

CALL TO ORDER – Mayor Golden

STATUTORY PUBLIC COMMENT PERIOD *-Any member of the public wishing to make public comment as allowed by Tennessee Statutes and governing rules of the body as allowed should notify the chair or secretary of the meeting of their desire to do so or when the "Public Comment Period" is called by the chair, and they will requested to identify themselves and their topic by preparation of a form and then be allowed to speak consistent with those statutes and rules. The Required form and governing rules of the body are available from the Chair of the meeting or from the Mayor's office.*

PRESENTATIONS**PUBLIC HEARING ZONING RESOLUTIONS****CLOSE PUBLIC HEARING****RESOLUTIONS**

- 23-10-1*** Resolution of the Montgomery County Board of Commissioners Approving Amendments to the 2023-24 School Budget
- 23-10-2*** Resolution to Name the Montgomery County Archives Reading Room the “Eleanor S. Williams Reading Room”
- 23-10-3*** 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
- 23-10-4*** Resolution Authorizing the Acceptance and Appropriation of Grant Funds from the Tennessee Department of Safety & Homeland Security, Tennessee Highway Safety Office
- 23-10-5*** Resolution for Execution of Quitclaim Deed of Correction for the 1982 Deed of Right-of-Way Adjacent to Farmers Road
- 23-10-6*** Resolution Amending the Budget of the Clarksville - Montgomery County Economic Development Council for the Addition of Weakley House Museum
- 23-10-7*** Resolution of the Montgomery County Register of Deeds Allowing Charge for E-Filing
- 23-10-8*** Resolution of the Montgomery County Register of Deeds Reclassifying One Deputy Clerk II to a Senior Deputy Clerk and Moving the Hire Date of the New Deputy Clerk I Position from January 1st, 2024 to November 1st, 2023

- 23-10-10*** Resolution of the County Commission of Montgomery County, Tennessee
Approving an Economic Impact Plan for the Marcelina Development Area and
Adopting Marcelina Development Area Policies and Procedures

*** CONSENT AGENDA CONSIDERATION**

Items in this portion of the agenda are considered to be routine and non-controversial by the County Commission and may be approved by one motion; however, a member of the County Commission may request that an item be removed for separate consideration.

RESOLUTIONS PULLED FROM THE CONSENT AGENDA

- 23-10-9*** Resolution to Increase Benefits to Montgomery County Commissioners by the Payment of Medical and Health Benefits of County Commissioners as Additional Salary, the Same to Take Effect on September 1, 2026

RESOLUTIONS – MUST SUSPEND RULES

- 23-10-11** Resolution to Authorize the County Mayor to Execute a Consent for the Annexation of Certain Property by the City of Clarksville, Tennessee

DISCUSSION

REPORTS FOR APPROVAL

1. * Commission Minutes dated September 11, 2023
2. * County Clerk's Report and Notary List
3. * County Mayor Nominations and Appointments
4. * Nominating Committee Nominations

VERBAL REPORTS

1. School Board Liaison – Commissioner John Gannon
2. Highway Liaison – Commissioner Michael Lankford
3. Health Council – Commissioner Jason Knight

REPORTS FILED

1. Building & Codes Monthly Reports

ANNOUNCEMENTS

1. Commissioners are invited to the model presentation for the F&M Arena Public Art sculpture tomorrow, October 3rd, from 3:00 to 5:00 p.m. in the Franklin Room of the F&M Bank.
2. The Montgomery County Veteran Services will be hosting the Annual Veterans Day parade on November 11, 2023. Opening ceremony will be at 9:00 a.m. on the Historic Courthouse steps with the parade beginning at 10:00 a.m. This year's theme is a Salute to Veterans in Law Enforcement.

ADJOURN

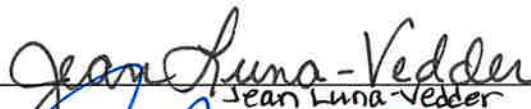
**RESOLUTION OF THE MONTGOMERY COUNTY
BOARD OF COMMISSIONERS APPROVING
AMENDMENTS TO THE 2023-24
SCHOOL BUDGET**

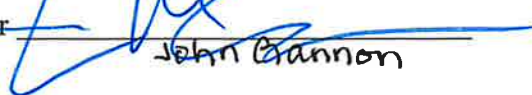
WHEREAS, the proposed amendments to the General Purpose, Transportation, Child Nutrition, and Capital Projects funds reflect the most recent estimates of revenues and expenditures; and

WHEREAS, the Clarksville-Montgomery County Board of Education have studied the attached amendments and approved them on September 19, 2023, for recommendation to the Montgomery County Board of Commissioners.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of County Commissioners assembled in Regular Business Session on this 9th day of October, 2023, that the 2023-24 School Budget be amended as per the attached schedules.

Duly passed and approved this 9th day of October, 2023.

Sponsor 
Jean Luna-Vedder

Commissioner 
John Brannon

Approved _____
Wes Golden, County Mayor

Attested _____
Teresa Cottrell, County Clerk

General Purpose



CLARKSVILLE-MONTGOMERY COUNTY SCHOOL SYSTEM

Clarksville-Montgomery County School System

General Purpose School Fund Budget

	2023-24 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget
<i>Estimated Revenues</i>				
<i>Local Revenues</i>				
Current Property Tax	28,002,813	28,002,813	-	28,002,813
Trustees Collection - Prior Years	500,000	500,000	-	500,000
Trustees Collection - Bankruptcy	10,000	10,000	-	10,000
Cir. Clk/Clk Mastr Coll	316,245	316,245	-	316,245
Interest & Penalties	200,000	200,000	-	200,000
Payments In Lieu of Taxes (Utility)	577,493	577,493	-	577,493
Local Option Sales Tax	86,744,794	86,744,794	-	86,744,794
Wheel Tax	5,200,000	5,200,000	-	5,200,000
Business Tax	800,000	800,000	-	800,000
Mixed Drink Tax	400,000	400,000	-	400,000
Bank Excise Tax	161,000	161,000	-	161,000
Archives & Records Management Fee	7,800	7,800	-	7,800
Tuition - Other	65,000	65,000	-	65,000
School Based Health Program	62,900	62,900	-	62,900
Criminal Background Fee	36,300	36,300	-	36,300
Other charges for services	535,854	535,854	-	535,854
Interest Earned	1,565	1,565	-	1,565
Lease/Rentals	27,583	27,583	-	27,583
Sale of Recycled Materials	5,000	5,000	-	5,000
E-Rate Funding	295,947	295,947	-	295,947
Misc. Refund - Other	52,000	52,000	-	52,000
Sale of Equipment	500,000	500,000	-	500,000
Damages from Individuals	3,435	3,435	-	3,435
Contributions & Gifts	26,200	26,200	-	26,200
Other Local Revenue	15,000	15,000	-	15,000
Total Local Revenues	124,546,929	124,546,929	-	124,546,929

Clarksville-Montgomery County School System General Purpose School Fund Budget

	2023-24 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget	
State Revenues					
Tenn. Investment in Student Achieve.	240,980,828	240,980,828	-	240,980,828	
Early Childhood Education	1,840,910	1,840,910	3,273	1,844,183	Additional Vol Pre-k funds
Other State Education Funds	-	-	1,778,040	1,778,040	Safe Schools Act Grant & Public Sch Security Grant
Career Ladder Program	197,787	197,787	-	197,787	
Other Vocational	10,732,098	10,732,098	165,827	10,897,925	Innovative Schools Model Grant carryover
Total State Revenues	253,751,623	253,751,623	1,947,140	255,698,763	
Federal Revenues					
Special Education-Grants to States	400,000	400,000	-	400,000	
Other Federal Funds	-	-	499	499	KIHS AP Class Grants
Public Law 874 (Impact Aid)	895,316	895,316	-	895,316	
JROTC	650,000	650,000	-	650,000	
Contributions	649,621	649,621	59,684	709,305	AIR Grant additional funds
Adult Literacy	31,494	31,494	-	31,494	
Other Government and Citizens Groups	27,300	27,300	-	27,300	
Total Federal Revenues	2,653,731	2,653,731	60,183	2,713,914	
Non-Revenue Sources					
Capital Lease Proceeds	16,678,404	16,678,404	-	16,678,404	
Insurance Recovery	1,000	1,000	-	1,000	
Operating Transfers	1,000,000	1,000,000	-	1,000,000	
Total Non-Revenue Sources	17,679,404	17,679,404	-	17,679,404	
Total Revenues	398,631,687	398,631,687	2,007,323	400,639,010	

Clarksville-Montgomery County School System General Purpose School Fund Budget

CMCSS

	2023-24 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget	
<i>Beginning Reserves and Fund Balance</i>					
Reserve for On-The-Job Injury	702,218	702,218	-	702,218	
Reserve for Property & Liability Insurance	781,000	781,000	-	781,000	
Reserve for BEP	-	-	-	-	
Reserve for Career Ladder	9,535	9,535	(12,853)	(3,318)	Actual Reserve as of 6/30/23
Assign for Education - ESSER	2,000,000	2,000,000	-	2,000,000	
Assign for Education - School Bus Replacements	1,609,500	1,609,500	-	1,609,500	
Assign for Technology Equipment, Purchases and Leases	6,419,971	6,419,971	-	6,419,971	
Total Reserves	11,522,224	11,522,224	(12,853)	11,509,371	
Beginning Fund Balance	55,799,931	55,799,931	12,253,057	68,052,988	Actual Fund Balance as of 6/30/23
Total Reserves and Fund Balance	67,322,155	67,322,155	12,240,204	79,562,359	
Total Available Funds	465,953,842	465,953,842	14,247,527	480,201,369	

Clarksville-Montgomery County School System General Purpose School Fund Budget

	2023-24 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget	
<u>Expenditures (Appropriations)</u>					
71100 - Regular Instruction					
Salaries	127,931,671	127,931,671	1,063,562	128,995,233	Staffing needed for growth \$1.06M; Other changes between f
Employee Benefits	38,776,284	38,776,284	378,253	39,154,537	Associated benefits
Contracted Services	2,854,700	2,854,700	-	2,854,700	
Supplies and Materials	9,305,082	9,305,082	499	9,305,581	KIHS AP Class Grant
Equipment	18,403,104	18,403,104	-	18,403,104	
Student Fee Waivers	372,948	372,948	-	372,948	
Total 71100 - Regular Instruction	197,643,789	197,643,789	1,442,314	199,086,103	
71150 - Alternative School					
Salaries	1,247,364	1,247,364	-	1,247,364	
Employee Benefits	389,283	389,283	-	389,283	
Contracted Services	4,600	4,600	-	4,600	
Supplies and Materials	3,000	3,000	-	3,000	
Total 71150 - Alternative School	1,644,247	1,644,247	-	1,644,247	
71200 - Special Education					
Salaries	39,455,628	39,455,628	182,621	39,638,249	Increase Hours DPK EA's and RBT EA's
Employee Benefits	12,202,062	12,202,062	38,627	12,240,689	Associated benefits
Contracted Services	1,412,447	1,412,447	-	1,412,447	
Supplies and Materials	288,255	288,255	-	288,255	
Equipment	35,000	35,000	-	35,000	
Staff Development	10,000	10,000	-	10,000	
Total 71200 - Special Education	53,403,392	53,403,392	221,248	53,624,640	

Clarksville-Montgomery County School System

General Purpose School Fund Budget

	2023-24 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget	
71300 - Vocational Education					
Salaries	6,145,157	6,145,157	713,158	6,858,315	Innov School Model \$625k;Chg other positions \$87.9k
Employee Benefits	1,712,075	1,712,075	106,621	1,818,696	Associated Benefits
Contracted Services	27,280	27,280	100,000	127,280	Innovative School Models Grant
Supplies and Materials	9,711,580	9,711,580	(6,870,603)	2,840,977	Innovative School Models Grant
Other Charges	2,029	2,029	-	2,029	Innovative School Models Grant
Equipment	100,000	100,000	4,757,519	4,857,519	Innov School Models \$4.7M;SPARC Grt \$41.5k
Staff Development	494,000	494,000	(491,727)	2,273	Innovative School Models Grant
Total 71300 - Vocational Education	18,192,121	18,192,121	(1,685,032)	16,507,089	
72110 - Student Services					
Salaries	886,802	886,802	-	886,802	
Employee Benefits	227,795	227,795	-	227,795	
Contracted Services	10,817	10,817	-	10,817	
Supplies and Materials	18,000	18,000	-	18,000	
Staff Development	20,544	20,544	-	20,544	
Total 72110 - Student Services	1,163,958	1,163,958	-	1,163,958	
72120 - Health Services					
Salaries	2,048,006	2,048,006	46,648	2,094,654	Nurse 1:1 required
Employee Benefits	703,868	703,868	18,637	722,505	Associated Benefits
Contracted Services	3,000	3,000	-	3,000	
Supplies and Materials	40,295	40,295	-	40,295	
Equipment	63,187	63,187	-	63,187	
Staff Development	5,000	5,000	-	5,000	
Other	1,000	1,000	-	1,000	
Total 72120 - Health Services	2,864,356	2,864,356	65,285	2,929,641	

Clarksville-Montgomery County School System General Purpose School Fund Budget

	2023-24 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget	
72130 - Other Student Support					
Salaries	12,666,726	12,666,726	448,265	13,114,991	CTSO Supplements \$248k;Innov Sch Models \$200k
Employee Benefits	3,667,706	3,667,706	118,259	3,785,965	Associated Benefits
Contracted Services	742,018	742,018	1,015,000	1,757,018	Public School Security Grt \$1M;Travel costs
Supplies and Materials	7,200	7,200	171,264	178,464	Public School Security Grt
Equipment	182,440	182,440	430,000	612,440	Public School Security Grt \$400k;Scoreboards \$30k
Staff Development	12,000	12,000	550,000	562,000	Innovative School Models Grt
Other	5,100	5,100	-	5,100	
Total 72130 - Other Student Support	17,283,190	17,283,190	2,732,788	20,015,978	
72210 - Regular Instruction Support					
Salaries	14,819,896	14,819,896	181,273	15,001,169	Change in positions;AIR Grant;Vacation Payout
Employee Benefits	4,284,650	4,284,650	24,612	4,309,262	Associated Benefits
Contracted Services	1,101,093	1,101,093	87,358	1,188,451	Safe Schools Grant carryover
Supplies and Materials	1,457,287	1,457,287	134,781	1,592,068	Safe Schools Grnt carryover; ARP CCEIS software
Equipment	395,960	395,960	116,558	512,518	Safe School Grt carryover;AIR Grant
Staff Development	1,614,322	1,614,322	17,300	1,631,622	Safe School Grt carryover;AIR Grant
Other	50,000	50,000	-	50,000	
Total 72210 - Regular Instruction Support	23,723,208	23,723,208	561,882	24,285,090	
72215 - Alternative School Support					
Salaries	60,525	60,525	-	60,525	
Employee Benefits	11,517	11,517	-	11,517	
Total 72215 - Alternative School Support	72,042	72,042	-	72,042	

Clarksville-Montgomery County School System

General Purpose School Fund Budget

	2023-24 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget	
72220 - Special Education Support					
Salaries	3,889,953	3,889,953	159,308	4,049,261	Synergy Facilitator and EBS Facilitator
Employee Benefits	1,037,939	1,037,939	33,694	1,071,633	Associated Benefits
Contracted Services	204,705	204,705	-	204,705	
Supplies and Materials	315,775	315,775	-	315,775	
Staff Development	18,000	18,000	-	18,000	
Total 72220 - Special Education Support	5,466,372	5,466,372	193,002	5,659,374	
72230 - Vocational Education Support					
Salaries	171,353	171,353	110,010	281,363	Innovative School Models Grt
Employee Benefits	34,531	34,531	39,570	74,101	Associated Benefits
Contracted Services	611,629	611,629	(287,629)	324,000	Innovative Schl Model Grt
Supplies and Materials	2,850	2,850	44,808	47,658	SPARC Grant
Equipment	-	-	1,180,000	1,180,000	Innovative Schools Model Grant
Staff Development	7,000	7,000	-	7,000	
Total 72230 - Vocational Education Support	827,363	827,363	1,086,759	1,914,122	
72250 - Technology					
Salaries	1,814,855	1,814,855	-	1,814,855	
Employee Benefits	530,045	530,045	-	530,045	
Contracted Services	2,005,219	2,005,219	-	2,005,219	
Supplies and Materials	2,808,550	2,808,550	140,976	2,949,526	Innovative School Models Grt
Equipment	525,000	525,000	-	525,000	
Staff Development	25,000	25,000	-	25,000	
Total 72250 - Technology	7,708,669	7,708,669	140,976	7,849,645	

Clarksville-Montgomery County School System

General Purpose School Fund Budget

	2023-24 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget	
72260 - Adult Education Support					
Salaries	205,121	205,121	-	205,121	
Employee Benefits	38,716	38,716	-	38,716	
Total 72260 - Adult Education Support	243,837	243,837	-	243,837	
72310 - Board of Education					
Salaries	76,822	76,822	-	76,822	
Employee Benefits	1,835,851	1,835,851	-	1,835,851	
Contracted Services	390,860	390,860	-	390,860	
Insurance Premiums	1,403,439	1,403,439	20,665	1,424,104	Insurance Premiums adjustment
Trustee's Commission	1,974,000	1,974,000	-	1,974,000	
Staff Development	28,500	28,500	-	28,500	
Background Investigations/Prof. Dev.	196,730	196,730	-	196,730	
Community Relations	500	500	-	500	
Total 72310 - Board of Education	5,906,702	5,906,702	20,665	5,927,367	
72320 - Director of Schools					
Salaries	943,093	943,093	-	943,093	
Employee Benefits	245,310	245,310	-	245,310	
Contracted Services	87,467	87,467	-	87,467	
Supplies and Materials	5,200	5,200	-	5,200	
Equipment	1,500	1,500	-	1,500	
Staff Development	36,000	36,000	-	36,000	
Total 72320 - Director of Schools	1,318,570	1,318,570	-	1,318,570	

Clarksville-Montgomery County School System

General Purpose School Fund Budget

	2023-24 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget	
72320 - Printing and Communications					
Salaries	809,164	809,164	9,000	818,164	Overtime
Employee Benefits	261,476	261,476	1,904	263,380	Associated benefits
Contracted Services	105,449	105,449	-	105,449	
Supplies and Materials	75,076	75,076	-	75,076	
Equipment	31,000	31,000	-	31,000	
Staff Development	50,500	50,500	-	50,500	
Total 72320 - Printing and Communications	1,332,665	1,332,665	10,904	1,343,569	
72410 - Office of the Principal					
Salaries	20,576,766	20,576,766	51,241	20,628,007	Temporary change in admin
Employee Benefits	6,773,892	6,773,892	10,838	6,784,730	Associated benefits
Contracted Services	57,496	57,496	-	57,496	
Equipment	40,000	40,000	-	40,000	
Staff Development	45,000	45,000	-	45,000	
Total 72410 - Office of the Principal	27,493,154	27,493,154	62,079	27,555,233	
72510 - Business Affairs					
Salaries	2,653,246	2,653,246	78,344	2,731,590	Overtime
Employee Benefits	896,765	896,765	25,328	922,093	Associated benefits
Contracted Services	191,685	191,685	-	191,685	
Supplies and Materials	30,725	30,725	35	30,760	Increase based on staff in FY24
Equipment	15,240	15,240	-	15,240	
Staff Development	106,477	106,477	-	106,477	
Total 72510 - Business Affairs	3,894,138	3,894,138	103,707	3,997,845	

Clarksville-Montgomery County School System

General Purpose School Fund Budget

	2023-24 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget	
72520 - Human Resources					
Salaries	2,488,654	2,488,654	53,000	2,541,654	Increase due to relocation incentive
Employee Benefits	748,720	748,720	-	748,720	
Contracted Services	386,249	386,249	-	386,249	
Supplies and Materials	41,200	41,200	-	41,200	
Other Charges	-	-	2,000	2,000	Misc cost for new hires
Equipment	182,200	182,200	-	182,200	
Staff Development	34,850	34,850	-	34,850	
Total 72520 - Human Resources	3,881,873	3,881,873	55,000	3,936,873	
72610 - Operation of Plant					
Salaries	8,734,782	8,734,782	-	8,734,782	
Employee Benefits	3,185,656	3,185,656	-	3,185,656	
Contracted Services	1,279,900	1,279,900	-	1,279,900	
Supplies and Materials	1,454,709	1,454,709	15,000	1,469,709	Environmental Supplies
Equipment	905,500	905,500	240,000	1,145,500	Facility Vehicles and Box Truck
Utilities	7,965,000	7,965,000	-	7,965,000	
Insurance Premiums	950,844	950,844	86,923	1,037,767	Insurance Premiums
Staff Development	5,000	5,000	-	5,000	
Total 72610 - Operation of Plant	24,481,391	24,481,391	341,923	24,823,314	
72620 - Maintenance of Plant					
Salaries	4,033,638	4,033,638	57,000	4,090,638	Correction to market analysis
Employee Benefits	1,557,199	1,557,199	12,056	1,569,255	Associated benefits
Contracted Services	3,381,497	3,381,497	208,238	3,589,735	EPDM roof repair at KHS
Supplies and Materials	1,748,528	1,748,528	-	1,748,528	
Equipment	304,000	304,000	-	304,000	
Insurance Premiums	90,737	90,737	(14,612)	76,125	Insurance Premiums
Staff Development	10,000	10,000	-	10,000	
Total 72620 - Maintenance of Plant	11,125,599	11,125,599	262,682	11,388,281	

Clarksville-Montgomery County School System

General Purpose School Fund Budget

	2023-24 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget	
73400 - Early Childhood Education					
Salaries	2,116,859	2,116,859	108,321	2,225,180	Increase hours for Pre-K EA's
Employee Benefits	723,546	723,546	22,911	746,457	Associated benefits
Contracted Services	2,745	2,745	-	2,745	
Supplies and Materials	22,500	22,500	(2,500)	20,000	Move to Equipment
Equipment	12,500	12,500	2,500	15,000	Move from supplies
Staff Development	6,000	6,000	-	6,000	
Total 73400 - Early Childhood Education	2,884,150	2,884,150	131,232	3,015,382	
82130 - Debt Service					
Principal Payments	6,119,579	6,119,579	-	6,119,579	
Total 82130 - Debt Service	6,119,579	6,119,579	-	6,119,579	
82230 - Debt Service					
Lease Interest Payments	160,023	160,023	-	160,023	
Total 82230 - Debt Service	160,023	160,023	-	160,023	
99100 - Interfund Transfers					
	188,853	188,853	-	188,853	
Total 99100 - Interfund Transfers	188,853	188,853	-	188,853	
Total Expenditures	419,023,241	419,023,241	5,747,414	424,770,655	
Ending Reserves and Fund Balance					
Fund Balance	35,408,377	35,408,377	8,512,966	43,921,343	Projected fund balance at 6/30/24
On-The-Job Injury Reserve	702,218	702,218	-	702,218	
Property & Liability Insurance Reserve	781,000	781,000	-	781,000	

<p align="center">Clarksville-Montgomery County School System General Purpose School Fund Budget</p>

	2023-24 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget
BEP Reserve	-	-	-	-
Career Ladder Reserve	9,535	9,535	(12,853)	(3,318)
Assign for Education - ESSER	2,000,000	2,000,000	-	2,000,000
Assign for Education - School Bus Replacements	1,609,500	1,609,500	-	1,609,500
Assign for Technology Equipment, Purchases and Leases	6,419,971	6,419,971	-	6,419,971
<hr/>				
Total Reserves and Fund Balance	46,930,601	46,930,601	8,500,113	55,430,714
<hr/>				
Total Expenditures, Reserves and Fund Balance	465,953,842	465,953,842	14,247,527	480,201,369

Child Nutrition



CLARKSVILLE-MONTGOMERY COUNTY SCHOOL SYSTEM

Clarksville-Montgomery County School System Child Nutrition Fund Budget

	2023-2024 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Amended Budget
<i>Estimated Revenues</i>				
Local Revenues				
43521 Lunch Payments - Children	3,527,338	3,527,338	-	3,527,338
43522 Lunch Payments - Adults	170,960	170,960	-	170,960
43523 Income from Breakfast	617,249	617,249	-	617,249
43525 Ala Carte Sales	1,257,355	1,257,355	-	1,257,355
43990 Contract Services	30,000	30,000	-	30,000
44110 Interest Earned	500	500	-	500
44130 Sale of Materials & Supplies	26,755	26,755	-	26,755
44170 Miscellaneous Refund	509	509	-	509
44530 Sale of Equipment	10,000	10,000	-	10,000
Total Local Revenues	5,640,666	5,640,666	-	5,640,666
State Revenues - BEP				
46520 School Food Service	157,834	157,834	-	157,834
Total State Revenues	157,834	157,834	-	157,834
Federal Revenues				
47111 Section 4 - Lunch Funds	10,806,968	10,806,968	-	10,806,968
47112 USDA - Commodities	1,300,000	1,300,000	-	1,300,000
47113 Breakfast Reimbursement	3,434,890	3,434,890	-	3,434,890
Total Federal Revenues	15,541,858	15,541,858	-	15,541,858
Total Revenues	21,340,358	21,340,358	-	21,340,358
Beginning Fund Balance	9,855,093	9,855,093	3,646,636	13,501,729
<i>Total Available Funds</i>				
	31,195,451	31,195,451	3,646,636	34,842,087

Actual Fund Balance at 6/30/23

09/04/2023

Clarksville-Montgomery County School System Child Nutrition Fund Budget

CMCSS

	2023-2024 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Amended Budget
<u>Expenditures (Appropriations)</u>				
73100 - Food Service				
Salaries	8,281,924	8,281,924	-	8,281,924
Employee Benefits	3,068,895	3,068,895	-	3,068,895
Contracted Services	884,105	884,105	-	884,105
Supplies and Materials	9,439,407	9,439,407	-	9,439,407
Utilities	819,671	819,671	-	819,671
Insurance Premiums	8,000	8,000	-	8,000
Other Charges	18,082	18,082	-	18,082
Equipment	1,312,000	1,312,000	-	1,312,000
Total 73100 - Food Service	23,832,084	23,832,084	-	23,832,084
Total Expenditures	23,832,084	23,832,084	-	23,832,084
Ending Fund Balance	7,363,367	7,363,367	3,646,636	11,010,003
Total Expenditures and Fund Balance	31,195,451	31,195,451	3,646,636	34,842,087

Projected fund balance at 6/30/24

Transportation



CLARKSVILLE-MONTGOMERY COUNTY SCHOOL SYSTEM

Clarksville-Montgomery County School System Transportation Fund Budget

	2023-2024 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget	
<u>Estimated Revenues</u>					
<u>Local Revenues</u>					
Current Property Tax	2,300,000	2,300,000	-	2,300,000	
Trustees Collection - Prior Years	45,000	45,000	-	45,000	
Trustees Collection - Bankruptcy	1,000	1,000	-	1,000	
Circuit Clerk	23,000	23,000	-	23,000	
Interest & Penalties	15,000	15,000	-	15,000	
Payments In Lieu of Taxes (Utility)	46,480	46,480	-	46,480	
Bank Excise Tax	9,000	9,000	-	9,000	
Sale of Materials & Supplies	2,000	2,000	-	2,000	
Sale of Recycled Materials	1,000	1,000	-	1,000	
Misc. Refund - Other	22,000	22,000	-	22,000	
Sale of Equipment	40,000	40,000	-	40,000	
Damages from Individuals	1,000	1,000	-	1,000	
Total Local Revenues	2,505,480	2,505,480	-	2,505,480	
<u>State Revenues</u>					
Tenn. Investment in Student Achieve.	17,200,000	17,200,000	-	17,200,000	
Total State Revenues	17,200,000	17,200,000	-	17,200,000	
<u>Federal Revenues</u>					
Educ. of the Handicapped Act	1,291,137	1,291,137	-	1,291,137	
Total Federal Revenues	1,291,137	1,291,137	-	1,291,137	
Total Revenues	20,996,617	20,996,617	-	20,996,617	
Beginning Fund Balance	5,023,277	5,023,277	1,766,245	6,789,522	Actual fund balance at 6/30/23
Total Available Funds	26,019,894	26,019,894	1,766,245	27,786,139	

Clarksville-Montgomery County School System Transportation Fund Budget

	2023-2024 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget	
<u>Expenditures (Appropriations)</u>					
72310 - Board of Education					
Trustee's Commission	68,000	68,000	-	68,000	
Total 72310 - Board of Education	68,000	68,000	-	68,000	
72710 - Transportation					
Salaries	13,945,591	13,945,591	7,500	13,953,091	Correct grade for new position
Employee Benefits	4,908,509	4,908,509	1,587	4,910,096	Associated benefits
Contracted Services	887,225	887,225	-	887,225	
Supplies and Materials	2,771,002	2,771,002	-	2,771,002	
Equipment	2,256,000	2,256,000	-	2,256,000	
Insurance Premiums	162,792	162,792	(27,054)	135,738	Adjust to actual Insurance Premium cost
Staff Development	33,400	33,400	-	33,400	
Total 72710 - Transportation	24,964,519	24,964,519	(17,967)	24,946,552	
Total Expenditures	25,032,519	25,032,519	(17,967)	25,014,552	
Ending Fund Balance	987,375	987,375	1,784,212	2,771,587	Projected fund balance as of 6/30/24
Total Expenditures and Fund Balance	26,019,894	26,019,894	1,766,245	27,786,139	

Capital Projects



CLARKSVILLE-MONTGOMERY COUNTY SCHOOL SYSTEM

Clarksville-Montgomery County School System Capital Projects Fund Budget

	2023-2024 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget	
<u>Estimated Revenues</u>					
<i>Federal Revenues</i>					
Contributions	5,375,000	54,087,451	3,175,000	57,262,451	Additional FY24 funds from county
Total Federal Revenues	5,375,000	54,087,451	3,175,000	57,262,451	
Total Revenues	5,375,000	54,087,451	3,175,000	57,262,451	
Beginning Fund Balance	-	-	1,940	1,940	Actual fund balance at 6/30/23
Total Available Funds	5,375,000	54,087,451	3,176,940	57,264,391	

Clarksville-Montgomery County School System

Capital Projects Fund Budget

	2023-2024 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget	
<u>Expenditures (Appropriations)</u>					
72710 - Transportation Equipment					
Total 72710 - Transportation Equipment	-	-	-	-	
91300 - Education Capital Projects					
Contracted Services	-	76,451	-	76,451	
Building Construction	-	48,636,000	-	48,636,000	
Building Improvements	3,375,000	3,375,000	3,175,000	6,550,000	Partial Roof replace.: RSHS, NEHS, NPMS, Mingli
Site Development	2,000,000	2,000,000	-	2,000,000	
Total 91300 - Education Capital Projects	5,375,000	54,087,451	3,175,000	57,262,451	
99100 - Operating Transfers					
Inter Fund Transfers	-	-	1,940	1,940	
Total 99100 - Operating Transfers	-	-	1,940	1,940	
Total Expenditures	5,375,000	54,087,451	3,176,940	57,264,391	
Ending Fund Balance	-	-	-	-	Projected fund balance as of 6/30/24
Total Expenditures and Fund Balance	5,375,000	54,087,451	3,176,940	57,264,391	

**RESOLUTION TO NAME THE MONTGOMERY COUNTY ARCHIVES READING ROOM
THE "ELEANOR S. WILLIAMS READING ROOM"**

WHEREAS, Montgomery County lost a valued member and leader on August 9th, 2023, with the death of Mrs. Eleanor Shepherd Williams; and

WHEREAS, Eleanor Ruth Shepherd was born on May 23, 1931, to the late James Edward Shepherd and Lyma Taylor Shepherd. Eleanor was married to the late James Warren Williams for 62 years and they had two daughters, three grandchildren, and six great grandchildren; and

WHEREAS, after serving as interim County Historian for Ursula Beach, Eleanor Williams was named County Historian in 1993, and continued to faithfully serve in that position for thirty years until her death; and

WHEREAS, Eleanor Williams was a tireless advocate for historic preservation and was active in increasing knowledge about our local history through authoring or co-authoring six books. She presented many programs and dramatizations about Montgomery County's heritage; and

WHEREAS, the Mayor of Montgomery County and Board of County Commissioners wish to recognize Eleanor Williams for her faithful service to Montgomery County and for her continued commitment to the preservation of Montgomery County history; and

WHEREAS, for such a dedicated and distinguished individual as Eleanor Williams the naming of the Montgomery County Archives Reading Room in her honor is a well-deserved and appropriate recognition.

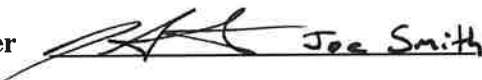
NOW, THEREFORE, BE IT RESOLVED, by the Montgomery County Board of Commissioners, assembled in regular business session on this 9th day of October 2023 that the Montgomery County Archives Reading Room be named "The Eleanor S. Williams Reading Room".

Duly passed and approved this 9th day of October 2023.

Sponsor


Sarah Fry

Commissioner


Joe Smith

Approved

Wes Golden, County Mayor

Attested

Teresa Cottrell, 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 \$71,197.00 for federal fiscal year 2023 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 \$21,359.00 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 the 9th day of October, 2023, that Montgomery County agrees to adopt an Interlocal Agreement with the City of Clarksville regarding the 2023 Byrne Justice Assistance Grant (JAG) program award.

Duly passed and approved this 9th day of October, 2023.

Sponsor


John R. Smith

Commissioner


Joe Smith

Approved

Wes Golden, County Mayor

Attest

Teresa Cottrell, County Clerk

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF CLARKSVILLE, TN AND
THE COUNTY OF MONTGOMERY, TN
REGARDING THE
2023 BYRNE JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AWARD**

This Agreement is made and entered into this ____ day of _____, 2023, 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 \$21,359 from the 2023 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 \$21,359 of 2023 JAG funds based upon expenditure records supplied by the COUNTY to the CITY.

Section 2.

COUNTY agrees to use \$21,359 for the Law Enforcement Program no later than September 30, 2026.

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 2023 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.

For the CITY OF CLARKSVILLE, TN:

Joe Pitts, Mayor

Date

For the COUNTY OF MONTGOMERY, TN

Wes Golden, Mayor

Date

**RESOLUTION AUTHORIZING THE ACCEPTANCE AND APPROPRIATION OF
GRANT FUNDS FROM THE TENNESSEE DEPARTMENT OF SAFETY &
HOMELAND SECURITY, TENNESSEE
HIGHWAY SAFETY OFFICE**

WHEREAS, the Tennessee Department of Safety & Homeland Security, Tennessee Highway Safety Office, has awarded a contract for a Selective Traffic Enforcement Program consisting of county-wide saturation patrols, seatbelt enforcement and sobriety checkpoints, receiving a grant allocation for the period beginning October 1, 2023, through September 30, 2024; and

WHEREAS, Montgomery County Sheriff's Office is granted the amount of \$80,000.00; requiring no local matching funds during the allocation period and has no requirements for continuation funding upon expiration of the grant.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners assembled in Regular Session on this 9th day of October, 2023, that Montgomery County accept this Selective Traffic Enforcement Program Grant in the amount of \$80,000.00; and

BE IT FURTHER RESOLVED upon receipt of the fully executed grant agreement, the Director of Accounts and Budgets shall establish the necessary fund accounts providing for related revenues and expenditures stated in the contract, this resolution intends to have the effect of appropriation to that purpose accordingly, herein stated and listed as detailed below:


REVENUE	101-54110-00000-54-47590-G2440	< \$80,000.00>
OVERTIME	101-54110-00000-54-51870-G2440	\$ 48,163.00
SOCIAL SECURITY	101-54110-00000-54-52010-G2440	\$ 2,987.00
STATE RETIREMENT	101-54110-00000-54-52040-G2440	\$ 4,201.00
MEDICARE	101-54110-00000-54-52120-G2440	\$ 699.00
TRAVEL	101-54110-00000-54-53550-G2440	\$ 1,950.00
OTHER CAPITAL	101-54110-00000-54-57990-G2340	\$ 22,000.00
	TOTAL	\$ 80,000.00

Duly passed and approved this 9th day of October 2023.

Sponsor


John B. Smith

Commissioner


Joe Smith

Approved

Wes Golden, County Mayor

Attested

Teresa Cottrell, County Clerk

**RESOLUTION FOR EXECUTION OF A QUITCLAIM DEED OF CORRECTION
FOR THE 1982 DEED OF RIGHT-OF-WAY ADJACENT
TO FARMERS ROAD**

WHEREAS, Montgomery County, Tennessee, executed a Quitclaim Deed in August of 1982 quitclaiming certain existing right-of-way as surplus to the adjacent property owner; and

WHEREAS, the Deed conveying said property (attached as Exhibit A) was apparently not filed at the Register's Office for Montgomery County, Tennessee after proper execution, and is not found in the chain of title; and

WHEREAS, the existing property owner has requested preparation of a Quitclaim Deed of Correction for filing so that the title may have proper reference for the use and benefit of the current owner of the property and consistent with the 1982 unrecorded Deed; and

WHEREAS, the unrecorded Deed dated August 18, 1982, and the proposed Quitclaim Deed of Correction for execution to correct the chain of title based upon the unrecorded 1982 Deed, are attached hereto as Exhibit 1 and 2.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners assembled in regular business session on this 9th day of October 2023, that the Montgomery County Mayor is authorized to execute Exhibit 2, the Quitclaim Deed of Correction, and deliver the same to the current property owner for correction of the title to the property.

Duly passed and approved this 9th day of October 2023.

Sponsor



Commissioner

 Joe Smith

Approved

Wes Golden, County Mayor

Attested

Teresa Cottrell, County Clerk

This instrument was prepared by
Ross H. Hicks, Attorney
Clarksville, Tennessee

MONTGOMERY COUNTY
TO: QUITCLAIM DEED
JACK BEACH

KNOW ALL MEN BY THESE PRESENTS:

THAT MONTGOMERY COUNTY has this day bargained, sold and quitclaimed and by these presents does transfer, quitclaim and convey unto JACK BEACH, his heirs and assigns forever, the following described property, heretofore used as a portion of the right-of-way for a public road known as the Old Farmer Road or Old Farmers Road, said portion of said roadway now serving no public purpose and running exclusively through the Beach property. Said land hereby conveyed is located in the City of Clarksville, Montgomery County, Tennessee, and the description of the same is as follows:

Being a roadway of approximately 400 to 500 feet in length bounded on both sides by the Beach property, and being further described as all that portion of Old Farmer Road bounded on both sides by the Beach property and running from the Farmer property line through the Beach property as identified as Tax Parcel numbers 5 and 8 on tax map 81 in the Tax Assessor's Office for Montgomery County, Tennessee, and connecting with State Highway 76 as shown thereon.

THIS CONVEYANCE IS MADE in consideration of the sum of \$1.00, cash in hand paid, receipt of which is hereby acknowledged.

IT IS THE INTENTION of the County to abandon said portion of said roadway to the grantee as the only abutting property owner.

IN WITNESS WHEREOF, I have hereunto signed on this the 18th day of August 1982.


GUS NORFLEET, County Highway Supervisor

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned Notary Public in and for said State and County, GUS NORFLEET, with whom I am personally acquainted, and who acknowledged upon his oath to be the County Highway Supervisor of Montgomery County, Tennessee, the within named bargainer, and that he as such supervisor, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND SEAL, at office, on this the 18th. day
of August 1982.

Martha Ann Knight
NOTARY PUBLIC

My commission expires: December 12, 1983

Send tax statements to:

This instrument was prepared by:
Larry A. Rocconi, Jr., Attorney
Mitchell, Ross, Rocconi & McMillan, PLLC
308 South Second Street
Clarksville, Tennessee 37040
931-552-1480

**COUNTY OF MONTGOMERY, TENNESSEE,
a Political Subdivision of the State of Tennessee**

TO: QUITCLAIM DEED

**BEACH FAMILY ENTERPRISES,
a Tennessee General Partnership**

THIS INSTRUMENT made and entered into on this the _____ day of _____, 2023, by and between, COUNTY OF MONTGOMERY, TENNESSEE, a Political Subdivision of the State of Tennessee, Grantor, to BEACH FAMILY ENTERPRISES, a Tennessee General Partnership, its successors and assigns, Grantee.

W I T N E S S E T H:

THAT, FOR A GOOD AND VALUABLE CONSIDERATION, cash in hand paid, receipt of which is hereby acknowledged, COUNTY OF MONTGOMERY, TENNESSEE, a Political Subdivision of the State of Tennessee, Grantor, does hereby convey and quitclaim unto BEACH FAMILY ENTERPRISES, a Tennessee General Partnership, its successors and assigns, Grantee, all right, title and interest of Grantor in and to the following described real estate:

Being a roadway of approximately 400 to 500 feet in length bounded on both sides by the Beach property, and being further described as all that portion of Old Farmer Road bounded on both sides by the Beach property and running from the Farmer property line through the Beach property as identified as Tax Parcel numbers 5 and 8 on tax map 81 in the Tax Assessor's Office for Montgomery County, Tennessee, and connecting with State Highway 76 as shown thereon.

And being more particularly identified as:

Beginning at an iron pin set in the eastern right-of-way of Old Farmers Road and the southern right-of-way of Highway 76-Martin Luther King Parkway, said iron pin being the northwest corner of the tract identified as Beach Family Enterprises, Highway 76, Map and Parcel Number 081-008.00, in the Tax Assessor's Office for Montgomery County, Tennessee; thence leaving said right-of-way North

77°29'13" East 51.51 feet to an iron pin; thence South 21°08'42" East 115.81 feet to an iron pin; thence South 84°08'49" East 58.76 feet to a concrete monument; thence South 01°38'48" West 302.62 feet to an iron pin; thence North 84°30'00" West 47.04 feet to an iron pin set in the eastern right-of-way of Old Farmer Road; thence along said right-of-way North 15°59'20" West 144.26 feet to an iron pin set in said right-of-way; thence along the widening of the right-of-way South 88°46'20" East 19.98 feet to an iron pin; thence along said right-of-way North 15°59'20" West 273.14 feet to the point of beginning, containing 0.72 acres, more or less, according to a drawing provided by Tennessee Department of Transportation, Right-Of-Way Exhibit dated 1/29/2004, revision 11/1/2004.

This property is identified as a portion of Map and Parcel Number 081-008.00, in the Tax Assessor's Office for Montgomery County, Tennessee. This property is presently included in the aforementioned Map and Parcel Number and should remain identified as the same. The original legal description is taken from the unrecorded deed.

This property being the same property conveyed from Montgomery County to Jack Beach by unrecorded Quitclaim Deed dated August 18, 1982, and further being the tract identified as Exhibit C on Deed from Barbara W. Beach to Beach Family Partners, L.P., a Tennessee Limited Partnership, of record in Official Record Book Volume 496, Page 1389, Register's Office for Montgomery County, Tennessee. Beach Family Partners, L.P., a Tennessee Limited Partnership, merged into Beach Family Enterprises, a Tennessee General Partnership, by Certificate of Merger of record in Official Record Book Volume 729, Page 418, in the Register's Office for Montgomery County, Tennessee.

This Quitclaim Deed is executed to transfer the property pursuant to the previous unrecorded Quitclaim Deed. Jack Beach having deceased and his interest in the property vested in Beach Family Enterprises, a Tennessee General Partnership.

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A FULL TITLE EXAMINATION AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE OR MATTERS WHICH WOULD BE DISCLOSED.

THIS PREPARER IS THE DRAFTSMAN ONLY OF THIS DOCUMENT AND IS NOT THE PERSON RESPONSIBLE FOR CLOSING THIS TRANSACTION AND THE PARTIES AGREE THAT THE DRAFTSMAN WILL NOT BE CONSTRUED AS A PERSON REQUIRED TO REPORT THIS TRANSACTION UNDER APPLICABLE LAW.

SAID REAL ESTATE, together with all improvements thereon, unto the said BEACH FAMILY ENTERPRISES, a Tennessee General Partnership, its successors and assigns, Grantee.

WHENEVER USED, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has hereunto signed this day and date first above written.

GRANTOR:

COUNTY OF MONTGOMERY, TENNESSEE,
a Political Subdivision of the State of Tennessee

By: _____
Wes Golden, County Mayor

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, WES GOLDEN, County Mayor of Montgomery County, Tennessee, a Political Subdivision of the State of Tennessee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the County Mayor of Montgomery County, Tennessee, or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS MY HAND, at office, this the _____ day of _____, 2023.

Notary Public
My Commission Expires: _____

Name and Address of
Property Owner:

Name and Address of Person
Responsible for Taxes:
(if different)

Beach Family Enterprises,
a Tennessee General Partnership
2550 Highway 76
Adams, TN 37010

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is \$-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Affiant
Subscribed and sworn to before me this the _____ day of _____, 2023.

Notary Public
My Commission Expires: _____
#29481

**RESOLUTION AMENDING THE BUDGET OF THE CLARKSVILLE-
MONTGOMERY COUNTY ECONOMIC DEVELOPMENT COUNCIL FOR THE
ADDITION OF WEAKLEY HOUSE MUSEUM OPERATIONS**

WHEREAS, the Clarksville-Montgomery County Economic Development Council (EDC) is responsible for operating Historic Collinsville; and

WHEREAS, the Commissioners passed Resolution 23-8-18 enabling the full execution of the vision and wishes of Glenn Harris and Joann B. Weakley, benefactors of the Weakley homestead, to include their historic home and artifacts as part of Historic Collinsville; and

WHEREAS, the maintenance and operation of the Weakley Home as a museum requires one-time setup and maintenance costs as well as recurring operating expenses that do not currently exist in the EDC's legally adopted budget; and

WHEREAS, the addition of the Weakley Home and its historic antiques and artifacts to Historic Collinsville requires the addition of a full-time director with the responsibility and expertise to maintain and interpret the property for the good of the citizens of Montgomery County; 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 October 2023, that the Clarksville-Montgomery County Economic Development Council's Fiscal Year 2023-2024 budget is hereby amended to fund, from its existing Tourism-Restricted fund balance, \$98,368 to setup, staff, and operate the historic Weakley House as a museum within Historic Collinsville.

Line Item	Amount
Salaries, Benefits, & Taxes	\$53,392.89
Historic Collinsville Expenses	\$43,875.00
Office Furniture & Equipment	\$1,100.00
Total	<u>\$98,367.89</u>

Duly passed and approved this 9th day of October 2023.

Sponsor

Buck Dellinger

Commissioner

John E.annon

Approved

Wes Golden, County Mayor

Attested

Teresa Cottrell, County Clerk

**RESOLUTION OF THE MONTGOMERY COUNTY REGISTER OF DEEDS
ALLOWING CHARGE FOR E-FILING FEE**

WHEREAS, Montgomery County is one of the fastest growing communities in Tennessee and the Montgomery County Register of Deeds must continue to meet the growing needs of the citizens of Montgomery County efficiently and effectively; and

WHEREAS, in order to efficiently and effectively record documents in a timely manner and to serve its customers, the Register of Deeds office offers customers the option to electronically file documents (hereinafter referred to as “efile”); and

WHEREAS, offering the ability to efile has come with increased costs associated with equipment and internet needs necessary to maintain the transmittal of data; and

WHEREAS, Tenn. Code Ann. §8-21-1001(j) provides that the Register of Deeds of any county may demand and receive for such Register’s services a Two-Dollar (\$2.00) efile submission fee for each electronically filed document that is recorded over the internet through such Register’s county electronic filing portal; and

WHEREAS, Tenn. Code Ann. §8-21-1001(j) further provides that the Register of Deeds shall waive and exempt all electronic filing submission fees authorized pursuant to subdivision (j)(1) for official government documents filed by local, state, or federal government entities of the United States in the course of their official government business; and

WHEREAS, in order to offset the increased costs and maintain services, the Register of Deeds office is asking to charge and collect a Two-Dollar (\$2.00) efile submission fee, in accordance with the provisions of Tenn. Code Ann. §8-21-1001(j) effective January 1, 2024; and

WHEREAS, the Montgomery County Register of Deeds has identified the need for the Two-Dollar (\$2.00) efile fee and this efile submission fee must be approved by a two-thirds (2/3) vote of the County Commission.

NOW, THEREFORE, BE IT RESOLVED by two-thirds (2/3) vote of the Montgomery County Board of Commissioners assembled in regular session on this 9th day of October, 2023, the provisions of Tenn. Code Ann. § 8-21-1001(j) authorizing the Montgomery County Register of Deeds to demand and receive a Two-Dollar (\$2.00) electronic filing (efile) submission fee for each electronically filed

document which is recorded over the internet through the Montgomery County Register of Deeds electronic filing portal, are hereby approved and applicable to Montgomery County as of October 9, 2023, with an effective date of January 1, 2024. This fee shall be in addition to other fees, taxes and charges levied in the Montgomery County Register of Deed's office.

BE IT FURTHER RESOLVED, that if any other notifications are to be made to effectuate this Resolution, then the County Clerk is hereby requested to forward a copy of this Resolution to the proper authority.

Duly passed and approved this 9th day of October, 2023.

Sponsor


Julie Chadwick Runyon, Register of Deeds

Commissioner


John E.annon

Approved

Wes Golden, County Mayor

Attested

Teresa Cottrell, County Clerk

RESOLUTION OF THE MONTGOMERY COUNTY REGISTER OF DEEDS RECLASSIFYING ONE DEPUTY CLERK II TO A SENIOR DEPUTY CLERK AND MOVING THE HIRE DATE OF THE NEW DEPUTY CLERK I POSITION FROM JANUARY 1st, 2024 TO NOVEMBER 1st, 2023

WHEREAS, Montgomery County is one of the fastest growing communities in Tennessee and the Montgomery County Register of Deeds must continue to meet the growing needs of the citizens of Montgomery County; and

WHEREAS, the Montgomery County Register of Deeds wishes to restructure the office and promote employees who have mastered the requisite skills of a Senior Deputy; and

WHEREAS, the Montgomery County Register of Deeds wishes to reclassify one Deputy Clerk II to a Senior Deputy Clerk due to the significant changes and increases in job duties and responsibilities of the current position; and

WHEREAS, the Montgomery County Register of Deeds was approved two additional Deputy Clerk I positions during the Fiscal Year 2023-2024 budget process-one of which had a start date of September 1, 2023 and the other with a start date of January 1, 2024; and

WHEREAS, due to the high work volume, the Register of Deeds wishes to move the start date of the second Deputy Clerk 1 position to November 1, 2023.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners assembled in regular session on this 9th day of October 2023, that the Montgomery County Register of Deeds be approved for the reclassification of one Deputy Clerk II to a Senior Deputy and to move the hire date of one of its' Deputy Clerk I positions from January 1st, 2024 to November 1st, 2023.

Duly passed and approved this 9th day of October, 2023.

Sponsor


Julie Chadwick Runyon, Register of Deeds

Commissioner


John Gannon

Approved

Wes Golden, County Mayor

Attested

Teresa Cottrell, County Clerk

**A RESOLUTION OF THE COUNTY COMMISSION OF MONTGOMERY
COUNTY, TENNESSEE APPROVING AN ECONOMIC IMPACT PLAN FOR THE
MARCELINA DEVELOPMENT AREA AND ADOPTING MARCELINA
DEVELOPMENT AREA POLICIES AND PROCEDURES**

WHEREAS, The Industrial Development Board of the County of Montgomery (the "Board") has submitted to Montgomery County, Tennessee (the "County") an economic impact plan (the "Economic Impact Plan") regarding the development of an area located at approximately 2386 and 2392 Rossvie Road in Montgomery County, Tennessee, known as the Marcelina Development Area (the "Plan Area"); and

WHEREAS, the development of the Plan Area is expected to include the development of a mixed-use project to include numerous different components, including retail enterprises, offices, hotels, multifamily housing, educational facilities and recreational facilities (collectively, the "Project"); and

WHEREAS, the Economic Impact Plan would permit certain tax increment incentives ("Tax Increment Incentives") to be provided pursuant to Chapter 53, Title 7 of the Tennessee Code Annotated (the "Act"); and

WHEREAS, the Board has approved the submission to the County of the Economic Impact Plan at a meeting on September 13, 2023; and

WHEREAS, the proceeds of the Tax Increment Incentives would be used to pay or finance eligible costs under the Act (the "TIF Eligible Costs") relating to the development of the Plan Area; and

WHEREAS, certain incremental property tax revenues (the "TIF Revenues") that result from the development of the Plan Area under the Economic Impact Plan will be allocated to the Board as provided in the Economic Impact Plan to be used to assist in providing the Tax Increment Incentives; and

WHEREAS, any financing of the Board secured by TIF Revenues shall not represent or constitute a debt or pledge of the faith and credit or the taxing power of the Board or Montgomery County, Tennessee; and

WHEREAS, the Board of Directors of the Board has approved and submitted the Economic Impact Plan to the County Commission of Montgomery County, Tennessee (the "County Commission") for approval in accordance with Tenn. Code Ann. § 7-53-312; and

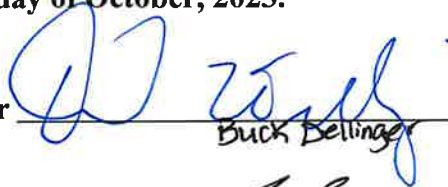
WHEREAS, the Board of Directors of the Board held a public hearing related to the Economic Impact Plan, and a summary of that public hearing has been provided to the County Commission; and

WHEREAS, the Board has further prepared certain Policies and Procedures For Tax Increment Incentive Programs for the Marcelina Development Area (the “Marcelina Development Area Policies and Procedures”), which the Board has determined to adopt and make applicable to the Economic Impact Plan, subject to the approval of the Marcelina Development Area Policies and Procedures by the County Commission.

NOW, THEREFORE, BE IT RESOLVED by the County Commission of Montgomery County, Tennessee, that (i) the Economic Impact Plan, in the form attached hereto as Exhibit A, being in the interests of the citizens of Montgomery County, Tennessee, is hereby approved by the County Commission, (ii) the Marcelina Development Area Policies and Procedures, in the form attached hereto as Exhibit B, are hereby approved and adopted by the County Commission and are made applicable to the administration of the Economic Impact Plan; and (iii) the officers of the County are authorized to take all appropriate action to carry out the terms of the Economic Impact Plan.

Duly passed and approved this 9th day of October, 2023.

Sponsor


Buck Bellinger

Commissioner


Joe Smith

Approved

Wes Golden, County Mayor

Attested

Teresa Cottrell, County Clerk

STATE OF TENNESSEE)

COUNTY OF MONTGOMERY)

I, Teresa Cottrell, certify that I am the duly qualified and acting County Clerk of Montgomery County, Tennessee, and as such official I further certify that attached hereto is a copy of excerpts from the minutes of a regular meeting of the governing body of the County held on October 9th, 2023; that these minutes were promptly and fully recorded and are open to public inspection; that I have compared said copy with the original minute record of said meeting in my official custody; and that said copy is a true, correct and complete transcript from said original minute record insofar as said original record relates to the Marcelina Development Area.

WITNESS my official signature and seal of said County this _____ day of October, 2023.

County Clerk

EXHIBIT A

Economic Impact Plan

[See attached]

**THE INDUSTRIAL DEVELOPMENT BOARD OF
THE COUNTY OF MONTGOMERY**

**ECONOMIC IMPACT PLAN
FOR
MARCELINA DEVELOPMENT AREA**

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

2. The Project. Rossview Farms, LLC and affiliates and assignees thereof (collectively, the "**Developer**") intends to develop, pursuant to the previously approved Marcelina Master Plan and preliminary planned unit development (PUD) plan and subsequent revisions thereto, approximately 307 acres of property in Montgomery County, Tennessee (the "**County**") as a mixed-use development to be known as Marcelina. The current conceptual site plan for Marcelina is attached hereto as Exhibit A. As shown by the conceptual site plan, Marcelina is expected to include a number of different components, such as retail enterprises, offices, hotels, multifamily housing, educational facilities, public spaces, library, performing arts center and recreational facilities, each of which constitutes a "project" within the meaning of T.C.A. § 7-53-101. Marcelina is intended to be a mixed-use development with each component supporting other components in order to create an integrated mixed-use community, and therefore each parcel within Marcelina, now existing or hereinafter created from existing parcels, will directly benefit from the development of these "projects". The projects that are eligible projects within the meaning of T.C.A. § 7-53-101 and that are expected to be located within Marcelina as shown on the conceptual site plan collectively shall constitute the project that is required to be located within the Plan Area identified below. Such projects are collectively referred to in this Plan as the "Project."

In order to make the undertaking of the Project and the overall development of Marcelina financially feasible, the Developer has requested the County to approve this Plan that has been submitted by the Industrial Development Board of the County of Montgomery (the "**Board**") pursuant to Title 7, Chapter 53 of Tennessee Code Annotated to provide Tax Increment Revenues (as defined in Section 6(a)(iii) below) to pay a portion of the eligible costs of the Project or to pay debt service relating to tax increment financing incurred to finance such eligible costs.

3. Boundaries of Plan Area. Marcelina, including the Project, will be located in northeast Montgomery County at approximately 2386 and 2392 Rossview Road, situated south of Rossview Road between Killebrew Road and the new Kirkwood school complex (the "**Plan Area**"). The Plan Area is shown on Exhibit B attached hereto, and a list of the existing tax parcels that are

in the Plan Area is attached hereto as Exhibit C. Upon adoption of this Plan, the Plan Area is hereby declared to be subject to this Plan, and the Project that will be located within the Plan Area is hereby identified as the required project for purposes of T.C.A. § 7-53-312. The Plan Area only includes the Project and other parcels that will directly benefit, through the creation of public infrastructure necessary for the Project and through interconnectivity of the multi-use development that includes the Project.

4. Financial Assistance. The Board will provide financial assistance to the Project by applying a portion of the Tax Increment Revenues in the manner described in this Plan to pay debt service with respect to tax increment financing issued by the Board to finance and/or pay and/or reimburse the Developer for all or a portion of certain costs that will be incurred in connection with public infrastructure necessary to serve the Project. These costs will relate to the construction and installation of public infrastructure to be made in, adjacent to, or serving the Plan Area that is necessary to serve the Project or other eligible costs described below as to which a written determination from the State is received. For costs eligible to be funded with Tax Increment Revenues, public infrastructure shall have the meaning given to such term in Tenn. Code Ann. § 9-23-102(16), which includes roads, streets, publicly-owned or privately-owned parking lots, facilities or garages, traffic signals, sidewalks or other public improvements that are available for public use, utility improvements and storm water and drainage improvements, whether or not located on public property or a publicly-dedicated easement. The Board, subject to the terms of one or more development agreements to be negotiated with the Developer, will pay and/or reimburse the Developer for all or a portion of the cost of such public infrastructure and other eligible costs upon receipt of adequate documentation of such costs, which payment or reimbursement shall be made solely from Tax Increment Revenues or from tax increment financing payable from such Tax Increment Revenues.

Tenn. Code Ann. § 9-23-108 limits the application of Tax Increment Revenues to pay certain costs (not including public infrastructure costs) with respect to privately-owned property without first receiving a written determination from the Comptroller of the State of Tennessee (the "State") and the Commissioner of Economic and Community Development of the State that the use of tax increment revenues for such purposes is in the best interest of the State. It is not expected that the Tax Increment Revenues allocated pursuant to this Plan would be used to pay for any costs related to privately-owned property other than public infrastructure costs, but the Board is authorized to pay for costs relating to the Project that do not constitute public infrastructure costs if the Board determines that the payment of such costs is necessary for the Project to be financially feasible. In such case, the Board will cooperate with the Developer to seek a written determination from the State as to the eligibility of costs other than the costs of public infrastructure.

5. Expected Impact on the County. The Project is expected to promote economic development within and around the Plan Area by converting largely undeveloped agricultural property into a vibrant new community that contains new and attractive office, commercial, retail, residential, educational, recreational and civic spaces, thereby drawing new businesses and residents to the County. It is anticipated that the Project will become a catalyst for further development of the surrounding areas. It is also expected that the Project will accelerate the timing of the improvement of the Plan Area relative to development that might have occurred without the Project.

The Developer retained Younger and Associates to conduct an Economic Impact Analysis of the development of Marcelina. The Executive Summary of the Economic Impact Analysis (the "Younger Study") is attached to this Plan as Exhibit D. As is shown in the Younger Study, it is anticipated that the Project will create a significant number of construction jobs during construction of the Project. A significant part of the Project will be commercial offices, retail, restaurant, education-related and hotel uses, which will result in significant long-term job creation. The Younger Study includes projections of the direct and indirect jobs expected to be created due to Marcelina based upon traditional economic development metrics.

As is also shown in the Younger Study, the County is also expected to realize additional tax receipts because of the Project. Even after the allocation of Tax Increment Revenues provided for in this Plan to the Board, substantial new property tax revenues, sales tax revenues and hotel tax revenues will be created by the development of Marcelina that will be immediately available to the County. The projections of these additional tax receipts are detailed in the Younger Study, which is incorporated by reference into the Plan.

6. Distribution of Property Taxes and Tax Increment Incentive

(a) Distribution of Taxes. In accordance with and subject to T.C.A. § 7-53-312(c) and T.C.A. § 9-23-101 *et seq.* (collectively, the "Tax Increment Act"), real property taxes (but not including personal property taxes, which shall not be subject to allocation to the Board) imposed on the real property located within the Plan Area will be allocated and distributed as provided in this subsection. The property taxes assessed by the County on each tax parcel of real property within the Plan Area will be divided and distributed as follows (subject to the commencement of allocation as to each parcel as permitted below):

(i) The portion of the real property taxes that were payable with respect to each tax parcel for the year prior to the date of approval of this Plan (the "Base Tax Amount") shall be allocated to and, as collected, paid to the County as all other taxes levied by the jurisdictions on all other properties; provided, however, that in any year in which the taxes on the property within the applicable portion of the Plan Area are less than the Base Tax Amount, there shall be allocated and paid to the County only the taxes actually imposed. The Base Tax Amounts for each tax parcel within the Plan Area are shown on Exhibit C attached hereto.

(ii) The portion of the real property taxes payable with respect to each tax parcel that constitutes Dedicated Taxes (as defined below) and is not included in the Base Tax Amount shall be retained by the County for its debt service fund. "Dedicated Taxes" are defined in T.C.A. § 9-23-102 of the Tax Increment Act, as "that portion of property taxes, if any, designated by a taxing agency to pay debt service on the taxing agency's debt." "Taxing agency" is defined in the Tax Increment Act as "any county, city, town, metropolitan government or other public entity that levies property taxes on property within a plan area and that has approved the plan," which would include the County. To the extent that the amount of Dedicated Taxes is not determined by resolution of the governing body of the County, the amount of Dedicated Taxes may be determined by a certificate of the chief financial officer of the County or in such reasonable manner as the County shall select.

(iii) As to each parcel, the excess of real property taxes over the Base Tax Amount, less the Dedicated Taxes (such remainder being the "Tax Increment Revenues"), shall be, as collected, paid into a separate fund or funds of the Board, created to hold such payments until such amounts are applied as provided in a development agreement with the Developer (A) to pay eligible costs relating to the Project and/or (B) to pay debt service on the obligations expected to be issued by the Board to finance such costs within the Plan Area.

(b) General Allocation Provisions.

The Board is authorized to make all calculations relative to the allocation of Tax Increment Revenues on the basis of each parcel within the Plan Area instead of on an aggregate basis. As permitted by the Tax Increment Act, the Board is also authorized to separately group one or more parcels within the Plan Area for purposes of calculating and allocating Tax Increment Revenues, and in such case, the allocation of Tax Increment Revenues shall be calculated and made based upon each such parcel or group of parcels and not the entire Plan Area.

The allocations of Tax Increment Revenues are further subject to the retention or payment of any applicable administrative expenses and fees of the Board or the County that are permitted by applicable law or applicable policies.

The Base Tax Amount will be separately established for each parcel, as each such parcel may be subdivided, and the Board will make calculations and allocations of Tax Increment Revenues for each parcel separately (or with respect to groups of parcels as provided above). The parcels within the Plan Area may be further divided, in which case such parcels, as divided, will be treated separately, and the Base Tax Amount with respect to each tax parcel that is subdivided shall be allocated to each subdivided parcel on a pro-rated basis using the acreage of each subdivided parcel as a percentage of the total acreage of the original tax parcel.

The Board is also authorized to designate, by notice to the County, that the allocation of Tax Increment Revenues for certain parcels within the Plan Area will begin in different years from the allocations of Tax Increment Revenues for other parcels within the Plan Area. This will allow the Board to match Tax Increment Revenues from the development of each of the parcels with debt service payments. The allocation of Tax Increment Revenues for each parcel within the Plan Area will be subject to the maximum allocation period provided below and pursuant to a development agreement to be entered into between the Board and the Developer.

Allocations of Tax Increment Revenues shall be made (i) as to Tax Increment Revenues derived from non-delinquent taxes, within sixty (60) days of the date such taxes are due without penalty for each tax year and (ii) as to Tax Increment Revenues derived from delinquent taxes, within sixty (60) days from when such taxes are collected by the County.

7. Limitations on Allocations. The aggregate amount of Tax Increment Revenues allocated to the Board pursuant to this Plan shall not in any event exceed \$225,000,000 plus interest on any debt obligations as is described below, based upon an interest rate not to exceed the maximum interest rate allowed by law that is approved by the Board.

8. Time Period of Allocations. The period of allocating Tax Increment Revenues to the Board as provided above from the Plan Area shall not exceed thirty (30) years, provided that such allocation shall not exceed twenty (20) years unless the extension of the allocation period beyond twenty (20) years is approved as being in the best interest of the State by the Comptroller of the State and the Commissioner of Economic and Community Development of the State as provided by the Tax Increment Act, with the commencement of each allocation period as to each parcel being determined as is provided in the development agreement between the Board and the Developer. Until an allocation of Tax Increment Revenues commences as to a parcel as described above, no Tax Increment Revenues shall be allocated to the Board with respect to such parcel. The allocation of Tax Increment Revenues shall continue until all obligations are satisfied and Board expenditures have been paid, subject to the maximum allocation period and the limitations above. The allocation period for Tax Increment Revenues as to each parcel within the Plan Area shall commence not later than (i) the first full calendar year after completion of the initial improvements on such parcel or (ii) the 2028 calendar year, all as to be provided in more detail in the development agreement.

9. Debt Issuance and/or Reimbursement of Eligible Costs. The Board may borrow funds through the issuance and sale of notes, bonds or other obligations of the Board in one or more issuances, to pay for or reimburse eligible costs (as described above) relating to the Project. The Board may pledge all or a portion of the Tax Increment Revenues allocated to the Board pursuant to this Plan to the payment of any such notes, bonds or other obligations, including, without limitation, principal and interest thereon. In no event will the obligations issued by the Board be considered a debt or obligation of the County in any manner whatsoever, and the source of the funds to satisfy the Board's payment obligations thereunder shall be limited, as to the Board, solely to the Tax Increment Revenues and shall otherwise be non-recourse to the Board. Any debt obligation of the Board may be refinanced by the Board at any time as permitted by the Tax Increment Act, and upon such refinancing, available Tax Increment Revenues shall be applied to the payment of such refinancing debt to the extent such Tax Increment Revenues were to be used to pay the debt that is being refinanced. Tax Increment Revenues may also be applied directly to pay or reimburse eligible costs relating to the Project. The application of Tax Increment Revenues shall be governed by one or more development agreements to be entered into by the Board and the Developer and/or affiliates of the Developer providing for the terms under which the Board would incur debt payable from the Tax Increment Revenues or otherwise agree to pay or reimburse eligible costs relating to the Project.

10. Finding of Economic Benefit. The Board and the County, by the adoption of this Plan, find that the Project as a whole is within an area that could provide substantial sources of tax revenues and economic activity to the County, and find that the use of the Tax Increment Revenues, as described herein, is in furtherance of promoting economic development in the County, and that the use of the Tax Increment Revenues as provided herein will develop trade and commerce in and adjacent to the County, will contribute to the general welfare, and will alleviate conditions of unemployment; and that the construction and equipping of the Project will be necessary and advantageous to the Board in furthering the purposes of the Tax Increment Act.

11. Approval Process.

Pursuant to T.C.A. § 7-53-312, the process for the approval of this Plan is as follows

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

(b) The governing body of the County must approve this Plan for this Plan to be effective as to the County. This Plan may be approved by resolution of the governing body of the County, whether the local charter provisions of the County provide otherwise. If the governing body of the County fails to approve this Plan, this Plan will not become effective. If the County makes any changes to this Plan in connection with its approval hereof, such changes must be approved by the Board following a public hearing related thereto.

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

(d) Although no approval of the State is expected to be required due to the anticipated uses of Tax Increment Revenues, the Board, through its representatives, may consult with the State with respect to the prospective uses of Tax Increment Revenues and may seek any approvals from the State that the State deems advisable with respect to the application of such Tax Increment Revenues.

12. Policies and Procedures. Pursuant to Tenn. Code Ann. § 9-23-107 of the Tax Increment Act, the Board and the County shall approve policies and procedures relating to the implementation of this Plan prior to any allocation of Tax Increment Revenues hereunder.

Exhibit A

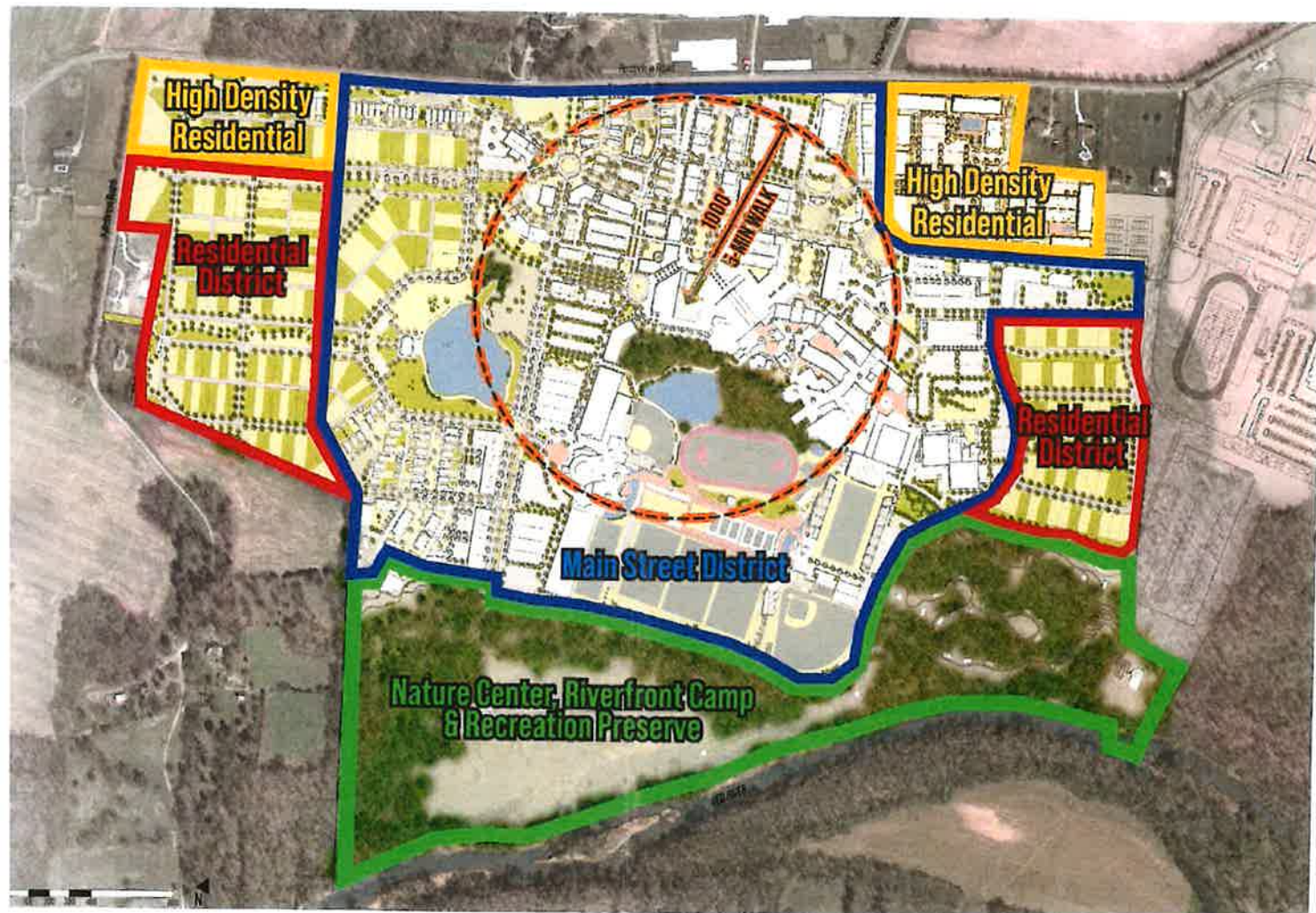
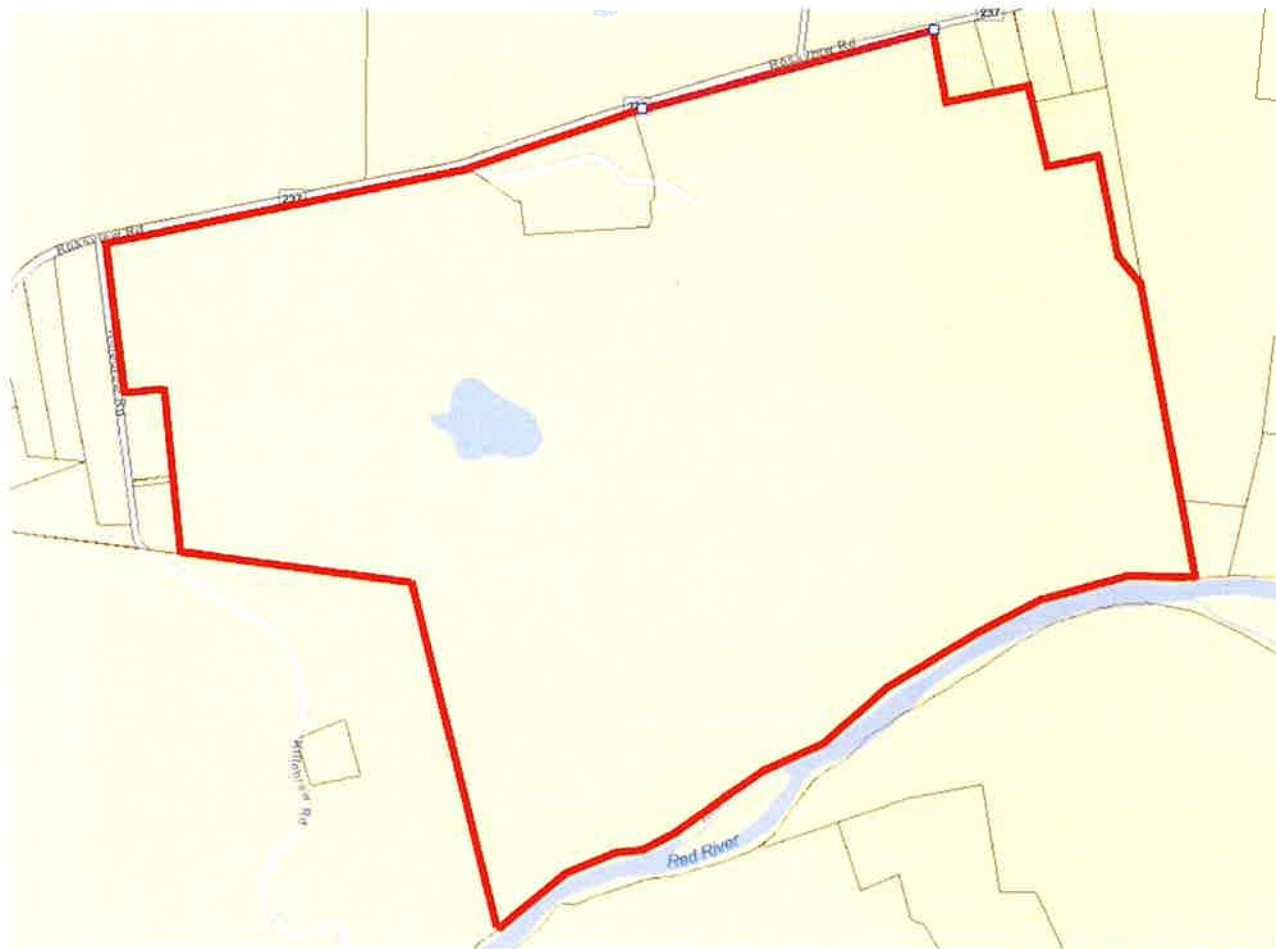


Exhibit B



B-1

Exhibit C

Parcel Identification Numbers of Parcels in Plan Area and Base Taxes for Each Parcel

Parcel ID	2022 Base Tax *
039 03200 000	\$7,250
039 03202 000	\$3,271
Total Base Taxes	\$10,521

*Preliminary calculation of base tax amounts; such amounts are subject to change.

Exhibit D

Executive Summary -- Economic Impact Study

See Attached

EXHIBIT B

Marcelina Development Area Policies and Procedures

[See attached]

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**POLICIES AND PROCEDURES FOR
TAX INCREMENT INCENTIVE PROGRAM
FOR THE MARCELINA DEVELOPMENT AREA**

Section 1. General Purpose and Overview

Rossview Farms, LLC and/or its affiliates (the "Master Developer") intends to develop approximately 307 acres of property in Montgomery County, Tennessee as a mixed-use development known as Marcelina, which is expected to include numerous different components, including retail enterprises, offices, hotels, multifamily housing, educational facilities, and recreational facilities. The development, as well as the area expected to be impacted by the development, is described further in that certain Economic Impact Plan for Marcelina Development Area (the "Plan").

Montgomery County, Tennessee (the "County") and The Industrial Development Board of the County of Montgomery (the "Board") are committed to improving the economy and promoting economic development in the County. In furtherance of the Board's objectives, the Board has determined to establish a program to administer tax increment financing incentives available to the Master Developer for the development of Public Projects in the Plan Area and to evaluate individual requests from the Master Developer and other private entities that are assignees of the Master Developer to utilize tax increment financing in support of Private Projects to be developed as part of the Marcelina development. The purpose of these Policies and Procedures is to provide an orderly process for the administration of tax increment financing incentives and to set forth the process by which owners of property within the Plan Area may apply to use such incentives to support of Private Projects. These Policies and Procedures shall not affect the Policies and Procedures for Tax Increment Incentive Program for Civic Plaza Development Area (the "Civic Plaza Policies") or the Policies and Procedures for Tax Increment Incentive Program for Designated Development Areas (the "Designated Development Areas Policies"), each of which remain in full force and effect with respect to all economic impact plans to which such policies apply.

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

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

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

Notwithstanding the adoption of these Policies and Procedures, the approval of any tax increment incentive and the terms upon which such tax increment incentive shall be provided are within the discretion of the Board acting within the parameters of these Policies and Procedures. In no event shall

these Policies and Procedures be construed to create any contractual right or other entitlement in a Person or limit the Board's discretion to decline to approve any tax increment incentive.

Section 2. Description of Marcelina Economic Impact Plan

In order to implement tax increment incentives under the IDB Act, the Board must submit, and the County must approve, an economic impact plan pursuant to Section 7-53-312 of the IDB Act. In this case, the Board has submitted, and the County has approved, an Economic Impact Plan for the Marcelina Development Area (the "Plan"). As required by the IDB Act, the Plan must identify the boundaries of the area subject to the Plan and identify the project, within the meaning of the IDB Act, located in such area. In this case, the development is intended to be a mixed-use development that includes a number of different components, such as retail enterprises, offices, hotels, multifamily housing, educational facilities and recreational facilities, each of which constitutes a Project within the meaning of Section 7-53-101 of the IDB Act. Each of these Projects will be a qualifying project within the area subject to the Plan (the "Plan Area"), and the Plan Area includes those properties that the Board has determined, and the County has approved, that will directly benefit due to the undertaking of the construction of such Projects.

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

Pursuant to the Plan, incremental property tax revenues realized from the Plan Area and allocated to the Board may be applied to promote the development of properties in the Plan Area. The Plan gives considerable flexibility to the Board to implement this goal. As permitted by the Tax Increment Act, the Board may designate any parcel or group of parcels in a Plan Area for purposes of calculating and allocating tax increment revenues. Therefore, the Board can designate that the parcel or parcels utilized for a specific Project in a Plan Area be subject to a separate calculation of incremental tax revenues in order to support that Project and furthermore to designate the tax year in which such allocations will commence. Moreover, the Plan authorizes the Board to calculate incremental tax revenues on the basis of each parcel instead of on an aggregate basis of all parcels within the Plan Area. Therefore, the calculation of incremental tax revenues of any parcel or group of parcels in a Plan Area can be calculated independently from other parcels within the Plan Area. This flexibility will allow the Board to support the Public Projects impacting the overall development and to also support the development of individual Private Projects. Any required notice to the County of the Board's determination to calculate incremental tax revenues on an individual parcel or group of parcels within a Plan Area, or to designate the tax year in which the allocation of TIF Revenues shall commence with respect to any project, shall be provided to the Director of Accounts and Budgets of the County.

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

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

It is anticipated by the Board that such development will involve specific projects that are eligible projects within the meaning of the IDB Act, which projects are those reasonably expected to promote commercial, retail and residential development within the Plan Area. The approval or disapproval of any Tax Increment Incentive in connection with the development of an eligible project will be within the sole and absolute decision of the Board.

The following sections of these Policies and Procedures provide some parameters and terms under which the Board may utilize Tax Increment Incentives to support both Private Projects and Public Projects and set forth the process for applying for a Tax Increment Incentive for properties within each Plan Area.

Section 3. Policies Relating to Tax Increment Incentives for Public Projects

The following policies shall apply with respect to Tax Increment Incentives for the Public Projects.

3.1. Public Projects Development Agreement. The Master Developer and the Board are expected to enter into a Public Projects Development Agreement which shall designate the Master Developer as the party with the overall responsibility for developing the Marcelina development and shall identify the Public Projects to be developed by the Master Developer in the Plan Area. The Public Projects Development Agreement shall set forth the conditions upon which the Master Developer shall be entitled to Tax Increment Incentive with respect to the Public Projects. The Public Projects Development Agreement shall contain such other terms as the Board requires in order to oversee the administration of the Tax Increment Incentive to be provided to the Master Developer in connection with the Public Projects.

3.2. Maximum Tax Increment Incentive for the Public Projects. In no event shall the aggregate amount of any Tax Increment Incentive provided to the Public Projects, when combined with the Tax Increment Incentive provided to the Private Projects, exceed the Aggregate Maximum Tax Increment Incentive.

3.3. Necessity of Tax Increment Incentive; Best Interests of County. The approval, size and term of allocation with respect to the Tax Increment Incentive for the Public Projects shall be conditioned upon the Master Developer demonstrating the necessity of the availability of the Tax Increment Incentive in order to make the development of the Plan Area economically feasible such that the Master Developer is reasonably expected to generate a reasonable return on investment. The Master Developer shall permit a designated representative or designated representatives of the Board to meet with the Master Developer's designated representatives in order to determine the necessity of the requested Tax Increment Incentive and will permit such designated representative or representatives of the Board to review such budgets and projections as are reasonably necessary to make such determination. The Board may designate a committee, which may include persons experienced with real estate finance that are not members of the Board and may include representatives of the Department of Accounts and Budget of the County, to make recommendations to the Board regarding the size and term of any Tax Increment Incentive with respect to the Public Projects, and such committee may designate one or more representatives of such committee to meet with the Applicant's designated representatives as described above in order to undertake the necessary action to make a recommendation to the Board. Any meetings of more than one member of such committee shall be an open public meeting to the extent required by

applicable law. In addition to evaluating the necessity of the availability of the Tax Increment Incentive as described above, the Board and the committee described above, if created, shall also determine whether the size and term of any Tax Increment Incentive is in the best interests of the County such that additional tax revenues that the County will receive directly or indirectly as a result of the development supported by the Tax Increment Incentive will exceed, by a factor acceptable to the Board in consultation with the County administration, the cost of the Tax Increment Incentive to the County during the period of the Tax Increment Incentive.

Section 4. Policies Relating to Tax Increment Incentive for Private Projects

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

4.1 Tax Increment Revenues. In addition to the Tax Increment Incentive to be provided to support the Public Projects in the Plan Area, Tax Increment Incentives may also be made available to support the development of individual Private Projects in the discretion of the Board to assignees of the Master Developer. Such Tax Increment Incentives may be secured by the tax increment revenues from a single parcel or a group of parcels in the Plan Area. The priority of lien on such tax increment revenues with respect to the priority of lien on such tax increment revenues to pay or secure a Tax Increment Incentive for the Public Projects shall be agreed upon by the Board, the Applicant for the Private Project and the Master Developer.

4.2 Maximum Percentage of Project Cost and Minimum Project Size. The amount of a Tax Increment Incentive for a specific Private Project shall not exceed 15% of the Total Project Cost of any Applicant. To be eligible for a Tax Increment Incentive, a Private Project must have a Total Project Cost of at least \$3,000,000. Notwithstanding the foregoing, in no event shall the Tax Increment Incentive provided to any Private Project cause the total cumulative amount of Tax Increment Incentive provided within the Plan Area to exceed the Aggregate Maximum Tax Increment Incentive.

4.3 Necessity of Tax Increment Incentive; Best Interests of County. The approval, size and term of allocation with respect to any Tax Increment Incentive for a Private Project shall be conditioned upon the Applicant demonstrating the necessity of the availability of the Tax Increment Incentive in order to make a Private Project economically feasible such that a Private Project is reasonably expected to generate a reasonable return on investment. An Applicant shall permit a designated representative or designated representatives of the Board to meet with the Applicant's designated representatives in order to determine the necessity of the requested Tax Increment Incentive and will permit such designated representative or representatives of the Board to review such budgets and projections as are reasonably necessary to make such determination. The Board may designate a committee, which may include persons experienced with real estate finance that are not members of the Board and may include representatives of the Department of Accounts and Budget of the County, to make recommendations to the Board regarding the size and term of any Tax Increment Incentive with respect to a Private Project, and such committee may designate one or more representatives of such committee to meet with the Applicant's designated representatives as described above in order to undertake the necessary action to make a recommendation to the Board. Any meetings of more than one member of such committee shall be an open public meeting to the extent required by applicable law. In addition to evaluating the necessity of the availability of the Tax Increment Incentive as described above, the Board and the committee described above, if created, shall also determine whether the size and term of any Tax Increment Incentive is in the best interests of the County such that additional tax revenues that the County will receive directly or indirectly as a result of the development supported by the Tax Increment Incentive will exceed, by a factor acceptable to the Board in consultation with the County administration, the cost of the Tax Increment Incentive to the County during the period of the Tax Increment Incentive.

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

Section 5. Policies Relating to Tax Increment Incentives Generally

5.1 Maximum Allocation Period; Commencement of Allocation. No allocation of tax increment revenues shall be made with respect to any parcel of property for a period of more than twenty (20) years. If the Board determines that a lesser allocation period is sufficient to make a Project feasible, as provided herein, the Board may require a shorter allocation period. The maturity of any tax increment financing shall not exceed the maximum maturity permitted by the IDB Act for debt obligations of the Board. The allocation of TIF Revenues with respect to any Public Project or any Private Project shall commence as is agreed upon in the applicable development agreement with the Master Developer or Applicant.

5.2 Eligible Costs. Under the IDB Act, tax increment revenues may be applied by the Board to pay debt service on debt obligations issued to finance Project costs or to directly pay Project costs. The costs of a qualifying Project include the cost of any land, real property and personal property that are deemed necessary by the Board to be incurred in connection with a qualifying Project, which would generally include the public infrastructure necessary or desirable to serve the Projects in the Plan Area. Applicants for Tax Increment Incentives for Private Projects may request that incremental tax revenues be applied to pay debt service on financing for or to directly pay any Project cost that is eligible under the IDB Act. However, other than for land, improvements, or equipment utilized for public infrastructure, as defined in the Tax Increment Act, tax increment revenues may not be used to pay for or to pay debt service relating to debt incurred by the Board to finance privately-owned land, improvements, or equipment, or for other purposes authorized by Tenn. Code Ann. § 7-53-101, *et seq.*, but not specified in Tenn. Code Ann. § 9-23-108, unless both the Comptroller of the State of Tennessee and the Commissioner of Economic and Community Development have made a written determination that the use of tax increment revenues for such purposes is in the best interest of the State of Tennessee. This provision generally limits the use of a Tax Increment Incentive to pay for or to pay debt service relating to debt incurred by the Board to finance public infrastructure within the meaning of Tenn. Code Ann. § 9-23-108, and any Tax Increment Incentive authorized pursuant to the Plan shall only be used for such purposes without the subsequent approval of both the County and the Board. Notwithstanding the foregoing, a Tax Increment Incentive may be used to pay all financing costs, including reasonable reserves, to secure any tax increment financing issued by the Board for eligible costs of public infrastructure.

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

5.3 Calculation of Increment. The incremental tax revenues to be allocated to the Board for any Tax Increment Incentive shall be calculated individually for each tax parcel relating to a Project. Therefore, if the taxes have been paid with respect to a tax parcel by their due date, the relevant

incremental tax revenues will be allocated to the Board from such tax parcel even if the taxes with respect to other tax parcels in the Project are delinquent and not paid by the due date.

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

5.5 Deductions from Tax Increment. Prior to any allocation to the Board of incremental tax revenues, the County shall deduct therefrom any taxes levied to pay debt service of the County on its respective debt obligations as required by the IDB Act and the Tax Increment Act. The County and the Board agree that two and one-half percent (2.5%) of all incremental tax revenues allocated to the Board for any purpose pursuant to the Plan shall be deposited into a separate account of the Board and used by the Board to pay for administrative expenses of the Board and/or the Clarksville-Montgomery County Area Economic Development Council, Inc (the "EDC").

5.6 Non-Recourse Obligations. The liability of the Board for any obligations under any debt obligation relating to a Tax Increment Incentive or any other contractual obligation shall be limited solely to its interest in incremental tax revenues allocated to the Board in connection with such Tax Increment Incentive, and no other assets of the Board shall be subject to levy, garnishment or otherwise to satisfy any obligation of the Board as to a Tax Increment Incentive. The County shall not have any obligations or liabilities with respect to any Tax Increment Incentive other than to allocate incremental tax revenues to the Board as required by the Plan, the IDB Act and the Tax Increment Act.

5.7 Payment of Incremental Tax Revenues. Other than incremental tax revenues allocated to the Board to pay for administrative expenses as set forth in Section 5.5 hereof, incremental tax revenues to be applied to any Tax Increment Incentive shall be allocated by the County into a separate account or separate accounts of the Board created with respect for such purpose. Such payment may be made by wire transfer or by check, at the County's election.

5.8 Calculation of Allocated Increment. Not later than April 15th of each year, the Director of Accounts and Budgets for the County shall calculate the tax increment revenues to be allocated to the Board under this Plan. The Director of Accounts and Budgets shall give notice of such calculation to the County Trustee, the Master Developer, each approved Applicant that so requests such information and the Board.

Section 6. Procedures for Requesting Tax Increment Incentives for Private Projects

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

6.2 Initial Resolution by the Board. After review of the Application by the Board, including review by the committee described in Section 4.2 above, the Board will consider such Application, taking into account the recommendation of the committee. After such consideration, the Board will vote on

whether a Tax Increment Incentive shall be approved for the Applicant's Project, and if such approval is given, it shall define the maximum term and amount of the Tax Increment Incentive.

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

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

Section 7. Fees and Expenses of the Board

7.1. Application Fee. The Master Developer has previously submitted application regarding the Projects and the Plan Area to the Board. Upon approval of the Plan, and if the Master Developer intends to request a Tax Increment Incentive for the Public Projects, the Master Developer shall submit an Application Fee to the Board in an amount equal to \$1,500 in connection with the Public Projects and shall agree to pay all expenses of the Board, the EDC and the County that have been incurred by the Board and the County in connection with the adoption of the Plan and these Policies and that may be hereinafter incurred by the Board, the EDC and the County in connection with the Master Developer's request for a Tax Increment Incentive as described below. Each Applicant for a Tax Increment Incentive for a Private Project will submit with its Application an Application Fee to the Board in an amount equal to \$1,500.

7.2. Expenses and Indemnity Relating to Tax Increment Incentives. With respect to the proposed incentive for the Public Projects, the Master Developer shall pay all expenses, including attorney's fees, incurred by the Board, whether or not such incentive is finalized. With respect to the proposed incentive for each Private Project, the Applicant for such incentive shall pay all expenses, including attorney's fees, incurred by the Board, whether or not such incentive is finalized. All other expenses shall include the cost, if any, of the fees and expenses of counsel to the Board and bond counsel, if any, and the cost of special counsel to the Board or the EDC to assist with the implementation of the Tax Increment Incentives authorized by the Plan. The Board may require that any expenses be paid in advance of any Board action with respect to a Tax Increment Incentive. The Master Developer, with respect to the Public Projects, and any Applicant, with respect to any Private Project, will be required to agree to indemnify the Board, the EDC and the County for any liabilities, claims and expenses incurred by the Board, the EDC or the County in connection with considering, approving or implementing a Tax Increment Incentive as provided herein.

7.3. Closing Fee. Upon the closing of a Tax Increment Incentive for the Public Projects Development Agreement, the Board may require a closing fee not to exceed one percent (1%) of the value of the Tax Increment Incentive. Upon the closing of a Tax Increment Incentive for a Private Project, as evidenced by the execution of a Development Agreement, the Applicant shall pay the Board a closing fee

of (a) \$3,000 if the projected project cost is equal to or greater than \$3,000,000 but less than \$5,000,000 and (b) \$5,000 if the projected project cost is equal to or greater than \$5,000,000.

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

Section 8. Definitions

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

"Aggregate Maximum Tax Increment Incentive" means \$225,000,000 plus interest on any debt obligations issued as provided in the Plan, provided, however, that the Board may limit the Aggregate Maximum Tax Increment Incentive at any time to 15% of the Total Project Cost of all Projects in the Plan Area for which a building permit or equivalent governmental approval allowing for the commencement of work has been issued or for which the Board has otherwise received assurances to its satisfaction that the construction of the Project or Projects will commence.

"Applicant" means a Person submitting the Application for a Tax Increment Incentive for a Private Project. The Applicant shall be the Person that is expected to be an initial owner of a Private Project that is within a Plan Area and must be an assignee of the Master Developer in connection with the acquisition by the Applicant of a parcel from the Master Developer.

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

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

"Master Developer" means Rossview Farms, LLC, or an affiliate thereof.

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

"Plan" means the Economic Impact Plan for the Marcelina Development Area, as approved by the Industrial Development Board of the County of Montgomery and the County Commission of Montgomery County, Tennessee.

"Plan Area" has the meaning set forth in the Plan.

"Private Project" means any Project which is not a Public Project.

"Project" means a project within the meaning of Section 7-53-101(15) of the IDB Act.

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

"Public Projects" means the construction of the public infrastructure which is for public use and which benefits the entire Plan Area including the Project, including but not limited to roads, sidewalks, utility infrastructure and storm water and drainage improvements, as shall be expressly set forth in the Public Projects Development Agreement.

"Public Projects Development Agreement" means the Development Agreement expected to be entered into between the Master Developer and the Board setting forth the Public Projects that will be eligible for a Tax Increment Incentive and the terms upon which such Tax Increment Incentive shall be provided.

"Total Project Cost" means all costs that are expected to be incurred in connection with the development of a Project and that would be capitalized in accordance with generally acceptable accounting principles other than interest, property taxes and insurance during the construction of the project, as evidenced by construction cost documentation submitted to Montgomery County Building and Codes in connection with the application for a building permit for the Project.

EXHIBIT A TO TAX INCREMENT INCENTIVE PROGRAM

**TAX INCREMENT INCENTIVE APPLICATION FORM
FOR PRIVATE PROJECTS**

TAX INCREMENT INCENTIVE APPLICATION

Please return the completed application and supporting documentation to:

The Industrial Development Board of the County of Montgomery
23 Jefferson Street, Suite 300
Clarksville, Tennessee 37040

I. Applicant Information

1. Name of Applicant: _____

2. Business Name and Address: _____

State of Organization (if an entity): _____

3. Contact Person: _____

Phone Number: _____

E-Mail Address: _____

4. Website of Applicant (if any): _____

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

6. Development Team

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

Contractor: _____

Architect/Engineers: _____

Attorney: _____

II. Project Information

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

☐ Own ☐ Lease ☐ Neither

8. Evidence of Site Control:

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

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

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

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

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

III. Tax Increment Incentive

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

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

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

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

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

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

IV. Supplemental Information

Please attach to this Application the following:

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

V. Representations of Applicant

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

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

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

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

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

VI. Signature

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

Applicant: _____

Signed: _____ Date: _____, 20____

Title (if Applicant is an entity): _____

**RESOLUTION TO INCREASE BENEFITS TO MONTGOMERY COUNTY
COMMISSIONERS BY THE PAYMENT OF MEDICAL AND
HEALTH BENEFITS OF COUNTY COMMISSIONERS
AS ADDITIONAL SALARY, THE SAME TO TAKE
EFFECT ON SEPTEMBER 1, 2026**

WHEREAS, Montgomery County, Tennessee, is governed by a Board of County Commissioners; and

WHEREAS, Montgomery County Board of Commissioners currently receive no benefits in the form of medical or health insurance; and

WHEREAS, the inclusion of benefits of medical and health insurance would be an incentive for qualified persons to seek the office of the Montgomery County Commission; and

WHEREAS, promoting qualified applicants to seek the position of Montgomery County Commissioner is in the best interest of Montgomery County and its citizens.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners assembled in regular business session on this 9th day of October 2023, that beginning on September 1, 2026, after the election of a new Board of Montgomery County Commissioners, Montgomery County Commissioners so elected and seated will be given the same opportunity as Montgomery County full-time employees to participate in the same manner in all medical and health insurance benefit programs.

Duly passed and approved this 9th day of October 2023.

Sponsor

 Jason Knight

Commissioner

 John Flanner

Approved

Wes Golden, County Mayor

Attested

Teresa Cottrell, County Clerk

TENNESSEE COUNTY LEGISLATIVE BODY SURVEY

Presented by:



The following information was gathered and calculated by the Tennessee County Commissioners Association between November 2021 and April 2022. Although not exhaustive, the information provides a glimpse into the process trends of county legislative bodies across the state. A special thanks to our county commissions, county mayors, and other county staff for participating in and contributing to this survey. For more information about TCCA, please visit www.tncounties.org/tcca.

Interpreting the Charts

2020 Population	2020 U.S. Census Bureau Reports
Number of Commissioners	Data from CTAS Website
Compensation	This data is listed in the form it was reported. Some counties may have a committee meeting amount or other additional compensation amount that was not gathered in this survey.
Meeting Frequency	This column addresses the meeting frequency of a formal county legislative body meeting. This data does not include the frequency of committee meetings or work sessions.
Approx Compensation per Meeting (Base)	This column represents an approximate determination of how much a commissioner is paid per meeting. It is calculated using the base commissioner compensation amount and the meeting frequency of each county. This calculation does not take into account any extra compensation for committee meetings, work sessions, or similar, and is only meant to represent a base amount of compensation per meeting for purposes of general comparison to other counties.
Travel Reimbursement	This column answers the question: does your county reimburse county commissioners for ANY costs related to professional events for being a commissioner? Many counties have a budget for this type of reimbursement, but it may be limited or subject to full commission approval.
Health + Retirement	Health insurance and retirement columns address eligibility, not actual commissioner uptake.

TENNESSEE COUNTY LEGISLATIVE BODY SURVEY

County	2020 Pop.	Number of Commission Members	Commissioner Compensation	Meeting Frequency	Approx Compensation per Meeting (Base)	Travel Reimbursement	Health Insurance	Retirement
Anderson	77,123	16	\$6300 per year	Monthly	\$525.00	Yes	Yes	Yes
Bedford	50,237	18	\$512.98 per month	Twice a month	\$256.49	Other or case-by-case basis	No	Yes
Benton	15,864	18	\$75 per Commissionn meeting, \$37.50 per committee meeting	Monthly	\$75.00	No	No	No
Bledsoe	14,913	13	\$300 per month	Quarterly	\$900.00	Yes	Yes	Yes
Blount	135,280	21	\$405 per month	Monthly	\$405.00	Other or case-by-case basis	No	No
Bradley	108,620	14	\$10,836.60 per year	Weekly	\$225.76	Other or case-by-case basis	Yes	No
Campbell	39,272	15	\$6,375.38 per year	Monthly	\$531.28	Yes	Yes	Yes
Cannon	14,506	10	\$25 per meeting	Monthly	\$25.00	Yes	No	Yes
Carroll	28,440	21	\$100 per Commission meeting; \$50 per committee meeting	Monthly	\$100.00	No	No	Yes
Carter	56,356	24	\$100 per Commission meeting; \$50 per committee meeting	Monthly	\$100.00	Yes	Yes	Yes
Cheatham	41,072	12	\$544.42 per month (1/15 of County Mayor's salary)	Monthly	\$544.42	No	Yes	No
Chester	17,341	18	\$150 per meeting	Every other month	\$150.00	Yes	No	No
Claiborne	32,043	21	\$350 per Commission meeting; \$175 per committee meeting	Monthly	\$350.00	Yes	Yes	Yes
Clay	7,581	10	\$200 per Commission meeting; \$100 per planning meeting; \$50 per committee meeting	Monthly	\$200.00	Yes	Yes	Yes
Cocke	35,999	14	\$200 per month	Monthly	\$200.00	Yes	No	No
Coffee	57,889	21	\$150 per Commission meeting; \$75 per committee meeting	9 times per year	\$150.00	No	No	No

TENNESSEE COUNTY LEGISLATIVE BODY SURVEY

County	2020 Pop.	Number of Commission Members	Commissioner Compensation	Meeting Frequency	Approx Compensation per Meeting (Base)	Travel Reimbursement	Health Insurance	Retirement
Crockett	13,911	24	\$113.67 per meeting	Every other month	\$113.67	No	Yes	Yes
Cumberland	61,145	18	\$445.42 per month (5% of County Mayor's salary)	Monthly	\$445.42	Yes	Yes	Yes
Davidson	715,884	40	\$23,100 per year	Twice a month	\$962.50	Other or case-by-case basis	Yes	No
Decatur	11,435	18	\$100 per meeting	Monthly	\$100.00	No	No	No
DeKalb	20,080	14	\$150 per Commission meeting; \$75 per committee meeting	Monthly	\$150.00	No	No	Yes
Dickson	54,315	12	\$645.87 per month	Twice a month	\$322.93	No	No	No
Dyer	36,801	20	\$375 per month	Monthly	\$375.00	Yes	No	No
Fayette	41,990	19	\$163.64 per Commission meeting; \$81.82 per committee meeting	Monthly	\$163.64	Other or case-by-case basis	No	Yes
Fentress	18,489	10	\$6,781.20 per year (7.5% of County Executive's salary)	Monthly	\$565.10	Yes	Yes	Yes
Franklin	42,774	16	\$3900 per year	Monthly	\$325.00	Yes	No	No
Gibson	50,429	25	\$100 per meeting	Every other month	\$100.00	Yes	No	No
Giles	30,346	21	\$75 per Commission meeting; \$40 per committee meeting	Monthly	\$75.00	Yes	Yes	No
Grainger	23,527	15	\$250 per meeting	Monthly	\$250.00	Yes	No	Yes
Greene	70,152	21	\$50 per meeting	Monthly	\$50.00	No	No	No
Grundy	13,529	9	\$200 per Commission meeting; \$100 per workshop	Monthly	\$200.00	No	No	No
Hamblen	64,499	14	\$400 per month	Monthly	\$400.00	Yes	Yes	Yes

TENNESSEE COUNTY LEGISLATIVE BODY SURVEY

County	2020 Pop.	Number of Commission Members	Commissioner Compensation	Meeting Frequency	Approx Compensation per Meeting (Base)	Travel Reimbursement	Health Insurance	Retirement
Hamilton	366,207	9	\$24,417 per year	Weekly	\$508.69	Yes	Yes	Yes
Hancock	6,662	17	\$233.68 per month	Monthly	\$233.68	Yes	Yes	No
Hardeman	25,462	16	\$150 per meeting	Monthly	\$150.00	Yes	No	No
Hardin	26,831	20	\$150 per month	Monthly	\$150.00	Yes	Yes	No
Hawkins	56,721	14	\$100 per Commission meeting; \$50 per committee meeting	Monthly	\$100.00	Yes	Yes	Yes
Haywood	17,864	20	\$100 per Commission meeting; \$50 per committee meeting	Monthly	\$100.00	Yes	No	No
Henderson	27,842	14	\$500 per month	Monthly	\$500.00	No	Yes	No
Henry	32,199	15	\$250 per month	Monthly	\$250.00	Yes	Yes	Yes
Hickman	24,925	21	\$200 per month	Monthly	\$200.00	Yes	Yes	No
Houston	8,283	14	\$100 per month	Every other month	\$200.00	Yes	Yes	No
Humphreys	18,990	14	\$150 per meeting	Every other month	\$150.00	Yes	No	No
Jackson	11,617	18	\$100 per month	10 times per year	\$120.00	Yes	No	No
Jefferson	54,683	21	\$300 per month	Quarterly	\$900.00	No	No	No
Johnson	17,948	15	\$15 per month	Monthly	\$15.00	Yes	No	No
Knox	478,971	11	\$24,330.80 per year	Monthly	\$2,027.57	Yes	No	Yes
Lake	7,005	9	\$200 per month	Monthly	\$200.00	Yes	Yes	Yes

TENNESSEE COUNTY LEGISLATIVE BODY SURVEY

County	2020 Pop.	Number of Commission Members	Commissioner Compensation	Meeting Frequency	Approx Compensation per Meeting (Base)	Travel Reimbursement	Health Insurance	Retirement
Lauderdale	25,143	24	\$125 per Commission meeting; \$62.50 per committee meeting	Monthly	\$125.00	Yes	No	Yes
Lawrence	44,159	18	\$300 per month	Every other month	\$600.00	Yes	No	Yes
Lewis	12,582	18	\$100 per Commission meeting; \$50 per committee meeting	Monthly	\$100.00	Yes	No	Yes
Lincoln	35,319	24	\$420 per month	Monthly	\$420.00	Yes	No	No
Loudon	54,886	10	\$8,000 per year	Twice a month	\$666.67	Yes	No	No
Macon	53,276	20	\$100 per Commission meeting; \$50 per special meetings	Monthly	\$100.00	Yes	Yes	Yes
Madison	25,866	25	\$300 per month	Monthly	\$300.00	Other or case-by-case basis	No	No
Marion	25,216	15	\$150 per meeting	Monthly	\$150.00	Yes	No	No
Marshall	98,823	18	\$5,176.22 per year (1/18 of County Mayor's salary)	Monthly	\$431.35	Yes	No	No
Maury	28,837	22	\$400 per month	Monthly	\$400.00	No	Yes	No
McMinn	34,318	10	\$6,892 per year	Monthly	\$574.33	Yes	Yes	No
McNairy	100,974	21	\$30 per Commission meeting; \$15 per committee meeting	Twice a month	\$30.00	No	Yes	Yes
Meigs	12,758	11	\$100 per meeting	Monthly	\$100.00	Yes	No	No
Monroe	46,250	10	\$500 per month	Monthly	\$500.00	Yes	Yes	Yes
Montgomery	220,069	21	\$200 per informal meeting; \$150 per formal meeting; \$75 per committee	Monthly	\$150.00	Yes	Yes	No
Moore	6,461	10	\$50 per month	Monthly	\$50.00	No	Yes	No

TENNESSEE COUNTY LEGISLATIVE BODY SURVEY

County	2020 Pop.	Number of Commission Members	Commissioner Compensation	Meeting Frequency	Approx Compensation per Meeting (Base)	Travel Reimbursement	Health Insurance	Retirement
Morgan	21,035	18	\$100 per Commission meeting; \$30 per committee meeting	9 times per year	\$100.00	No	No	No
Obion	30,787	21	\$200 per Commission meeting; \$100 per committee meeting	Monthly	\$200.00	Yes	No	No
Overton	22,511	15	\$250 per meeting	Monthly	\$250.00	Yes	No	No
Perry	8,366	12	\$322.63 per month	Monthly	\$322.63	Yes	Yes	Yes
Pickett	5,001	12	\$150 per meeting	Monthly	\$150.00	Yes	No	Yes
Polk	17,544	9	\$100 per Commission meeting; \$50 per committee meeting	Monthly	\$100.00	Other or case-by-case basis	No	No
Putnam	79,854	24	\$200 per meeting	Monthly	\$200.00	Yes	Yes	No
Rhea	32,870	9	\$400 per month	Monthly	\$400.00	Yes	No	No
Roane	53,404	15	\$219.92 per meeting	Monthly	\$219.92	Yes	Yes	No
Robertson	72,803	24	\$500 per month	Monthly	\$500.00	No	Yes	Yes
Rutherford	341,486	21	\$500 per Commission meeting; \$250 per committee meeting	Monthly	\$500.00	No	No	No
Scott	21,850	14	\$500 per month	Quarterly	\$500.00	Yes	No	No
Sequatchie	15,826	18	\$325 per month; extra \$75 per month for budget committee members or extra \$100 per month for budget committee chair	Quarterly	\$975.00	Yes	No	No
Sevier	98,380	25	\$473 per month	Twice a month	\$473.00	Yes	No	No
Shelby	929,744	13	\$29,100 per year	Monthly	\$1,212.50	Yes	Yes	Yes

TENNESSEE COUNTY LEGISLATIVE BODY SURVEY

County	2020 Pop.	Number of Commission Members	Commissioner Compensation	Meeting Frequency	Approx Compensation per Meeting (Base)	Travel Reimbursement	Health Insurance	Retirement
Smith	19,904	24	\$25 per meeting	Quarterly	\$25.00	No	Yes	Yes
Stewart	13,657	14	\$151.42 per month	Monthly	\$454.26	Yes	No	No
Sullivan	158,163	24	\$726.47 per year	Monthly	\$726.47	Yes	No	No
Sumner	196,281	24	\$500 per month	Monthly	\$500.00	Yes	No	No
Tipton	60,970	18	\$300 per Commission meeting; \$100 per committee meeting	Monthly	\$300.00	Yes	No	Yes
Trousdale	11,615	20	\$108 per Commission meeting; \$82 per work session; \$44 per committee meeting	Monthly	\$108.00	Yes	No	No
Unicoi	17,928	9	\$300 per month	Monthly	\$300.00	Yes	No	No
Union	19,802	16	\$293 per month	Monthly	\$293.00	Yes	No	Yes
Van Buren	6,168	10	\$100 per Commission meeting; \$50 per committee meeting	Monthly	\$100.00	Yes	No	No
Warren	40,953	24	\$180 per month; \$30 per committee meeting	Monthly	\$180.00	No	Yes	Yes
Washington	133,001	15	\$375 per month	Monthly	\$375.00	Yes	No	No
Wayne	16,232	14	\$50 per meeting	7-8 times per year	\$50.00	Yes	No	No
Weakley	32,902	18	\$200 per Commission meeting; \$100 per committee meeting	Monthly	\$200.00	Yes	No	Yes
White	27,351	14	\$250 per month	9 times per year	\$250.00	Yes	Yes	No
Williamson	247,726	24	\$500 per month	Monthly	\$666.67	Yes	Yes	No
Wilson	147,737	25	\$993.79 per month	Monthly	\$993.79	No	No	No

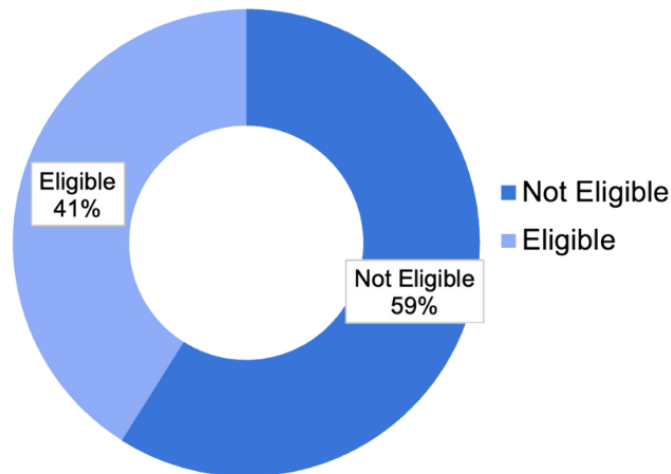
Tennessee County Commissioners Association

Legislative Body Report 2022

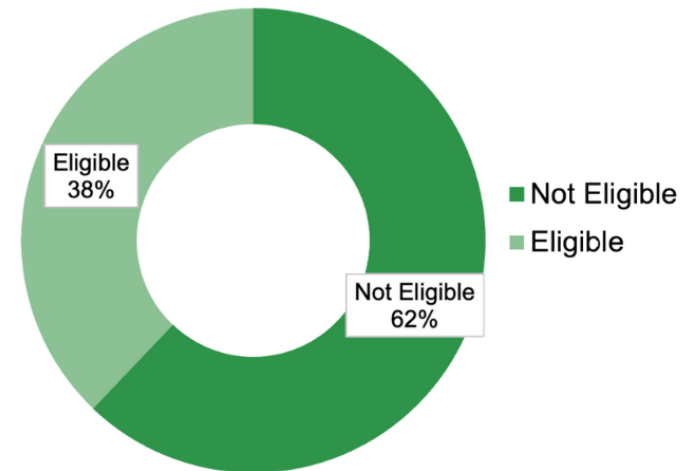
www.tncounties.org/tcca



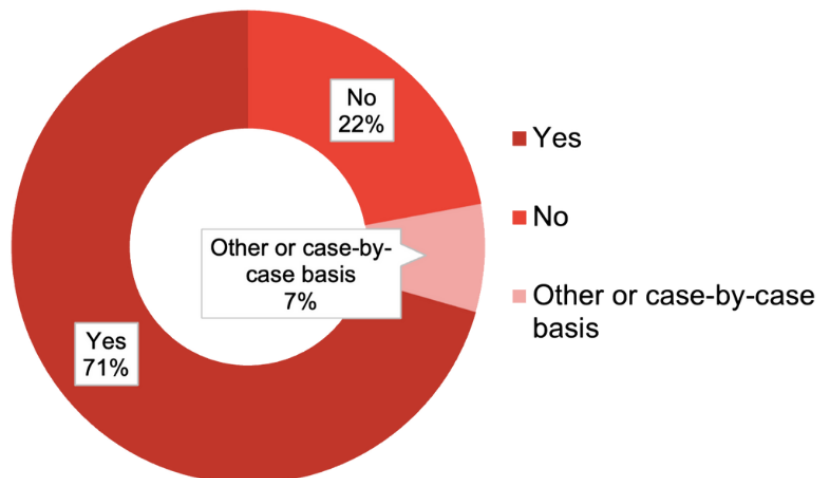
Counties Where Commissioners are Eligible for County Health Insurance



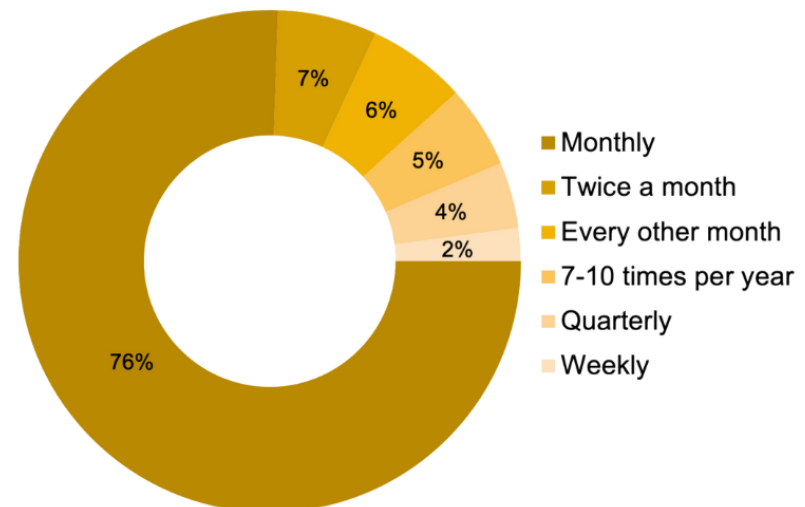
Counties Where Commissioners are Eligible for County Retirement Program



Does your county reimburse provide any reimbursement for commission-related events and their travel costs?



County Legislative Body Meeting Frequency



**RESOLUTION TO AUTHORIZE THE COUNTY MAYOR TO EXECUTE A
CONSENT FOR THE ANNEXATION OF CERTAIN PROPERTY
BY THE CITY OF CLARKSVILLE, TENNESSEE**

WHEREAS, Montgomery County, Tennessee, owns certain property which is identified as Parcel No. 039 02102 000, and has a street address of 2945 International Boulevard, and currently is the location of an improvement which is the Montgomery County Emergency Medical Services Station in the Industrial Park as shown on Exhibit A hereto; and

WHEREAS, the Regional Planning Commission has recommended, and the City of Clarksville has asked for, the annexation of this property along with adjoining property titled in the name of the Industrial Development Board and the City of Clarksville, into the City of Clarksville by consent; and

WHEREAS, the annexation of this parcel, will not change the ownership of the Parcel or the operating or functional ability of the parcel to continue to provide the same services for the benefit of Montgomery County citizen, as it does now; and would support the development of the area as recommended by the Industrial Development Board.

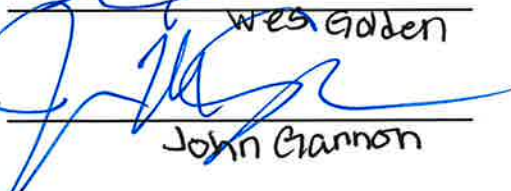
NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners assembled in regular business session on this 9th day of October, 2023, that the Montgomery County Mayor is authorized to execute all documents necessary to affect the annexation of this property by consent to the City of Clarksville, Tennessee.

Duly passed and approved this 9th day of October, 2023.

Sponsor

 Wes Golden

Commissioner

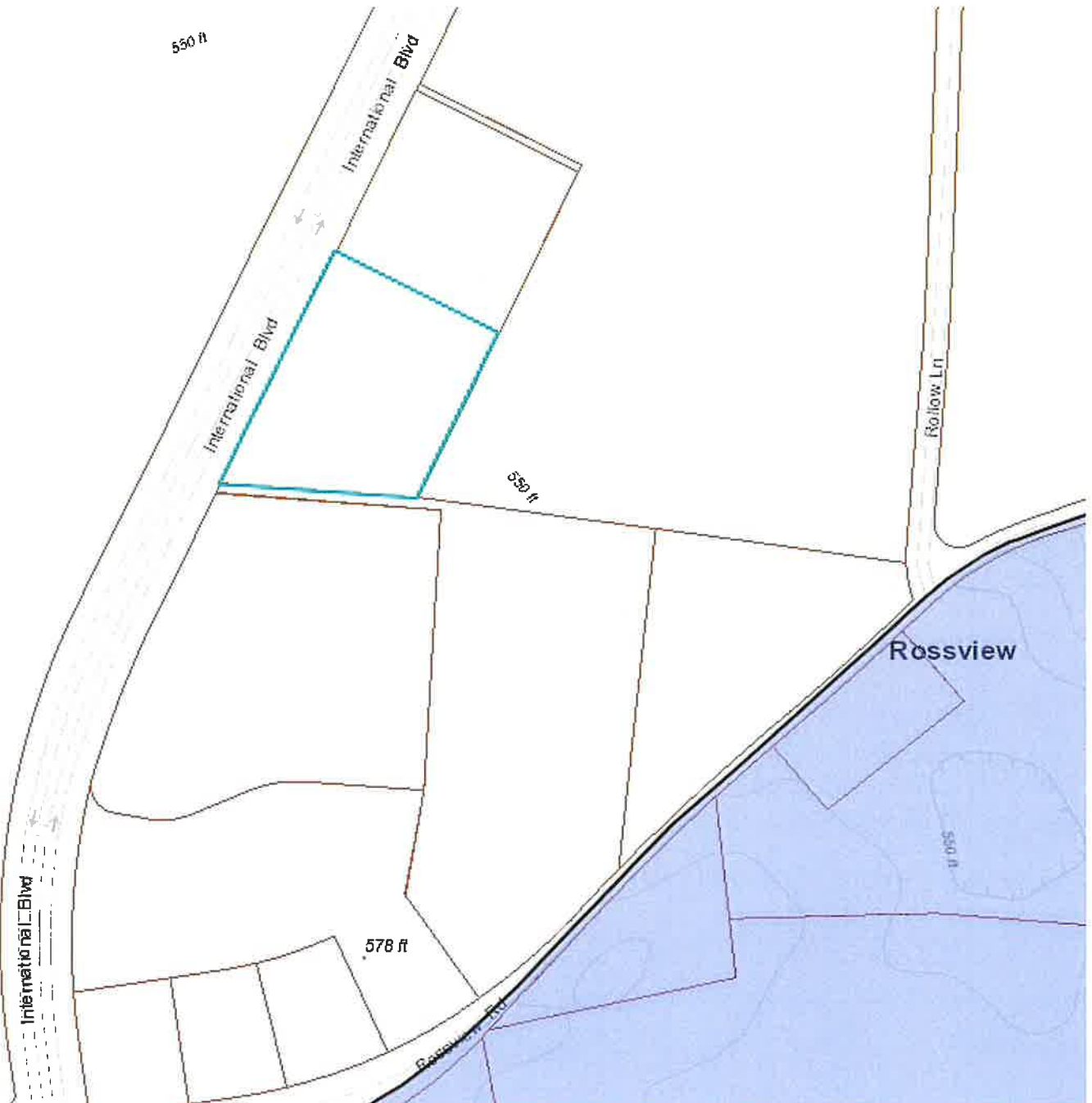
 John Channon

Approved

Wes Golden, County Mayor

Attested

Teresa Cottrell, County Clerk





COUNTY COMMISSION MINUTES FOR

SEPTEMBER 11, 2023

SUBMITTED FOR APPROVAL OCTOBER 9, 2023

BE IT REMEMBERED that the Board of Commissioners of Montgomery County, Tennessee, met in regular session, on Monday, September 11, 2023, at 6:00 P.M. Present and presiding, the Hon. Wes Golden, County Mayor (Chairman). Also present, Lee Harrell, Chief of Staff, Teresa Cottrell, County Clerk, John Smith, Chief Deputy Sheriff, Tim Harvey, Attorney, Jeff Taylor, Accounts and Budgets, and the following Commissioners:

Joshua Beal
Nathan Burkholder
Carmelle Chandler
Joe Creek
Billy Frye
Ryan Gallant
John Gannon

David Harper
Jason Knight
Michael Lankford
Rashidah Leverett
Jorge Padro
Lisa Prichard
Chris Rasnic

Rickey Ray
David Shelton
Autumn Simmons
Joe Smith
Tangi Smith
Jeremiah Walker
Walker Woodruff

PRESENT: 21

ABSENT: None

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

Mayor Wes Golden was elected as Chair of the Legislative Body.

Commissioner Joe Smith was elected as Mayor Pro Tempore of the Legislative Body.

The floor was opened for the Public Comment Period. Archie Pace addressed the Commission concerning Montgomery County Jail.

The following Zoning Resolutions were Adopted:

CZ-7-2023 Resolution of the Montgomery County Board of Commissioners Amending the Zone Classification of the Property of Benjamin Stanley Darrel & Carol Smith

CZ-13-2023 Resolution of the Montgomery County Board of Commissioners Amending the Zone Classification of the Property of Reda Home Builders Inc.

CZ-14-2023 Resolution of the Montgomery County Board of Commissioners Amending the Zone Classification of the Property of Danny Yarbrough

AB-5-2023 A Resolution Approving the Vacation of a Portion of Heath Drive

Resolutions 23-9-5 and 23-9-6 were pulled from the Consent Agenda to be voted on separately.

The following Resolutions and Items were Adopted and Approved as part of the Consent Agenda:

23-9-1 Resolution by the Montgomery County Child Advocacy Center Accepting Additional Grant Funds from the Children's Advocacy Centers of Tennessee and Amending the Budget of the Montgomery County Child Advocacy Center in the Amount of Eighty-Two Thousand Eight Hundred Eleven Dollars (\$82,811)

23-9-2 Resolution to Accept Office of Domestic Preparedness State Homeland Security Grant Program 34101-18123 and to Appropriate Funds

23-9-3 Resolution Amending the Montgomery County Credit/Debit Card Processing Security and Operation Policy

23-9-4 Resolution to Amend the Budgets of Various Funds for Fiscal Year 2024 in Certain Areas of Revenues and Expenditures

23-9-7 Resolution to Sell a Portion of Real Property Lying in the First Civil District of Montgomery County, Tennessee, Shown on Tax Map 010, Parcel 037.01

23-9-9 Resolution Amending the Budget of the Montgomery County Human Resources Department for the Reclassification of a Human Resources Associate II to a Human Resources Generalist

- 23-9-10** Resolution Adopting Regulations Governing the Use of the County Right-Of-Way
- 23-9-11** Resolution Authorizing the Industrial Development Board to Apply Site 23B Sale Proceeds to International Court Road Development
- 23-9-13** Resolution to Adopt the 2024 Legislative Agenda as Presented by the Legislative Liaison Committee
- Commission Minutes - August 14, 2023
 - County Clerk's Report
 - Nominating Committee Nominations
 - County Mayor Appointments

The following Resolutions were Adopted:

- 23-9-5** Initial Resolution Authorizing the Issuance of Not to Exceed \$50,000,000 General Obligation Bonds of Montgomery County, Tennessee
- 23-9-6** A Resolution Authorizing the Issuance of General Obligation Bonds of Montgomery County, Tennessee in the Aggregate Principal Amount of Not to Exceed \$50,000,000, 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; and Providing for the Levy of Taxes for the Payment of Principal of, Premium, if any, and Interest on the Bonds
- 23-9-8** Resolution of the Montgomery County Board of Commissioners Appropriating Funds for the Purchase of Land for a Future Elementary School
- 23-9-12** Resolution Authorizing the Industrial Development Board of Montgomery County to Negotiate and Accept Payments in Lieu of Ad Valorem Taxes from Lessees Operating Low-Income Housing Tax Credit Properties

Resolution 23-7-3 was pulled from the Agenda. (*The Adoption of Resolution 23-9-12 voided 23-7-3.*)

Unfinished Business

- 23-8-1** Amended Resolution to Appoint One Member of the Montgomery County Board of Commissioners to Serve as a Non-Voting Ex- Officio Representative with the Montgomery County Sports Authority (*deferred from August*)

A Motion to Suspend the Rules was Approved unanimously prior to voting on Resolution 23-9-14.

- 23-9-14** Resolution Authorizing Funding in an Amount Not to Exceed Two Hundred Twenty Thousand Dollars (\$220,000) for the Purchase of Property Located in the Right-Of-Way of Highway 374

Zoning Resolution CZ-2-2023 was pulled from the Agenda. (*The Adoption of Resolution 23-9-14 voided CZ-2-2023.*)

Reports Filed:

1. Building & Codes Monthly Reports
2. Trustee's Reports
3. Accounts & Budgets Reports
4. CMCSS Quarterly Construction Report
5. CMCSS Quarterly Financial Report

The Board was adjourned at 6:44 P.M.

Submitted by:

Teresa Cottrell

Teresa Cottrell
County Clerk



County Clerk's Report
October 9, 2023

Comes Teresa Cottrell, County Clerk, Montgomery County, Tennessee, and presents the County Clerk's Report for the month of September 2023.

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 October 2023.

Teresa Cottrell
County Clerk



OATHS OF DEPUTY COUNTY OFFICIALS

NAME	OFFICE	DATE
Courtney Sanford	Deputy County Clerk	09/26/2023
Jessica L. Davis	Deputy Trustee / Staff Accountant	09/28/2023

OATHS OF DEPUTIES SHERIFF

NAME	OFFICE	DATE
Gabriel Sawyer	Deputy Sheriff	09/12/2023
Casey Wilburn	Deputy Sheriff	09/12/2023

MONTGOMERY COUNTY CLERK
TERESA COTTRELL COUNTY CLERK
350 PAGEANT LANE SUITE 502
CLARKSVILLE TN 37040
Telephone 931-648-5711
Fax 931-572-1104

Notaries to be elected October 09,2023

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
1. RHONDA ADAIR	2474 WIDGEON DR CLARKSVILLE TN 37042 931 980 0196	606 N SPRING ST CLARKSVILLE TN 37040 931 552 1818
2. ANGIE B ADKINS	1737 BILLY RINEHART RD CLARKSVILLE TN 37043 931 206 5065	1940 MADISON ST CLARKSVILLE TN 37043 931 206 2481
3. MARQUISHA ALBURY	441 KELLY LANE CLARKSVILLE TN 37040 931-561-1025	441 KELLY LANE CLARKSVILLE TN 37040 9315611025
4. JESSKIA APPLETON	1573 BARRETT DRIVE CLARKSVILLE TN 37043 931-206-2069	2681 TOWNSEND COURT CLARKSVILLE TN 37043 9319050050
5. ANDREA ARREGUIN	1633 PARKSIDE DR CLARKSVILLE TN 37042 323-841-0064	649 PROVIDENCE BLVD CLARKSVILLE TN 37042
6. SONIA M BAIZA	906 DAWN RIDGE COURT CLARKSVILLE TN 37042 213 706 6202	55 MUSIC SQUARE WEST NASHVILLE TN 37203 615 997 3838
7. JESSICA BLAYLOCK	3103 ARROW LN CLARKSVILLE TN 37043 615 720 2299	3103 ARROW LN CLARKSVILLE TN 37043 931 920 1586
8. RYAN E BROWN	1870 RED FOX TRL CLARKSVILLE TN 37042 985 502 3486	3401 HILLVIEW AVENUE PALO ALTO CA 94304
9. LEON CARLYLE	751 MCCLAIN DR CLARKSVILLE TN 37040 931-217-7820	1320 24TH AVE S NASHVILLE TN 37201 6159551429
10. ANDREA L CHAPMAN	3016 NEPSA COURT CLARKSVILLE TN 37040 931-627-6100	2279 RALEIGH COURT CLARKSVILLE TN 37043 931-647-6516
11. DAVID J COCANOUGH	5013 COLLINWOOD DR CLARKSVILLE TN 37040 931-237-9120	
12. JARED CORNELIUS	2834 NAT HOOSIER LANE CLARKSVILLE TN 37040 931-401-6076	2050 LOWES DR CLARKSVILLE TN 37040 931 431 6800

MONTGOMERY COUNTY CLERK
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Telephone 931-648-5711
Fax 931-572-1104

Notaries to be elected October 09, 2023

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
13. JASON S DANIEL	2251 SEVEN MILE FERRY RD #6 CLARKSVILLE TN 37040 931.206.8641	120 COMMERCE ST CLARKSVILLE TN 37040 931.648.0615
14. ERIKA DOBBS	1321 CHINOOK CIR CLARKSVILLE TN 37042 270-498-9309	2950 INTERNATIONAL BLVD CLARKSVILLE TN 37043
15. ASHLEY ELLITHORPE	3027 BENTON RIDGE RD PALMYRA TN 37142 615-689-7066	306 FRANKLIN ST CLARKSVILLE TN 37040 931-647-3111
16. VERONICA FELIX	441 NEEDMORE RD APT 811 CLARKSVILLE TN 37040 931 896 3448	2701 WILMA RUDOLPH BLVD CLARKSVILLE TN 37040
17. JOSIE S FOOTE	1409 MCCLARDY RD CLARKSVILLE TN 37042 931 952 9665	2595 WILMA RUDOLPH BLVD CLARKSVILLE TN 37040
18. EBONY FRAZIER	1188 GOVERNORS RUN CLARKSVILLE TN 37042 615 919 1114	625 BENTON AVE NASHVILLE TN 37201 615 919 1114
19. LYN S GIBSON	3803 HARVEST RIDGE CLARKSVILLE TN 37040 907-669-2308	2600 WILMA RUDOLPH BLVD CLARKSVILLE TN 37040 931 647 5651
20. AMY GLEISSNER	4 ANNIE DR CLARKSVILLE TN 37042 740 407 9406	2695 ROBERT AVE CLARKSVILLE TN 37042 931 431 5214
21. LYNN F GRAY SR	810 MARGARET DR CLARKSVILLE TN 37042 931 542 0504	
22. TAMMY GREENE	3000 NORFLEET RD CLARKSVILLE TN 37043 931 216 4223	310 N FIRST ST. CLARKSVILLE TN 37040 931-503-1234
23. JONNA L HALL	1792 COTTINGHAM CT CLARKSVILLE TN 37042 931 645 3951	150 3RD AVENUE S SUITE 1700 NASHVILLE TN 37201 615 244 4994
24. KRIS HAMACHER	909 ISAAC DR CLARKSVILLE TN 37040 253 651 5027	1000 AUBREY DR LEBANON TN 37090 615527 8960

MONTGOMERY COUNTY CLERK
TERESA COTTRELL COUNTY CLERK
350 PAGEANT LANE SUITE 502
CLARKSVILLE TN 37040
Telephone 931-648-5711
Fax 931-572-1104

Notaries to be elected October 09,2023

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
25. DANYALE HARRIS	1705 WINTERHAVEN CT CLARKSVILLE TN 37042 270.498.0967	
26. MARTRICE A HOLT	281 DUNBAR CAVE ROAD APT F CLARKSVILLE TN 37043 618 979 6889	1901 WEST END AVE NASHVILLE TN 37203
27. KATHRYN HUDGENS	1136 BLACK OAK CIRCLE CLARKSVILLE TN 37042 301 928 0042	132 STRAWBERRY ALLEY CLARKSVILLE TN 37040
28. BRENDA ANN HUNLEY	130 PONDEROSA DR BIG ROCK TN 37023 931 801 2929	25 JEFFERSON ST STE 300 CLARKSVILLE TN 37040 931 245 4331
29. ALEJANDRO JUNGO	2433 ARTIE MANNING RD CLARKSVILLE TN 37040 931-624-7335	420 MADISON ST SUITE B4 CLARKSVILLE TN 37040 931 217 5706
30. M J KURTZ	608 MAIN STREET APT 310 CLARKSVILLE TN 37040 615-944-1927	101 NORTH 3RD ST CLARKSVILLE TN 37040 931-647-5242
31. ANITA LAUDERDALE	1213 APPLEWOOD CIRCLE CLARKSVILLE TN 37040 256 654 6377	1849 MADISON ST CLARKSVILLE TN 37043 931 802 6824
32. HEIKE LOHAU	2433 ARTIE MANNING ROAD CLARKSVILLE TN 37042 931 257 4494	
33. IRA SCOTT MANNS	315 ANDREW DR CLARKSVILLE TN 37042 931-272-5688	270 WALTON WAY HOPKINSVILLE KY 42220 270 886 1919
34. MELISSA MASTERS	753 W ACCIPITER CIR CLARKSVILLE TN 37043 931-444-9736	130 RINGGOLD RD CLARKSVILLE TN 37042 931-645-6099
35. YVONNE MCCREARY	1225 WILLOW BROOK DR CLARKSVILLE TN 37043 916-307-9858	7575 COCKVILL BEND BLVD NASHVILLE TN 37209 6153503821
36. ANDREA MCDANIEL	1001 BRIGHTWOOD CT CLARKSVILLE TN 37043 931-257-6311	1820 MEMORIAL DR STE 201 CLARKSVILLE TN 37043 931-802-5665

MONTGOMERY COUNTY CLERK
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Telephone 931-648-5711
Fax 931-572-1104

Notaries to be elected October 09, 2023

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
37. C K MCGAHEY	3021 LISA DR SPRINGFIELD TN 37172 615 268 0917	135 CENTER POINTE DR CLARKSVILLE TN 37040 931 647 0677
38. BECKY MOORE	890 HORNBuckle RD CLARKSVILLE TN 37043 931-206-5338	2617 HWY 41A BYPASS CLARKSVILLE TN 37043 931 552 3000
39. KAREN F MOORE	1547 TOM MOORE ROAD CLARKSVILLE TN 37043 931 216 1305	631 HIGHWAY 76 CLARKSVILLE TN 37043 931 358 9303
40. ALAN S MORGAN	218 CHESHIRE RD CLARKSVILLE TN 37043 931-572-7705	135 COMMERCE ST CLARKSVILLE TN 37040 931-648-0656
41. RUSSELL B MURPHY	642 POTOMAC CT CLARKSVILLE TN 37043 931-*801-8822	2600 WILMA RUDOLPH BLVD CLARKSVILLE TN 37040 931 647 5651
42. LAURI D NEUHOF	2557 HATTINGTON DR CLARKSVILLE TN 37042 931 278 5082	830 CRESCENT CENTER DR FRANKLIN TN 37067 931 278 5082
43. MICHAEL A PATTERSON	944 LUCY LANE CLARKSVILLE TN 37043 931-980-6375	321 SPRING STREET CLARKSVILLE TN 37040 931 980 6375
44. SHEMEKA MENNYONA RAIDEN	327 ROSSVIEW RD CLARKSVILLE TN 37043 614-966-5255	315 DEADERICK ST NASHVILLE TN 37201 614-966-5255
45. ALLISON RENTAS	3476 CAYUSE WAY CLARKSVILLE TN 37042 201 446 0779	782 WEATHERLY DR CLARKSVILLE TN 37043 931 645 3552
46. CARLOS SANCHEZ	83 JAMES AVE CLARKSVILLE TN 37042 931 278 5370	
47. TRINA SCOTT	2030 EDNA LANE WOODLAWN TN 37191 931-801-8587	223 ROSA L PARKS AVE SUITE 300 NASHVILLE TN 37203 615-800-6225
48. LIZA SKEIE	554 BRIARWOOD CT CLARKSVILLE TN 37040 907-302-8007	495 DUNLOP LN STE 101 CLARKSVILLE TN 37040 931 552 5945

MONTGOMERY COUNTY CLERK
TERESA COTTRELL COUNTY CLERK
350 PAGEANT LANE SUITE 502
CLARKSVILLE TN 37040
Telephone 931-648-5711
Fax 931-572-1104

Notaries to be elected October 09,2023

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
49. W STINSON	1059 FREEDOM DR CLARKSVILLE TN 37042 843 270 9123	
50. CYNTHIA G STUARD	562 POND APPLE RD CLARKSVILLE TN 37043 931 624 6813	50 FRANKLIN ST CLARKSVILLE TN 37040 931 553 4665
51. AMY M SYKES	104 GLENWOOD DR CLARKSVILLE TN 37040 931 320 0067	424 FRANKLIN ST CLARKSVILLE TN 37040 931 647 1562
52. CALYPSO TRUJILLO	880 VAUGHAN RD CLARKSVILLE TN 37043 931-980-5382	220 W DUNBAR CAVE RD CLARKSVILLE TN 37043
53. WENDI UFFORD	916 DOE RUN COURT ADAMS TN 37010 615 310 1110	320 FRANKLIN ST CLARKSVILLE TN 37040 931 820 0284
54. STEPHANIE J WALLACE	1252 COTTONWOOD DR CLARKSVILLE TN 37040 931 801 0147	310 N FIRST ST CLARKSVILLE TN 37040 9315721216
55. SARA WHARTON	705 HITCHER DR CLARKSVILLE TN 37042 931 801 6188	50 FRANKLIN ST CLARKSVILLE TN 37040 931 245 4081
56. REBECCA WILKINSON	983 CINDY JO CT CLARKSVILLE TN 37040 254-247-2503	983 CINDY JO CT CLARKSVILLE TN 37040 9313466240
57. JIMMY LAVON WILLIAMS	1008 DANDELION DR CLARKSVILLE TN 37042 931-377-0649	
58. SYDNEY WIRT	268 DUGGER DR CLARKSVILLE TN 37042 727-237-8516	310 N FIRST STREET CLARKSVILLE TN 37040 931 245 0142
59. CYNTHIA WOLFORD	403 WATERFALL DR CLARKSVILLE TN 37043 931-801-1658	2600 WILMA RUDOLPH BLVD CLARKSVILLE TN 37040 931 647 5651
60. BRITTNEY WYNN	3410 SHAGBARK CIRCLE CLARKSVILLE TN 37043 931 561 9799	1800 BUSINESS PARK DR STE #111 CLARKSVILLE TN 37040 931 503 2500

COUNTY MAYOR APPOINTMENTS

October 9, 2023

MONTGOMERY COUNTY SPORTS AUTHORITY

Jo Dee Wright appointed to serve an additional six-year term to expire October 2029.

Casey Jenkins appointed to serve an additional six-year term to expire October 2029.

REGIONAL HISTORIC ZONING COMMISSION

Doug Jones appointed to fill the unexpired term of Craig Rogers with term to expire September 2026.

COUNTY MAYOR NOMINATIONS

ANIMAL CARE AND CONTROL COMMITTEE

Jennifer Ware nominated to fill the unexpired term of Tom Creech with term to expire January 2024.

NOMINATING COMMITTEE

October 9, 2023

DELINQUENT TAX SALES AND RELEASE

Commissioner David Harper nominated to replace Commissioner Chris Rasnic for a two-year term to expire October 2025.

Commissioner Lisa Prichard nominated to replace Commissioner David Shelton for a two-year term to expire October 2025.

Commissioner Jorge Padro nominated to replace Commissioner Tangi Smith for a two-year term to expire October 2025.

BOARD OF HEALTH

Catherine Meeks (graduate pharmacist position) is nominated to serve another four-year term to expire October 2027.

HIGHWAY COMMISSION LIAISON COMMITTEE

Commissioner Joe Creek nominated to replace Commissioner Michael Lankford for a one-year term to expire September 2024.

Commissioner Rickey Ray nominated to replace Commissioner David Harper for a one-year term to expire September 2024.

Commissioner Jason Knight nominated to replace Commissioner Billy Frye for a one-year term to expire September 2024.

MONTGOMERY COUNTY SPORTS AUTHORITY LIAISON

Commissioner Walker Woodruff nominated to serve a one-year term to expire October 2024.

Commissioner John Gannon nominated to serve a one-year term to expire October 2024.

Commissioner Carmelle Chandler nominated to serve a two-year term to expire October 2025.



Montgomery County Government

Building and Codes Department

350 Pageant Lane Suite 309
Clarksville, TN 37040

Phone
931-648-5718

Fax
931-553-5121

Memorandum

TO: Wes Golden, County Mayor
FROM: Rod Streeter, Building Commissioner *RS*
DATE: October 2, 2023
SUBJ: September 2023 ADEQUATE FACILITIES TAX REPORT

The total number of receipts issued in September 2023 is as follows: City 308 and County 67 for a total of 375.

There were 117 receipts issued on single-family dwellings, 13 receipts issued on multi-family dwellings with a total of 242 units, 0 receipts issued on condominiums with a total of 0 units, 0 receipts issued on townhouses. There were 3 exemption receipt issued.

The total taxes received for September 2023 was \$186,000.00

The total refunds issued for September 2023 was \$0.00.

Total Adequate Facilities Tax Revenue for September 2023 was \$186,000.00

FISCAL YEAR 2023/2024 TOTALS TO DATE:

TOTAL NUMBER OF Adequate Facilities Tax Receipts Issued:	City: 952 County: 164 Total: 1116
TOTAL REFUNDS:	\$0.00
TOTAL TAXES RECEIVED:	\$555,000.00

<u>NUMBER OF LOTS AND DWELLINGS ISSUED</u>	<u>CITY</u>	<u>COUNTY</u>	<u>TOTAL</u>
LOTS 5 ACRES OR MORE:	1	19	20
SINGLE-FAMILY DWELLINGS:	215	121	336
MULTI-FAMILY DWELLINGS (49 Receipts):	734	20	754
CONDOMINIUMS: (0 Receipts)	0	0	0
TOWNHOUSES:	0	0	0
EXEMPTIONS: (6 Receipts)	2	4	6
REFUNDS ISSUED: (0 Receipt)	(0)	(0)	(0)

RS/bf

cc: Wes Golden, County Mayor
 Jeff Taylor, Accounts and Budgets
 Teresa Cottrell, County Clerk



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Memorandum

TO: Wes Golden, County Mayor
FROM: Rod Streeter, Building Commissioner *RS*
DATE: October 2, 2023
SUBJ: September 2023 PERMIT REVENUE REPORT

The number of permits issued in September 2023 is as follows: Building Permits 93, Grading Permits 5, Mechanical Permits 59, and Plumbing Permits 52 for a total of 209 permits.

The total cost of construction was \$28,226,421.00. The revenue is as follows: Building Permits \$84,911.72, Grading Permits \$17,382.00, Plumbing Permits \$5,200.00, Mechanical Permits: \$65,082.00 Plans Review \$37,260.40, BZA \$500.00, Re-Inspections \$600.00, Pre-Inspection \$0.00, Safety Inspection \$50.00, and Miscellaneous Fines \$0.00 the total revenue received in September 2023 was \$210,986.12.

FISCAL YEAR 2023/2024 TOTALS TO DATE:

NUMBER OF SINGLE FAMILY PERMITS:	121
COST OF CONSTRUCTION:	\$480,739,623.00
NUMBER OF BUILDING PERMITS:	305
NUMBER OF PLUMBING PERMITS:	147
NUMBER OF MECHANICAL PERMITS:	191
NUMBER OF GRADING PERMITS:	7
BUILDING PERMITS REVENUE:	\$994,595.22
PLUMBING PERMIT REVENUE:	\$14,700.00
MECHANICAL PERMIT REVENUE:	\$77,082.00
GRADING PERMIT REVENUE:	\$18,342.00
RENEWAL FEES:	\$250.00
PLANS REVIEW FEES:	\$417,423.40
BZA FEES:	\$2,500.00
RE-INSPECTION FEES:	\$3,650.00
PRE-INSPECTION FEES:	\$0.00
SAFETY INSPECTION FEES:	\$75.00
MISCELLANEOUS FINES:	\$0.00
MISC REFUNDS	\$0.00
SWBA	\$0.00
TOTAL REVENUE:	\$1,528,367.62

RS/bf

cc: Wes Golden, County Mayor
Jeff Taylor, Accounts and Budgets
Teresa Cottrell, County Clerk