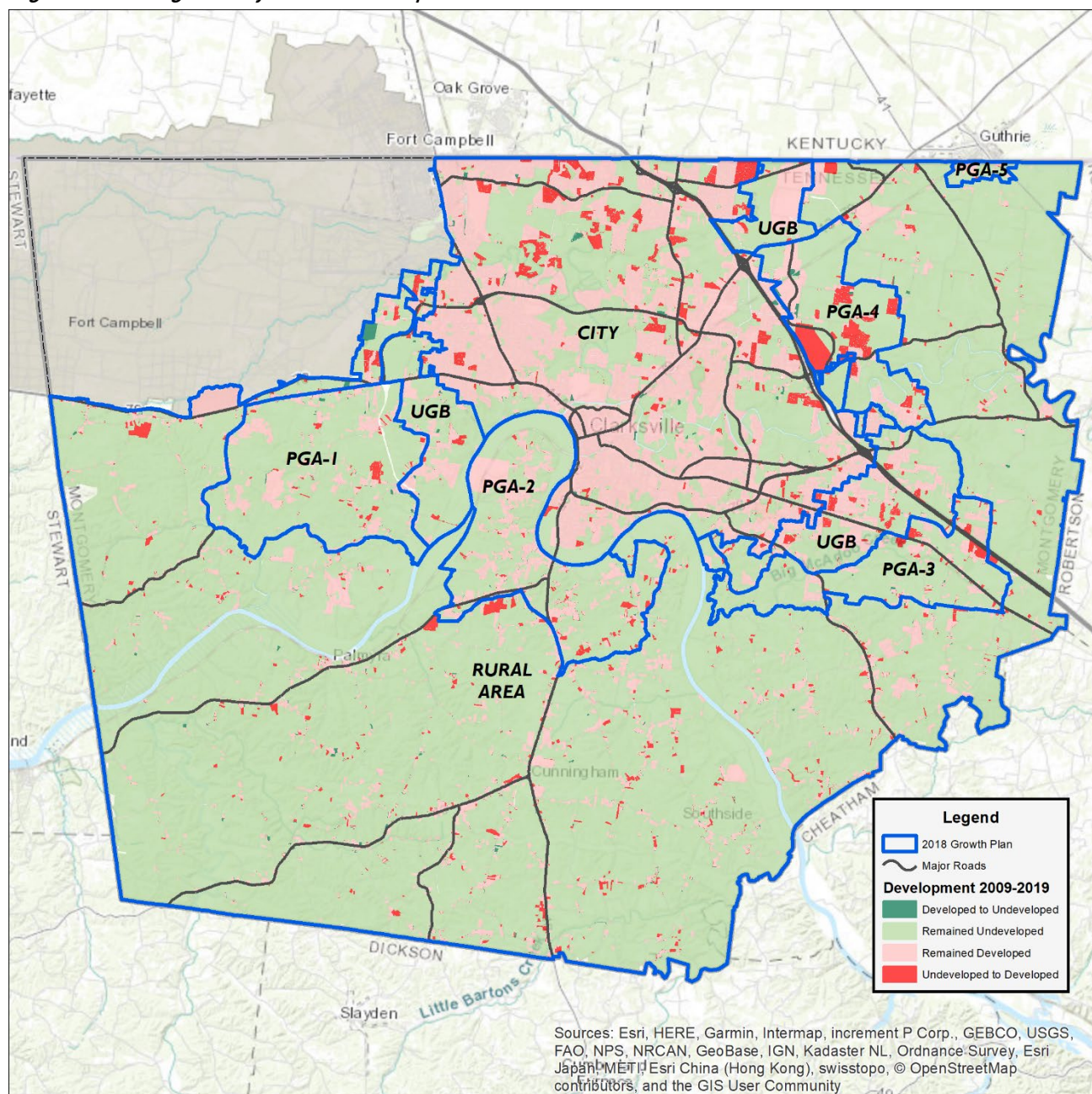
The RPC subdivision and multifamily databases were also queried for the past 20 years to provide a breakdown of the number of lots/units, lot/unit density, and acreage consumed over that time. The dataset was broken down further to determine lot/unit density by zoning district within the existing growth plan areas. The summary tables can be seen in Appendix F. This analysis assisted in determining how many acres of land would be necessary to accommodate the expected growth over the next 20-year period to 2040. Assuming a static growth rate where development across all the zoning districts remained the same moving forward, the RPC staff was able to estimate that approximately 11,006 acres of land countywide would be needed (see Table 3 for the breakdown). It is noted that any major changes to the local housing market, updates to the zoning codes, or a shift in the types or sizes of units built can change this projection.

Table 3: 2040 Projected Growth Need Based on Current Areas and Historic Patterns

Area	2040 Projected Population	2040 Dwelling Units Needed	2040 Acreage Needed	Remaining Developable Acres	Projected Share
City	65,127	24,121	5,718	10,210	73%
Unincorporated	24,422	9,045	5,161	103,355	27%
UGB	13,568	5,025	2,437	9,107	15%
PGAs and RA	11,759	4,355	4,858	94,248	13%
Countywide	90,455	33,502	10,708	113,565	100%

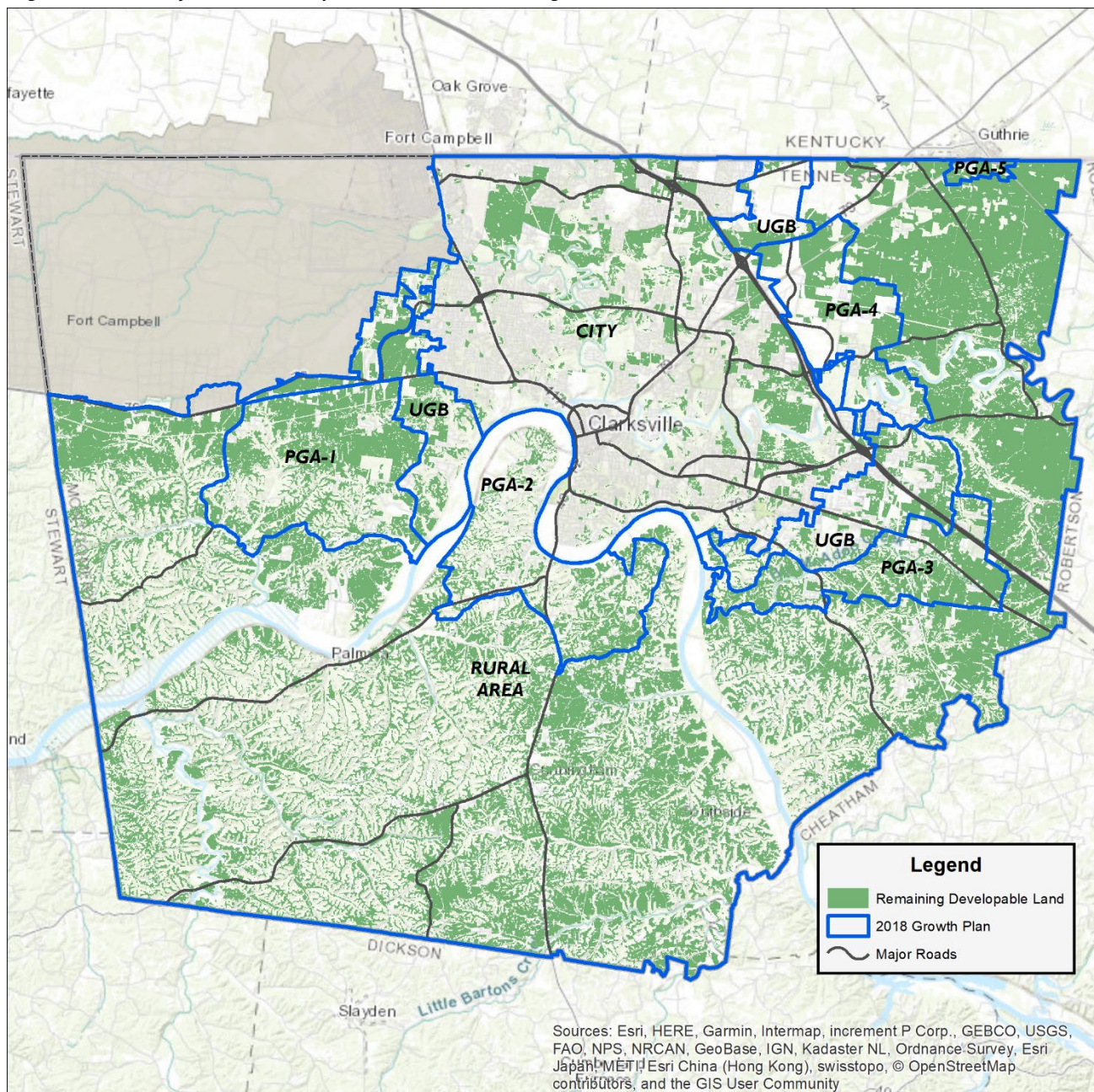
A third analysis was conducted to determine the change in the physical landscape over the past 10 years (2009-2019), as shown in Figure 13. The timeframe was limited to 10 years due to the availability of an electronic parcel database and matching aerial imagery years for comparison. This analysis accomplished two things: first, it showed where overall development had occurred and secondly, it created a spatial layer of undeveloped/developed land for 2009 and 2018. A rate of development within each growth area could then be shown in acres per year or percent increase of area. These results allow for the projection of growth and potential land area requirements.

Figure 13: Change in Physical Landscape 2009-2019



The next step was to utilize the undeveloped/developed land layer to ascertain the amount of developable land (Figure 14). The developable land was modelled by removing from the already identified undeveloped land the following: FEMA flood zones, wetlands, sinkholes, lands with slopes greater than 15 percent, TVA easements, Industrial Development Board-owned properties, cemeteries, roads, rights-of-way, government owned lands (local, state, and federal), and all approved subdivisions (preliminary and final). Visually, this provided a clear understanding of the impact of environmentally critical and otherwise encumbered lands. After removing approximately 7,750 preliminary and final subdivision lots, in addition to all of the above described undevelopable land, there are 177.45 square miles (or 113,565 acres) of vacant, developable land remaining out of the total 544 square miles in the county. The large areas of developable land are recognizable in the East County and Woodlawn Areas. The southern part of the county and areas around Highway 12 are constrained by steep slopes and floodplains making larger scale development more expensive.

Figure 14: Countywide Developable Land Remaining as of 2019



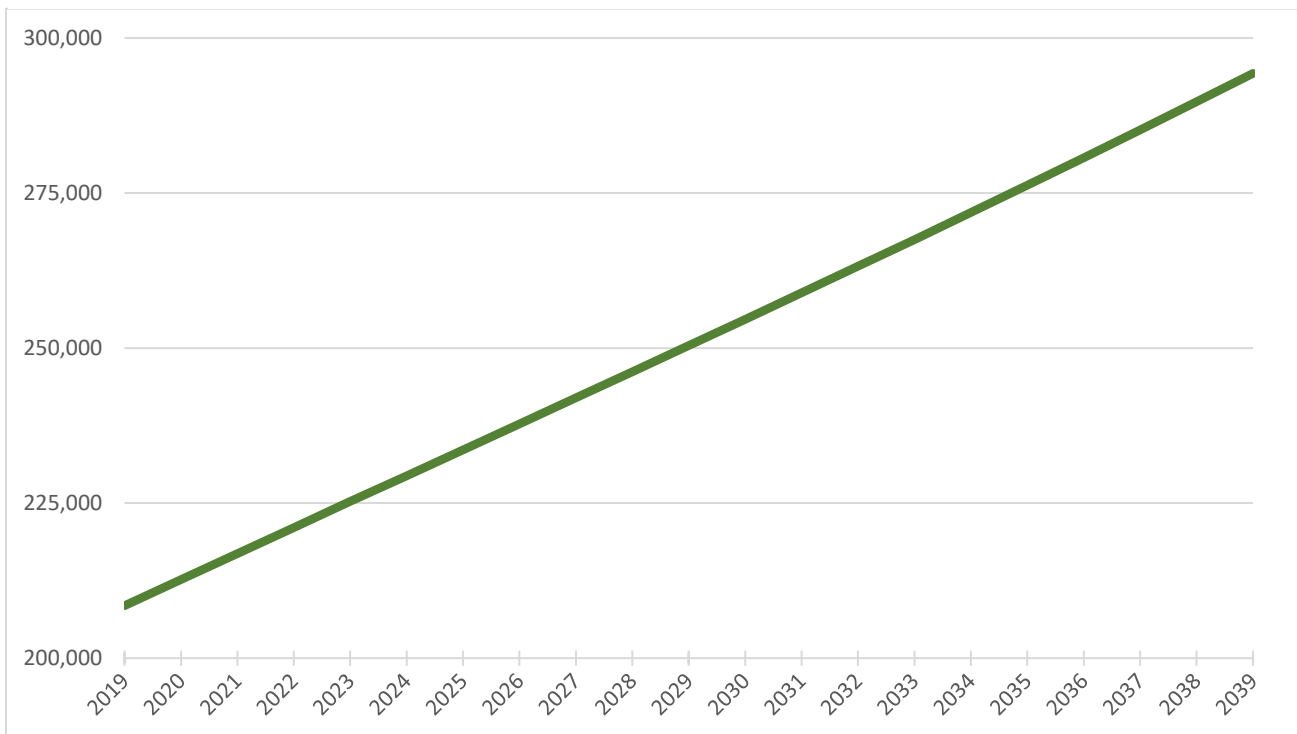
The last step was to account for the makeup of each growth plan area due to density differences and different compositions of zoning districts. This was accomplished by reviewing the zoning composition of the past 10 years of final subdivisions and multifamily occurrences within each growth area. The zoning district density was broken down by percent total. This was applied to the projected unit need calculated previously for each area which then provided a more accurate projection of needed units and acreage for each area as shown in Appendix F. The modelled developable land was then compared with the needed acreage to determine suitable sizes for the UGB and PGAs.

4.2 CURRENT ANALYSIS AND POPULATION PROJECTIONS

The legislation noted in Public Chapter 1101 requires a 20 year planning horizon to accommodate projected population growth. Population projection numbers must be based on the University of Tennessee's Boyd Center for Business and Economic Research projections. Their projections estimate a 2040 population of 298,919 residents in Montgomery County as shown in Table 4 – an increase of 90,455. This averages out to an increase of 4,307 persons per year (see Table 4 for individual year estimates). Using the current U.S. Census estimate of 2.7 persons per household in Montgomery County, this translates to nearly 32,000 new housing units needed by 2040, or roughly 1,600 units annually – it can be a mix of single family homes, duplexes, and multifamily units. Furthermore, based on this total population and existing CMCSS student population rate of 0.173, an additional 15,648 students can be expected in the school system (not including those in private schools or home schools) over the next 20 years.

Table 4: University of Tennessee Population Projections for Montgomery County to 2040

Year	Population	Increase		Year	Population	Increase
2019	208,464	4,228		2030	254,640	4,242
2020	212,678	4,214		2031	258,901	4,261
2021	216,878	4,201		2032	263,183	4,283
2022	221,069	4,191		2033	267,501	4,317
2023	225,250	4,181		2034	271,856	4,355
2024	229,426	4,176		2035	276,252	4,396
2025	233,603	4,177		2036	280,695	4,443
2026	237,782	4,179		2037	285,184	4,489
2027	241,970	4,188		2038	289,716	4,532
2028	246,174	4,204		2039	294,294	4,578
2029	250,398	4,224		2040	298,919	4,625

Figure 15: Montgomery County Population Projection 2019-2040

The University of Tennessee population projections are provided for the county as a whole and do not take into account where the population is or will be distributed (i.e. in the city limits or unincorporated area). The most current population figures show that the unincorporated area of Montgomery County accounts for roughly 23.4 percent of the county's total population, with the City of Clarksville accounting for the remaining balance. For those residents on Fort Campbell, they are counted where they live on post, either in the city limits or unincorporated area. In order to project where the future residents will be absorbed, single family and multifamily residential housing permits were analyzed by growth area to understand the distribution over the past 10 years. Each growth area was then broken down by residential zoning composition and historic lot yield trends were applied to calculate units and acreage needed to accommodate the growth projections at current densities. A table showing the breakdown of each growth area can be found in Appendix F.

Once the density and total units were calculated, the needed acreage for a representative growth area was known. The remaining developable land analysis was then used to identify how large the growth areas need to be since portions of the county have already been developed or are unsuitable for development. Knowing these calculations allows for an adequate acreage to provide for development and market flexibility to be put into place while still staying within reason. In areas that were not as highly developable, it allowed for a reduction of the PGA and redistribution of the UGB, as compared to the 1999 Growth Plan.

5. PROCESS

In the middle of 2018, the Growth Plan was being updated to convert approximately 650 acres from PGA to UGB along Rossvie Road to accommodate the city's newly purchased land and allow them to annex it. During the process, County Mayor Jim Durrett made mention of wanting to look at the whole county, but he did not want to slow down the task at hand at the time.

5.1 THE GROWTH COORDINATING COMMITTEE

On July 16, 2018, Montgomery County Mayor Jim Durrett sent correspondence to RPC Director Jeffrey Tyndall, AICP, which stated that, "due to both county and city growth rates exceeding state and national [growth] averages," it was his opinion that the 1999 Growth Plan and maps were in need of an assessment and update. In response, on February 12, 2019, RPC Director Tyndall contacted County Mayor Durrett and newly elected City Mayor Joe Pitts to request an initial meeting to discuss the composition of the Growth Coordinating Committee and the process of revisiting the 1999 growth plan. While PC 1101 mandates the composition of a community's Growth Coordinating Committee via a specific formula, it makes an alternative provision for Montgomery County, which is considered a special-case county, since it only has one central city and no other municipality greater than 1,000 residents. Codified at TCA 6-58-104(a)(H)(9)(A), in this instance, the Regional Planning Commissioners shall act as the Growth Coordinating Committee, and, upon agreement of the county executive and the city mayor, an unlimited number of additional members may be jointly appointed.

On March 14, 2019, both mayors met with RPC Director Tyndall and other staff to choose the makeup of the Growth Coordinating Committee. As a result of that meeting, a new two-pronged committee was formed, composed of a 16-member steering group and a 10-member ex-officio group. While the entire committee was given the right to participate in the process, only the steering group was given the authority to engage in the formal voting process.



The 26-member Growth Coordinating Committee and Ex-Officio members are below. Past Growth Coordinating Committees can be seen in Appendix E:

Growth Coordinating Committee Voting Members

- Richard Swift (Regional Planning Commission)
- Bryce Powers (Regional Planning Commission)
- Bill Kimbrough (Regional Planning Commission, designee of Mayor Jim Durrett)
- Mark Kelly (Regional Planning Commission, designee of Mayor Joe Pitts)
- Larry Rocconi (Regional Planning Commission)
- Richard Garrett (Regional Planning Commission)
- Dr. Amanda Walker (Regional Planning Commission)
- Wade Hadley (Regional Planning Commission)
- Russell Adkins (Regional Planning Commission)
- Brian Taylor (Clarksville Department of Electricity)
- Daniel Kimbell (Clarksville Department of Electricity)
- Norm Brumblay (Clarksville Montgomery County School System)
- Mark Riggins (Clarksville Gas and Water)
- Garth Branch (Clarksville Gas and Water)
- Jeff Truitt (Economic Development Council)
- Connie Cooper (County Resident)
- Philip Hagewood (County Resident)
- Cumberland Electric Membership Cooperative (one vote)
 - Jonathan Fielder - Electric (Cumberland Electric Membership Corporation)
 - Mark Cook - Broadband (Cumberland Electric Membership Corporation)

Growth Coordinating Committee Ex-Officio Members

- Chris Brown (Fort Campbell, Department of Public Works)
- David Draper (Fort Campbell, Department of Plans, Training, Mobilization, and Security)
- Joe Smith (Montgomery County Commission)
- Valerie Guzman (Clarksville City Council)
- Frank Tate (Industrial Development Board)
- Rex Hawkins (Montgomery County Home Builders Association)
- Christian Black (Clarksville Association of Realtors)
- Grayson Smith (DBS Engineering)
- Vernon Weakley (Weakley Brothers)
- Cal Burchett (McKay and Burchett)

5.2 TIMELINE AND SYNOPSIS OF MEETINGS

Before the 2040 Growth Coordinating Committee was ever formed, the RPC Staff began gathering data and running models since the entire process must be completed within six months from the first meeting and when it is voted on and sent to the city and county. As part of the research, the RPC Staff visited all of the local water utilities to learn more about their service area, exchange ideas and data, and talk about the potential to accommodate future growth.

On April 29, 2019, the 2040 Growth Coordinating Committee convened with a quorum at the Montgomery County Courthouse Chambers for an initial kick-off meeting. RPC Director Tyndall introduced the committee members, went over the governing procedure, covered what voting members and ex-officio members may and may not participate in, and gave a lengthy presentation on the growth planning process, including the legislative mandate, history of the 1999 Clarksville Montgomery County Growth Plan, population projections, and best planning practices and concepts to consider moving forward. The committee nominated Commissioner Larry Rocconi to act as chairman of the Growth Coordinating Committee and Mark Kelly to serve as vice-chairman. Committee members were given a survey with several questions contained within their packet regarding their personal opinions on the expected future growth.

On May 30, 2019, the 2040 Growth Coordinating Committee convened with a quorum at William O. Beach Civic Hall for its second meeting. This meeting focused on delineating the UGB. RPC Director Tyndall briefly discussed the survey responses received from committee members and gave a quick overview of PC 1101, as well as the purposes and requirements of the UGB. He gave a presentation on historic growth and development trends in Montgomery County, including locations, rates, and types of growth, as well as the current availability of servicing utilities. He also explained the general methodology used to determine available developable land (vacant land unencumbered by environmental constraints and not already slated for subdivision development). He presented a map showing a rough draft of the UGB based on RPC Staff's input, after which committee members were broken into four groups to examine and make revisions to the map.

After this meeting the RPC Staff compared the comments and findings on each of the four maps. The RPC Staff determined there were several areas that should be expanded or contracted based on those maps. From these maps, new maps were created for the next meeting.

On June 25, 2019, the 2040 Growth Coordinating Committee convened with a quorum at William O. Beach Civic Hall for its third meeting, which focused on a second round of the UGB and establishing the PGAs. RPC Director Tyndall discussed the outcomes of the group mapping exercise from the prior meeting and explained that staff examined each of the four maps after the May work session. He noted that each group had drawn the Woodlawn UGB and Southeast UGB lines similarly, but they differed significantly on the Eastern UGB. RPC Staff made the unanimous decision to convert PGA 4 to UGB since it has essentially functioned as one in the recent past. Based on conversations with the IDB, areas around the industrial park were converted from UGB to RA to serve as a future buffer. RPC Director Tyndall presented a revised map showing these changes to the UGB, as well as staff's first cut of the PGAs. Committee members were again broken into four groups and asked to examine and make revisions to the map.

After this meeting the RPC Staff compared the comments and findings on each of the four maps. From these maps, new maps were created for the next meeting.

On July 18, 2019, the 2040 Growth Coordinating Committee convened with a quorum at William O. Beach Civic Hall for its fourth meeting, which focused on regional utility providers and infrastructure. Representatives from Clarksville Gas and Water, Cunningham Utility District, Cumberland Heights Utility District, East Montgomery Utility District, Woodlawn Utility District, the Clarksville City Street Department, and the Montgomery County Highway Department were present to meet with committee members, discuss current availability and planned extensions of services, and answer questions pertaining to future growth and development as it pertained to their department.

Prior to the group engaging with utility representatives, RPC Director Tyndall suggested that the committee take a vote on setting the East UGB line. He presented a map that showed the UGB as staff recommended it, with the eastern boundary set at Kirkwood Road. The map also showed three other areas that the committee had included on several iterations of the group maps. Mr. Bryce Powers made a motion to add a fifth area to the map, which extended the UGB line out to Hayes Lane, south to the Red River, west to the existing UGB at Killebrew Road, and north to Rossvie Road. The motion was seconded and approved unanimously to add the area to the map. Mr. Bryce Powers made a motion to include all five areas to the UGB, which was seconded and approved unanimously. After the vote, the committee met with utility representatives in small groups and recorded comments.

On August 13, 2019, the 2040 Growth Coordinating Committee convened with a quorum at William O. Beach Civic Hall for its fifth meeting, which focused on education and public safety. Representatives from the Clarksville Montgomery County School System, Montgomery County EMA, Montgomery County Sheriff's Department, and Montgomery County Fire were present to meet with committee members, discuss existing services and strains and challenges, consider growth and development scenarios, examine the impact to services and response times, and answer any additional questions.

On September 19, 2019, the 2040 Growth Coordinating Committee convened with a quorum at William O. Beach Civic Hall to review the draft document and boundary map. RPC Director Tyndall gave an overview of each chapter and asked for any additional comments or questions. A final vote was taken to amend the growth map based on RPC staff noticing an area where the lines should have moved slightly to the west of Purple Heart Parkway to accommodate anticipated future growth. A motion was made by Mark Kelly to approve the document and map, which was seconded by Richard Garrett and passed unanimously.

On October 25, 2019, the 2040 Growth Coordinating Committee Meeting convened at the Regional Planning Commission office at 329 Main Street at 8:30AM for a final vote on the recommended growth plan.

5.3 PUBLIC HEARINGS AND PUBLIC MEETINGS

Pursuant to TCA 6-58-106(a)(E)(3), the Growth Coordinating Committee held two (2) public hearings, each given at least 15 days' notice in a newspaper of general circulation in Clarksville-Montgomery County (Leaf Chronicle), before formally proposing the UGB. These public hearings were scheduled and held as follows:

- July 25, 2019, at 4:30 p.m., City Council Chambers, 106 Public Square
- August 1, 2019, at 7:00 p.m., City Council Chambers, 106 Public Square

Pursuant to TCA 6-58-106(b)(E)(3), the Growth Coordinating Committee held two (2) public hearings, each given at least 15 days' notice in a newspaper of general circulation in Clarksville-Montgomery County before formally proposing its PGA and RA. These public hearings were scheduled and held as follows:

- August 5, 2019, at 6:00 p.m., County Commission Chambers, 1 Millennium Plaza
- August 12, 2019, at 6:00 p.m., County Commission Chambers, 1 Millennium Plaza

Pursuant to TCA 6-58-104(H)(3), the Growth Coordinating Committee held two (2) public hearings, each given at least 15 days' notice in a newspaper of general circulation in Clarksville-Montgomery County, before finalization of the recommended growth plan. These public hearings were scheduled and held as follows:

- September 30, 2019, at Rossvie Elementary School Gym, 6:00 p.m. – 8:00 p.m.; and
- October 1, 2019, at William O. Beach Civic Hall, 6:00 p.m. – 8:00 p.m.

On October 10, 2019, a notice of public hearing was published in the newspaper for Final Growth Committee Meeting

On October 25, 2019, the 2040 Growth Coordinating Committee Meeting convened at the Regional Planning Commission office at 329 Main Street for a final vote on the recommended growth plan

Pursuant to 6-58-104(H)(4), the Growth Coordinating Committee submitted its recommended growth plan for ratification by the Montgomery County Commission and the Clarksville City Council. These public meetings were scheduled and held as follows:

- October 31, 2019 – Clarksville City Council informal session;
- November 4, 2019 – Montgomery County Commission informal session;
- November 7, 2019 – Clarksville City Council formal meeting; and
- November 12, 2019 – Montgomery County Commission formal meeting.

Copies of the City and County resolutions of approval can be found in Appendix C.

Pursuant to TCA 6-58-104(c)(1)(A), the growth plan recommended by the Growth Coordinating Committee and ratified by the Montgomery County Commission and the Clarksville City Council was submitted to and approved by the Tennessee Local Government Planning Advisory Council (LGPAC) at their January 2020 meeting.

A copy of the LGPAC approval can be found in Appendix C.

6. THE GROWTH AREAS

The Growth Coordinating Committee, with the assistance of the RPC Staff, established criteria for the delineation of the required planning areas. The Growth Plan Map shows the recommended areas for the Urban Growth Boundaries (UGB), Planned Growth Areas (PGA), and all Rural Areas (RA) located within Montgomery County, Tennessee. All rezoning decisions shall be consistent with the Growth Plan map and policies contained herein. The determination of these boundaries was based on the availability of infrastructure, floodways/wetlands, natural barriers, and topography.

6.1 ADMINISTRATION IN THE GROWTH AREAS

The Clarksville Montgomery County Growth Plan determines what zoning and densities are available to be requested for a parcel of land. Though care was taken during the development of the Growth Plan to avoid splitting parcels or create confusing boundaries, over time there may be instances where interpretation is needed.

6.1.1 EXISTING ZONING DISTRICTS GIVEN STANDING

Existing zone districts in effect as of the date of adoption of this Growth Plan shall be allowed to develop utilizing standards applicable to these zone districts as prescribed in the Montgomery County Zoning Resolution. For example, if an R-1 single-family residential tract of 35 acres was in existence, as of the planned date of adoption, in the RA. Per the Growth Plan R-1 districts cannot be created in the RA, but because it had legal standing before the plan, this tract can be developed under the applicable R-1 provisions at the time of development.

6.1.2 TRACTS LOCATED IN MULTIPLE GROWTH PLAN AREAS

In the delineation of the boundaries of the growth plan areas, the Growth Coordinating Committee took extensive efforts to use definitive geographic features in their descriptions wherever possible. This was done in order to avoid potential problems in determining a parcel's location in regard to its applicable growth plan area. However, given that Montgomery County contains over 80,000 parcels, it is possible that some parcels located on or near a boundary line of a growth area boundary may need interpretation as to its exact location.

There is a special situation in the defining of South Guthrie PGA in that it is nearly exclusively defined by private property boundary lines. This was due to its current development pattern as a suburb of the City of Guthrie.

The determination of a tract's location in regard to its applicable growth area shall be made by the RPC Staff. If the owner and/or the agent making the rezoning request disagree with the findings of the staff, he or she may present evidence and request an appeal of the staff's findings before the RPC.

Generally, if a property is split by a growth boundary, only the area within the growth boundary will be allowed to rezone per the table of permitted zoning classifications.

6.2 THE URBAN GROWTH AREAS

A primary element in the formulation of this Growth Plan involves the division of the County into three types of growth areas; Urban Growth Boundary (UGB), Planned Growth Area (PGA), and Rural Area (RA). The types of areas are described as follows:

6.2.1 THE URBAN GROWTH BOUNDARY

The UGB encompasses that area outside the City Limits where the highest density of residential development should take place. The majority of urban type services are in place or within proximity of the UGB. Public Chapter 1101 states that a city can use any of the annexation methods provided in T.C.A. Title 6, Chapter 51 for the areas included within the UGB. This includes annexation by ordinance and by referendum, as modified by this Chapter. Being located within a UGB is equal to being put on notice that future city annexations may be forthcoming, but this is not a certainty.

In order to geographically define the UGB, utility providers were consulted to obtain information as to the areas that they presently serve and where future expansions were planned. Particular attention was given to the City Engineer's data concerning CGW's expectations of where public sewer could reasonably be extended over the next 20 years. The City of Clarksville is the only public entity in Montgomery County to own and operate a sanitary sewer system, which is the main driver of higher density development. The Tennessee Division of Groundwater Protection has authority in determining developmental densities through the regulation of septic site size - any site to be improved must be of sufficient size to support an on-site septic system if no sewer is available. The Montgomery County Zoning Resolution requires a minimum lot size for consideration for an on-site septic system of 20,000 square feet or approximately 0.45 acres. The City of Clarksville's Zoning Ordinance requires a minimum lot size also affected by the provisions of Groundwater Protection, but no specific minimum size requirement is listed. The only stipulation is that the site is large enough to accommodate the disposal requirements of the proposed improvement.

During the utility planning and review process, it was noted that the Cumberland River is a physical barrier, particularly to the extension of sewer service. As of the date of this report, no public sewer disposal system exists south of the Cumberland River, and there are no plans in place to extend service into that area from the north primarily because of the expense factor. Therefore, until this situation changes, the density of development in all areas south of the Cumberland River should be low to moderate.

The Growth Coordinating Committee focused on residential growth and projected population and dwelling units needed to accommodate that projection. Other major land use categories, including commercial and industrial, were also carefully reviewed. It was determined that these land use categories had minimal impact on the overall land use pattern outside the City. In reviewing the existing land use map maintained by the RPC Staff, the vast majority of these uses are situated within the urbanized area where sufficient quantities of infrastructure are more readily available. One notable exception is the Pasminco Zinc Plant located south of the Cumberland River in the Cumberland Heights neighborhood. Accordingly, based on the consensus of the Growth Coordinating Committee, future creations or expansions of commercial and/or industrial districts should be reviewed and evaluated based upon their individual circumstances without regard to their growth plan area location(s).

Other factors considered in the delineation of the UGB were physically oriented factors including flood-prone areas, karst topography, known wetlands, soil bearing capacities, areas with excessive slope, areas with unique natural features, wildlife preservation areas as well as agriculturally oriented areas. These factors are considered to be detrimental to development (and perhaps vice versa) at any density and the UGB was steered away from these areas where it was possible. All of these features were examined on a macro scale basis only. Any tract or site

proposed for a specific development within the UGB would still need an individual investigation to determine if these factors would come into consideration during the development process.

The UGB is adjacent to the city limits and contiguous areas where higher-density residential, commercial, and industrial growth is expected to take place or has taken place in order to promote the expansion of Clarksville and Montgomery County's economies. It is an attempt to control urban sprawl into rural areas. The UGB is set to offer a wide range of housing choices and work in coordination with the public and private sectors in regard to road/street infrastructure, utilities, schools, drainage, and other public services and facilities. The 2019 Growth Plan reduced the amount of UGB in the entire county as compared to the 1999 Growth Plan. The current UGB targets areas with highly developable lands, near utilities and infrastructure, and following recent residential growth trends. Table 5 shows the total area of the UGB, projected need, and developable acres. Figure 16 through Figure 19 show the overall 2019 Growth Plan map and a zoom of each area around the city.

Table 5: UGB Projected Acreage Needs

Urban Growth Boundary Projected Needs	
Total Acres	20,047
UGB Population Projection	13,568
UGB Dwelling Units Needed	5,025
UGB Projected Acres Needed	2,437
Developable Acres*	9,107

**Areas do not include FEMA flood zones, wetlands, sinkholes, lands with slopes greater than 15 percent, TVA easements, Industrial Development Board-owned properties, cemeteries, roads, rights-of-way, government owned lands (local, state, and federal), and all approved subdivisions (preliminary and final).*

Figure 16: 2019 Growth Plan Map

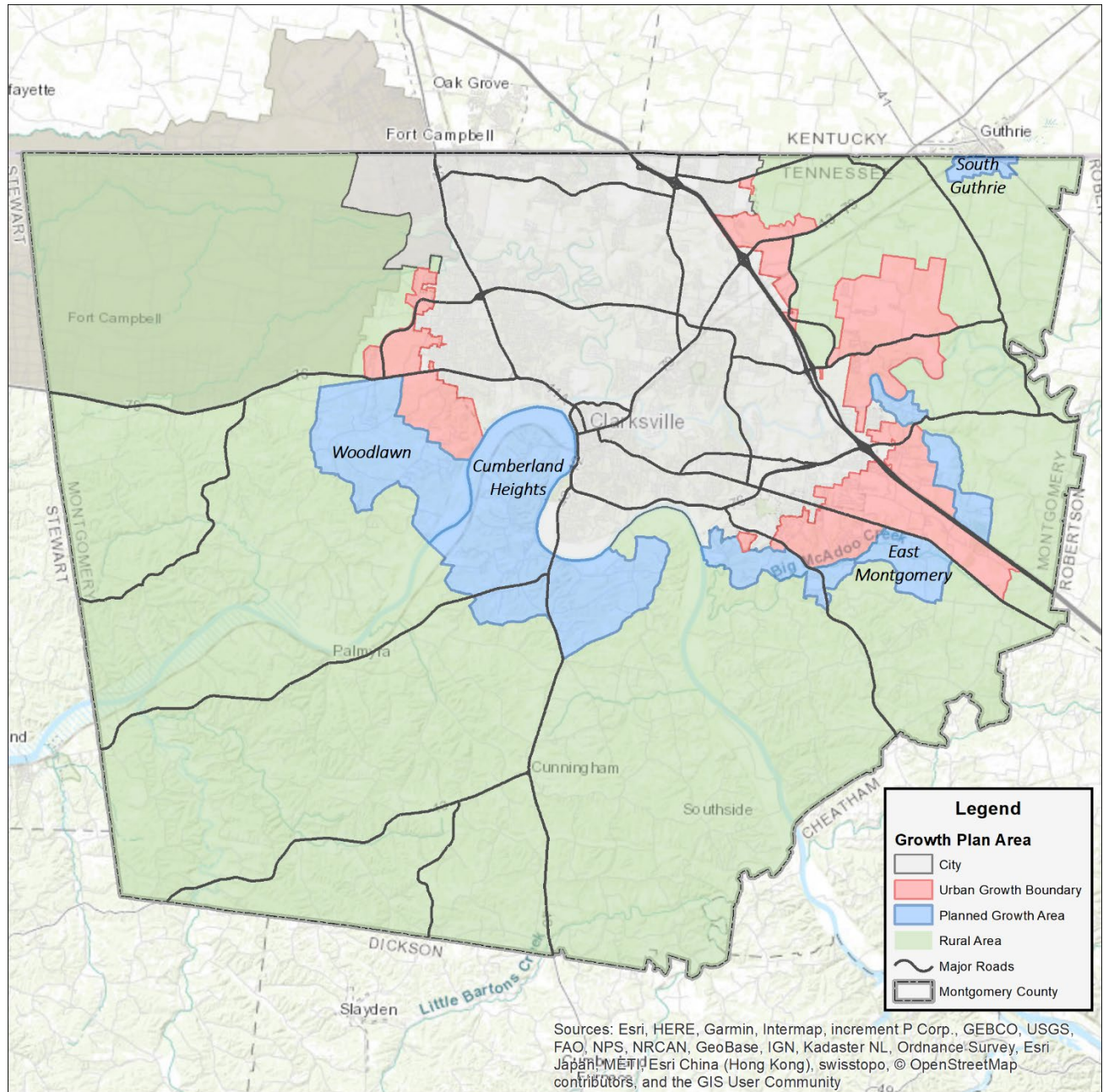


Figure 17: 2019 Growth Plan West County View

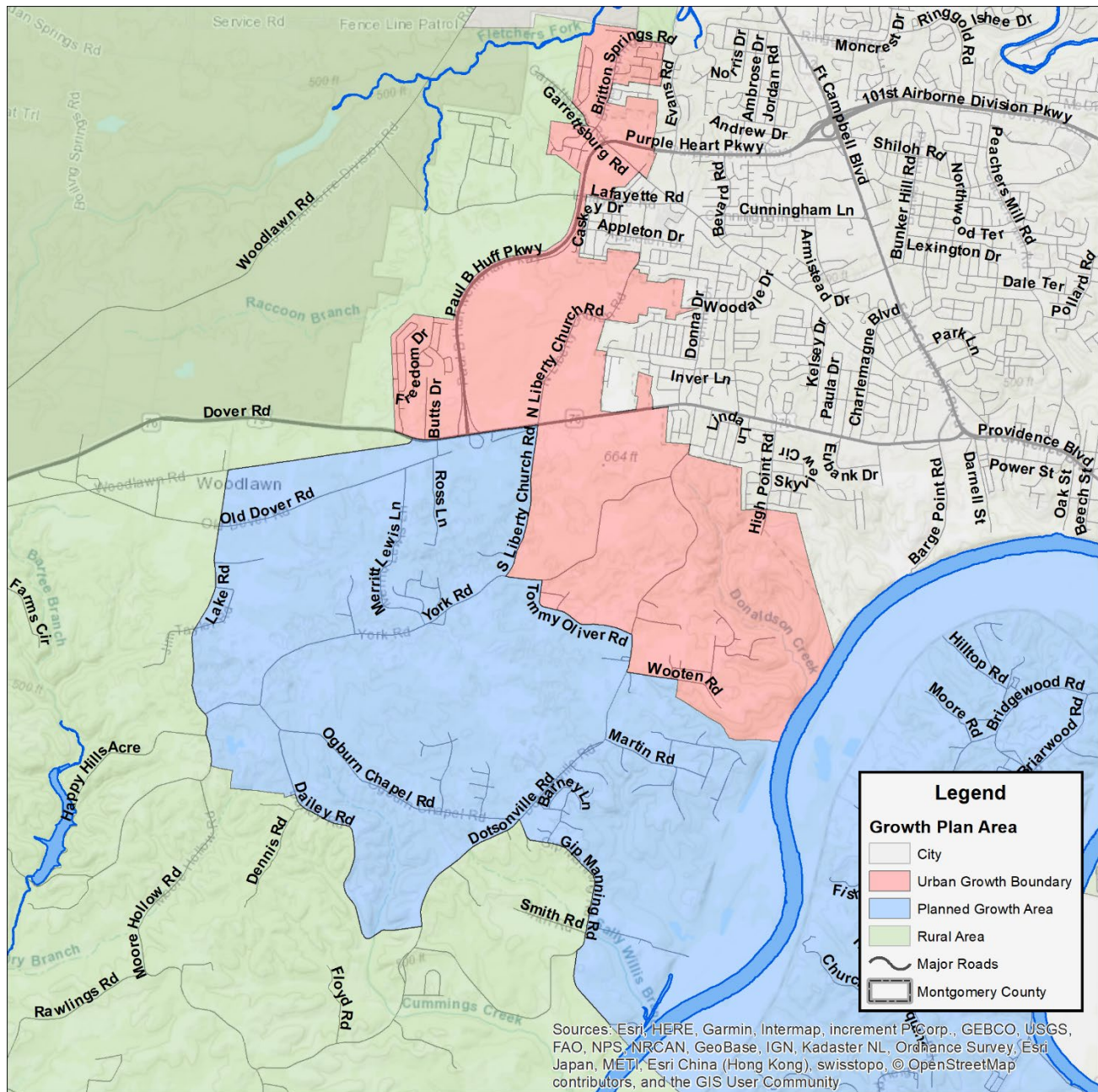


Figure 18: 2019 Growth Plan East County View

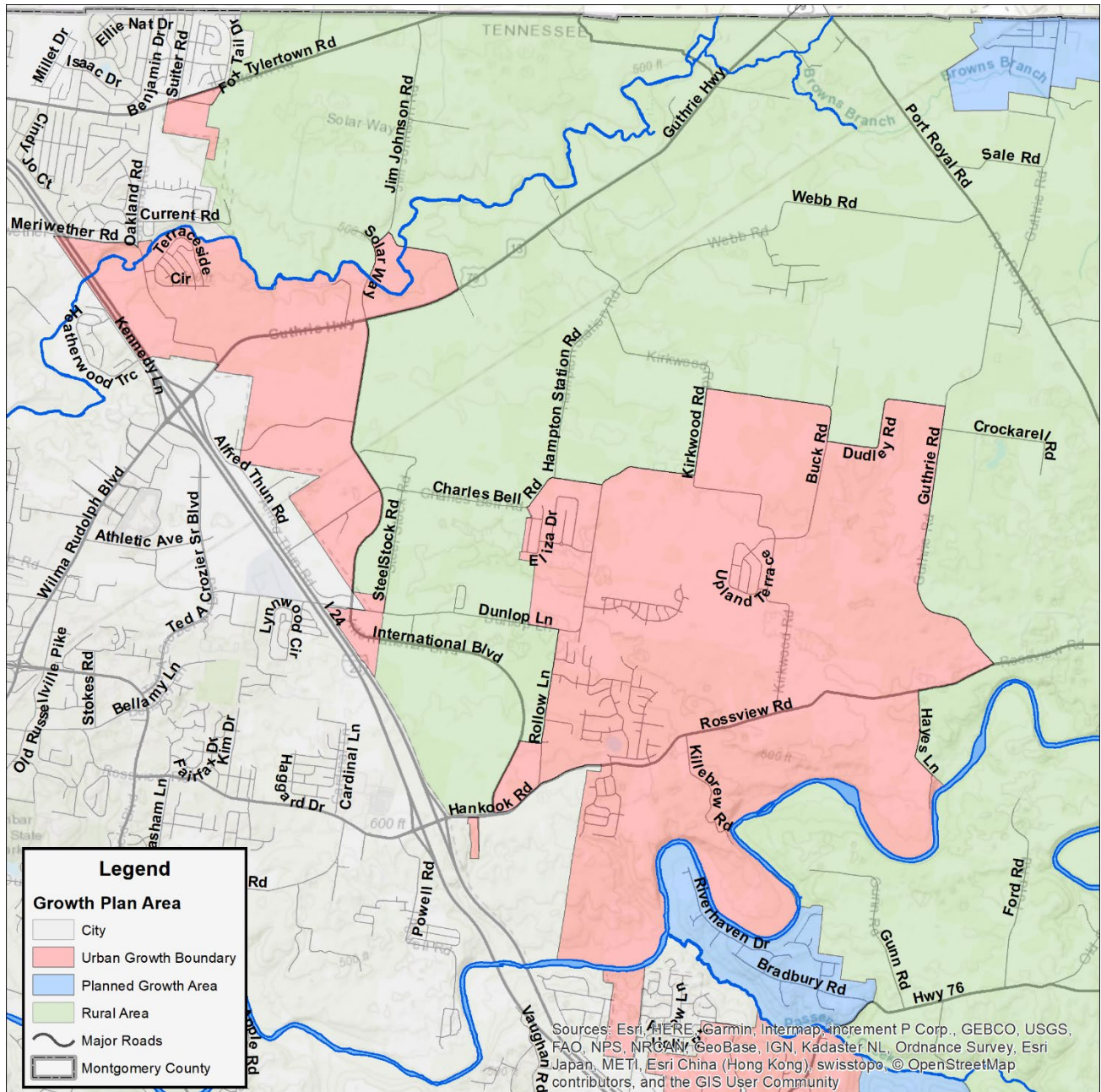
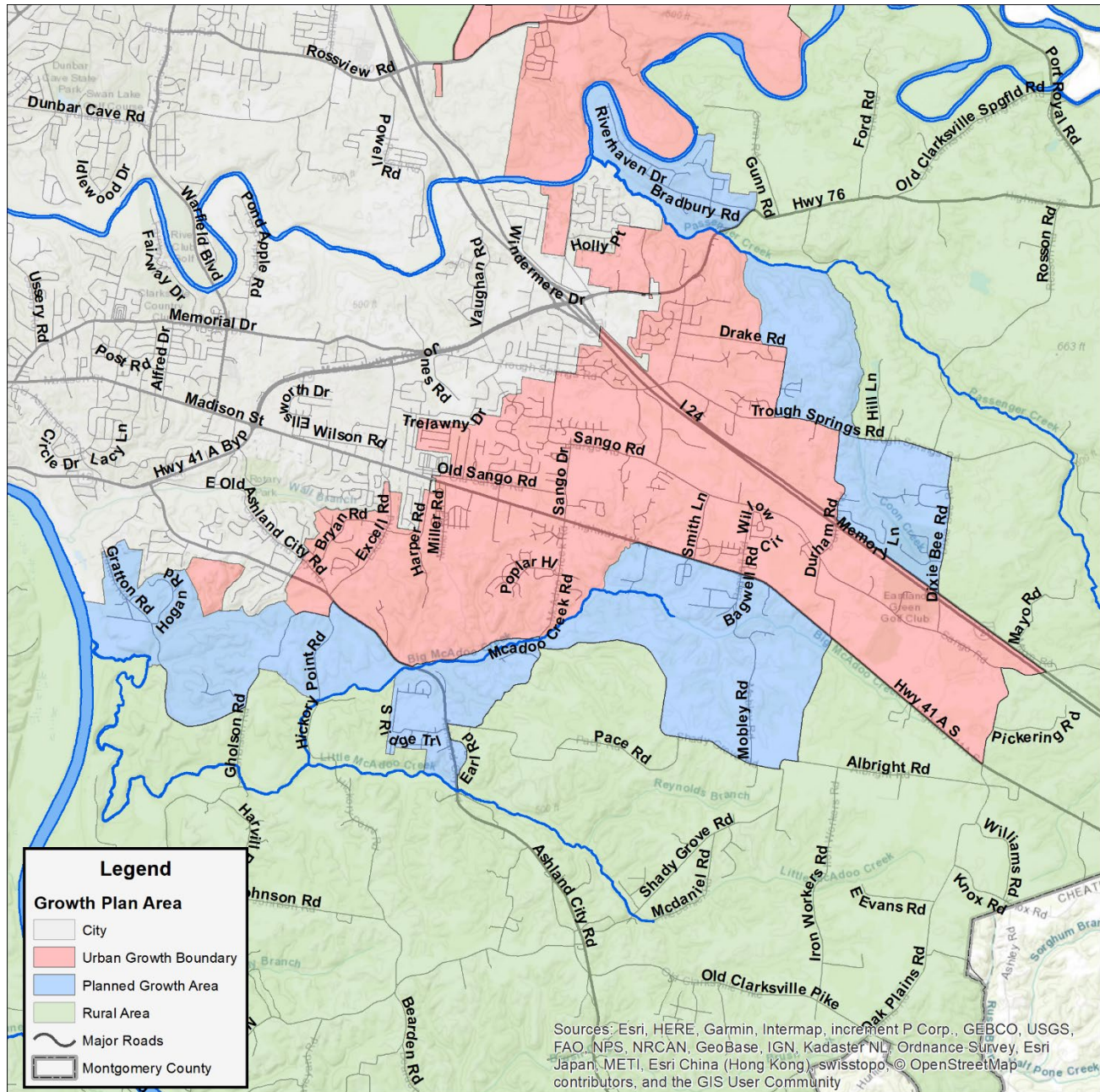


Figure 19: 2019 Growth Plan Southeast County View



6.2.2 CRITERIA FOR DEFINING THE UGB

T.C.A. §6-58-106 (a) outlines the criteria used in defining the UGB:

- Must develop and report population growth projections in conjunction with the University of Tennessee;
- Must determine and report the present and projected costs of core infrastructure, urban services, and public facilities necessary to fully develop the resources within the municipality's current boundaries, as well as the cost of expanding these into the territory proposed within the UGB over the planning period;
- Must determine and report on the need for additional land suitable for high-density residential, commercial and industrial development, after taking into account areas within the current municipal boundaries that can be used, reused, or redeveloped to meet such needs;
- Must examine and report on agricultural, forest, recreational and wildlife management areas under consideration for inclusion in the UGB, and on the likely long-term impact of urban expansion in such areas
- Before formally proposing urban growth boundaries to the coordinating committee, the municipality shall develop and report population growth projections; such projections shall be developed in conjunction with the University of Tennessee. The municipality shall also determine and report the current costs and the projected costs of core infrastructure, urban services and public facilities necessary to facilitate the full development of resources within the current boundaries of the municipality and to expand such infrastructure, services and facilities throughout the territory under consideration for inclusion within the urban growth boundaries.

6.2.3 FACTORS CONSIDERED IN DEVELOPING THE UGB

According to state guidance, the UGB should reflect the municipality's duty to facilitate the full development of resources within the current boundaries of the municipality and to manage and control urban expansion outside of such current boundaries, taking into account the impact to agricultural lands, forests, recreational areas and wildlife management areas.

The municipality shall also determine and report on the need for additional land suitable for high density, industrial, commercial and residential development, after taking into account all areas within the municipality's current boundaries that can be used, reused or redeveloped to meet such needs. The municipality shall examine and report on agricultural lands, forests, recreational areas and wildlife management areas within the territory under consideration for inclusion within the urban growth boundaries and shall examine and report on the likely long-term effects of urban expansion on such agricultural lands, forests, recreational areas and wildlife management areas.

6.2.4 REZONING REQUEST PROCEDURES WITHIN THE UGB

The UGB is rated to have the capacity to handle the highest densities of development outside the city limits. Applications for rezonings will be accepted by the RPC for all districts listed in the County Zoning Resolution, including those involving commercial and industrial classifications. All requests must undergo the normal review process by the RPC and County Commission which will include the analysis of physical characteristics of the site, as well as the compatibility of the proposed use with all existing land uses in the area. The Zoning Districts outlined in Table 6 are allowed to be requested by properties, or the portion of properties, within the UGB at the time of its enactment.

If zones are permitted within Table 6 but not permitted under the County Zoning Resolution at any point, the County Zoning Resolution shall take precedent.

Table 6: Allowable Residential Zoning Districts within the UGB

Zone District	Land Use Type
AG	Agricultural/Residential
E-1	Residential – Single Family (Conventional Built)
EM-1	Residential – Single Family / Mobile Home
EM-1A	Residential – Single Family / Mobile Home
E-1A	Residential – Single Family (Conventional Built)
R-1	Residential – Single Family (Conventional Built)
R-1A	Residential – Single Family (Conventional Built)
R-2	Residential – Single Family (Conventional Built)
R-2D	Residential – Multi-Family (Conventional Built)
RM-1	Residential – Mobile Home Only
RM-2	Residential – Mobile Home Parks
R-3	Residential – Multi-Family (Conventional Built)
R-4	Residential – Multi-Family (Conventional Built)
O-1	Residential – Multi-Family (Conventional Built)
O-P	Residential – Single Family (Related to Business)

6.2.5 PROCEDURES FOR ANNEXING PARCELS WITHIN THE UGB

Montgomery County is one of only two counties in the state made unique by the fact that there is only one city, Clarksville, within its borders. This eliminates the potential for friction between competing cities over annexation rights and streamlines the provision of urban services from the city into county territory.

The UGB covers a considerable area, 20,047 acres. Prior to April 15, 2013, the City of Clarksville was selective in exercising its annexation powers, limiting itself to areas where realistic economic returns could be expected within a reasonable time schedule. Since the state's adoption of Public Chapter 707 "prohibits any annexation by ordinance that is not both operative and effective prior to May 16, 2015", each annexation conducted by the city since May 16, 2015 has been done via resolution. Each annexation is studied by the RPC and codified in the Plan of Service (Per T.C.A. 6-51-107 & 108) with input from city and county departments and utilities that are affected directly or indirectly by an annexation request. The Plan of Service is done on a case by case basis and takes into account the needs of city and county departments to serve the existing and potential population and businesses within the proposed annexation. The City Council may choose to not annex an area if they deem it to be unnecessary or non-beneficial to the city fiscally or mutually beneficial to them and the property owner(s).

Per T.C.A. §6-58-111; A municipality possesses exclusive authority to annex territory located within its approved UGB.

6.2.5.1 By Owner Consent Generally

Per T.C.A. §6-51-104: A municipality, when petitioned by interested persons, or upon its own initiative, by resolution, may propose an extension of its corporate limits by the annexation of territory adjoining to its existing boundaries; provided, however, no such resolution shall propose annexation of any property being used primarily for agricultural purposes. Notwithstanding this part or any other law to the contrary, property being used primarily for agricultural purposes shall be annexed only with the written consent of the property owner or owners.

A referendum is not required to effectuate annexation of territory if:

- (A) All of the property owners within the territory proposed for annexation consent in writing; or
- (B) (i) [Effective until January 1, 2023.]
- (a) Two-thirds (2/3) of the property owners within the territory proposed for annexation consent in writing;
- (b) The total area of the property owned by the owners consenting to annexation under subdivision (a)(2)(B)(i) is more than one-half (1/2) of the territory proposed for annexation; and
- (c) The proposed annexation consists of nine (9) or fewer parcels;

6.2.5.2 By Referendum Generally

At the request of a neighborhood or multiple property owners or by the city's own recognition; a resolution shall be passed by the City Council. A copy of the resolution, along with a plan of service shall be mailed to all property owners within 14 days of the hearing. The resolution and plan of service shall also be available in at least three locations for review.

After the resolution has passed, T.C.A. 6-51-105 shall be followed regarding the voting process.

(a) At least thirty (30) days and not more than sixty (60) days after the last of such publications, the proposed annexation of territory shall be submitted by the county election commission in an election held on the request and at the expense of the proposing municipality, for approval or disapproval of the qualified voters who reside in or own property in the territory proposed for annexation; provided, that not more than two (2) persons are entitled to vote based upon ownership of an individual tract of property, regardless of the number of owners of such property.

(b) The legislative body of the municipality affected may also at its option submit the questions involved to a referendum of the people residing within the municipality.

(c) In the election or elections to be held, the questions submitted to the qualified voters shall be "For Annexation" and "Against Annexation."

(d) The county election commission shall promptly certify the results of the election or elections to the municipality. Upon receiving the certification from the county election commission, the municipality shall forward a copy of the certification to the county mayor in whose county the territory being annexed is located.

(e) If a majority of all the qualified voters voting thereon in the territory proposed to be annexed, or in the event of two (2) elections as provided for in subsections (a) and (b), a majority of the voters voting thereon in the territory to be annexed and a majority of the voters voting thereon in the municipality approve the resolution, annexation as provided therein shall become effective thirty (30) days after the certification of the election or elections.

6.2.6 REPORT ON PROJECTED COSTS WITHIN THE UGB

The Growth Plan does not identify specific geographic areas identified for annexation as part of this plan, no specific plan of services can be proposed. As is the custom of the City of Clarksville, in order to meet legal requirements, a unique Plan of Services is generated for each annexation request based upon its individual needs at that time. Therefore, determining the projected cost to the city for the entire UGB is both unrealistic and would not be an effective tool in steering the future growth of the city in the UGB.

Annexation involving some or all of the UGB will undoubtedly occur over the span of this 20-year planning period. Projecting costs tied to a plan of services can only be realistically undertaken after the review of several factors, including, but not limited to, the size of the area, infrastructure in place, adequate roadway linkages to existing police and fire stations, surface drainage patterns, and any number of other factors depending upon the area chosen. Due to the many variables involved, projecting a meaningful cost to the plan of services for this 19,876 acre area is more accurately accomplished as Plans of Service are considered individually.

The following is a generalization of the steps typically taken in newly annexed areas to supply and implement a Plan of Services and what should be expected, department by department, for areas within the UGB.

Police

The City of Clarksville police department has a 20-year plan that strives to supply 2.10 officers per 1,000 citizens. The current hiring plan recommends an increase in hiring until 2023 when the city should reach the 2.10 officer or greater per 1,000 ratio. After 2023 the department will enter maintenance and grow naturally with population growth at a rate of five to six new officers per year.

As additional land is considered to be annexed into the city, depending on the size and land use, additional officers may be needed. Individual plans of service will lay out these specific needs as necessary.

Fire

As the City of Clarksville agrees to annex UGB parcels, fire protection is analyzed. Stations 2 and 12 have the capacity to accept additional coverage area relatively easy due to the lower call volume compared to other stations and the proximity of these stations to the city limits already. Additional annexations off Highway 12 and Dover Road, for instance, will need to be more closely scrutinized due to the locations of existing fire departments and response times to farther out areas.

The City of Clarksville Fire Rescue is an ISO 2 rated department which is in the top tier. In a 2018 survey by MTAS, 323 fire departments (paid and volunteer and city and county) responded with their ISO rating. Only four departments statewide are rated ISO 1 and 20 departments as ISO 2. The Clarksville Fire Rescue ISO is in the top 7.5 percent of all fire departments (surveyed) in the state, and top two-percent of fire departments in the country. A low ISO rating translates to lower home insurance ratings for homes and businesses.

As additional land is considered to be annexed into the city, depending on the location, land use, and size, additional personnel, equipment, or stations may be needed. Individual plans of service will layout individual needs as necessary.

Solid Waste Disposal

Current policies of the Bi-County Solid Waste Management System for areas within the city limits of Clarksville will extend into the newly annexed areas upon the effective date of annexation. Since Bi-County serves the city and county equally, the projected growth countywide will be taken into account in any future needs at the landfill or their recycling services.

Water

The Clarksville Water System is one of the largest in Tennessee and serves approximately 150,000 people. The water distribution system is comprised of 17 water tanks, four water booster stations (not including the water plant), and nearly 1,000-miles of water mains. In order to operate and maintain this system, Clarksville Gas and Water (CGW) staffs a total of 40 employees to maintain this system with disciplines including water construction (for repair and in-house replacement of water lines, etc.), water tank and water booster pump station maintenance, cross connection control, water line flushing, and management. State certification is required of all designated staff once they are qualified to sit for the state examination.

CGW serves households and users within its service area. Some portions of the UGB are served by other water utilities such as East Montgomery Utility District or Woodlawn Utility District. In person interviews were conducted with each rural water utility prior to beginning the Growth Plan and each indicated the availability of current capacity to meet any anticipated growth within their district. All rural utilities were running at 50 percent or lower capacity as of Spring 2019.

Any new development that requires extending, or upgrading, water lines is done at the expense of the property owner requesting it. Once the new infrastructure is installed and certified, CGW, or the utility district, will take ownership and maintenance responsibilities. Any incidental costs incurred by CGW, or the utility districts, to operate and maintain these new facilities, such as utility location, valve maintenance, meter reading, or main repair, would generally be offset by revenue generated by the new customer base.

Sewer - Wastewater

Clarksville Gas and Water (CGW) is the only public wastewater utility in the county. Agreements with rural water utilities are needed in order for CGW to extend sewer lines into their service areas.

The wastewater collection system is comprised of 790 miles of gravity mains, 230 lift stations, 177 miles of force mains, and 18,678 manholes. In order to operate and maintain this complex system, CGW staffs a total of 35 employees.

Any new development that requires extending sewer lines is done at the expense of the property owner requesting it once approved by the city council if it is outside of the city limits. Once the new infrastructure is installed and certified CGW will take ownership and maintenance responsibilities. Any incidental costs incurred by CGW to operate and maintain these new facilities, such as utility location, valve maintenance, meter reading, or main repair, would generally be offset by revenue generated from the new customer base.

Street Department

When an area or street is proposed to be annexed the Clarksville City Street Department will analyze the condition of the street first. Some streets may need upgrade or repair immediately and others will not. Once an area or existing street is accepted into the city limits, the City of Clarksville Street Department will begin enforcing its regulations on the effective date of the annexation.

- Any future improvements will be the responsibility of the developer(s) and/or property owner(s).
- Construction of streets, installation of storm drain facilities, construction of curb and gutters, and other such major improvements will be accomplished under City policies.
- Routine maintenance, on a daily basis, will begin once the streets are dedicated to the public.
- Emergency maintenance of streets (repair of hazardous potholes and measures necessary for traffic flow) will begin once streets are dedicated to the public.
- Streetlights will be installed under current city standards and based upon the availability of electrical power along the established right-of-way.
- Any additional personnel and equipment will be provided through the plan of services that shall be prepared through the annexation process.
- Street name signs where needed will be replaced or installed after the effective date of annexation, as determined within the plan of service.

Electrical Services

Clarksville Department of Electricity: The Clarksville Department of Electricity would apply an established procedure that allows for the orderly transition of all electrical service facilities and equipment from the unincorporated county's electrical supplier, Cumberland Electric Membership Corporation (CEMC). T.C.A. 6-51-112 lays out the procedure for transfer of electrical services between a municipal service (CDE) and an electrical member coop (CEMC).

During each annexation, if there are existing CEMC customers and/or CEMC infrastructure contained in the annexation area, CDE and CEMC leadership come to an agreement within a specified time (typically 6-18 months) on the transfer of infrastructure and a payment schedule for loss of ratepayers over a period of time.

Cumberland Electric Member Corporation: CEMC serves all properties outside the Clarksville City limits. The infrastructure of the corporation is capable of handling the anticipated growth outside the city limits and future improvements are updated annually. Any annexation of the UGB would reduce their rate payers and load needed through their system, potentially freeing up resources to provide for another area of growth in their service area. Services are extended at the cost of the end users generally.

Building and Codes Inspection Services

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

- Construction and Sign Permits, Administration, and Inspections; City Building and Codes staff will issue building permits associated with Residential and Commercial construction. Inspection services will be provided to the respective trades of the construction industry to include; building, plumbing, water and sewer, mechanical, and electrical.
- Code Enforcement, Property Maintenance and Abatement; Code Enforcement Division will patrol and enforce property maintenance violations as necessary. Department will continue to enforce applicable codes and ordinances dealing with environmental issues.
- Zoning; the Building & Codes office will continue to regulate the Zoning Ordinance and shall be interpreted and administered by the building official of the City.

Typically these services can be absorbed with existing staff.

Planning and Zoning

The Planning and Zoning services for the City of Clarksville and Montgomery County are performed by the Regional Planning Commission. Any growth in the county, whether inside the city limits or not, is handled by the RPC. Therefore, any growth, regardless of its location, is already captured by the staff of the RPC and its four year plan.

Areas and territories annexed into the City of Clarksville retain the zoning classifications assigned to these areas originally set by the Montgomery County Commission. Rezoning may be requested during annexation and will be evaluated by the RPC and City Council prior to adoption.

Parks and Recreation

The City of Clarksville Parks and Recreation Master Plan assessed each city ward and applied the standard National Recreation and Park Association (NRPA) standard of 10 acres of parkland per 1,000 residents as a baseline. The Master Plan projected ward populations in 2027 and evaluated the current acreage of parks against the recommended acreage. Of the 12 city wards, four (4) come close or exceed the standard, while six (6) need to add some acres and two have 0 acres. Overall, for the City of Clarksville to meet NRPA baselines it would need 1502.4 acres of parks in 2027. Existing Parkland totals 1,194.4 acres in 2019.

As additional land is considered to be annexed into the city, depending on the size and land use, additional officers may be needed. Individual plans of service will layout these specific needs as necessary.

Transit

The Clarksville Transit System (CTS) is the sole provider of public transportation for the Clarksville Urbanized Area which includes the city of Clarksville, TN, the city of Oak Grove, KY, and the Ft Campbell military post. CTS's service area is approximately 109 square miles with a population of more than 140,000 people.

The mission of CTS is to plan, implement, maintain and manage a public transportation system that allows for maximum mobility for the community with an emphasis on safety, quality and efficiency.

As areas are added through annexation into the city, which are in the urbanized area, CTS will evaluate the need and likelihood of service. Areas outside the urbanized area cannot, at this time, be serviced by CTS given the current Federal, State, and local funding.

6.2.7 LIST OF UTILITY / SERVICE PROVIDERS IN THE UGB

The following is a list of public utility and service providers within the UGB:

Public Safety:

- Montgomery County Sheriff
- Montgomery County EMS
- Montgomery County Volunteer Fire Service

Public Water:

- Clarksville Gas and Water
- East Montgomery Utility District
- Woodlawn Utility District

Sanitary Sewer:

- Clarksville Gas and Water

Natural Gas Service:

- Clarksville Gas and Water

Electricity:

- Cumberland Electric Membership Corporation

The City of Clarksville, through CGW, is the primary utility provider for water, gas, and sewer within the city limits and the majority of the UGB. East Montgomery Utility District and Woodlawn Utility District provide water to some of the UGB. Service agreements between CGW and the rural water utilities are required in order to extend sanitary sewer into the UGB or PGA, along with City Council approval.

6.3 THE PLANNED GROWTH AREAS

The purpose of the Planned Growth Area (PGA) designation is to identify a compact, yet sufficiently large enough, area to accommodate residential and non-residential growth projected to occur during the next 20 years. PGA boundaries are intended to offer a wide range of housing choices while working in coordination with both public and private sectors with regards to road/street infrastructure, utilities, schools, drainage and other public facilities. These territories are outside the municipality and the UGB where high or moderate density residential, commercial and industrial growth is projected over the next 20 years based on historical experience, economic trends, population growth patterns, and topographical characteristics. (T.C.A. 6-58-106 b (1) (A) & (C))

The PGAs within Montgomery County were significantly reduced in the 2019 Growth Plan as compared to the 1999 Growth Plan. Several factors went into this decision by the Growth Coordinating Committee. First, the expansion of the industrial park and the fact that the industrial users do not need or desire to be in a UGB or PGA to avoid encroachment into their operations or to encroach into neighborhoods existing or proposed. Second, the PGA does not necessarily promote the most efficient use of land when it comes to residential density. As outlined in Chapter 3, more dense development, supplied by urban services, can actually slow the loss of farmland. The large lot sizes, and often lack of sanitary sewer within the PGAs, means more acreage is needed for the same amount of residents as in the UGB.

The PGA boundaries were carefully selected for areas that may see residential growth in the next 20 years, but provide enough land so there is market flexibility. Areas that are not likely to get sanitary sewer, but have access to potable water, were included adjacent to the UGB where logical. The PGA should maintain a rural character and be a transition to the Rural Area for many years to come.

There are four general sub-areas of PGA broken down into the following categories:

- Woodlawn PGA
- Cumberland Heights PGA
- East Montgomery PGA
- South Guthrie PGA

Table 7 shows the total area, projections, and developable acres of all the PGA areas. Calculating the individual needs of PGA Sub-Areas is very difficult due to the unique characteristics of each one. Table 8 shows the PGA total and individual breakdown of acres by each PGA Sub-Area. Figure 20 through Figure 23 show the boundaries of each PGA Sub-Area.

Table 7: PGA Projected Acreage Needed

Total Acres	26,923
PGA Population Projection	3,618
PGA Dwelling Units Needed	1,340
PGA Projected Needed Acres	1,495
Developable Acres*	9,732

*Areas do not include FEMA flood zones, wetlands, sinkholes, lands with slopes greater than 15 percent, TVA easements, Industrial Development Board-owned properties, cemeteries, roads, rights-of-way, government owned lands (local, state, and federal), and all approved subdivisions (preliminary and final).

Table 8: PGA Projected Acreage Needs by PGA Sub-Areas

	PGA Total	Woodlawn	Cumberland Heights	East Montgomery	South Guthrie
Total Acres	26,923	7,038	13,421	5,873	592
Developable Acres*	9,732	3,619	3,326	2,396	391

*Areas do not include FEMA flood zones, wetlands, sinkholes, lands with slopes greater than 15 percent, TVA easements, Industrial Development Board-owned properties, cemeteries, roads, rights-of-way, government owned lands (local, state, and federal), and all approved subdivisions (preliminary and final).

Figure 20: Woodlawn PGA Sub-Area

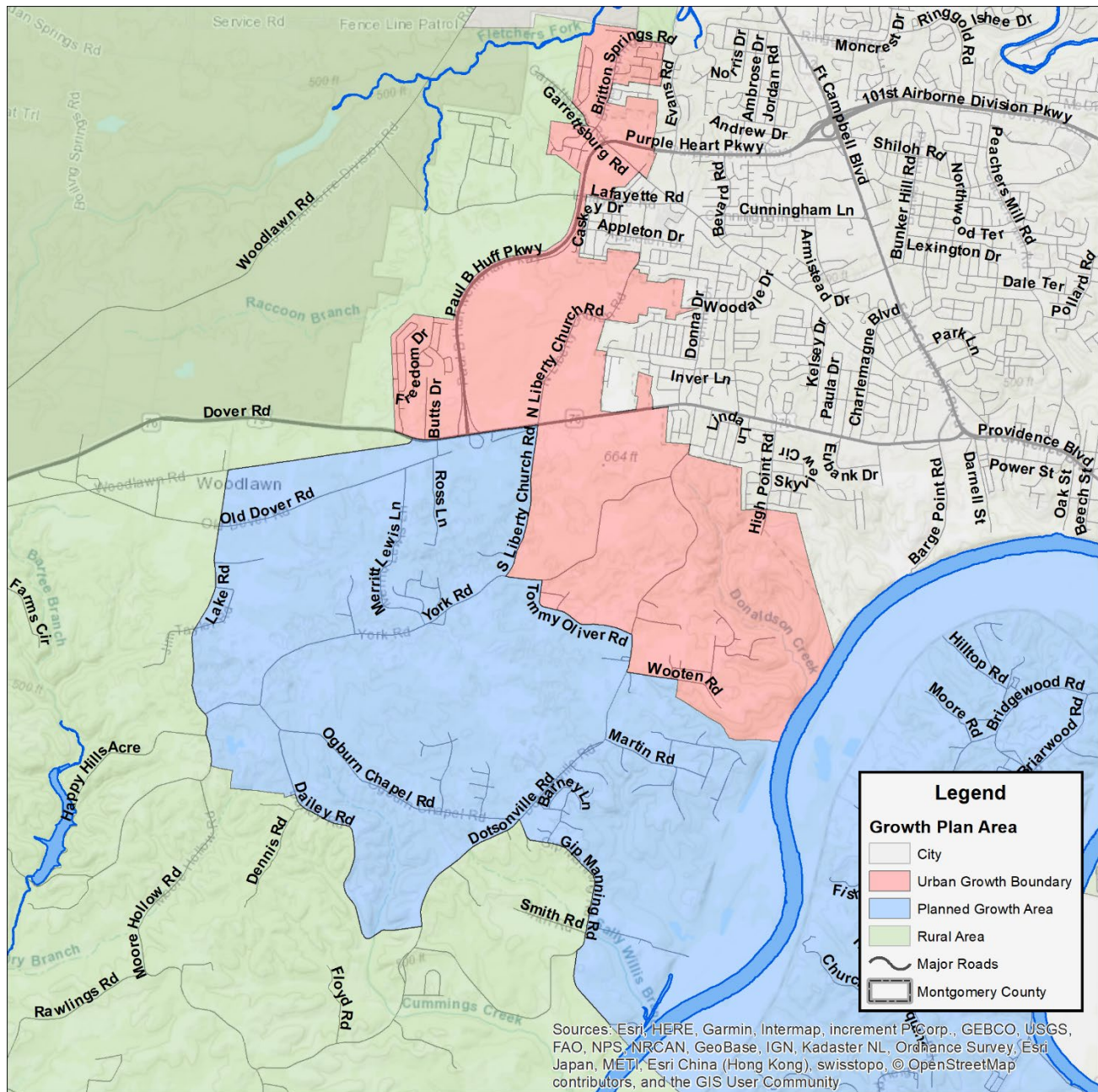


Figure 21: Cumberland Heights PGA Sub-Area

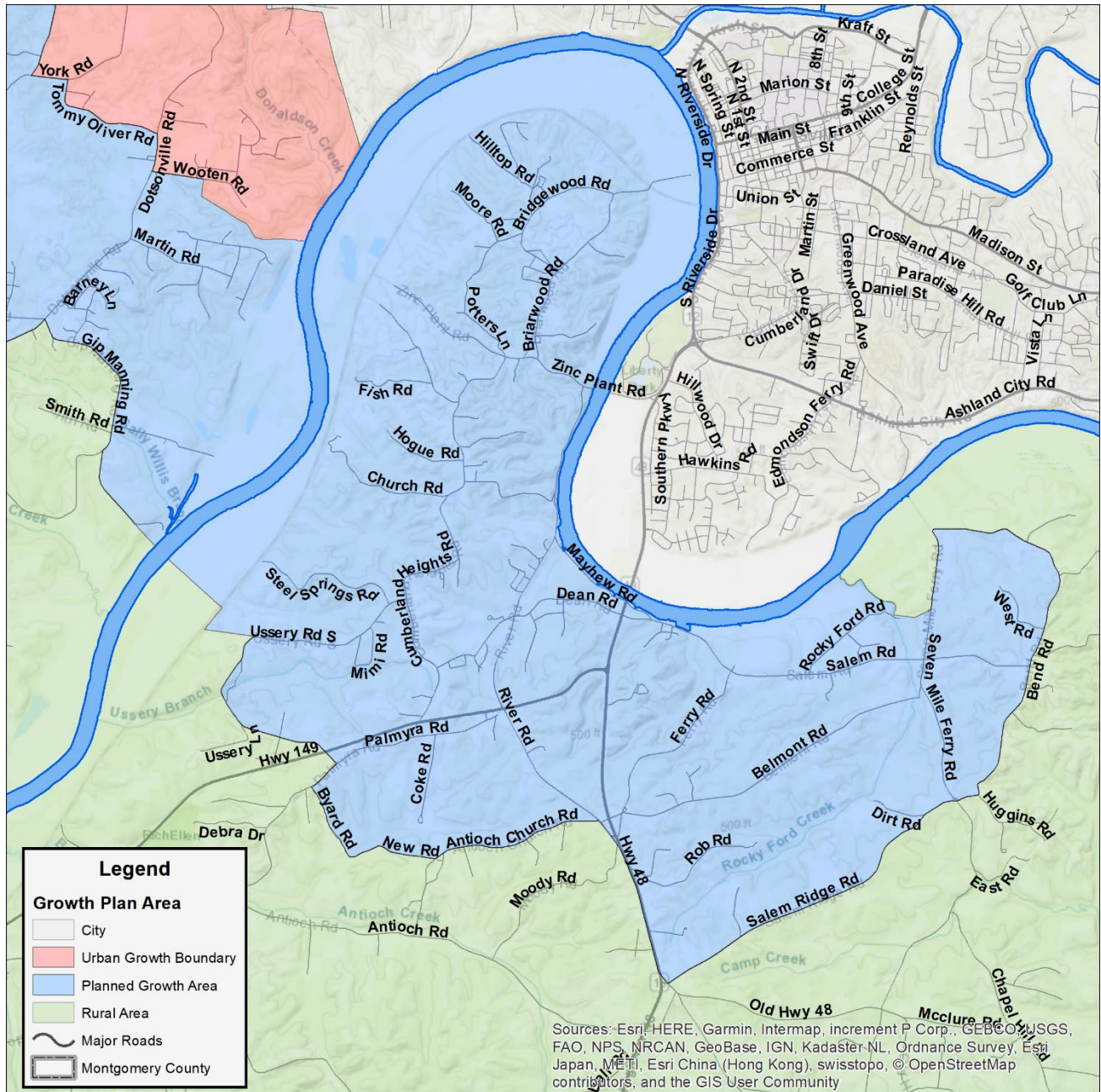


Figure 22: East Montgomery PGA Sub-Area

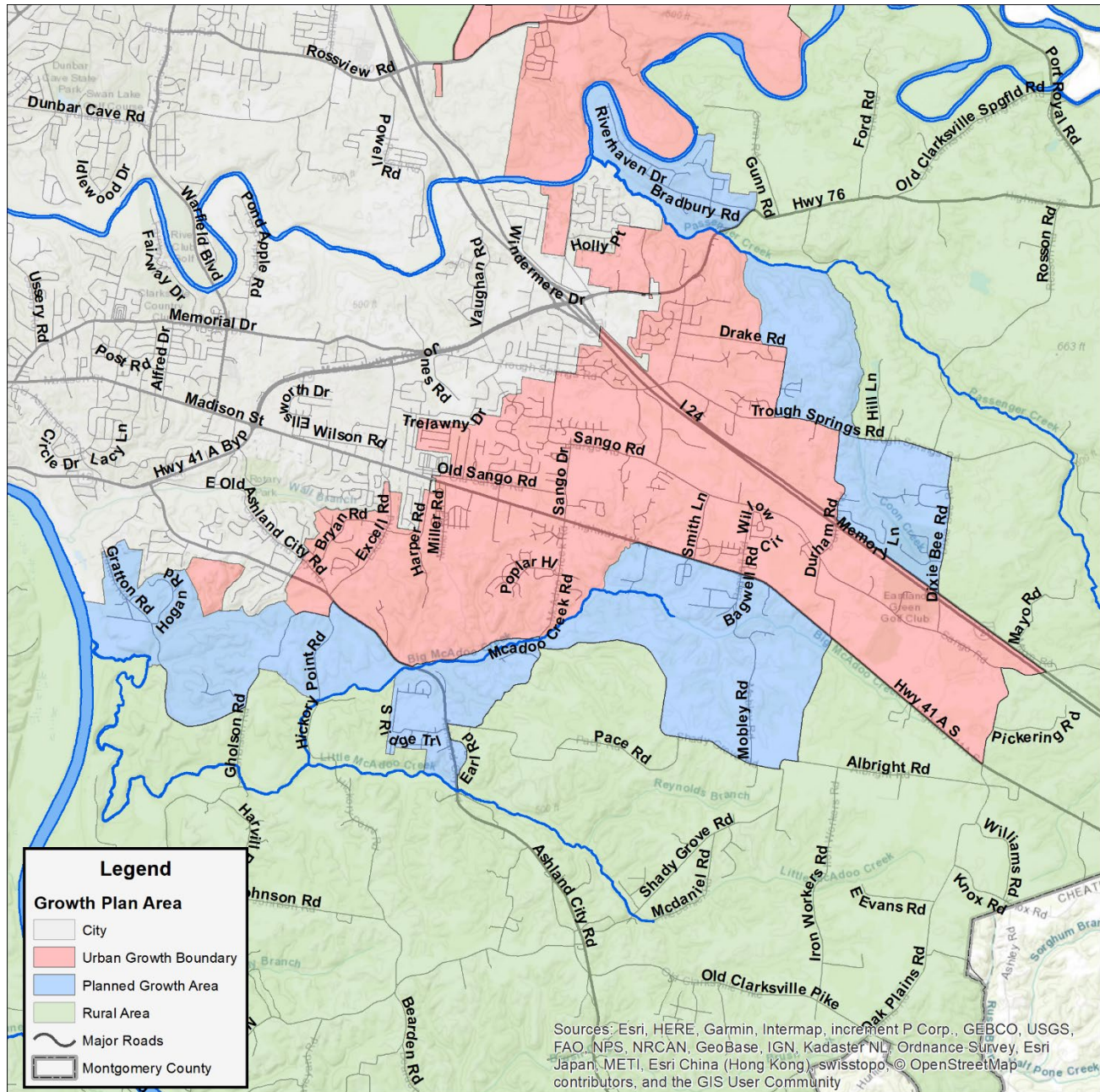
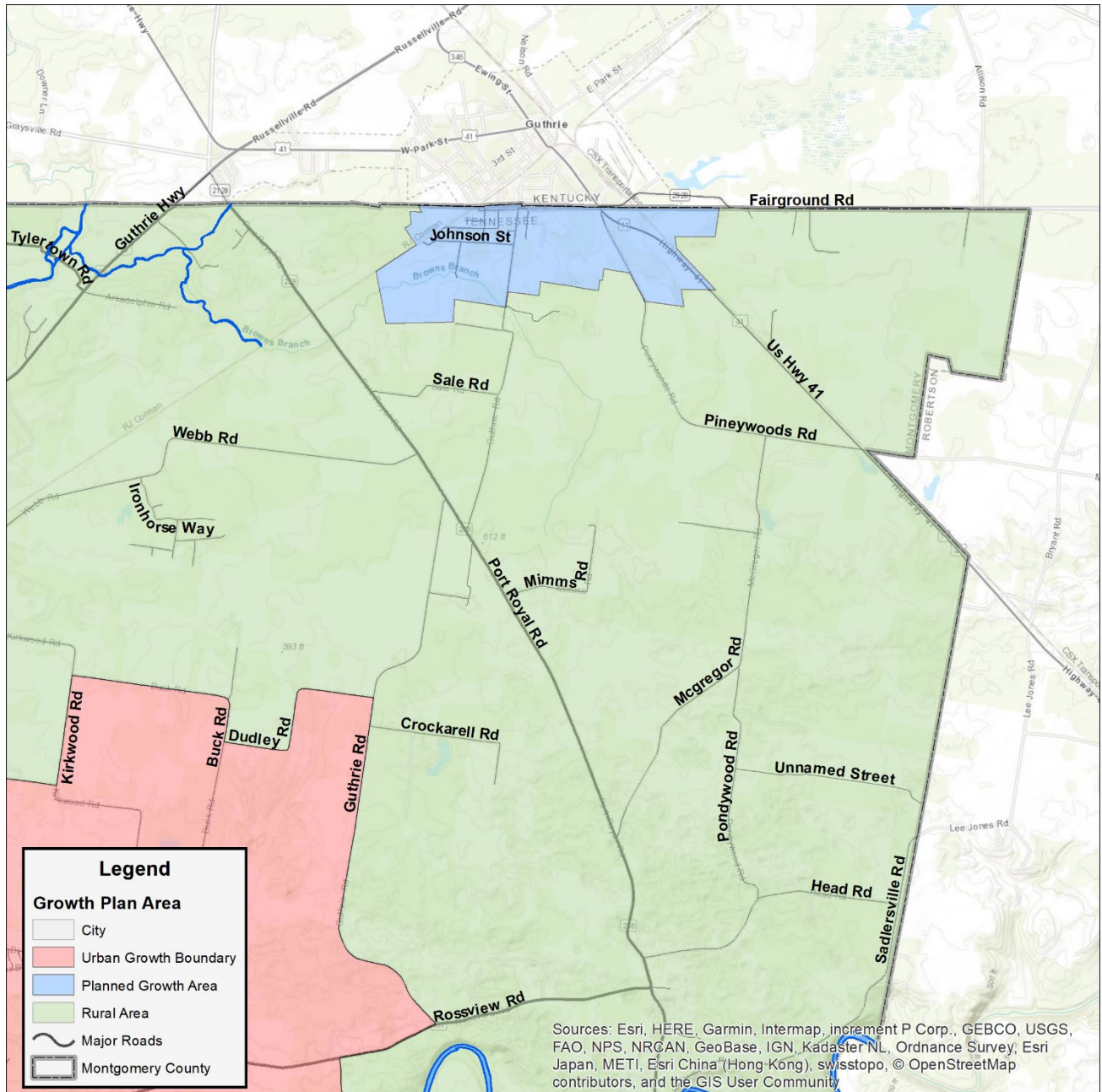


Figure 23: South Guthrie PGA Sub-Area



6.3.1 CRITERIA FOR DEFINING THE PGAS

T.C.A. § 6-58-106 (b) outlines the criteria used in defining the PGAs:

- Identify territory that is reasonably compact yet sufficiently large to accommodate residential and nonresidential growth projected to occur during the next twenty (20) years
- Identify territory that is not within the existing boundaries of any municipality;
- Identify territory that a reasonable and prudent person would project as the likely site of high or moderate density commercial, industrial and/or residential growth over the next twenty (20) years based on historical experience, economic trends, population growth patterns and topographical characteristics; (if available, professional planning, engineering and/or economic studies may also be considered);
- Identify territory that is not contained within urban growth boundaries; and,
- Reflect the county's duty to manage natural resources and to manage and control urban growth, taking into account the impact to agricultural lands, forests, recreational areas and wildlife management areas
- Before formally proposing any PGA to the coordinating committee, the county shall develop and report population growth projections; such projections shall be developed in conjunction with the University of Tennessee. The county shall also determine and report the projected costs of providing urban type core infrastructure, urban services and public facilities throughout the territory under consideration for inclusion within the PGA as well as the feasibility of recouping such costs by imposition of fees or taxes within the PGA.

6.3.2 FACTORS CONSIDERED IN DEFINING THE PGAS

The county shall also determine and report on the need for additional land suitable for high density industrial, commercial and residential development after taking into account all areas within the current boundaries of municipalities that can be used, reused or redeveloped to meet such needs. The county shall also determine and report on the likelihood that the territory under consideration for inclusion within the PGA will eventually incorporate as a new municipality or be annexed. The county shall also examine and report on agricultural lands, forests, recreational areas and wildlife management areas within the territory under consideration for inclusion within the PGA and shall examine and report on the likely long-term effects of urban expansion on such agricultural lands, forests, recreational areas and wildlife management areas.

6.3.3 REZONING REQUEST PROCEDURES FOR THE PGA'S

The PGA's are rated to have the capacity to handle low to moderate densities of development. Applications for rezonings will be accepted for the six zone districts listed below in Table 9 and all those involving commercial and industrial classifications. All requests must undergo the normal review process by the RPC and County Commission which will include the analysis of physical characteristics of the site, as well as the compatibility of the proposed use with all existing land uses in the area. The Zoning Districts outlined in Table 9 are allowed to be requested by properties, or the portion of properties, within the PGA at the time of its enactment.

If zones are permitted within Table 9 but not permitted under the County Zoning Resolution at any point, the County Zoning Resolution shall take precedent.

Table 9: Allowable Residential Zoning Districts within the PGA

Zone District	Land Use Type
AG	Agricultural/Residential
E-1	Residential – Single Family (Conventional Built)
EM-1	Residential – Single Family / Mobile Home
EM-1A	Residential – Single Family / Mobile Home
E-1A	Residential – Single Family (Conventional Built)
R-1	Residential – Single Family (Conventional Built)

6.3.4 PROCEDURES FOR ANNEXING PARCELS WITHIN THE PGA

Normally, parcels in the PGA will not border the city limits and therefore cannot be annexed. However, per T.C.A. § 6-58-118 a municipality may expand its UGB to annex a tract of land without reconvening the coordinating committee or gaining approval from the county if:

- (1) The tract is contiguous to a tract of land that has the same owner and has already been annexed by the municipality;
- (2) The tract is being provided water and sewer services; AND
- (3) The owner of the tract, by notarized petition, consents to being included within the urban growth boundaries of the municipality.

6.3.5 REPORT ON PROJECTED COSTS WITHIN THE PGA

The PGAs cover a considerable area, estimated at 26,930 acres, not including water acres of rivers and creeks or road rights of way.

The PGAs are in places where sewer infrastructure is not available or likely to not be available in the next 20 years, therefore the density is not expected to be greater than that which septic systems can support. Annual growth in the PGA should remain relatively level according to trends and expectations. The inability to zone residential land higher than R-1 means the land will not develop as fast as the UGB.

The following is a generalization of the costs, planned costs, or expenses by city or county department in order to expand services in the PGA. As with all services, local taxes are the primary method of funding them. Additional state or federal grants or aid may be available from time to time but should not be relied on.

Sheriff

Patrol: To address the deficient and projected growth in Patrol the Sheriff Staffing Plan requests eight deputies per year for Fiscal Year 20, 21, and 22. The county commission granted eight deputies for FY20. For FY 23 and beyond, additional deputies will be added based on projected growth. Projected growth is based on call volume, not population. Over the last six years call volume (which is tied to population growth) increased 10 percent year over year.

Jail: A CTAS study completed in 2018 revealed a shortage of 42 deputies at the jail. The county commission granted six new deputies for FY 19 leaving a shortage of 36. For FY 20, 21, and 22 the plan is to request 12 a year to close the gap over a three-year period. The Commission granted eight for FY 20, which leaves the jail 28 short. Staffing in the jail is based on required positions that must be filled to meet state standards.

Fire

Montgomery County unincorporated areas are protected by five volunteer fire departments; Cunningham, Palmyra, Woodlawn, St. Bethlehem, and East Montgomery and assisted by Montgomery County Rescue Squad. Each of these departments has a headquarters and several have substations in order to achieve the most coverage within a five-mile radius.

As the unincorporated county grows, the need for additional substations will be needed in areas of the county. Each fire department is independent of the county government and is responsible for finding land, building a station and then, via a standing agreement with the county commission, they will furnish the station with equipment.

The average cost for a new two-bay substation with bathroom facility on two acres (assuming septic) would cost approximately \$125,000 - \$250,000 in 2019 dollars depending on the location. A fire engine is up to \$300,000 & a tanker \$200,000.

The fire departments maintain an ISO 6 rating and if a home or business was outside of 5 miles from a department it is an ISO 10. The departments, with county support, strive to have the majority of the residents covered within five miles within budgetary limitations.

Water

The PGAs are served by various water utilities. The Clarksville Water System is one of the largest followed by East Montgomery, Cunningham, Woodlawn, and Cumberland Heights Utility Districts. All rural utilities were running at 50 percent or lower capacity while CGW is at 65 percent capacity.

Any new development that requires extending, or upgrading, water lines is done at the expense of the property owner requesting it. Once the new infrastructure is installed and certified CGW, or the utility district, will take ownership and maintenance responsibilities. Any incidental costs incurred to operate and maintain these new facilities, such as utility location, valve maintenance, meter reading, or main repair, would generally be offset by revenue generated by the new customer base.

Sewer - Wastewater

CGW is the only public wastewater utility in the county. Sewer lines extend through the majority of the UGB but most of the PGA lacks sewer lines, and there is no public sewer south of the Cumberland River in the Cumberland Heights and Cunningham Utility Districts. Agreements with rural water utilities are needed in order for CGW to extend sewer lines into their service areas. Any new development that requires extending sewer lines (force or gravity) is done at the expense of the property owner requesting it with City Council approval. Once the new infrastructure is installed and certified CGW will take ownership and maintenance responsibilities. Any incidental costs to operate and maintain these new facilities, such as utility location, valve maintenance, meter reading, or main repair, would generally be offset by revenue generated by the new customer base.

Solid Waste Disposal

Current policies of the Bi-County Solid Waste Management System for all of Montgomery County able to meet projected growth will be taken into account in any future needs at the landfill or their recycling services.

County Highway Department

The goal of the Highway Department is to provide the citizens with a safe, cost-effective transportation system that ensures the mobility of people and products and promotes economic prosperity and preserves the quality of the environment. The Highway Department is dedicated to meeting the public's need for access and freedom of movement through designing, coordinating, building and maintaining transportation systems that are safe, efficient, effective, and financially responsible.

It is the responsibility of the Highway Department to construct, maintain, and repair all of the county-owned roads and bridges encompassing the 758 miles that make up the county road system.

The most recent practices of the Highway Department do not include the construction of new highway infrastructure and are instead focused mainly on emergency repair and routine maintenance.

The Highway Department is a full-service facility equipped with a vehicle maintenance facility, sign shop, road striping, paving, mowing, and construction equipment. The Highway Department has a wide range of responsibilities including mowing all county rights-of-way, snow and debris removal, bridge and road construction, striping, etc.

Any future roads built in the county and accepted by the County Highway Department and County Commission will then become part of the public road system. Annual tax dollars set aside for the Highway Department go towards maintenance.

Cumberland Electric Member Corporation:

CEMC serves all properties outside the Clarksville City limits. The infrastructure of the corporation is capable of handling the anticipated growth outside the city limits. Services are extended at the cost of the end users generally.

Building and Codes Inspection Services

Currently the County Building and Codes Department volume is about equal to Clarksville Building and Codes in terms of single family permits annually processed. The Building and Codes Department is funded by the county while recouping most costs through permit application fees.

Planning and Zoning

The Planning and Zoning services for the City of Clarksville and Montgomery County are performed by the RPC. Any growth in the county, whether inside the city limits or not, is handled by the RPC. Therefore, any growth, regardless of its location, is already captured by the staff of the RPC and its four year plan.

Parks and Recreation

The purpose of the Montgomery County Parks & Recreation Department is to develop and maintain quality parks and facilities; preserve open space and natural areas; protect environmental resources; promote healthy lifestyles; and provide recreational opportunities for all visitors and residents of Montgomery County. They maintain six local parks throughout the county and each offers a wide variety of recreational options. Parks and Recreation projects are currently evaluated on a case by case basis against funding sources available.

Transit

Clarksville Transit Services does not serve any areas outside the city limits at this time.

Mid-Cumberland Public Transit is general public provides serving all 12 Middle Tennessee counties with curb-to-curb rural transportation system with flexible schedules to meet the needs of its passengers. Rides are scheduled on a first-come, first-served basis, with priority given to medical appointments.

Schools:

CMCSS produces a 10-Year Facility Construction Plan to address future facility needs based on growth factors (subdivision, permits, and rezonings). The 10-Year Facility Construction Plan is updated annually when the school census is taken on the 40th day. Funding for facilities is achieved through a combination of County Commission appropriations, Adequate Facilities Tax, and Wheel Tax.

6.3.6 LIST OF UTILITY / SERVICE PROVIDERS IN THE PGA

The following is a list of utility providers specific to each PGA Sub-Area:

	Woodlawn PGA	Cumberland Heights PGA	East Montgomery PGA	South Guthrie PGA
Public Safety:	<ul style="list-style-type: none"> ▪ Sheriff's Department ▪ Woodlawn Volunteer Fire Department 	<ul style="list-style-type: none"> ▪ Sheriff's Department ▪ Cunningham Volunteer Fire Department ▪ Palmyra Volunteer Fire Department 	<ul style="list-style-type: none"> ▪ Sheriff's Department ▪ St. Bethlehem Volunteer Fire Department ▪ East Montgomery Volunteer Fire Department 	<ul style="list-style-type: none"> ▪ Sheriff's Department ▪ St. Bethlehem Volunteer Fire Department
Water:	<ul style="list-style-type: none"> ▪ Woodlawn Utility District ▪ CGW 	<ul style="list-style-type: none"> ▪ Cumberland Heights Utility District 	<ul style="list-style-type: none"> ▪ East Montgomery Utility District ▪ CGW 	<ul style="list-style-type: none"> ▪ Guthrie Utility Department Guthrie, KY
Sanitary Sewer:	<ul style="list-style-type: none"> ▪ CGW 	<ul style="list-style-type: none"> ▪ Not Available 	<ul style="list-style-type: none"> ▪ CGW 	<ul style="list-style-type: none"> ▪ Guthrie, KY (<i>Not yet established</i>)
Natural Gas:	<ul style="list-style-type: none"> ▪ CGW 	<ul style="list-style-type: none"> ▪ Dickson Gas 	<ul style="list-style-type: none"> ▪ CGW 	<ul style="list-style-type: none"> ▪ CGW
Electricity:	<ul style="list-style-type: none"> ▪ CEMC 	<ul style="list-style-type: none"> ▪ CEMC 	<ul style="list-style-type: none"> ▪ CEMC 	<ul style="list-style-type: none"> ▪ CEMC

6.4 RURAL AREAS

The Rural Area (RA) is the territory remaining in the County that is not included in a UGB or a PGA. Based on growth expectations, it does not exhibit a need for moderate or high density development within the planning period delineated by this report. This area's development will be governed by the land use control ordinances established and maintained by the County.

The RA is the largest area delineated in this plan containing 236,314 acres or 369.24 square miles (Table 10). Portions of the RA may at first glance seem unusual in that they border the city limits of Clarksville. Even though proximity to the city limits comes the potential for the extension of a full complement of urban services and utilities; it was deemed important by the Growth Coordinating Committee to maintain a lower level of residential development in the areas surrounding Fort Campbell to minimize encroachment on Sabre Field and other operations from moderate or high density residential which can bring noise complaints and light pollution. The preservation of the training missions is a high priority to the leadership of Clarksville and Montgomery County. There are several reasons for this support, not the least of which is the Post's positive economic influence on the local economy. Another area of RA that borders the city limits is an area east of Interstate 24 along International Boulevard. This area represents the Industrial Park, a \$26 Million investment by the city and county, and similarly to Fort Campbell the Growth Coordinating Committee decided to buffer the UGB to avoid encroachment to and from future industrial development in this area by keeping it in the RA for now. Future versions of the Growth Plan may decide to bring back growth areas around the industrial park depending on how developed it becomes.

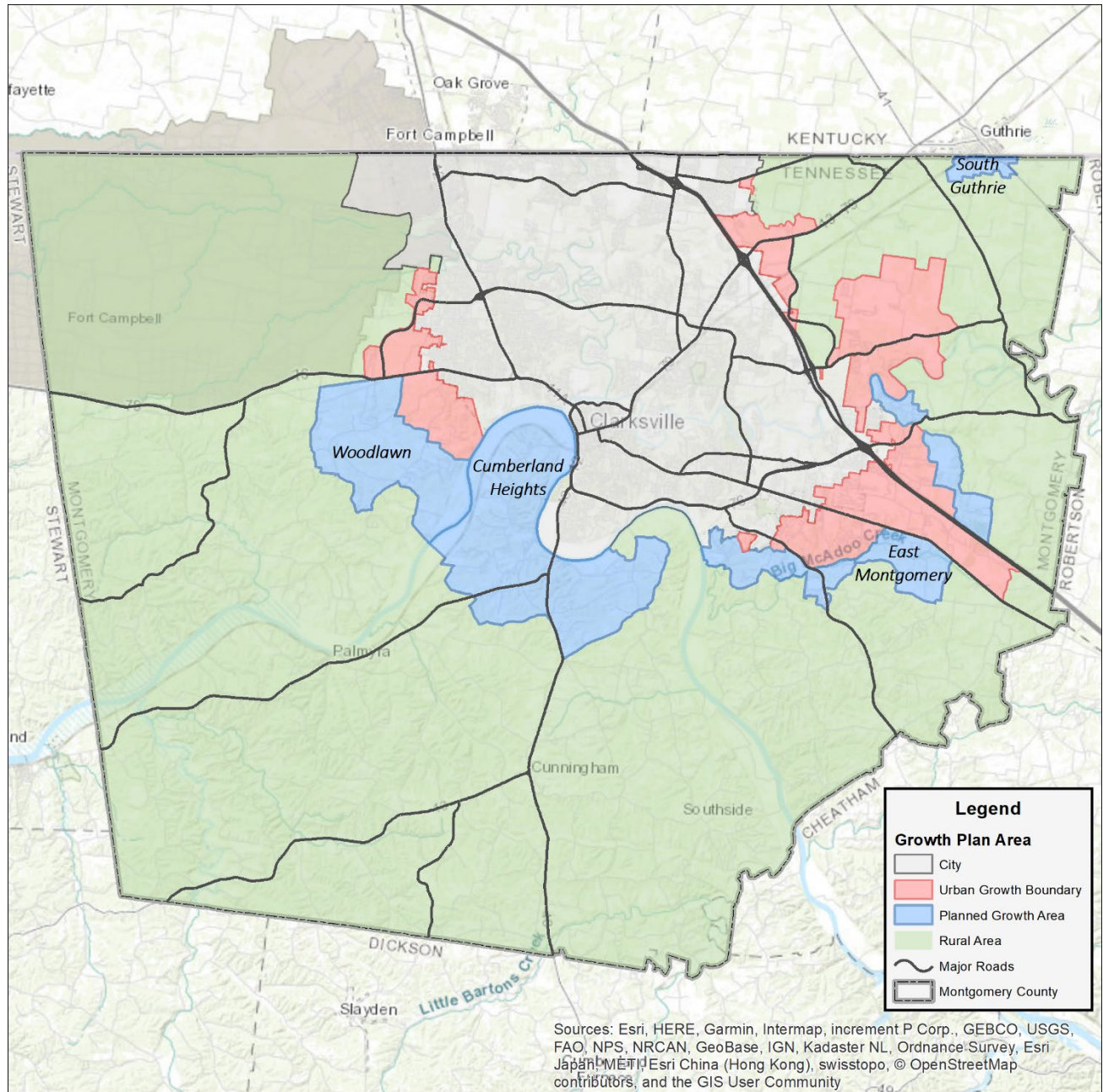
The total acres and projections are shown in Table 10 and a map of the entire RA is shown in Figure 24. The RA is generally described as the area encircling the urban areas beginning in the west at Stewart County and Fort Campbell, then continuing south to Houston and Dickson County, and continuing east to the Cheatham and Robertson Counties. The Kentucky-Tennessee state line is the northern boundary of the RA.

Table 10: RA Land Table

Total Acres (RA)	236,314
RA Population Projection	10,854
RA Dwelling Units Needed	4,020
RA Projected Needed Acres	8,444
Developable Acres*	84,516

*Areas do not include FEMA flood zones, wetlands, sinkholes, lands with slopes greater than 15 percent, TVA easements, Industrial Development Board-owned properties, cemeteries, roads, rights-of-way, government owned lands (local, state, and federal), and all approved subdivisions (preliminary and final).

Figure 24: Growth Plan Map



6.4.1 CRITERIA FOR DEFINING RAS

T.C.A. § 6-58-106 (c) outlines the criteria used in defining the RA:

- Identify areas that are not within the Urban Growth Boundaries or Planned Growth Areas;
- Identify territory that, over the next twenty (20) years, is to be preserved as agricultural lands, forests, recreational areas, wildlife management areas or for uses other than high density commercial, industrial or residential development;
- These areas shall reflect the county's duty to manage growth and natural resources in a manner that reasonably minimizes detrimental impact to agricultural lands, forests, recreation areas and wildlife management areas.

6.4.2 REZONING REQUEST PROCEDURES FOR THE RURAL AREA

The RA only has the capacity to handle low densities of development at this time, led by the rural character of the area and lack of sanitary sewer. Applications for rezonings will be accepted for the three zone districts listed below in Table 11 as well as those involving commercial and industrial classifications that can meet their septic needs. All requests must undergo the normal review process by the RPC and County Commission which will include the analysis of physical characteristics of the site, as well as the compatibility of the proposed use with all existing land uses in the area.

The Zoning Districts outlined in Table 11 are allowed to be requested by properties, or the portion of properties, within the RA at the time of its enactment.

Table 11: Allowable Residential Zoning Districts within the RA

Zone District	Land Use Type
AG	Agricultural/Residential
E-1	Residential – Single Family (Conventional Built)
EM-1	Residential – Single Family / Mobile Home

6.4.3 LIST OF UTILITY / SERVICE PROVIDERS IN THE RURAL AREA:

Public Safety:

- Sheriff's Department
- Cunningham Volunteer Fire Department
- East Montgomery Volunteer Fire Department
- Palmyra Volunteer Fire Department
- St. Bethlehem Volunteer Fire Department
- Woodlawn Volunteer Fire Department

Water:

- Clarksville Gas and Water
- Cumberland Heights Utility District
- Cunningham Utility District
- East Montgomery Utility District
- Guthrie Municipal Utility District
- Woodlawn Utility District

Sanitary Sewer:

- Clarksville Gas and Water (where available)

Natural Gas:

- Clarksville Gas and Water
- Greater Dickson Gas Authority

Electricity:

- Cumberland Electric Membership Corporation

7. LOOKING FORWARD

The Clarksville-Montgomery County Growth Plan covers a planning period of 20 years, 2020-2040. The information presented in this plan is to be used as a guide to growth, while taking into account available public services and infrastructure, the preservation of agricultural land, recreational areas, floodways and wetlands. The plan is designed to give public and private decision makers a guide for future development for Clarksville-Montgomery County's growth.

Since the adoption of the original plan, two amendments were made to the document between 1999 and the present. As we move forward looking to the next 20 years, we acknowledge that amendments will need to be made to this manual and the growth plan map as trends change. The growth plan is a living document and shall be used and amended as determined by the County Mayor or state mandated requirements. The City Mayor, RPC, or other elected officials may request the County Mayor consider updating the growth plan but the request lies completely with that office.

Considering that the Growth Plan should be treated as a living document the RPC Staff compiled a series of events that may trigger the need to update the Growth Plan. Factors that could drive the need to update the Growth Plan include:

CHANGES TO FORT CAMPBELL

What makes Clarksville-Montgomery County unique from other cities in the state is the presence of Fort Campbell. The 106,700 acre installation possesses the capability to deploy mission-ready contingency forces by air, rail, highway, and inland waterway. The post is located within both Tennessee and Kentucky and currently includes 26,615 active military and an additional 39,649 dependents, of which two-thirds live off post. There is family housing on post, with 5,933 units in Tennessee and 9,215 units in Kentucky. In addition, the barracks have 4,205 rooms in Tennessee and 6,028 in Kentucky. Any major change to the mission, a gain or loss of units, or a major deployment will impact Clarksville and Montgomery County, both economically and to the growth and population projections. Any significant change to Fort Campbell that would speed up or slow down the population projections should trigger an adjustment to the Growth Plan at that time.

2030 DECENNIAL CENSUS

It could be argued that the previous Growth Plan should have been reassessed after the 2010 census. If the growth trends used in this Growth Plan do not align with what the 2030 census reports, there may be a need to amend the Growth Plan to keep development and the provision of services on track after the 2030 census.

MAJOR INDUSTRIAL DEVELOPMENTS

Clarksville-Montgomery County is home to some very large industrial companies such as Hankook Tire, LG, Google, Bridgestone Metalpha, Florium USA, Hendrickson Trailer Suspension, and Trane, to mention just a few. As the Clarksville-Montgomery County Industrial Development Board continues its recruitment efforts, additional industrial land may be needed to accommodate future industrial growth. It is important to mention that future industrial areas should be protected from high and medium density residential growth. Should the need for additional industrial land arise in the future, an update to the current growth plan may be required to both provide for and protect future industrial land uses. Similarly, the announcement of a major industrial "super site," one employing well over 2,000 individuals, would drastically affect population growth and

increase the need for dwelling units, both of which would thus require revisiting the Growth Plan and adjusting projections and needs accordingly.

UTILITY DISTRICTS AND SANITARY SEWER AGREEMENTS

Currently Clarksville Gas, Water and Sewer is the only provider for sanitary sewer within Montgomery County. However, the East Montgomery Utility District in 2019 has reached an agreement to work with CGW to allow sanitary sewer within their utility district again, while East Montgomery Utility District will continue to hold the rights to provide water service in their respective district. All other utility districts will continue to provide only water service in their districts. An amendment to the plan could be necessary if a utility district started providing sanitary sewer to their customers independently or with CGW.

TRANSPORTATION AND FUTURE ROADS

Traffic congestion has been a major complaint of residents as new growth and development occurs, regardless of its location. To ease congestion and add capacity, the city and county continue to work with the State of Tennessee to increase right-of-way widths along major arterials, add lanes, and provide new connections, such as the State Route 374 extension, which TDOT is currently in the process of approving. Those plans would extend State Route 374 from the intersection with Highway 79 (Dover Road) across the Cumberland River to Highway 48/13. There is also a need for a new interchange along I-24, which would have a pretty significant impact on transportation and the completion of state route 374 will reshape the way the citizens get around. As growth trends tend to follow major rights-of-ways the improvements to state route 374 could lead to new growth along this route, thus necessitating the need to amend.

EDUCATION

As with all growth, the need for new public schools is a must. Montgomery County has only one public school system and currently has 24 elementary schools, eight middle schools and nine high schools. It is estimated that several schools are needed over the next 20 years to accommodate Clarksville-Montgomery County's public school needs. Similar to roads, new developments tend to follow the locations of new schools. Depending on the need for additional schools and the future location of those institutions, there could be a need to revisit the growth plan.

The Clarksville-Montgomery County Growth Plan contains the policies where new growth is anticipated over the next 20 years, but this is a "living document" which will need to be revisited on a case by case basis as determined by examples above within this chapter. As we continue to protect areas that should not be developed, such as prime agricultural land, wetlands, floodways, and wildlife areas, it is important that we continue to look for areas where low to high density growth should be encouraged.

APPENDIX A. GLOSSARY OF TERMS

Annexation – The addition of previously unincorporated territory into the municipal boundaries, the process of which is initiated by written property owner consent or neighborhood referendum.

Density – This term is not well defined by Public Chapter 1101, but as it relates to land development, refers to the numbers of persons, structures, or housing units within a specified area. Highest densities would be found in urban areas and continuing toward the UGB. Low to moderate densities would be found in the PGAs of the County and low densities only would be found in the Rural Area(s).

The City-County Geographic Information System has data that shows the average single-family residential density within the City of Clarksville is just over two houses per acre or one per 0.48 acre. Multi-family residential density averages 10 units per acre within the City, or 0.10 acre per unit. The same data source shows the average single-family residential density in the County outside the city limits ranges from one house per 1.60 acres to farmsteads setting on an average of 9.06 acres. There is such a small sample of multi-family developments in the County that no reliable density level could be determined.

Growth Plan–the plan required by TCA 6-58-107 which covers a 20 year planning period and which includes documents describing and depicting municipal corporate limits, as well as urban growth boundaries, planned growth areas, and rural areas.

Growth Plan Coordinating Committee – Pursuant to TCA 6-58-104(a)(9), the regional planning commission, plus any additional members jointly appointed by the county and city mayors, shall serve as the growth plan coordinating committee, whose duty is to develop a recommended growth plan and submit such plan for ratification by the county legislative body and the municipal legislative body.

Land Use – The technique of identifying and categorizing the purpose for which land is being used. In this report, land use will include residential uses of varying densities. Other major categories reviewed and considered in the preparation of this plan were industrial, commercial/office, public and semi-public (to include governmental, recreational, natural, churches and schools, cemeteries, utilities and transportation facilities).

Local Government Planning Advisory Committee (LGPAC) – Codified at TCA 4-3-727 by the General Assembly, this body is composed of seven (7) officers of local governments, appointed by the governor, and has the duty to exercise the powers over regional planning commissions provided for in TCA 13-3-101 and 13-2-102.

Lots of Record –A lot that exists as shown or described on a plat or deed in the records of the local registry of deeds.

Planned Growth Area (PGA) – territory outside of the existing boundaries of the municipality and not contained within the urban growth boundary and which is reasonably compact yet sufficiently large to accommodate residential and nonresidential growth projected to occur during the next twenty (20) years.

Population Projection – The technique of forecasting population counts into the future. For purposes of this report, the projections as prepared by the University of Tennessee were received, reviewed and accepted for inclusion in this report. They were used in conjunction with an existing land use inventory to forecast future growth needs.

Public Chapter 707 – Enacted in April 2014, this legislation repealed cities’ authority for unilateral, nonconsensual annexation. As of May 15, 2015, cities can annex property only with written owner consent or by referendum and can annex certain agricultural land only with written owner consent.

Public Chapter 1101 – Also known as Tennessee’s Growth Policy Act, this legislation created a growth planning process for local governments

Public Services Associated with a city’s Plan of Services for Annexed Areas – Typical urban services to include police and fire protection, water and wastewater services, electrical, road and street construction and maintenance, recreation facilities, street lighting, and planning, zoning and building permitting services.

Rural Area (RA) – All remaining unincorporated territory that is not contained within either an urban growth boundary or planned growth area and which, over the next 20 years, is to be preserved as agricultural lands, forests, recreational areas, wildlife management areas or for uses other than high density commercial, industrial, or residential development.

Urban Growth Boundary (UGB) – territory that is reasonably compact yet sufficiently large to accommodate residential and nonresidential growth projected to occur during the next twenty (20) years, which is contiguous to the existing boundaries of the municipality and the likely site of high density commercial, industrial, and residential development.

APPENDIX B. LIST OF ACRONYMS

CDE - Clarksville Department of Electricity
CEMC - Cumberland Electric Membership Corporation
CGW - Clarksville Gas and Water
CMCSS - Clarksville Montgomery County School System
CTAS - County Technical Advisory Service
CTS - Clarksville Transit System
EPA - Environmental Protection Agency
FEMA - Federal Emergency Management Agency
IDB - Industrial Development Board
LGPAC - Local Government Planning Advisory Council
MTAS - Municipal Technical Advisory Service
NRPA - National Recreation and Park Association
PC - 1101 Public Chapter 1101
PC - 707 Public Chapter 707
PGA - Planned Growth Area
RA - Rural Area
RCLCO - Robert Charles LeSer & Co., LLC, Real Estate Advisors
RPC - Regional Planning Commission
TACIR - Tennessee Advisory Council on Intergovernmental Relations
TCA - Tennessee Code Annotated
TDOT - Tennessee Department of Transportation
TVA - Tennessee Valley Authority
UGB - Urban Growth Boundary

APPENDIX C. RESOLUTIONS OF APPROVAL

C.1 CITY OF CLARKSVILLE RESOLUTION OF APPROVAL:

To Be Inserted

Figure 25: City of Clarksville Resolution of Approval



C.2 MONTGOMERY COUNTY RESOLUTION OF APPROVAL

To Be Inserted

Figure 26: Montgomery County Resolution of Approval



C.3 LGPAC RESOLUTION OF APPROVAL

To Be Inserted

Figure 27: LGPAC Resolution of Approval



APPENDIX D. PAST GROWTH PLAN MAPS

Figure 28: 1999 Original Growth Plan Map

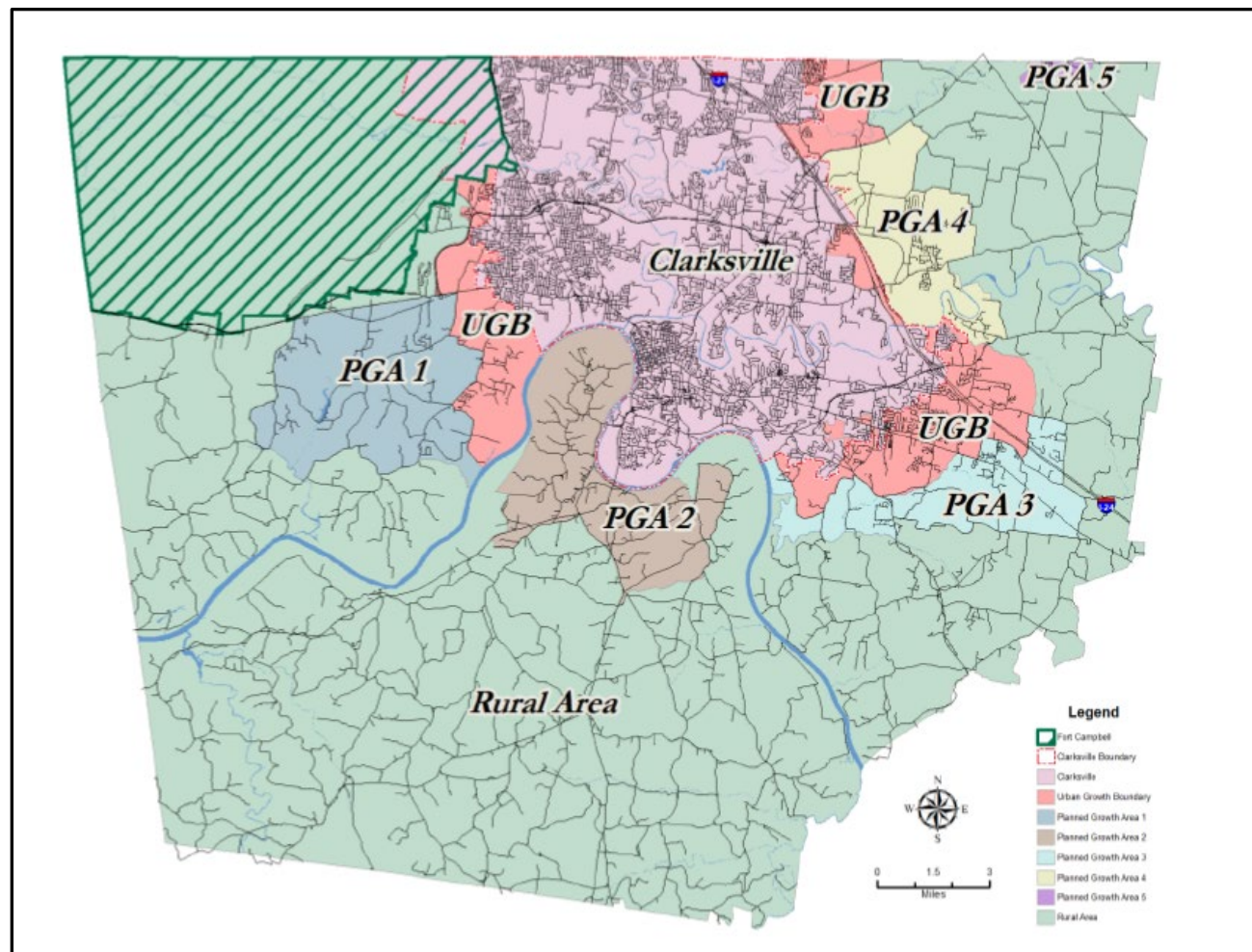
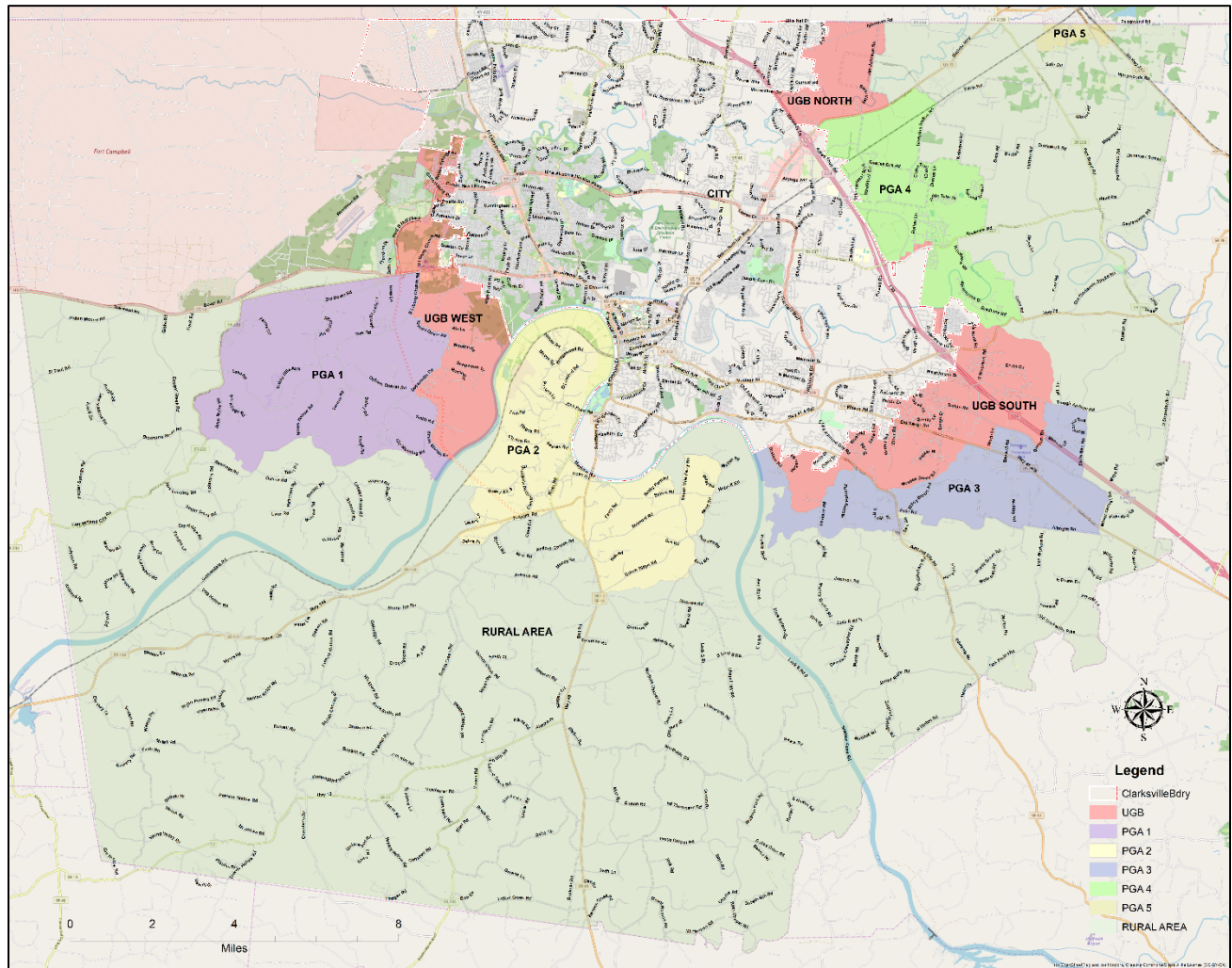


Figure 29: 2018 Growth Map – as Amended



APPENDIX E. PAST GROWTH COORDINATING COMMITTEES

The 1998 Growth Coordinating Committee

- Joe Creek – Chairman
- Morrell Boyd – Vice Chair.
- Moninda Biggers
- Mayor Johnny Piper
- Benny Skinner
- Lane Lyle
- Gary Norris
- Ken Spradlin
- Barbara Ratchford
- Carl Wilson
- Denzil Biter
- James Trotter
- George Marks
- Loretta Bryant

The 2012 Growth Coordinating Committee

- Mark Kelly – Chairman
- Robert Nichols – Vice Chairman
- Mike Harrison
- Mabel Larson
- Bryce Powers
- Geno Grubbs
- John Laida
- Russell Adkins
- Pat Hickey (Mark Riggins)
- Norm Brumblay
- Jim Coode
- Brian Taylor
- Joe Creek
- Ed Baggett
- Mike Evans

The 2018 Growth Coordinating Committee

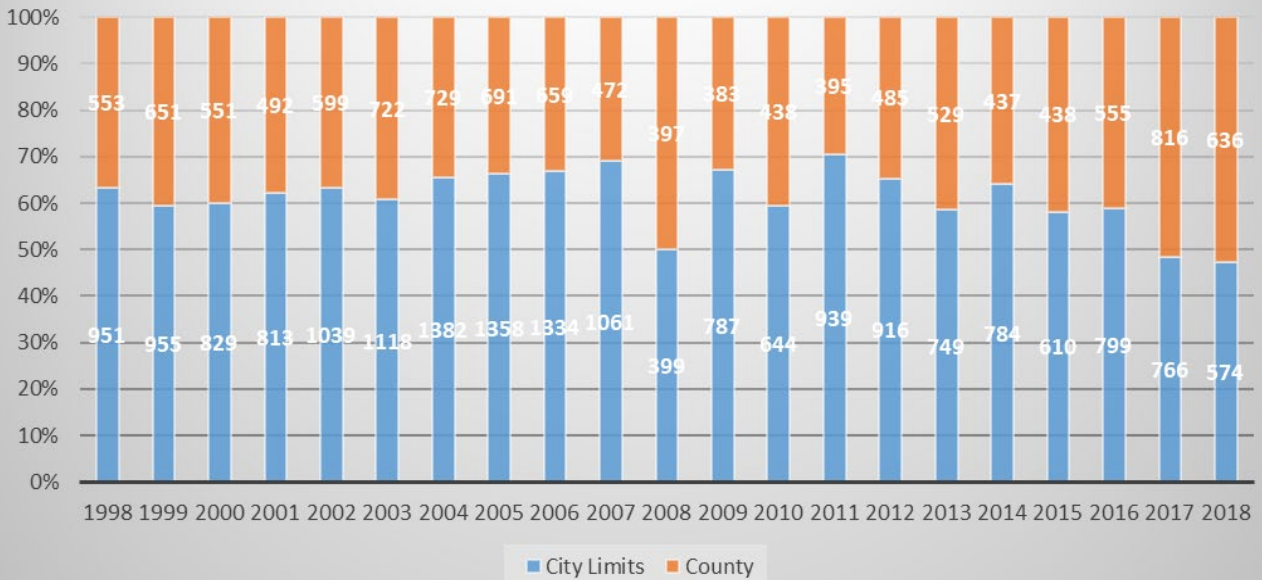
- Richard Swift – Chairman
- Bryce Powers – Vice Chairman
- Russell Adkins
- Geno Grubbs
- Wade Hadley
- Mark Kelly
- Bill Kimbrough
- Robert Nichols
- Dr. Amanda Walker

APPENDIX F. ANCILLARY DATA

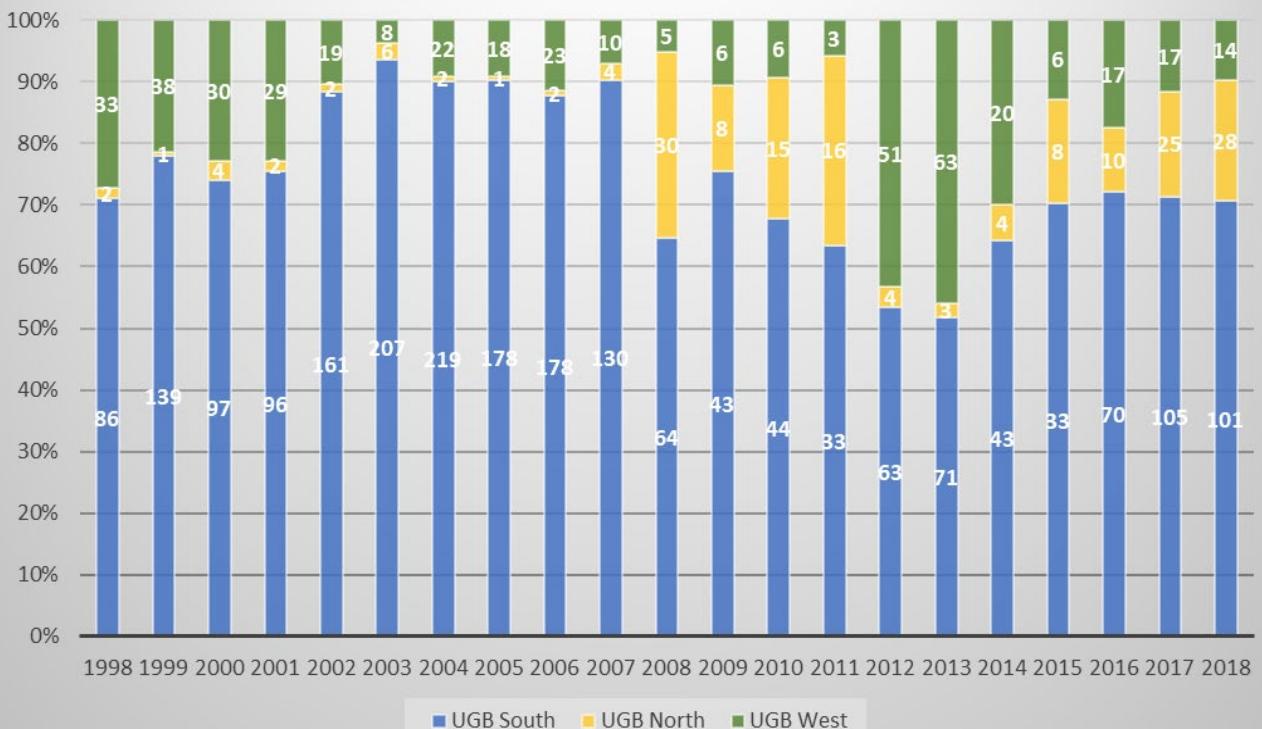
Table 12: Building Permits by Year

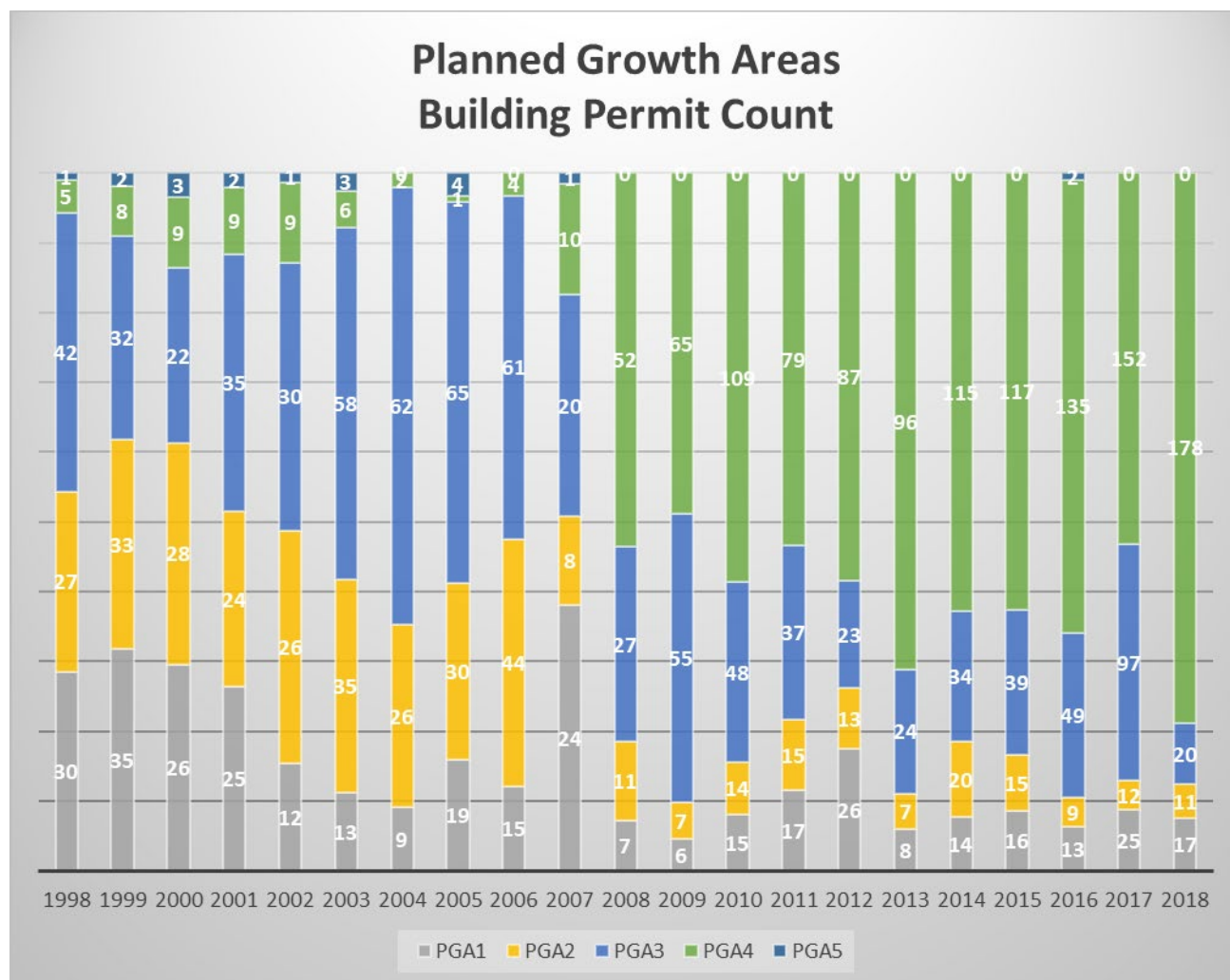
YEAR	Total	City Limits	UGB Total	UGB South	UGB North	UGB West	PGA1	PGA2	PGA3	PGA4	PGA5	RA	Unincorporated County
1998	1385	951	121	86	2	33	30	27	42	5	1	206	432
1999	1430	955	178	139	1	38	35	33	32	8	2	185	473
2000	1249	829	131	97	4	30	26	28	22	9	3	201	420
2001	1178	813	127	96	2	29	25	24	35	9	2	143	365
2002	1457	1039	182	161	2	19	12	26	30	9	1	157	417
2003	1619	1118	221	207	6	8	13	35	58	6	3	165	501
2004	1868	1382	243	219	2	22	9	26	62	2	0	144	486
2005	1852	1358	197	178	1	18	19	30	65	1	4	178	494
2006	1792	1334	203	178	2	23	15	44	61	4	0	129	456
2007	1386	1061	144	130	4	10	24	8	20	10	1	121	328
2008	702	399	99	64	30	5	7	11	27	52	0	102	298
2009	1113	787	57	43	8	6	6	7	55	65	0	136	326
2010	1017	644	65	44	15	6	15	14	48	109	0	122	373
2011	1283	939	52	33	16	3	17	15	37	79	0	143	343
2012	1285	916	118	63	4	51	26	13	23	87	0	100	367
2013	1140	749	137	71	3	63	8	7	24	96	0	120	392
2014	1155	784	67	43	4	20	14	20	34	115	0	120	370
2015	1000	610	47	33	8	6	16	15	39	117	0	157	391
2016	1258	799	67	70	10	17	13	9	49	135	2	183	488
2017	1439	766	147	105	25	17	25	12	97	152	0	236	669
2018	1067	574	143	101	28	14	17	11	20	178	0	124	493
Total	27,675	18,807	2,746	2,161	177	438	372	415	880	1,248	19	3,172	8,882
per household	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7
Persons	74,723	50,779	7,414	5,835	478	1,183	1,004	1,121	2,376	3,370	51	8,564	23,981

Building Permits City/County



Building Permits Urban Growth Boundary





F.1 HISTORIC LOT YIELDS BY GEOGRAPHIC AREA

Countywide

	Historic	2009-2018							2040 Need Units	2040 Need Acreage	Developable Land Remaining (2018)
	Lot Yield	SD Acreage	Lots or units	Lot Yield	Acres per lot	% of Total Acreage	% of Total Lots		33,502		
AG	0.51	250	129	0.52	1.94	5.12%	0.84%		283	548	
E-1	0.64	171	121	0.71	1.41	3.50%	0.79%		265	375	
R-1	1.9	1769	3157	1.78	0.56	36.24%	20.67%		6,926	3,881	
R-1A	2.9	331	955	2.89	0.35	6.78%	6.25%		2,095	726	
R-2	2.8	1590	4534	2.85	0.35	32.58%	29.69%		9,947	3,488	
R-2A	3.2	145	467	3.22	0.31	2.97%	3.06%		1,025	318	
R-4 SD	2.1	25	47	1.88	0.53	0.51%	0.31%		103	55	
R-6	11.9	1	12	12.00	0.08	0.02%	0.08%		26	2	
Multifamily	12	599	5849	9.76	0.10	12.27%	38.30%		12,832	1,314	
Totals		4881	15,271	3.13	0.32	100.00%	100.00%		33,502	10,708	113,565
									Population	90,455	
									Acres/Person	0.12	

City

	Historic 1999-2018								2040 Need Units	2040 Need Acreage	Developable Land Remaining (2018)
	Lot Yield	SD Acreage	Lots or units	Lot Yield	Acres per lot	% of Total Acreage	% of Total Lots		24,121		
AG	0.51	6	4	0.67	1.50	0.22%	0.03%		8	12	
E-1	0.64	8	4	0.50	2.00	0.29%	0.03%		8	16	
R-1	1.9	334	835	2.50	0.40	12.02%	7.13%		1,719	688	
R-1A	2.9	184	585	3.18	0.31	6.62%	4.99%		1,204	379	
R-2	2.8	1574	4490	2.85	0.35	56.66%	38.32%		9,242	3,240	
R-2A	3.2	144	467	3.24	0.31	5.18%	3.99%		961	296	
R-6	11.9	1	12	12.00	0.08	0.04%	0.10%		25	2	
Multifamily	12	527	5321	10.10	0.10	18.97%	45.41%		10,953	1,085	
Totals		2778	11,718	4.22	0.24	100.00%	100.00%		24,121	5,718	10,210
Population									65,127		
Acres/Person									0.09		

County (Unincorporated)

								2040 Need Units	2040 Need Acreage	Developable Land Remaining (2018)
Historic		2009-2018								
	Lot Yield	SD Acreage	Lots or units	Lot Yield	Acres per lot	% of Total Acreage	% of Total Lots		9,045	
AG	0.51	245	125	0.51	1.96	12.34%	3.59%		325	637
E-1	0.64	163	117	0.72	1.39	8.21%	3.36%		304	424
R-1	1.9	1316	2248	1.71	0.59	66.29%	64.62%		5,845	3,421
R-1A	2.9	148	370	2.50	0.40	7.46%	10.64%		962	385
R-2	2.8	16	44	2.77	0.36	0.80%	1.26%		114	41
R-4 SD	2.1	25	47	1.87	0.54	1.27%	1.35%		122	65
Multifamily	12	72	528	7.33	0.14	3.63%	15.18%		1,373	187
Totals		1985.09	3,479	1.75	0.57	100.00%	100.00%		9,045	5,161
								Population	24,422	
								Acres/Person	0.21	

UGB (UGB and PGA4)

									2040 Need Units	2040 Need Acreage	Developable Land Remaining (2018)
	Historic	2009-2018							5,025		
	Lot Yield	SD Acreage	Lots or units	Lot Yield	Acres per lot	% of Total Acreage	% of Total Lots				
AG	0.51	69	26	0.38	2.65	5.47%	1.00%		50	133	
E-1	0.64	44	41	0.93	1.07	3.49%	1.58%		79	85	
R-1	1.9	709	1665	2.35	0.43	56.24%	64.04%		3,218	1,370	
R-1A	2.9	349	288	0.83	1.21	27.68%	11.08%		557	675	
R-2	2.8	5	15	3.33	0.30	0.36%	0.58%		29	9	
R-4 SD	2.1	13	37	2.80	0.36	1.05%	1.42%		72	26	
Multifamily	12	72	528	7.33	0.14	5.71%	20.31%		1,020	139	
Totals		1260.7	2,600	2.06	0.48	100.00%	100.00%		5,025	2,437	9,107
									Population	13,568	
									Acres/Person	0.18	

PGA

	Historic	2009-2018							2040 Need Units	2040 Need Acreage	Developable Land Remaining (2018)
	Lot Yield	SD Acreage	Lots or units	Lot Yield	Acres per lot	% of Total Acreage	% of Total Lots		1,340		
AG	0.51	892	352	0.39	2.53	53.70%	23.64%		317	803	
E-1	0.64	320	225	0.70	1.42	19.27%	15.11%		202	288	
R-1	1.9	449	912	2.03	0.49	27.03%	61.25%		821	404	
Totals		1661	1,489	0.90	1.12	100.00%	100.00%		1,340	1,495	9,732
									Population	3,618	
									Acres/Person	0.41	

RA

	Historic	2009-2018							2040 Need Units	2040 Need Acreage	Developable Land Remaining (2018)
	Lot Yield	SD Acreage	Lots or units	Lot Yield	Acres per lot	% of Total Acreage	% of Total Lots		4,020		
AG	0.51	892	352	0.39	2.53	73.60%	61.01%		2,452	6,215	
E-1	0.64	320	225	0.70	1.42	26.40%	38.99%		1,568	2,229	
Totals		1212	577	0.48	2.10	100.00%	100.00%		4,020	8,444	84,516
									Population	10,854	
									Acres/Person	0.78	

**RESOLUTION OF THE MONTGOMERY COUNTY
BOARD OF COMMISSIONERS APPROPRIATING FUNDS
FOR THE CONSTRUCTION OF A 12-CLASSROOM ADDITION AT
ROSSVIEW ELEMENTARY SCHOOL**

WHEREAS, the Board of Commissioners has expressed its intent to build a twelve classroom wing at Rossvie Elementary School and appropriated architect fees through the bidding stage in Resolution 19-1-3, and;

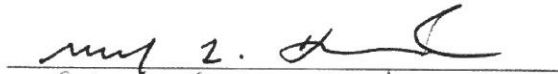
WHEREAS, the funds are now needed to proceed with the awarding of the construction contract.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of County Commissioners assembled in Regular Session on this 9th day of December, 2019 that this Commission expresses its intent to fund the construction of a twelve classroom wing at Rossvie Elementary School and that the sum of \$4,287,900 is hereby appropriated to the School Capital Project Fund, for the Rossvie Elementary School construction project.

BE IT FURTHER RESOLVED, that it is reasonably expected that Montgomery County, Tennessee will reimburse itself for certain expenditures in connection with the foregoing, in an amount not to exceed \$4,287,900 from the proceeds of general obligation or revenue bonds of Montgomery County, Tennessee. This resolution shall be placed in the minutes of the Board of County Commissioners and shall be made available for inspection by the general public at the office of the Board of County Commissioners. This resolution constitutes a declaration of official intent under Treas. Reg. §1.150-2.

Duly passed and approved this 9th day of December, 2019.

Sponsor



Commissioner



Approved

County Mayor

Attested

County Court Clerk

**RESOLUTION OF THE MONTGOMERY COUNTY
BOARD OF COMMISSIONERS APPROPRIATING FUNDS FOR NPES**

WHEREAS, the Tennessee General Assembly enacted legislation effective May 24, 2019, which increases the mandate on all Tennessee LEAs related to alternative school/program enrollment spaces; and

WHEREAS, with said legislation, Clarksville-Montgomery County School System (CMCSS) has a need for additional alternative school/program enrollment spaces; and

WHEREAS, the CMCSS owns the former New Providence Elementary School (NPES) building located at 207 Oak Street, Clarksville, TN, and NPES has been leased to Lettie Kendall since 1989; and

WHEREAS, Mrs. Kendall has expressed an interest in entering into an updated lease agreement with CMCSS that would allow CMCSS to use the building during normal adult school hours for the duration of the lease agreement (June 30, 2039); and

WHEREAS, CMCSS has inspected the building and determined that a general renovation (extensive mechanical and lighting upgrades, and minor electrical, plumbing, lighting, alarm, structural, and ADA repairs) of the building would allow CMCSS to relocate its Adult Learning Center from the Greenwood Complex to this facility; and

WHEREAS, CMCSS indicates that the relocation of the Adult Learning Center to this facility would create 120 additional alternative school spaces at the Greenwood Complex which would enhance alternative school/program assignments for CMCSS; and

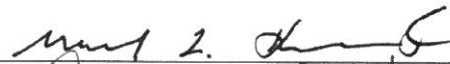
WHEREAS, the Board of Education reviewed the request to allow for the renovation of the NPES 207 Oak Street, Clarksville, TN, and approved said request on November 12, 2019, for recommendation to the Montgomery County Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of County Commissioners assembled in Regular Business Session on this 9th day of December, 2019, that this Commission expresses its intent to fund the renovation of the former New Providence Elementary School (NPES) building and that the sum of \$300,000 is hereby appropriated to the School Capital Project Fund, for the NPES renovation project.

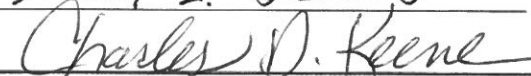
BE IT FURTHER RESOLVED, that it is reasonably expected that Montgomery County, Tennessee will reimburse itself for certain expenditures in connection with the foregoing, in an amount not to exceed \$300,000 from the proceeds of general obligation or revenue bonds of Montgomery County, Tennessee. This resolution shall be placed in the minutes of the Board of County Commissioners and shall be made available for inspection by the general public at the office of the Board of County Commissioners. This resolution constitutes a declaration of official intent under Treas. Reg. §1.150-2.

Duly passed and approved this 9th day of December, 2019.

Sponsor



Commissioner



Approved

County Mayor

Attested

County Clerk

**RESOLUTION OF THE MONTGOMERY COUNTY
BOARD OF COMMISSIONERS APPROPRIATING FUNDS FOR THE PURCHASE OF EMMANUEL
FAMILY LIFE CENTER FOR CMCSS LANGUAGE IMMERSION PROGRAM**

WHEREAS, The Language Immersion Program was created at Barksdale Elementary in 2018 to offer all academic instruction in the target language of Spanish; and

WHEREAS, the program has grown from two classrooms in the first year to four classrooms in 2019-2020 and the program is expected to grow by two additional classrooms per year and the future need of twelve classrooms by 2023; and

WHEREAS, Barksdale Elementary School now has an enrollment of 608 students, which is 97% of the design capacity of the building; and

WHEREAS, Barksdale Elementary will exceed its capacity due to growth within its boundary and from growth in the language immersion program from surrounding areas in the county; and

WHEREAS, The Emmanuel Family Life Center, located at 303 Fairview Lane, Clarksville, TN is currently listed for sale and is centrally located within Montgomery County; and

WHEREAS, The Emmanuel Family Life Center facility can be converted to educational occupancy and provide sufficient space for the Language Immersion Program with room for future growth; and

WHEREAS, the Board of Education reviewed the request to allow for the purchase of the Emmanuel Family Life Center at 303 Fairview Lane, Clarksville, TN and approved said request on November 12, 2019, for recommendation to the Montgomery County Board of County Commissioners.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of County Commissioners assembled in Regular Business Session on this 9th day of December 2019, that this Commission expressed its intent to fund the purchase of the Emmanuel Family Life Center and that the sum of \$4,000,000 is hereby appropriated to the School Capital Project Fund, for that purpose.

BE IT FURTHER RESOLVED, that it is reasonably expected that Montgomery County, Tennessee will reimburse itself for certain expenditures in connection with the foregoing, in an amount not to exceed \$4,000,000 from the proceeds of general obligation or revenue bonds of Montgomery County, Tennessee. This resolution shall be placed in the minutes of the Board of County Commissioners and shall be made available for inspection by the general public at the office of the Board of County Commissioners. This resolution constitutes a declaration of official intent under Treas. Reg. §1.150-2.

Duly passed and approved this 9th day of December, 2019.

Sponsor 

Commissioner Charles D. Keene

Approved _____

County Mayor

Attested _____

County Clerk

**RESOLUTION OF THE MONTGOMERY COUNTY
BOARD OF COMMISSIONERS APPROPRIATING FUNDS
FOR DESIGN FEES FOR A 12-CLASSROOM ADDITION TO
WEST CREEK ELEMENTARY SCHOOL**

WHEREAS, West Creek Elementary School is currently overcrowded with an enrollment of 932 students, which is 111% of the design capacity of the building; and,

WHEREAS, there are currently six (6) portable classrooms on the campus to address this overcrowding, and,

WHEREAS, the construction of a twelve classroom, two restroom addition is required to replace the portable classrooms and to allow for projected growth in the school zone, and to meet the educational program needs for a school capacity of 1,040 students; and

WHEREAS, the design selected for this project will be similar to the Barkers Mill addition completed in 2018, which was designed to be a prototypical addition and the selection of a prototypical design reduces both the design period and design cost allowing for fast tracking to meet growing capacity requirements in the region; and

WHEREAS, design fees for a sum not to exceed \$110,000 was approved for appropriation to the School Capital Project Fund in resolution 19-1-2 and funding was subsequently postponed; and

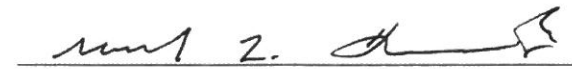
WHEREAS, the design estimate is now \$130,000.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of County Commissioners assembled in Regular Session on this 9th day of December, 2019, that this Commission expresses its intent to fund the construction of a twelve classroom addition to West Creek Elementary School (currently estimated at \$3.71 million), and that a sum not to exceed \$20,000 be and the same is hereby appropriated to the School Capital Project Fund for the employment of an architect as an addition to the sum of \$110,000 that was appropriated in resolution 19-1-2 for a total sum not to exceed \$130,000.

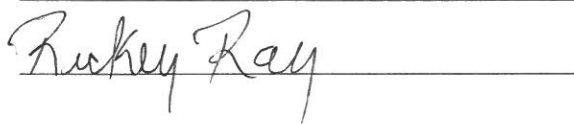
BE IT FURTHER RESOLVED, that it is reasonably expected that Montgomery County, Tennessee will reimburse itself for certain expenditures in connection with the foregoing, in an amount not to exceed \$3,840,000 from the proceeds of general obligation or revenue bonds of Montgomery County, Tennessee. This resolution shall be placed in the minutes of the Board of County Commissioners and shall be made available for inspection by the general public at the office of the Board of County Commissioners. This resolution constitutes a declaration of official intent under Treas. Reg. §1.150-2.

Duly passed and approved this 9th day of December, 2019.

Sponsor



Commissioner



Approved

County Mayor

Attested

County Court Clerk

**RESOLUTION OF THE MONTGOMERY COUNTY
BOARD OF COMMISSIONERS APPROPRIATING FUNDS
FOR DESIGN FEES FOR A 12-CLASSROOM ADDITION TO
OAKLAND ELEMENTARY SCHOOL**

WHEREAS, Oakland Elementary School is currently overcrowded with an enrollment of 962 students, which is 114% of the design capacity of the building; and,

WHEREAS, there are currently six (6) portable classrooms on the campus to address this overcrowding, and,

WHEREAS, the construction of a twelve classroom, two restroom addition is required to replace the portable classrooms and to allow for projected growth in the school zone, and to meet the educational program needs for a school capacity of 1,040 students.

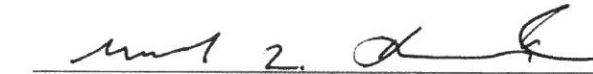
WHEREAS, the design selected for this project will be similar to the Rossview Elementary addition bid in October 2019, which was designed to be a prototypical addition and, the selection of a prototypical design reduces both the design period and design cost allowing for fast tracking to meet growing capacity requirements in the region.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of County Commissioners assembled in Regular Session on this 9th day of December, 2019, that this Commission expresses its intent to fund the construction of a twelve classroom addition to Oakland Elementary School (currently estimated at \$4.6 million), and that a sum not to exceed \$155,000 be appropriated to the School Capital Projects Fund for the employment of an architect.

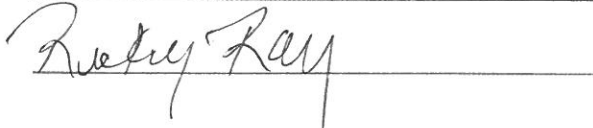
BE IT FURTHER RESOLVED, that it is reasonably expected that Montgomery County, Tennessee will reimburse itself for certain expenditures in connection with the foregoing, in an amount not to exceed \$4,755,000 from the proceeds of general obligation or revenue bonds of Montgomery County, Tennessee. This resolution shall be placed in the minutes of the Board of County Commissioners and shall be made available for inspection by the general public at the office of the Board of County Commissioners. This resolution constitutes a declaration of official intent under Treas. Reg. §1.150-2.

Duly passed and approved this 9th day of December, 2019.

Sponsor



Commissioner



Approved

County Mayor

Attested

County Clerk

**RESOLUTION PURSUANT TO TENNESSEE CODE
ANNOTATED § 67-5-2501, et seq. TO REQUEST THE COURT
TO RESCIND ITS PRIOR ORDER ON THE SALE OF CERTAIN REAL
PROPERTY AT THE 2019 MONTGOMERY COUNTY TAX SALE**

WHEREAS, Montgomery County has retained a delinquent tax attorney, Raymond F. Runyon; and

WHEREAS, Raymond F. Runyon properly conducted a tax sale according to all applicable laws in 2019; and

WHEREAS, at said tax sale, there were no bidders for the following property: North Callywood Court; Map & Parcel Number 90H-B-17.01 as recorded in the official Record Book, Volume 1776, Page 1402 of the Register's Office of Montgomery County, Tennessee; and

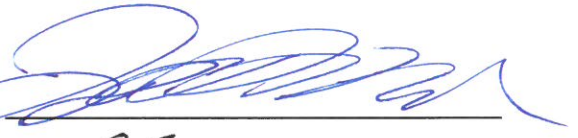
WHEREAS, pursuant to Tennessee Code Annotated § 67-5-2507, a committee of four members of the County legislative body, upon the recommendation of the Mayor, have determined said property is of no value to Montgomery County and such financial obligation of retaining the property exceeds the value of the parcel; and

WHEREAS, Montgomery County, within 120 days after the Order confirming the sale, may rescind the same upon a Motion to the Court filed by the delinquent tax attorney if the same is authorized by two-thirds vote of the Montgomery County Commission.

NOW, THEREFORE, BE IT RESOLVED that the Montgomery County Commission authorizes the Montgomery County delinquent tax attorney and directs him to file for relief in the form of a Motion within 120 days after the entry of the Order confirming the sale to rescind the prior Order to the extent that this property, North Callywood Court; Map & Parcel Number 90H-B-17.01 as recorded in the official Record Book, Volume 1776, Page 1402 of the Register's Office of Montgomery County, Tennessee, and its sale to Montgomery County, shall be rescinded.

Duly passed and approved this 9th day of December 2019.

Sponsor



Commissioner



Approved



County Mayor

Attested



County Clerk

19-12-16

RESOLUTION TO PROVIDE FUNDING IN THE AMOUNT OF THIRTY THOUSAND DOLLARS (\$30,000) TO AUSTIN PEAY STATE UNIVERSITY FOUNDATION, A TAX-EXEMPT ORGANIZATION

WHEREAS, Tennessee Code Annotated §5-9-109 states “the county legislative body or governing body of each county may appropriate funds for the financial aid of any nonprofit charitable organization”; and

WHEREAS, the Austin Peay State University Foundation is a tax-exempt 501(c)(3) organization under Internal Revenue Code; and

WHEREAS, the Austin Peay Foundation’s primary focus is to assist Austin Peay University by providing funds for worthy purposes which are not sufficiently funded by other sources; and

WHEREAS, the Montgomery County Commission considers it in the community’s interest to provide funding to the Austin Peay University Foundation in the amount of thirty thousand dollars (\$30,000) to assistance in hosting a National Collegiate Athletic Association (NCAA) Football Playoff Game, provided APSU is awarded the playoff game.

NOW, THEREFORE, BE IT RESOLVED, by the Montgomery County Board of Commissioners assembled in regular session on this 9th day of December 2019, that Montgomery County provide funding in the amount of thirty thousand dollars (\$30,000) to the Austin Peay Foundation to be appropriated from the unassigned general fund balance for the sole purpose of hosting a NCAA football playoff game.

Duly passed and approved this 9th day of December 2019.

Sponsor _____

Commissioner _____

Approved _____

County Mayor

Attested _____

County Clerk

**RESOLUTION AMENDING THE BUDGET OF MONTGOMERY COUNTY GOVERNMENT
TO PROVIDE FUNDING IN AN AMOUNT NOT TO EXCEED TWENTY-ONE THOUSAND
ONE HUNDRED TWENTY DOLLARS (\$21,120) TO THE CLARKSVILLE
ECONOMIC DEVELOPMENT COUNCIL FOR THE PURPOSE
OF A COMMUNITY ADVERTISING CAMPAIGN**

WHEREAS, Clarksville-Montgomery County, Tennessee is one of the fastest growing communities in the great state of Tennessee; and

WHEREAS, Clarksville-Montgomery County, Tennessee was recently voted by Money Magazine as the 2019 “Best Place to Live”; and

WHEREAS, the City of Clarksville, Montgomery County Government, and the Clarksville – Montgomery County Economic Development Council, in a joint collaboration, desire to create a centralized marketing and branding clearing house for the “best place to live” message. With the desire to make all messages and branding alike and aligned and used as a recruiting and promotional tool for business and industry as well as use it to promote growth in community pride; and

WHEREAS, the total cost of this project will be sixty-three thousand three hundred fifty dollars (\$63,350); and

WHEREAS, Montgomery County Government would like to provide an amount not to exceed twenty-one thousand one hundred twenty dollars (\$21,120) for the purpose of funding one-third of this project; and

WHEREAS, Tennessee Code Annotated §5-9-407 provides a procedure for amending the budget, specifically providing that “the budget, including line items and major categories, may be amended by passage of an amendment by a majority of the members of the county legislative body”.

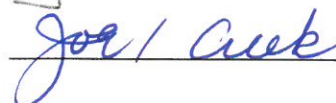
NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners assembled in regular session on this 9th day of December 2019, that Montgomery County Government’s Fiscal Year 2020 operating budget is hereby amended as follows to provide an amount not exceed \$21,120 for the purpose of funding a marketing campaign for Clarksville-Montgomery County, Tennessee.

Duly approved this 9th day of December 2019.

Sponsor



Commissioner



Approved

County Mayor

Attested

County Clerk

**RESOLUTION TO REQUEST RETURN AND CONVEYANCE OF SURPLUS
PROPERTY FROM THE CLARKSVILLE MONTGOMERY COUNTY
SCHOOL SYSTEM TO MONTGOMERY COUNTY**

WHEREAS, Montgomery County, Tennessee, funded the purchase of land for the Clarksville Montgomery County School System to purchase property for the construction of a school campus years previously, commonly referred to as the “Kirkwood” site; and

WHEREAS, based upon a review of the circumstances, the Clarksville Montgomery County School System and Montgomery County, Tennessee, have elected to undertake a search and to purchase a different location for a school in that geographic area on a different site; and

WHEREAS, upon the purchase of a second site, the original “Kirkwood” site will become surplus property and may be returned to Montgomery County, Tennessee, by the school system pursuant to Tennessee Code Annotated § 49-6-206, it is requested that upon the purchase of an alternative site the Clarksville Montgomery County School System convey and transfer title in full, fee simple, of the “Kirkwood” site to Montgomery County, Tennessee, pursuant to Tennessee Code Annotated § 49-6-206.

NOW, THEREFORE, BE IT RESOLVED that Montgomery County, Tennessee, through its officers, will request conveyance of full title in fee simple of the land held in the name of the Clarksville Montgomery County School System commonly referred to as “Kirkwood” to Montgomery County, Tennessee, as surplus property and as may be allowed pursuant to Tennessee Code Annotated § 49-6-206.

Duly passed and approved this the 9th day of December 2019.

Sponsor

Commissioner

Approved

County Mayor

Attested

County Clerk

NOMINATING COMMITTEE NOMINATIONS

AUDIT COMMITTEE

2 year term

Commissioner Joe Smith has been filling the unexpired term of Audrey Tooley and is eligible for reappointed for a two-year term to expire December 2021.

Commissioner Lisa Prichard has been filling an unexpired term of Monroe Gildersleeve and is eligible for reappointment for a two-year term to expire December 2021.

_____ is nominated to replace Commissioner Arnold Hodges for a two-year term to expire December 2021

_____ is nominated to replace Commissioner David Harper for a two-year term to expire December 2021.

_____ is nominated to replace Commissioner Brandon Butts for a two-year term to expire December 2021.

HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD

Leo Millan nominated to fill the unexpired term of James Corlew with term to expire June 2023.

COUNTY MAYOR NOMINATIONS

REGIONAL PLANNING COMMISSION

Thom Spigner nominated to replace Russell Adkins for a four-year term to expire December 31, 2023.

PUBLIC BUILDING AUTHORITY

Rex Hawkins nominated to replace Bobby Powers for a six-year term to expire December 2025.

Jay Albertia nominated to replace Steve Kemmer for a six-year term to expire December 2025.

COUNTY MAYOR APPOINTMENTS

PUBLIC RECORDS COMMISSION

Frank Lott appointed to fill the unexpired term of Melissa Miller with term to expire April 2023.

MONTGOMERY COUNTY BOARD OR COMMITTEE PROSPECTIVE MEMBER PROFILE

PERSONAL

Name _____

Age____ Male Female Date of Birth _____ Years in Montgomery County _____

Spouse's Name _____ Children _____

Employer _____ Phone _____

Work Address _____

E-mail _____ Fax _____

Home Address _____ Phone _____

Church Affiliation (Optional) _____

COMMITTEE PREFERENCE

Name of Board or Committee You Prefer _____

EDUCATION

High School, College(s), Business or Trade School(s), Specialized Training

_____ From _____ To _____ Degree _____ Major _____

_____ From _____ To _____ Degree _____ Major _____

_____ From _____ To _____ Degree _____ Major _____

EMPLOYMENT

(Include military active duty)

Present Employer _____ Date Began _____

Present Title or Responsibility _____ Date Began _____

How many days per month does your work require you to be out of the county? _____

Does your job afford you the opportunity to attend committee meetings during an extended lunch period or during your regular work hours? _____

Previous Employment:

Employer _____ Title or Responsibility _____ How long? _____

Employer _____ Title or Responsibility _____ How long? _____

CIVIC ORGANIZATIONS & ACTIVITIES

Organization _____ How long? _____ Position Held _____

Organization _____ How long? _____ Position Held _____

Organization _____ How long? _____ Position Held _____

GENERAL

Are you a native of Montgomery County? Yes No

Are you currently involved in government (city, county, state, federal)? _____

If yes, how are you involved? _____

How would you describe your knowledge of community affairs?

Poor Fair Good Excellent

How would you describe your activity in community affairs?

Poor Fair Good Excellent

What do you hope to gain from service on a committee of Montgomery County Government?

***THANK YOU FOR YOUR INTEREST
IN SERVING THE CITIZENS OF MONTGOMERY COUNTY***



THOM M. SPIGNER

635 Frosty Morn Drive
Clarksville, TN 37043 - C: (931) 320-9332 - O: (931) 647-2233 - thom@tms.build

Founder & President

Thom Spigner and wife, Shawna founded TMS Contracting, LLC (TMS) in 1994 and solely owned and operated TMS as a General Contracting Firm catering mainly to the United States Federal Government and evolved into a leader in Commercial Projects.

In the role of President Thom is responsible for the overall operation of the firm and monitors all aspects of projects to include safety compliance, conformance to the schedule, quality control and cost control. Thom also serves as a liaison between Owners, Architects and the Construction Teams.

Thom demonstrates core competencies in Project/Contract Management, Relationship Management, Conflict Resolution, Logistics, Negotiations, Budget/Cost Control and Leadership/Motivation.

PROFESSIONAL EXPERIENCE

TMS, LLC

1994 - Present

Thom has led the Design-Build firm of TMS since it's birth when he and his wife began the company. The company has an Unlimited General Contractors License in the State of Tennessee and has been located in Clarksville for 25 years and at the same location for over 20 years.

Federal Government contracts for the US Army Corps of Engineers has required the performance of TMS across the Southeast United States. This experience has exposed the firm to a large variety of complex projects in as many as 12 States at the same time.

The company is accustomed to managing annual revenues in excess of \$50MM and the administration of a Surety Program of the same value.

In addition to Federal contracts, TMS has excelled in the execution of Design-Build & CM/GMP contracts with many repeat clients in the private sector. Some examples that have all enjoyed 20-year relationships with owners are: Ford, Lincoln & Honda Automobile Dealerships, Financial Institutions, Houses of Worship, Office Buildings and Healthcare Facilities.

PROFESSIONAL REFERENCES

Jim Durrett, Montgomery County Mayor

O: 931-648-5787 C: 931-551-0489 mayordurrett@mcgtn.net

Don Jenkins, President Jenkins & Wynne

O: 931-647-3353 C: 931-216-1106, carguy328@hotmail.com

Benny Weakley, PE, Managing Partner, Weakley Bros. Eng.

O: 931-648-9445 C: 931-249-0532, benny@weakleybrothers.com

Ron Sleight, President/CEO Cumberland Bank & Trust

O: 931-245-3052 C: 931-980-5318 rsleight@bankatcbt.com

David B. Smith, PE, President DBS & Associates

O: 931-647-6959 C: 931-32-0020 dbsmith@dbs.com

Joe Pitts, Clarksville Mayor

O: 931-551-8215 C: 931-249-7539

ACCREDITATIONS

Means Certified Cost Estimator

USACE Quality Management Certified

OSHA 30 Hour Competent Person

USACE Partnering Facilitator

Commercial Instrument Rated Single/Multi Engine Airplane Pilot

**MONTGOMERY COUNTY BOARD
OR COMMITTEE
PROSPECTIVE MEMBER PROFILE**

PERSONAL

Name Jay Albertia
Age 52 Male ☒ Female ☐ Date of Birth 3/20/67 Years in Montgomery County 48
Spouse's Name Gena Albertia Children Preston, Taylor, Preslee
Employer Progressive Directions Inc. Phone (931) 647-6333
Work Address 1204 Paradise Hill Rd. Clarksville, TN 37040
E-mail jalbertia@progressivedirections.com Fax (931) 648-3541
Home Address 304 Longwood Ct. Clarksville, TN 37043 Phone (931) 358-5878
Church Affiliation (Optional) Baptist - First Baptist Church Clarksville

COMMITTEE PREFERENCE

Name of Board or Committee You Prefer Building Advisory Committee

EDUCATION

High School, College(s), Business or Trade School(s), Specialized Training
Clarksville High School From 1981 To 1985 Degree _____ Major _____
APSU From 1985 To 1989 Degree BS Major _____
APSU From 1989 To 1991 Degree MS Major _____

EMPLOYMENT

(Include military active duty)

Present Employer Progressive Directions Inc Date Began Nov 1994

Present Title or Responsibility President/CEO Date Began Nov 1994

How many days per month does your work require you to be out of the county? 5

Does your job afford you the opportunity to attend committee meetings during an extended lunch period or during your regular work hours? Yes

Previous Employment:

Employer Harriett Cohn Center Title or Responsibility Administrator How long? 6

Employer _____ Title or Responsibility _____ How long? _____

CIVIC ORGANIZATIONS & ACTIVITIES

Organization Civitan How long? 23 Position Held International President

Organization Bi-County Landfill Board How long? 12 Position Held Chair

Organization Clarksville Chamber of Commerce How long? 24 Position Held President

GENERAL

Are you a native of Montgomery County? ☐ Yes ☒ No

Are you currently involved in government (city, county, state, federal)? Bi-County Landfill Chair

If yes, how are you involved? _____

How would you describe your knowledge of community affairs?

☐ Poor ☐ Fair ☐ Good ☒ Excellent

How would you describe your activity in community affairs?

☐ Poor ☐ Fair ☐ Good ☒ Excellent

What do you hope to gain from service on a committee of Montgomery County Government?

Even though I was born in Virginia I have been in Clarksville all my life. I am a fifth generation Montgomery Countian. I have always been involved in the community sitting on several boards and doing various projects - like renovation of the tenth street train station for the State's Bi-Centennial. I hope to continually gain the satisfaction of serving my community in which I live, work and raise my family.

***THANK YOU FOR YOUR INTEREST
IN SERVING THE CITIZENS OF MONTGOMERY COUNTY***

**MONTGOMERY COUNTY BOARD
OR COMMITTEE
PROSPECTIVE MEMBER PROFILE**

PERSONAL

Name Rex Hawkins
Age 49 Male ☒ Female ☐ Date of Birth 09/22/70 Years in Montgomery County 49
Spouse's Name Kendra Children Kourtnee, Madison Greyson
Employer Hawkins Homes LLC Phone 981 647 3902
Work Address 1865 Old Trenton Rd Clarksville TN 37040
E-mail Rex@hawkinshomes-llc.com Fax _____
Home Address 3260 Carbondale Palmyra TN 37142 Phone 931 624 1577
Church Affiliation (Optional) Yellow Creek Baptist

COMMITTEE PREFERENCE

Name of Board or Committee You Prefer Public Building Authority

EDUCATION

High School, College(s), Business or Trade School(s), Specialized Training

Northeast High From 1984 To 1988 Degree _____ Major _____
APSV From 1989 To 1992 Degree Assoc Major Construction Technology
From _____ To _____ Degree _____ Major _____

EMPLOYMENT

(Include military active duty)

Present Employer Self, Hawkins Homes LLC Date Began 1994
Present Title or Responsibility Owner President Date Began 1994
How many days per month does your work require you to be out of the county? 0
Does your job afford you the opportunity to attend committee meetings during an extended lunch period or during your regular work hours? Yes

Previous Employment:

Employer _____ Title or Responsibility _____ How long? _____

Employer _____ Title or Responsibility _____ How long? _____

CIVIC ORGANIZATIONS & ACTIVITIES

Organization CMC HBA How long? 15 years plus Position Held President 2 separate term.
Organization Boat Chamber How long? 1 yr term Position Held Board Member
Organization River District How long? 2 yr term? Position Held Board Member

GENERAL

Are you a native of Montgomery County? ☒ Yes ☐ No

Are you currently involved in government (city, county, state, federal)? _____

If yes, how are you involved? _____

How would you describe your knowledge of community affairs?

☐ Poor ☐ Fair ☒ Good ☐ Excellent

How would you describe your activity in community affairs?

☐ Poor ☐ Fair ☒ Good ☐ Excellent

What do you hope to gain from service on a committee of Montgomery County Government?

**THANK YOU FOR YOUR INTEREST
IN SERVING THE CITIZENS OF MONTGOMERY COUNTY**

COUNTY COMMISSION MINUTES FOR

NOVEMBER 12, 2019

SUBMITTED FOR APPROVAL DECEMBER 9, 2019

BE IT REMEMBERED that the Board of Commissioners of Montgomery County, Tennessee, met in regular session on Tuesday, November 12, 2019, at 6:00 P.M. at the Montgomery County Courthouse. Present and presiding, the Hon. Jim Durrett, County Mayor (Chairman). Also present, Kyle Johnson, Chief of Staff, Kellie Jackson, County Clerk, John Fuson, Sheriff, Tim Harvey, County Attorney, Jeff Taylor, Director of Accounts and Budgets, and the following Commissioners:

Jerry Allbert	David Harper	Lisa L. Prichard
Joshua Beal	Arnold Hodges	Chris Rasnic
Loretta J. Bryant	Garland Johnson	Rickey Ray
Brandon Butts	Charles Keene	Larry Rocconi
Carmelle Chandler	Jason D. Knight	Joe Smith
Joe L. Creek	Rashidah A. Leverett	Tangi C. Smith
John M. Gannon	James R. Lewis	Walker R. Woodruff

PRESENT: 21

ABSENT: None

When and where the following proceedings were had and entered of record, to-wit:

Mayor Durrett and Andrew Kester, Director of Veterans Services, presented Certificates of Appreciation to Phillip Morris, Roy McDowell, and John Brown in recognition of their outstanding dedication and commitment. Due to their generosity, military service grave markers were placed on the graves of two veterans.

The minutes of the October 14, 2019, meeting of the Board of Commissioners, were approved.

The following Resolutions were Adopted:

- CZ-16-2019** Resolution of the Montgomery County Board of Commissioners Amending the Zone Classification of the Property of Patricia G Stockdale Woodard
- CZ-17-2019** Resolution of the Montgomery County Board of Commissioners Amending the Zone Classification of the Property of Neely Revocable Living Trust c/o Edwin & Charity Neely
- 19-11-1** Resolution of the Montgomery County Board of Commissioners Approving Amendments to the 2019-20 School Budget
- 19-11-4** Resolution to Allow Prepayments of Real and Personal Property Taxes in the Office of the Montgomery County Trustee
- 19-11-5** Initial Resolution Authorizing the Issuance of Not to Exceed One Hundred Thirty Million Seven Hundred Thousand Dollars (\$130,700,000) Federally Tax-Exempt and/or Federally Taxable General Obligation Bonds of Montgomery County, Tennessee
- 19-11-6** Amended Resolution Authorizing the Issuance of Federally Tax-Exempt and/or Federally Taxable General Obligation Bonds of Montgomery County, Tennessee in the Aggregate Principal Amount of Not to Exceed \$130,700,000, in One or More Series; Making Provision for the Issuance, Sale and Payment of Said Bonds, Establishing the Terms Thereof and the Disposition of Proceeds Therefrom; Providing for the Levy of Taxes for the Payment of Principal of, Premium, if any, and Interest on the Bonds; and Authorizing the Execution and Delivery of an Intergovernmental Agreement Relating to Said Bonds and a Multi-Purpose Event Center Within the County

Commissioner Tangi Smith exited the meeting prior to voting on the remaining items. The Minutes shall reflect 20 Commissioners present and 1 absent.

- 19-11-7** Resolution to Establish Smoke-Free Guidelines on all Montgomery County Government Property
- 19-11-8** Resolution Amending the Budget of the Montgomery County Purchasing Department for the Purpose of Entering into a Lease Agreement for an Envelope Printer

The following Resolution was Deferred at the Informal Meeting until December:

- 19-11-2** Resolution to Request Return and Conveyance of Surplus Property from the Clarksville Montgomery County School System to Montgomery County

The following Resolution was removed from the Agenda for further study from the Rules Committee:

- 19-11-3** Resolution to Modify Distance Rules for Application of Beer Laws Pursuant to Tennessee Code Annotated § 57-5-101, *et seq.*

The County Clerk's Report for the month of October was Approved.

Reports Filed:

1. Driver Safety Quarterly Report
2. Building & Codes Monthly Reports
3. Projects Quarterly Report
4. Airport Quarterly Report
5. State CT-0253 Report on Debt Obligation \$4.3 Million
6. State CT-0253 Report on Debt Obligation \$7.5 Million
7. Accounts & Budgets Monthly Reports
8. Trustee's Monthly Reports

Mayor Nominations Approved:

COMMUNITY CORRECTIONS

2 and 3 year terms

Debbie Vance (parole officer) is nominated to serve another two-year term to expire November 2021.

Ann Kroeger (probation officer) is nominated to serve another three-year term to expire November 2022.

Mary Davila (non-profit) is nominated to serve another two-year term to expire November 2021.

Michael Williams (non-profit) is nominated to serve another two-year term to expire November 2021.

Tony Eldridge (private citizen) is nominated to serve another two-year term to expire November 2021.

Patricia Hannah (private citizen) is nominated to serve another two-year term to expire November 2021.

Jason White (private citizen) is nominated to serve another two-year term to expire November 2021.

COURTS CENTER COMMITTEE

3 year term

Walker Woodruff nominated to replace Joe Creek for a three-year term to expire November 2022.

VETERANS SERVICE ORGANIZATION

4 year term

Tangi Smith has been filling the unexpired term of Robert Nichols and is eligible to serve a four-year term to expire November 2023.

Walker Woodruff has been filling the unexpired term of John Genis and is eligible to serve a four-year term to expire November 2023.

The Board was adjourned.

Submitted by:

Kellie A. Jackson
Kellie A. Jackson
County Clerk



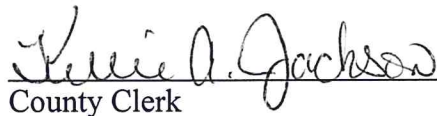
County Clerk's Report
December 9, 2019

Comes Kellie A. Jackson, County Clerk, Montgomery County, Tennessee, and presents the County Clerk's Report for the month of November, 2019.

I hereby request that the persons named on the list of new applicants to the office of Notary Public be elected. The Oaths of the Deputy County Officials and Sheriff's Deputies are approved as taken.

This report shall be spread upon the minutes of the Board of County Commissioners.

This the 9th day of December, 2019.


County Clerk



OATHS OF DEPUTY COUNTY OFFICIALS

NAME	OFFICE	DATE
Alethia Curtis	Deputy Assessor	11/12/2019
Barry Easley	Deputy Assessor	11/12/2019
Carrie Toone	Deputy Assessor	11/12/2019

OATHS OF DEPUTIES SHERIFF

NAME	OFFICE	DATE
Sherrie R. Biddles	Deputy Sheriff	11/15/2019
Claudia R. Busbin	Deputy Sheriff	11/15/2019
Jil Elizabeth Estrada Lopez	Deputy Sheriff	11/15/2019
Adam J. Gleixner	Deputy Sheriff	11/15/2019
Lorela O. Hunt	Deputy Sheriff	11/15/2019
Michael T. Jones	Deputy Sheriff	11/15/2019
Olivia Liberato	Deputy Sheriff	11/15/2019
Lindsey D. Liberatore	Deputy Sheriff	11/15/2019
Brandon L. Little	Deputy Sheriff	11/15/2019
Nelson Martinez, Jr.	Deputy Sheriff	11/15/2019
John D. Oganeku	Deputy Sheriff	11/15/2019
Ignacio A. Rivera	Deputy Sheriff	11/15/2019
Adam Cody Lewis Sanders	Deputy Sheriff	11/15/2019
Benjamin E. Stafford	Deputy Sheriff	11/15/2019
Cory J. Turk	Deputy Sheriff	11/15/2019
Corey M. Wright	Deputy Sheriff	11/15/2019

MONTGOMERY COUNTY CLERK
KELLIE A JACKSON COUNTY CLERK
350 PAGEANT LANE SUITE 502
CLARKSVILLE TN 37040
Telephone 931-648-5711
Fax 931-572-1104

Notaries to be elected December 09, 2019

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
1. CHERYL A BURNETT	1507 BENTON PARK PLACE CLARKSVILLE TN 37040 931 216 9612	25 JEFFERSON ST CLARKSVILLE TN 37040 9319207000
2. CATHERINE CHENEY	1713 ELLIE PIPER CIR CLARKSVILLE TN 37043 470 725 5035	101 N THIRD ST CLARKSVILLE TN 37040 931 647 5242
3. JAMIE DAVIS	308 RETRIEVER COURT CLARKSVILLE TN 37043 931-278-1936	127 S 3RD ST CLARKSVILLE TN 37040 9316459900
4. JEANETTE DEBOES	1340 GOLDEN EAGLE WAY CLARKSVILLE TN 37040 405 924 2949	2875 JIM TAYLOR RD WOODLAWN TN 37191 615 852 8708
5. TAMMY LYNN EARP	1616 OLD RUSSELLVILLE PIKE CLARKSVILLE TN 37043 931 220 2676	
6. YOLANDA R EZEKIEL	4620 SANGO RD CLARKSVILLE TN 37043 912 257 2882	222 2ND AVE SOUTH STE 2100 NASHVILLE TN 37201 615 252 2136
7. MELISSA FARRINGTON	1345 ALLMON DRIVE CLARKSVILLE TN 37042 910 305 2073	1753 MEMORIAL DR CLARKSVILLE TN 37043 931 278 9767
8. TONI LYNN FROST	146 KESWICK COURT CLARKSVILLE TN 37040 931 920 5574	931 624 0821
9. REBECCA T GLENN	3862 MARLA CIR CLARKSVILLE TN 37042 615 545 4722	127 S 3RD ST CLARKSVILLE TN 37040 931 645 9900
10. AUDREY D GRABOWSKI	116 OVERCREST CT CLARKSVILLE TN 37043 423 582 1946	1001 S RIVERSIDE DR CLARKSVILLE TN 37043 931 274 6993
11. LYNN F GRAY SR	810 MARGARET DR CLARKSVILLE TN 37042 931 542 0504	
12. ISAAC LEON GRAY	635 HIDDEN VALLEY DR CLARKSVILLE TN 37040 912 509 9437	

MONTGOMERY COUNTY CLERK
KELLIE A JACKSON COUNTY CLERK
350 PAGEANT LANE SUITE 502
CLARKSVILLE TN 37040
Telephone 931-648-5711
Fax 931-572-1104

Notaries to be elected December 09, 2019

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
13. SAMANTHA HANSON	1666 SPARKLEBERRY DR CLARKSVILLE TN 37042 931 249 2000	258 VILLAGE SQUARE PLEASANT VIEW TN 37146 931 249 2000
14. JUANITA JONES	3368 SHETLAND WAY CLARKSVILLE TN 37043 931 320 2210	3368 SHETLAND WAY CLARKSVILLE TN 37043 931 320 2210
15. HEATHER LADD	1221 ASHRIDGE RD UNIT C CLARKSVILLE TN 37042 931 249 0566	2050 LOWES DR CLARKSVILLE TN 37040 931 431 6800
16. NICHOLLE LIGHT	1744 RIDGE RUNNER CT CLARKSVILLE TN 37042 931 217 8569	1919 TINY TOWN RD SUITE 400 CLARKSVILLE TN 37042 931 552 7200
17. JENNIFER MEAD	2070 MOSSY OAK CIR CLARKSVILLE TN 37043 931-801-7557	329 WARFIELD BLVD, SUITE A CLARKSVILLE TN 37043 931-551-8999
18. DANA B NICHOLSON	2166 NORTH MEADOW DR CLARKSVILLE TN 37043 931 206 3964	185 HWY 76 CLARKSVILLE TN 37043 931-552-7555
19. THERESA E PARKER	4020 HIGHWAY 41A S CLARKSVILLE TN 37043 719 465 4511	201 4TH AVE N SUITE 1550 NASHVILLE TN 37219 615 256 4838
20. CHEYENNE PENNEY	2311 CHESTER HARRIS ROAD WOODLAWN TN 37191 931-896-6737	127 SOUTH 3RD ST CLARKSVILLE TN 37040 9316459900
21. CHARLA PUGH	2513 INDEPENDENCE DR CLARKSVILLE TN 37043 270-484-0822	329 A WARFIELD BLVD CLARKSVILLE TN 37043 931-551-8999
22. TIFFINEA M REID-BREAUX	2901 MCMANUS CIRCLE CLARKSVILLE TN 37042 615 708 4539	235 DUNBAR CAVE RD STE D CLARKSVILLE TN 37043 931 801 5020
23. L ROBERTSON	1024 HOT SHOT DR CLARKSVILLE TN 37042 931 980 4748	116 CENTER CT CLARKSVILLE TN 37040 931 647 0677
24. JUSTIN D ROCKWOOD	922 POWER ST LOT 121 CLARKSVILLE TN 37042 937-430-5739	
25. R MITCHELL ROSS	114 MINK RUN DOVER TN 37058 931 801 1446	107 N 3RD ST CLARKSVILLE TN 37040 931 572 0700

MONTGOMERY COUNTY CLERK
KELLIE A JACKSON COUNTY CLERK
350 PAGEANT LANE SUITE 502
CLARKSVILLE TN 37040
Telephone 931-648-5711
Fax 931-572-1104

Notaries to be elected December 09, 2019

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
26. TRACY RUSSELL	1044 ANGELA DRIVE CLARKSVILLE TN 37042 931-216-1379	649 PROVIDENCE BLVD CLARKSVILLE TN 37042 931 274 7510
27. KATHERINE SCATES	3515 OAK CREEK DR CLARKSVILLE TN 37040 731 499 2948	326 FREY ST ASHLAND CITY TN 37015 615 792 7507
28. MARY L SCHARLOTT	340 SOUTH STONECROP COURT CLARKSVILLE TN 37043 931 241 1425	101 N THIRD STREET CLARKSVILLE TN 37040 931 647 5242
29. JESSICA SCOTT	633 WOODHAVEN DR CLARKSVILLE TN 37042 787-415-6600	2050 LOWES DR CLARKSVILLE TN 37040 9314312270
30. ASHLI TAYLOR	357 DONNA DR CLARKSVILLE TN 37042 864-353-1079	2050 LOWES DR CLARKSVILLE TN 37040 9314316800
31. ANGELA L TURNER	309 KINGSWOOD CT CLARKSVILLE TN 37043 931 206 1186	2321 CRESTMOOR RD NASHVILLE TN 37215 931 206 1186
32. ANDRE VALENTIN	2009 AZALE CT N ASHLAND CITY TN 37015 615 393 1111	25 JEFFERSON ST CLARKSVILLE TN 37040 931 920 7000
33. AMI WASHBURN	2281 DEWITT DRIVE CLARKSVILLE TN 37043 931-378-2204	

2019

COUNTY COURTROOM SECURITY REPORT

Please consult with your county's designee in charge of courtroom security matters and answer all of the following questions:

NOTE: All responses should be based on the New Minimum Courtroom Security Standards (revised 2/2018)

COURTHOUSE(S) AND COURTROOMS

1. How many courthouses are in your county, including criminal justice centers with courtrooms?	1
a. If more than one courthouse, please explain how courtrooms have been designated. (ie. Which types of cases are heard in each?)	
2. Number of courtrooms used only for state Circuit Court, state Criminal Court, Chancery Court, or Probate Court.	5
3. Number of courtrooms used only for General Sessions Court and/or Juvenile Court.	4
a. Are any General Sessions proceedings held in a municipal court outside of your county courthouse?	No
Note: If you have Municipal judges with General Sessions jurisdiction that hold court outside of your courthouse, do NOT count these toward the total number of courtrooms in your county.	
4. Number of courtrooms used for both state court and county courts.	9
5. Number of courtrooms in your county that are no longer used for official state or county proceedings (ex. Ceremonial or historical courtrooms that are no longer in use for official proceedings).	None
6. Total number of courtrooms in your county. Do NOT include ceremonial courtrooms no longer in use for official proceedings.	9

SILENT BENCH PANIC BUTTONS (MCSS #1)

1. Number of courtrooms equipped with a silent bench panic button connected to the sheriff's department or police department.	9
a. How many of these were installed in 2019?	9
2. Number of court clerk's public transaction counter areas in all of your courthouses. Please include public transaction counters for Circuit, Criminal, Chancery, General Sessions and/or Juvenile Court clerks.	17
a. Number of court clerk's public transaction counters equipped with a silent bench panic button connected to the sheriff's department or police department.	0
b. How many of these were installed in 2019?	0

BULLET-PROOF BENCHES/WORK AREAS (MCSS # 2)

1. Number of courtrooms equipped with a bullet-proof bench.	9
a. How many of these were installed in 2019?	0
2. Number of courtrooms with bullet-proof court clerk work areas.	9
a. How many of these were installed in 2019?	9

COURT OFFICERS (MCSS #3 and #4)

1. Is an armed uniformed guard (court officer – i.e. sheriff's deputy, private security agent, etc.) available in each courtroom during court sessions?	Yes
a. If no, is a court officer available in the courthouse?	
2. Number of court officers in your county.	39
3. Number of court officers that have attended court security training in 2019.	6
4. Do court officers in your county attend court security training annually?	Yes
a. If no, how often do court officers in your county attend training?	
5. Have the judicial staff and courthouse personnel from your county attended a court security briefing in 2019?	No
a. Does your county have the ability to perform annual judicial staff and courthouse personnel security briefings?	Yes
b. If no, please explain.	

HAND-HELD DETECTORS/MAGNETOMETERS (MCSS # 5)

1. Total number of hand-held detectors in your county courthouse(s).	8
a. How many of these were acquired in 2019?	0
2. Total number of stand-alone magnetometers in each county courthouse.	3
a. How many of these were acquired in 2019?	1

SIGNAGE (MCSS # 6)

1. Does each of the court buildings in your county have signage posted at each court access entrance stating that persons are subject to search by security personnel, that prohibited items are subject to seizure and forfeiture, and include a listing of the prohibited items?	Yes
a. If no, please explain.	

HAND-HELD INSPECTION SECURITY MIRRORS (MCSS # 7)

1. Do you have at least one hand-held inspection security mirror per county courthouse?	Yes
a. If no, how many hand-held inspection security mirrors would be needed to equip each of your county's courthouses with at least one mirror?	

COURT SECURITY COMMITTEE

1. Does your county have a court security committee?	Yes
a. If yes, did the committee meet this year to review security issues and make recommendations?	Yes

OTHER

2. Does your county utilize video arraignment?	Yes
b. If yes, when do you utilize it? General Sessions – Daily Circuit Court – 2 times per month	

Please list any security measures that you have taken in addition to those mentioned above to improve your facilities and/or to protect personnel between **December 2, 2018 and November 30, 2019 (or by the submission date of this report) only**. Please do not include information from the previous years' reports.

We added a new security lane with a magnetometer for attorneys during rush hours.

7 security mirrors were added so there would be enough for each courtroom. The court security staff were equipped with flashlights.

Please describe any recent court security incidents in your county or unique court security issues facing your county.

n/a

2019

COUNTY COURTROOM SECURITY REPORT

Please include the name of the PERSON preparing this report, the COUNTY that you represent, and your full contact information.

This report was prepared by (signature): Jessie Nugent
Date: 11/7/2019
Please print name: JESSIE NUGENT
Please print title: LIEUTENANT
County: MONTGOMERY
Address: 120 Commerce St.
CLARKSVILLE TN 37040

Telephone Number: 931-648-0611 EXT 11051
Email Address: JJNUGENT@MCGTN.NET

**Please return this form by email, fax, or mail
no later than December 1, 2019 to:**

Barbara Peck
Administrative Office of the Courts
Nashville City Center
511 Union Street, Suite 600
Nashville, TN 37219
Phone – (615) 741-2687 Ext. 1090
Fax – (615) 741-6285
Email – barbara.peck@tncourts.gov