

## **INFORMAL COMMISSION MEETING AGENDA**

**JULY 5, 2016**

**CALL TO ORDER** - Mayor Durrett

**PROCLAMATION** – Presented by Senator Green

**PRESENTATION/DISCUSSION** – Animal Control Regulations – Jeanette Farrell

### **CITIZENS TO ADDRESS THE COMMISSION**

1. Barry Schmittou – Animal Control Licensing Fee
2. Jessica Thurston – Animal Control Regulations
3. Eric Harris – Proposed Animal Control Regulations
4. Dr. Caron Baugher – Pet Licensing
5. Sandy Britt – Pet Licensing

### **PUBLIC HEARING REGARDING ZONING**

**CZ-10-2016:** Application of Shirley Frey Joiner from AG to R-1

### **CLOSE PUBLIC HEARING**

### **RESOLUTIONS**

- 16-7-1:** Resolution to Appropriate Funds in the Information Technology Budget for Assisted Listening Device Systems for Courtrooms
- 16-7-2:** Resolution Authorizing the Service Weapon Carried by a Sheriff or Deputy Sheriff Who Has Retired With Honorable Service to Retain Their Service Weapon upon Retirement
- 16-7-3:** 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
- 16-7-4:** Resolution Approving the Industrial Development Board's Economic Impact Plan, Policies and Procedures, and Support Agreement for the Civic Plaza Development Area

## **REPORTS**

1. Commissioner Robert Nichols – Chairman, Nominating Committee
2. Mayor Jim Durrett – Mayors Nominations and Appointments

## **REPORTS FILED**

1. Minutes from June 13, 2016
2. Adequate Facilities Tax and Permit Revenue Reports for June, 2016

## **OLD BUSINESS**

## **ANNOUNCEMENTS**

1. Reminder to send any suggested agenda items for the Legislative Liaison Committee will to Elizabeth Black, [elblack@mcgtn.net](mailto:elblack@mcgtn.net)
2. The State will hold a Public Hearing regarding the first expansion of the landfill on August 1 at 6:00 p.m. at the Library
3. Save the Date -- the TCCA Annual Regional meeting will be held on September 1 at Paris Landing State Park. More details to follow.

## **ADJOURN**

# **MONTGOMERY COUNTY ANIMAL CARE AND CONTROL PROPOSED REGULATIONS**

**JULY 5<sup>TH</sup>, 2016**

# ANIMAL CARE AND CONTROL SERVICES

Providing much needed animal services to our community by enforcing State and County Codes and Regulations





**PROVIDING ANIMAL SAFETY AND EDUCATIONAL PROGRAMS TO THE PUBLIC AND CHILDREN IN OUR COMMUNITY - READING PROGRAMS THAT HELP CHILDREN LEARN TO READ AND HELP SOCIALIZE THE ANIMALS IN OUR CARE AS WELL AS TEACHING STUDENTS ABOUT ANIMAL WELFARE AND THE NECESSARY STEPS TO REPORT ANIMAL ABUSE.**



# PROVIDING EMERGENCY AND RESCUE SERVICES FOR ANIMALS

MCACC OFFICERS RESPONDING TO A CALL  
LAST WEEK IN WHICH A DOG THAT HAD  
FALLEN OVER AN EMBANKMENT INTO WATER  
AND COULD NOT GET OUT



PROVIDING ASSISTANCE TO OTHER RESCUE  
ORGANIZATIONS IN DIRE NEED





# INVESTIGATING CRUELTY, NEGLECT, OR ABUSE OF COMPANION ANIMALS


MCAAC WORKING WITH OTHER LAW  
ENFORCEMENT AGENCIES TO RESCUE  
ANIMALS



EDUCATING THE PUBLIC ON ADEQUATE  
SHELTER AND CARE AND ENSURING  
COMPLIANCE.



# MAINTAINING AN ANIMAL SHELTER IN ACCORDANCE WITH LAW

- Housing, feeding, and caring of animals
  - Licensing of animals
  - Quarantine of rabies suspect animals
  - Reduction of stray and unwanted animal population through spaying and neutering
  - Community education with regard to pet overpopulation and animal cruelty
  - Disposition of impounded animals by adoption, redemption, or humane euthanasia
- 

## SOME HIGHLIGHTS OF THE REGULATIONS

- Impoundment laws have been strengthened to protect the community; such as seizure of at large animals upon return to property.
- Keeping a stray animal requires notifying animal control within 24 hours, thus reducing the problem of “flipping” and “rehoming” of animals.
- Strengthened bite and quarantine regulations following Health Department guidelines have been amended for clarification.
- Detailed explanation of responsibilities of registered rescues to ensure rescues are held to standards that provide adequate care for the animals in their care.
- Barking dog regulation enables Animal Control Officers to enforce complaints about barking dogs;
- Trap-Neuter-Release of cats on targeted areas that will reduce cat populations and lower euthanasia rates;




- Cruelty laws have been strengthened and include definitions to help educate as well as enforce.
- Unattended animals left in an automobile have been added to the current regulations due to the support of Tennessee State Law Makers creating a new law protecting citizens from saving animals left unattended in vehicles.



## MCACC DANGEROUS DOG ORDINANCE

New guidelines have been established to protect the community regarding dogs that have been declared dangerous in Montgomery County. A dog is declared dangerous by causing a serious injury to a person or domestic animal; not because of breed.

New guidelines would require:

- A more securely enclosed and locked enclosure to keep the dog;
  - Should the dog reside in a rental property, permission must be obtained in writing by the landlord that the dangerous dog can reside at that location;
  - The dog owner must obtain \$50,000 liability insurance for the dog;
  - Such animal will be photographed by animal control and photographs placed in that particular dogs dangerous dog file;
  - DNA identification taken from licensed veterinarian and results kept in Dangerous Dog file.
  - The owner must display a sign at all entrances to the premises where the dog is kept warning that a dangerous dog is on the premises.
  - The owner must also advise MCACC if there is a change of ownership, custody or location of dog; and death of dog.
- 


# A FREE RIDE HOME





## **POLICY AND POSITION STATEMENTS ON THE SUPPORT OF PET LICENSING**

These agencies support and encourage licensing programs for all companion dog and cats:

- American Society for Prevention of Cruelty to Animals
  - National Animal Control Association
  - American Veterinary Medical Association
  - Humane Society of the United States
  - American Humane Association
- 

# PROS

- 40% of animals picked up in the field with a license are returned immediately to their homes.
- Over 90% of licensed pets that go missing are returned within 48hrs.
- Licensed pets are held much longer at animal shelters (10 days vs. 3 days) before being made available for adoption or euthanized.
- Free ride home for first offense. An Animal Control Officer will contact you from your pets license information in an effort to avoid taking your pet to the shelter. Pet owner will be spared impound fee, boarding fees, and from stress of the shelter environment.
- Instant access to rabies information should you be bitten if the vet is closed and Animal Control is unable to verify information.
- A license ensures that dogs are vaccinated against rabies, a fatal disease.

- Pets will be examined more often by licensed veterinarians in order to obtain rabies vaccination to purchase the license. This means healthier animals in the community.
- A citizen is more likely to confine a pet with ID for safe return vs. a pet running at large without identification.
- If a licensed pet is found injured Animal Control knows it has an owner and can authorize medical attention until you can be notified, preferably with your own vet who we will have on file.
- Many of the animals Animal Control picks up are homeless, or have never had caring owners, we are their only safe haven.
- It shows proof of ownership





# LICENSING DOES WORK!



This dog was reunited with his owner after a recent Oklahoma tornado due to his dog license.

# LICENSING BY MCACC

- Montgomery County Animal Care and Control already has the software to license pets. Its already built in to the existing software we use.
- National Band & Tag company, the largest tag company based out of Newport, KY provides licenses pre-made for municipalities in all 50 states, and are the most inexpensive pet license tag company in the nation.
- MCACC can sell tags to the public at the shelter, through veterinary clinics, and online.
- MCACC's army of Volunteers can assist with licensing.




# EXAMPLE OF A SHELTER WITH 10 YEARS OF STATISTICAL DATA

	FY06	FY07	FY08	FY09	FY10	FY11	FY12	FY13	FY 14	FY15
New and Renewed Licenses	12,156	15,501	18,611	15,901	19,415	22,875	21,709	23,207	25,328	26,018
Total Number of Dogs Licensed	12,156	15,701	18,611	18,898	24,500	27,376	27,676	31,531	36607	37,005
Number of Notices Mailed		13,228	15,948	20,903	36,058	29,944	32,037	35,364	38,801	42,476
Budgeted Revenue	\$ 67,000	\$ 75,000	\$ 81,000	\$ 147,541	\$ 147,541	202,563	\$ 275,163	\$ 368,423	\$ 368,423	\$ 385,000
Actual Revenue	\$ 81,398	\$ 90,209	\$ 106,150	\$ 228,360	\$ 296,742	\$ 378,895	\$ 370,352	\$ 395,515	\$ 434,777	\$453,631
Percentage of dogs license			28.00%	23.20%	34.00%	38.78%	43.54%	42.80%	44.75%	43.93%

*“....I find that once the people are in compliance they tend to stay in compliance....Each month I run is higher than the previous month from the prior year”* Donna Levesque – Administrative Manager, Loudoun County Animal Care and Control, Loudoun County, VA – 577sq mile county, half is rural, half is city.  
Tags are \$7/10

# WHERE DOES THE FUNDING GO?

- To the lost, abandoned and homeless animals in our community
  - Direct support of the shelter, which takes in over 5,000 animals a year
  - Helps staff have more time to conduct abuse and neglect cases, bite investigations, animal attacks, injured animal rescues, animal placement and adoption
  - Can offer low cost spay/neuter programs as well as adoption, foster, and rescue programs
  - Medical funding and treatment
  - 24 hour Animal Control response
  - Ultimately lower euthanasia rates
  - Capital improvements
- 



Montgomery County Animal Care and Control is here to protect the community and protect the animals in our community.

Through positive changes in our regulations we can provide a safer place for you and the animals in our community to live a better, happier, and healthier life!



**Public Participation at County Commission Meetings**  
(Request to Appear before the Board of Commissioners)

This form must be completed and returned to the County Mayor at least 72 hours before the date of the informal monthly meeting at which you wish to speak. The informal monthly meeting is on the first Monday of each month at 7:00 p.m. unless that Monday is a holiday. If that occurs, the informal meeting will take place the following Tuesday.

Unless you are notified to the contrary, you will be placed on the agenda subject to the following rules:

1. Time limit of presentation will not exceed three (3) minutes.
2. Subject matter should be limited to issues, without reference to personalities.
3. Presentation will be in consonance with good taste and decorum befitting the occasion and dignity of the county commission meeting.
4. The chairman may interrupt or terminate a presentation when it is too lengthy, personally directed, abusive, obscene or irrelevant.
5. The chairman may limit the number of individuals who will be recognized to speak on one side of any given issue. The number of presentations to be made at any given county commission meeting may also be limited in the discretion of the chairman.
6. A brief outline of the presentation and its relationship to the business of the county commission must be included with this request form.

Name Barry Schmittou

Address 2402 Old Ashland City Rd.

Telephone 931-249-7449

Subject Matter (1) Support of Animal Licensing Fee to provide much needed funding for Animal Control. One bag of pet food costs ten dollars. If someone can afford their pet I hope they will understand the great need to afford the ten dollar licensing fee so Animal Control will be properly funded. We need to do everything possible to help Animal Control be able to help the huge number of animals they have in cages hoping to find them new homes. As we know they often have to euthanize them (especially cats) to make room for the constant influx of pet surrenders and roaming dogs and cats that are brought in to Animal Control. (2) Working to provide education regarding the great need to spay and neuter cats.

(3) The need to help control feral and homeless cats with Spay and neuter programs as well as barn cat programs so we can prevent (as much as possible) the suffering and difficulties that feral and homeless cats face everyday. In the last week I've rescued six sick feral kittens who were born in a wooded area between two large local businesses. I paid for their medical evaluation and

treatment. Two of them passed away due to their dehydration which was probably caused by ring worms or diarrhea. The other four are recovering and now they join the huge group of kittens in Montgomery County who need a good home. (I'm unable to keep them because I'm already caring for several cats I rescued in the past). I've rescued and helped find homes for approximately thirty five homeless and feral cats since 2010. I worked with the feral cats and now they love to be petted by people. There are many kind hearted people in Montgomery County who care for rescued cats in their home and have made them a part of their family. Around two years ago a Clarksville neighborhood was featured as the top story on Nashville television news because of the very large number of feral cats they had. Feral cat over population is a huge problem in many areas of the Southeast U.S. For some reason uthanization rates are much higher for cats than dogs. If you ever get to know cats well, it's easy to see they have a great capacity for love. Proverbs 12:10 says "The righteous care for the needs of their animals." I hope and pray the Animal licensing fee will be approved so there will be adequate funding to provide the care and attention that cats and dogs and other animals need and deserve.

Individual or organization (if any) you represent

Self

Address

2402 Old Ashland City Rd.

Signature Barry Schmittou

Date 6/30/16

Please email to [dlgentry@montgomerycountyttn.org](mailto:dlgentry@montgomerycountyttn.org)  
or Fax to 553-5177, attention Debbie Gentry

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Name Jessica Thurston  
Address 31630 Trough Springs Rd Adams TN  
Telephone 931-249-0981  
Subject Matter Animal Control Regulations  
Individual or organization (if any) you represent Companion Pet  
Rescue of Middle TN  
Address \_\_\_\_\_  
Signature Jessica Thurston Date 7/1/14

Please email to [dlgentry@mcgtn.net](mailto:dlgentry@mcgtn.net)  
or Fax to 553-5177, attention Debbie Gentry

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Name Eric Harris

Address 1010 Trevor Drive, Clarksville, TN 37043

Telephone 931.648.7895 (Home) 270.484.3370 (Cell)

Subject Matter Proposed changes to Animal Control Regulations

Individual or organization (if any) you represent I represent myself

Address \_\_\_\_\_

Signature  Date 1 July 2016

### **Outline of my Presentation**

I would like the opportunity to speak to the County Commission regarding the proposed resolution to adopt updated Animal Care and Control regulations. I would specifically like to address:

- 1) Article 9 – Miscellaneous, Section 42, Trap, Neuter, Return Provisions.
- 2) Article 4 – Licensing, Permitting, and Inoculation of Dogs and Cats, Section 20

I have read the rules and fully understand them



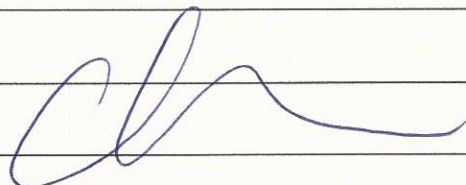
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Name CAROL BAUGHER, DVM  
Address 136 COMMERCE ST. CLARKSVILLE  
Telephone 931-292-2829  
Subject Matter PET LICENSING / TNR  
Individual or organization (if any) you represent \_\_\_\_\_

Address \_\_\_\_\_  
Signature  Date 07/01/2016

Please email to [dlgentry@mcgtn.net](mailto:dlgentry@mcgtn.net)  
or Fax to 553-5177, attention Debbie Gentry

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Name SANDY BRITT  
Address 4 TRAHERN TERRACE, CLARKSVILLE 37040  
Telephone 931-237-7063  
Subject Matter PET LICENSING  
Individual or organization (if any) you represent \_\_\_\_\_

Address \_\_\_\_\_  
Signature Sandy J. Britt Date 07-01-2016



## COUNTY ZONING ACTIONS

The following case(s) will be considered for final action at the formal session of the Board of County Commissioners meeting on: **Monday, July 11, 2016**. The public hearing will be held on: **Tuesday, July 5, 2016**.

CASE NUMBER: CZ-10-2016

Applicant: Shirley Frey Joiner

Location: on the south frontage of Sango Rd. 350 +/- feet east of the S. Woodson Rd. & Sango Rd. intersection.

Request: AG Agricultural District to  
R-1A Single-Family Residential District

County Commission District: 15

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

\*\*\*\*\*

**CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION**

**STAFF REVIEW - ZONING**

**RPC MEETING DATE:** 6/29/2016

**CASE NUMBER:** CZ - 10 - 2016

**NAME OF APPLICANT:** Shirley Frey

Joiner

**AGENT:**

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**GENERAL INFORMATION**

**PRESENT ZONING:** AG

**PROPOSED ZONING:** R-1A

**EXTENSION OF ZONE**

**CLASSIFICATION:** YES

**APPLICANT'S STATEMENT** This request is required to develop property into a residential subdivision. The  
**FOR PROPOSED USE:** request matches zoning to the west and is buffered by a TVA easement to the east.

**PROPERTY LOCATION:** Property located on the south frontage of Sango Rd. 350 +/- feet east of the S.  
Woodson Rd. & Sango Rd. intersection.

**ACREAGE TO BE REZONED:** 36.00

**DESCRIPTION OF PROPERTY** Farmland with rolling hills and treelines. The east boundary has TVA power lines  
**AND SURROUNDING USES:** running on the property.

**GROWTH PLAN AREA:**

UGB **TAX PLAT:** 82

**PARCEL(S):** 93.00

**CIVIL DISTRICT:** 10th

**CITY COUNCIL WARD:** NA

**COUNTY COMMISSION DISTRICT:** 15

**PREVIOUS ZONING HISTORY:**

**(to include zoning, acreage and  
action by legislative body)**

# CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

## STAFF REVIEW - ZONING

### DEPARTMENT COMMENTS

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

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

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

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

No Sewer Available.

2.

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

No Comment(s) Received

3.

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

Comments Received From Department And They Had No Concerns.

4.

#### 3a. DRAINAGE COST:

5.

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

6.

#### 5a. COST TO CHARTER AND/OR BELL SOUTH:

7.

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

8.

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

9.

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

#### 9. SCHOOL SYSTEM:

ELEMENTARY: SANGO

MIDDLE SCHOOL: RICHVIEW

HIGH SCHOOL: CLARKSVILLE

This Development Is Located Within 1/2 Mile From Sango Elementary; Therefore, CmcSS Is Not Required To Provide Bus Service. Sango Elem. Has Been On This Road For 20 Years With No Sidewalks. The Need For Sidewalks Should Be Addressed To Accommodate Development Growth & Increased Safety Concerns For Our Students Living In The Area.

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

#### 10. FT. CAMPBELL:

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

11.

#### 11. OTHER COMMENTS:

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

**PLANNING STAFF'S STUDY AND RECOMMENDATION**

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

**INFRASTRUCTURE:**

**WATER SOURCE:**

**PIPE SIZE:**

**SEWER SOURCE:** CITY

**ACCESSIBILITY:** SANGO RD.

**DRAINAGE:**  
VARIES

**DEVELOPMENT ESTIMATES:**

**APPLICANT'S ESTIMATES**

**HISTORICAL ESTIMATES**

**LOTS/UNITS:**

74

**ROAD MILES:**

**POPULATION:**

199

**ELEMENTARY SCHOOL STUDENTS:**

**MIDDLE SCHOOL STUDENTS:**

**HIGH SCHOOL STUDENTS:**

**APPLICABLE COMPREHENSIVE PLAN ELEMENTS:**

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

**STAFF RECOMMENDATION:** **APPROVAL**

1. The proposed zoning request is consistent with Growth Plan (as in the County) and adopted Land Use Plan.
2. Adequate infrastructure serves the site.
3. No adverse environmental issues were identified relative to this request.
4. Proposed request is an extension to the R-1a Zoning to the west and is consistent with the Single Family Developments in the surrounding area.



MAP 082 PARCEL 093.00(P) ACREAGE 36.47+/-



CASE NUMBER: CZ 10 2016

MEETING DATE 6/29/2016

APPLICANT: Shirley Frey

Joiner

PRESENT ZONING AG

PROPOSED ZONING R-1A

TAX PLAT # 82

PARCEL 93.00

GEN. LOCATION Property located on the south frontage of Sango Rd. 350 +/- feet east of the S.  
Woodson Rd. & Sango Rd. intersection.

\*\*\*\*\*

**PUBLIC COMMENTS**

None received as of 10:35 a.m. on 6/29/2016 (jhb).

**RESOLUTION OF THE MONTGOMERY COUNTY BOARD OF  
COMMISSIONERS  
AMENDING THE ZONE CLASSIFICATION OF THE PROPERTY OF  
SHIRLEY FREY JOINER**

WHEREAS, an application for a zone change from AG Agricultural District to R-1A Single-Family Residential District has been submitted by Shirley Frey Joiner and

WHEREAS, said property is identified as County Tax Map 82, parcel 93.00, containing 36.00 acres, situated in Civil District 13, located Property located on the south frontage of Sango Rd. 350 +/- feet east of the S. Woodson Rd. & Sango Rd. intersection.; and

WHEREAS, said property is described as follows:

Beginning at an existing iron pin in the south margin of Sango Road, said iron pin being 1,540 feet west of Smith Lane; thence leaving margin of said road South 07 Degrees 10 Minutes 58 Seconds West 717.83 feet to a point; thence North 83 Degrees 24 Minutes 06 Seconds West 1746.96 feet to a point; thence North 21 Degrees 47 Minutes 45 Seconds East 850.27 feet to a point; thence South 66 Degrees 39 Minutes 56 Seconds East 147.00 feet to a point; thence North 22 Degrees 09 Minutes 23 Seconds East 303.00 feet to a point; thence North 28 Degrees 57 Minutes 35 Seconds East 198.72 feet to a point in the south margin of Sango Road; thence with margin of said road South 61 Degrees 38 Minutes 41 Seconds East 226.85 feet to a thence with a curve turning to the right with an arc length of 395.87', with a radius of 8975.00', with a chord of South 60 Degrees 22 Minutes 53 Seconds 395.83 feet to a point; thence South 59 Degrees 07 Minutes 04 Seconds East 722.69 feet to the point of beginning and containing an area of 36.48 acres.

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

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of County Commissioners assembled in regular session on this 11h day of July, 2016, that the zone classification of the property of Shirley Frey Joiner from AG to R-1A is hereby approved.

Duly passed and approved this 11th day of July, 2016.

Sponsor David D. Pappalardo  
Commissioner [Signature]  
Approved \_\_\_\_\_

Attested: \_\_\_\_\_  
County Clerk

County Mayor



16-7-1

**RESOLUTION TO APPROPRIATE FUNDS IN THE INFORMATION TECHNOLOGY  
BUDGET FOR ASSISTED LISTENING DEVICE SYSTEMS FOR COURTROOMS**

**WHEREAS**, courtrooms #205, #206, #209, #210, #403, #404, #405, and #406 contain assisted listening device systems that are no longer supported nor have replacement parts available; and

**WHEREAS**, to be compliant with 2010 ADA Standards for Accessible Design, Section 706, it is required by law to have these systems available for the hearing impaired to use in the courtrooms.

**NOW, THEREFORE, BE IT RESOLVED** by the Montgomery County Board of Commissioners assembled in Regular Session on this 11<sup>th</sup> day of July, 2016, that funds be appropriated to the following account in the Information Technology Department to purchase eight (8) systems to be used in the Courts Complex courtrooms.

101-52600-00000-52-57090

\$24,958.00 increase

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

Sponsor Kurt M. Bryant

Commissioner Joe / Aub

Approved \_\_\_\_\_  
County Mayor

Attested \_\_\_\_\_  
County Clerk



**RESOLUTION AUTHORIZING THE SERVICE WEAPON CARRIED BY A SHERIFF  
OR DEPUTY SHERIFF WHO HAS RETIRED WITH HONORABLE SERVICE  
TO RETAIN THEIR SERVICE WEAPON UPON RETIREMENT**

**WHEREAS**, the members of the General Assembly of the State of Tennessee have seen fit to amend Tennessee Code Annotated, Title 8, Chapter 8, Part 2 to allow the county legislative body to authorize, by a vote of two-thirds majority, the sheriff or deputy sheriff, upon retirement, to retain the sheriff's or deputy sheriff's service weapon in recognition for many years of good and faithful service; and

**WHEREAS**, the Montgomery County Sheriff's Office has adopted a policy defining the retirement requirements as honorable and faithful service as a deputy sheriff in good standing for this county of not less than 20 years; and

**WHEREAS**, the Sheriff has an annual operating budget that includes appropriations for law enforcement equipment to include service weapons.

**NOW, THEREFORE, BE IT RESOLVED** by the Montgomery County Board of Commissioners by a vote of two-thirds majority, assembled in regular business session this 11<sup>th</sup> day of July, 2016, that the Sheriff is authorized to present the service weapon to a sheriff or deputy sheriff who, in good standing, has duly retired in accordance with established criteria.

**BE IT FUTHER RESOLVED** that the service weapon be replaced out of the Sheriff's annual operating budget.

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

Sponsor

*Sheriff John S. Juan*

Commissioner

*Mark L. G.*

Approved

County Mayor

Attest

County Clerk

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

**WHEREAS**, the United States Department of Justice Bureau of Justice Assistance has awarded \$62,196.00 for fiscal year 2017 to be divided equally between the City of Clarksville and Montgomery County to support various mobile data and automation projects; and

**WHEREAS**, the Montgomery County Sheriff's Office and the Clarksville Police Department have agreed to modify the normal 50% split to accommodate the purchase of a finger-print machine pursuant to a Memorandum of Agreement dated April 22, 2016; and

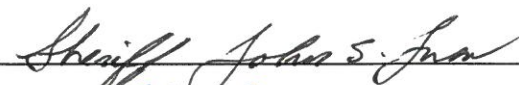
**WHEREAS**, the City of Clarksville has agreed to provide Montgomery County \$22,513.59, without any matching requirements, from the Bureau of Justice Assistance Grant to be spent in accordance with grant guidance.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Commissioners of Montgomery County, Tennessee, meeting this the 11<sup>th</sup> day of July, 2016, that Montgomery County hereby accepts \$22,513.59 from the United States Department of Justice, Bureau of Justice Assistance, for the purposes herein stated and detailed in the MOU between the City of Clarksville and Montgomery County, a copy of which is attached hereto.

**This resolution shall take effect upon its adoption.**

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

Sponsor



Commissioner



Approved

\_\_\_\_\_  
County Mayor

Attest

\_\_\_\_\_  
County Clerk

**GMS APPLICATION NUMBER 2016-H3480-TN-DJ**

**INTERLOCAL AGREEMENT BETWEEN THE CITY OF CLARKSVILLE, TN and  
THE COUNTY OF MONTGOMERY, TN REGARDING THE 2016 BYRNE  
JUSTICE ASSISTANCE GRANT (JAG) PROGRAM AWARD**

This Agreement is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2016, 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**, a combined, disparate allocation of funds of \$62,196 from the JAG Program to the CITY and the COUNTY establishes the need for a joint JAG Program Award Application; and

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

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

**WHEREAS**, the CITY and COUNTY agreed to modify the normal 50% split to accommodate for the purchase of a fingerprinting machine according to a Memorandum of Agreement dated April 22, 2016; and

**WHEREAS**, the CITY agrees to provide the COUNTY \$22,513.59 from the JAG award for the Law Enforcement Program; and

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

**NOW THEREFORE, the COUNTY and CITY agree as follows:**

**Section 1.**

CITY agrees to reimburse COUNTY a total of \$22,513.59 based upon expenditure records.

**Section 2.**

COUNTY agrees to use \$22,513.59 for the Law Enforcement Program no later than September 30, 2019.

**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 and Fiscal Agent for the 2016 JAG Program Application, 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:

\_\_\_\_\_  
Kim McMillan, Mayor

\_\_\_\_\_  
Date

For the COUNTY OF MONTGOMERY, TN

\_\_\_\_\_  
Jim Durrett, Mayor

\_\_\_\_\_  
Date



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

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

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

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

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

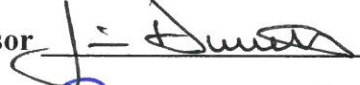
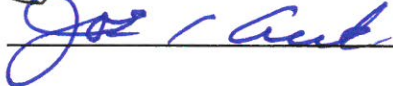
**WHEREAS**, for such Plan to be effective, the Industrial Development Board must hold a public hearing relating to the Plan and then present the same to the City and County for consideration; and The Industrial Development Board has conducted that Public Hearing and presents now this Plan, Policies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

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

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

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

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

Sponsor   
Commissioner   
Approved \_\_\_\_\_  
County Mayor

Attested \_\_\_\_\_  
County Clerk

## EXHIBIT 1

### THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF MONTGOMERY

#### ECONOMIC IMPACT PLAN FOR CIVIC PLAZA DEVELOPMENT AREA

##### **I. Authority for Economic Impact Plan**

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

##### **II. The Project**

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

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

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

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



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

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

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

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

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

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

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

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



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

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

and assuming that approximately 10% of such tax rate, on average, would be attributable to taxes to be used to pay debt service.

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

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

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

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



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

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

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

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

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

b. TIF Obligations. In order to pay certain Eligible Costs, the Board expects to use all



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

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

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

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

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

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

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

f. Finding of Economic Benefit. The Board, by submission of this Plan, and the County and the City, by the adoption of this Plan, find that the use of the TIF Revenues, as described

herein, is in furtherance of promoting economic development in the County and the City.

## **VI. Approval Process**

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

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

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

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

## **VII. Policies and Procedures**

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



**Exhibit A**  
(to Economic Impact Plan)

Parcels comprising the Plan Area

ParcelID	2015 Base Tax City \$1.24	2015 Base Tax County \$3.07	Total City and County 2015 Base Tax Amount
066F E 007.00 000	\$ 204.35	\$ 505.94	\$ 710.29
066F E 031.00 000	\$ 1,031.18	\$ 2,553.01	\$ 3,584.20
066F E 032.00 000	\$ 14.88	\$ 36.84	\$ 51.72
066F E 034.00 000	\$ 834.27	\$ 2,065.50	\$ 2,899.77
066F F 009.00 000	\$ 1,143.28	\$ 2,830.54	\$ 3,973.82
066F F 010.00 000	\$ 388.86	\$ 962.75	\$ 1,351.62
066F F 013.00 000	\$ 4,985.79	\$ 12,343.86	\$ 17,329.65
066F F 015.00 000	\$ 3,916.91	\$ 9,697.52	\$ 13,614.43
066F F 017.00 000	\$ 534.19	\$ 1,322.56	\$ 1,856.75
066F F 018.00 000	\$ 259.90	\$ 643.47	\$ 903.38
066F F 019.00 000	\$ 1,149.73	\$ 2,846.50	\$ 3,996.23
066F F 020.00 000	\$ 287.18	\$ 711.01	\$ 998.20
066F F 021.00 000	\$ 553.04	\$ 1,369.22	\$ 1,922.26
066F F 022.00 000	\$ 608.10	\$ 1,505.53	\$ 2,113.62
066F F 022.01 000	\$ 456.82	\$ 1,130.99	\$ 1,587.80
066F F 023.00 000	\$ 1,065.90	\$ 2,638.97	\$ 3,704.88
066F F 024.00 000	\$ 1,144.27	\$ 2,833.00	\$ 3,977.27
066F F 028.00 000	\$ 600.16	\$ 1,485.88	\$ 2,086.04
066F F 029.00 000	\$ 2,281.60	\$ 5,648.80	\$ 7,930.40
066F F 030.00 000	\$ 1,246.94	\$ 3,087.19	\$ 4,334.14
066F F 033.00 000	\$ 1,690.86	\$ 4,186.25	\$ 5,877.12
066F G 001.00 000	\$ 2,233.98	\$ 5,530.91	\$ 7,764.90
066F G 002.00 000	\$ 1,626.38	\$ 4,026.61	\$ 5,653.00
066F G 003.00 000	\$ 1,552.48	\$ 3,843.64	\$ 5,396.12
066F G 004.00 000	\$ 1,047.06	\$ 2,592.31	\$ 3,639.36
066F G 006.00 000	\$ 2,975.01	\$ 7,365.54	\$ 10,340.55
066F G 008.00 000	\$ 978.61	\$ 2,422.84	\$ 3,401.45
066F G 009.00 000	\$ -	\$ -	\$ -
066F G 017.00 000	\$ 628.93	\$ 1,557.10	\$ 2,186.03
066G E 001.00 000	\$ 3,386.69	\$ 8,384.78	\$ 11,771.47
066G E 003.00 000	\$ 2,274.16	\$ 5,630.38	\$ 7,904.54
066G E 005.00 000	\$ 2,273.17	\$ 5,627.92	\$ 7,901.09
066G E 011.00 000	\$ 838.74	\$ 2,076.55	\$ 2,915.28
066G E 014.00 000	\$ 839.73	\$ 2,079.00	\$ 2,918.73
066G E 015.00 000	\$ 1,569.84	\$ 3,886.62	\$ 5,456.46
066G E 017.00 000	\$ 3,322.70	\$ 8,226.37	\$ 11,549.08
066G E 019.00 000	\$ 2,362.45	\$ 5,848.96	\$ 8,211.41
066G E 023.00 000	\$ 732.59	\$ 1,813.76	\$ 2,546.35
066G E 024.00 000	\$ 732.59	\$ 1,813.76	\$ 2,546.35
066G G 001.00 000	\$ 430.53	\$ 1,065.90	\$ 1,496.43
066G G 004.00 000	\$ 9,262.30	\$ 22,931.67	\$ 32,193.98
066G G 005.00 000	\$ 2,388.24	\$ 5,912.82	\$ 8,301.06
066G G 006.00 000	\$ 434.99	\$ 1,076.96	\$ 1,511.95
066G G 007.00 000	\$ 957.78	\$ 2,371.27	\$ 3,329.04
066G G 009.00 000	\$ 272.30	\$ 674.17	\$ 946.48

ParcelID	2015 Base Tax City \$1.24	2015 Base Tax County \$3.07	Total City and County 2015 Base Tax Amount
066G G 010.00 000	\$ 859.57	\$ 2,128.12	\$ 2,987.69
066G G 011.00 000	\$ 684.98	\$ 1,695.87	\$ 2,380.84
066G G 012.00 000	\$ 629.92	\$ 1,559.56	\$ 2,189.48
066G G 013.00 000	\$ 1,033.66	\$ 2,559.15	\$ 3,592.82
066G G 014.00 000	\$ 1,103.10	\$ 2,731.07	\$ 3,834.18
066G G 015.00 000	\$ -	\$ -	\$ -
066G G 016.00 000	\$ 1,115.50	\$ 2,761.77	\$ 3,877.28
066G G 017.00 000	\$ 858.08	\$ 2,124.44	\$ 2,982.52
066G G 019.00 000	\$ 795.09	\$ 1,968.48	\$ 2,763.57
066G G 020.00 000	\$ 1,440.38	\$ 3,566.11	\$ 5,006.50
066G G 021.00 000	\$ 737.06	\$ 1,824.81	\$ 2,561.86
066G G 022.00 000	\$ 586.77	\$ 1,452.72	\$ 2,039.49
066G G 023.00 000	\$ 4,723.41	\$ 11,694.24	\$ 16,417.65
066G G 024.00 000	\$ 968.69	\$ 2,398.28	\$ 3,366.97
066G G 025.00 000	\$ 2,756.77	\$ 6,825.22	\$ 9,581.99
066G G 026.00 000	\$ 891.31	\$ 2,206.72	\$ 3,098.03
066G G 027.00 000	\$ 845.18	\$ 2,092.51	\$ 2,937.70
066G G 028.00 000	\$ 2,920.45	\$ 7,230.46	\$ 10,150.91
066G G 030.00 000	\$ 787.65	\$ 1,950.06	\$ 2,737.71
066G G 031.00 000	\$ 712.75	\$ 1,764.64	\$ 2,477.39
066G H 002.00 000	\$ 5,453.02	\$ 13,500.63	\$ 18,953.66
066G H 004.00 000	\$ 261.39	\$ 647.16	\$ 908.55
066G H 007.00 000	\$ 736.56	\$ 1,823.58	\$ 2,560.14
066G H 008.00 000	\$ 3,329.15	\$ 8,242.34	\$ 11,571.49
066G H 009.00 000	\$ 1,015.31	\$ 2,513.72	\$ 3,529.03
066G H 010.00 000	\$ 247.01	\$ 611.54	\$ 858.55
066G H 012.00 000	\$ 613.06	\$ 1,517.81	\$ 2,130.86
066G H 013.00 000	\$ 244.53	\$ 605.40	\$ 849.93
066G H 014.00 000	\$ 661.17	\$ 1,636.92	\$ 2,298.09
066G H 015.00 000	\$ 5,165.34	\$ 12,788.39	\$ 17,953.74
066G H 016.00 000	\$ 901.23	\$ 2,231.28	\$ 3,132.51
066G H 018.00 000	\$ 1,091.20	\$ 2,701.60	\$ 3,792.80
066G H 020.00 000	\$ 2,442.80	\$ 6,047.90	\$ 8,490.70
066G H 024.00 000	\$ 2,280.11	\$ 5,645.12	\$ 7,925.23
066G H 025.00 000	\$ 1,009.86	\$ 2,500.21	\$ 3,510.06
066G H 027.00 000	\$ 864.03	\$ 2,139.18	\$ 3,003.21
066G H 029.00 000	\$ 1,688.38	\$ 4,180.11	\$ 5,868.50
066G H 030.00 000	\$ 2,139.74	\$ 5,297.59	\$ 7,437.34
066G J 010.00 000	\$ 2,215.63	\$ 5,485.48	\$ 7,701.11
066G J 011.00 000	\$ 2,719.57	\$ 6,733.12	\$ 9,452.69
066G J 012.00 000	\$ 750.45	\$ 1,857.96	\$ 2,608.41
066G J 013.00 000	\$ 1,513.30	\$ 3,746.63	\$ 5,259.92
066G J 014.00 000	\$ 2,454.21	\$ 6,076.14	\$ 8,530.35
066G J 015.00 000	\$ 4,136.64	\$ 10,241.52	\$ 14,378.16
066G J 017.00 000	\$ 2,383.78	\$ 5,901.77	\$ 8,285.54

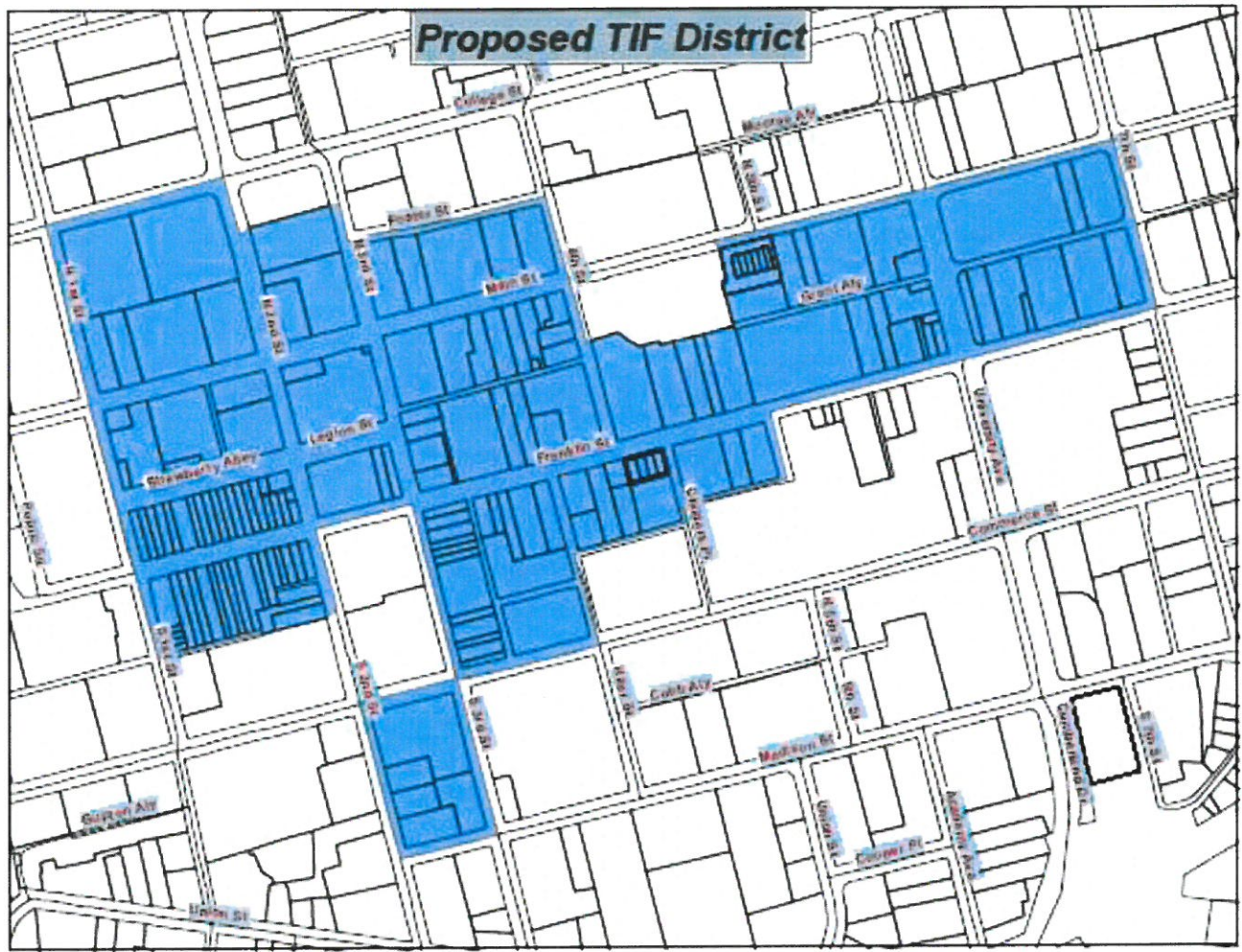


ParcelID	2015 Base Tax City \$1.24	2015 Base Tax County \$3.07	Total City and County 2015 Base Tax Amount
066G J 018.00 000	\$ 6,073.02	\$ 15,035.63	\$ 21,108.66
066G J 022.00 000	\$ 230.64	\$ 571.02	\$ 801.66
066G J 023.00 000	\$ 461.28	\$ 1,142.04	\$ 1,603.32
066G J 024.00 000	\$ 230.64	\$ 571.02	\$ 801.66
066G J 025.00 000	\$ 599.66	\$ 1,484.65	\$ 2,084.32
066G J 027.00 000	\$ 1,981.02	\$ 4,904.63	\$ 6,885.66
066G J 031.00 000	\$ 11,067.74	\$ 27,401.59	\$ 38,469.34
066G J 034.00 000	\$ 230.64	\$ 571.02	\$ 801.66
066G J 035.00 000	\$ 781.70	\$ 1,935.33	\$ 2,717.02
066G J 036.00 000	\$ 1,756.83	\$ 4,349.58	\$ 6,106.41
066G J 037.00 000	\$ 1,975.07	\$ 4,889.90	\$ 6,864.97
066G J 038.00 000	\$ 415.15	\$ 1,027.84	\$ 1,442.99
066G K 005.00 000	\$ 4,315.70	\$ 10,684.83	\$ 15,000.52
066G K 006.00 000	\$ 1,055.98	\$ 2,614.41	\$ 3,670.40
066G K 007.00 000	\$ 1,118.98	\$ 2,770.37	\$ 3,889.34
066G K 008.00 000	\$ 715.23	\$ 1,770.78	\$ 2,486.01
066G K 009.00 000	\$ 1,015.31	\$ 2,513.72	\$ 3,529.03
066G K 010.00 000	\$ 2,278.13	\$ 5,640.20	\$ 7,918.33
066G K 011.00 000	\$ 1,149.73	\$ 2,846.50	\$ 3,996.23
066G K 011.01 000	\$ 1,208.26	\$ 2,991.41	\$ 4,199.66
066G K 013.00 000	\$ 529.73	\$ 1,311.50	\$ 1,841.23
066G K 014.00 000	\$ 1,098.14	\$ 2,718.79	\$ 3,816.94
066G K 015.00 000	\$ 1,810.40	\$ 4,482.20	\$ 6,292.60
066G K 016.00 000	\$ 1,312.91	\$ 3,250.52	\$ 4,563.43
066G K 017.00 000	\$ 2,906.56	\$ 7,196.08	\$ 10,102.64
066G K 019.00 000	\$ 361.09	\$ 893.98	\$ 1,255.07
066G K 020.00 000	\$ 1,374.91	\$ 3,404.02	\$ 4,778.93
066G K 022.00 000	\$ 4,060.26	\$ 10,052.41	\$ 14,112.66
066K A 001.00 000	\$ 6,939.54	\$ 17,180.95	\$ 24,120.48
066K A 024.00 000	\$ 3,533.01	\$ 8,747.04	\$ 12,280.05
066K A 025.00 000	\$ 848.16	\$ 2,099.88	\$ 2,948.04
066K A 026.00 000	\$ 1,421.04	\$ 3,518.22	\$ 4,939.26
066K A 027.00 000	\$ 1,112.03	\$ 2,753.18	\$ 3,865.21
066F G 005.00 000	\$ -	\$ -	\$ -
066G E 013.00 000	\$ -	\$ -	\$ -
066G H 005.00 000	\$ -	\$ -	\$ -
066G H 034.00 000	\$ -	\$ -	\$ -
066G K 002.00 000	\$ -	\$ -	\$ -
066G K 003.00 000	\$ -	\$ -	\$ -
066G K 004.00 000	\$ -	\$ -	\$ -
066G K 031.00 000	\$ -	\$ -	\$ -
066G K 032.00 000	\$ -	\$ -	\$ -
066G K 033.00 000	\$ -	\$ -	\$ -
066F J 001.00 000	\$ -	\$ -	\$ -
066G E 012.00 000	\$ -	\$ -	\$ -



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

**Proposed TIF District**





## EXHIBIT 2

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

#### **Section 1. General Purpose and Overview**

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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



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

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

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

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

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

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

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

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



## 5. Fees and Expenses of Board

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

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

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

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

## 6. Definitions

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

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

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

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

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

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

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

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

**EXHIBIT A TO TAX INCREMENT INCENTIVE PROGRAM**

**TAX INCREMENT INCENTIVE APPLICATION FORM**

## TAX INCREMENT INCENTIVE APPLICATION

**Please return the completed application and supporting documentation to:**

The Industrial Development Board of the County of Montgomery, Tennessee

Clarksville, Tennessee 37040

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### ***I. Applicant Information***

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

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

\_\_\_\_\_

\_\_\_\_\_

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

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

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

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

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

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

6. Development Team

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

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

\_\_\_\_\_

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

\_\_\_\_\_

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

\_\_\_\_\_

## ***II. Project Information***

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

☐ Own      ☐ Lease      ☐ Neither

8. Evidence of Site Control:

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

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

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

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

\_\_\_\_\_

\_\_\_\_\_

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\_\_\_\_\_

\_\_\_\_\_



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

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### **III. Tax Increment Incentive**

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

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

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

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

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



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

#### ***IV. Supplemental Information***

Please attach to this Application the following:

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

#### ***V. Representations of Applicant***

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

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

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

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

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

***VI. Signature***

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

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

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

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

### EXHIBIT 3

#### SUPPORT AGREEMENT

THIS SUPPORT AGREEMENT (this "Agreement") is dated as of the 23 day of June, 2016 by and between THE INDUSTRIAL DEVELOPMENT BOARD OF MONTGOMERY COUNTY, TENNESSEE, a public nonprofit corporation organized under Tenn. Code Ann. §§ 7-53-101, et. seq. (the "Board"), and MONTGOMERY COUNTY, TENNESSEE, a Tennessee municipal corporation (the "County").

#### RECITALS

WHEREAS, pursuant to Chapter 53 of Title 7 of the Tennessee Code Annotated (the "Act"), and in particular Section 7-53-103 thereof, the Board is authorized to improve and maintain projects, which include public parks; and

WHEREAS, pursuant to Section 7-53-312(i) of the Act, the Board is authorized to apply incremental tax revenues allocated to the Board pursuant to the Act to pay expenses of the board in furtherance of promoting economic development in the County; and

WHEREAS, pursuant to Section 7-53-312 of the Act, the County has approved an economic impact plan entitled the "Economic Impact Plan for Civic Plaza Development Area" (the "Plan"); and

WHEREAS, in the Plan, the Board and the County identified a civic plaza to be constructed as a public park in downtown Clarksville by the County as the "project" located in the area subject to the Plan (the "Civic Plaza"); and

WHEREAS, pursuant to the Plan, ten percent (10%) of the incremental tax revenues allocated to the Board pursuant to the Plan is to be applied by the Board to pay costs of the County in maintaining and improving the Civic Plaza; and

WHEREAS, in order to promote the economic development of downtown Clarksville, as the only incorporated city in the County, the County and the Board desire that the Civic Plaza be maintained in first-class condition and that a portion of the incremental taxes from properties in the area surrounding the Civic Plaza which the County anticipates will be developed or redeveloped be dedicated for such purpose.

NOW, THEREFORE, in consideration of the terms, conditions and mutual agreements by and between the parties, as hereafter set forth in detail, the parties do hereby mutually agree as follows:

- 1. Annual Budget.** On or prior to the first day of each fiscal year of the County, commencing with the first fiscal year after the completion of the construction of the Civic Plaza, the County will provide the Board with a budget for such fiscal year for the cost of maintaining and improving the Civic Plaza during such fiscal year. In preparing such annual budget, the County will use its best efforts to provide sufficient funds to maintain the Civic Plaza in a first-class manner so that the Civic Plaza will be a public amenity that will attract citizens and visitors to downtown Clarksville. During any fiscal year, the County may submit an amended budget to the Board to reflected unanticipated costs or repairs to the Civic Plaza, which amended budget shall be deemed to replace the budget originally submitted.
- 2. Payments to County.** As incremental tax revenues are allocated to the Board pursuant to the Plan, the Board will deposit ten percent (10%) of each such allocation in a separate account of the Board. The Board shall apply the funds deposited in such account as received to pay the County for costs of maintaining and improving the Civic Plaza in an amount not to exceed, in aggregate in any fiscal year, the amount set forth in the budget provided by the County to the Board, as such budget may be amended. If at the end of



any fiscal year, the Board has funds on deposit that are derived from allocated tax increment revenues in excess of what are needed to pay the budgeted cost of maintaining and improving the Civic Plaza during such fiscal year, any excess shall be repaid to the County for deposit in the County's general fund to be used for the County's general purposes.

**3. Findings.** The County and the Board hereby find that (i) the maintenance of the Civic Plaza in a first-class manner will assist in the economic development of the County and (ii) designating a specified source of revenues on an annual basis to support such maintenance will benefit the community.

**4. County to Operate.** The County or its designee shall at all times be responsible for operating and managing the Civic Plaza. In no event shall the Board operate or manage the Civic Plaza.

**5. General Provisions.**

5.1. Binding Agreement. The parties intend for this Agreement to be a binding contract. The Board specifically recognizes that the County will rely on the Board's agreement to make the payments described herein in budgeting for the maintenance and improvement of the Civic Plaza.

5.2. Entire Agreement. This Agreement constitutes the entire agreement and understanding of the parties with respect to the transactions contemplated hereby, and there are no other terms, understandings, representations, or warranties, express or implied.

5.3. Amendment. No amendment, modification or termination of this Agreement shall be effective unless in writing and signed by the party intending to be bound thereby.

5.4. Third Party Beneficiaries. The parties to this Agreement do not intend the benefit of this Agreement to inure to any third party.

5.5. Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed an original.

5.6. Time is of the Essence. The parties hereto agree that time is of the essence for the performance of all obligations hereunder.

5.7. Successors and Assigns. This Agreement may not be assigned by any party hereto without the written consent of the other party. Subject as aforesaid, this Agreement shall inure to the benefit of and shall be binding upon the parties hereto and their respective successors and permitted assigns.

5.8. Section Headings. The section headings inserted into this Agreement are for convenience only and are not intended to and shall not be construed to limit, enlarge or affect the scope or intent of this Agreement nor the meaning of any provision hereof.

5.9. Governing Law. The law of the State of Tennessee shall govern this Agreement.

5.10. Compliance with Applicable Law. Each party hereto is responsible for full compliance with all applicable federal, state, and local laws, rules and regulations that relate to the performance of its obligations hereunder.

5.11. Severability. The invalidity or unenforceability of any particular provision, or part of any provision, of this Agreement shall not affect the other provisions or parts hereof, and this Agreement shall be construed in all respects as if such invalid or unenforceable provisions or parts were omitted.

IN WITNESS WHEREOF this Contribution Agreement has been duly executed by the parties hereto as of the day and year first above written.

THE INDUSTRIAL DEVELOPMENT BOARD OF  
MONTGOMERY COUNTY, TENNESSEE

By: David H. Chesney  
Chairman

ATTEST:  
Gilbert  
Secretary

MONTGOMERY COUNTY, TENNESSEE

By: \_\_\_\_\_  
Mayor

ATTEST:  
\_\_\_\_\_  
County Clerk

16714597.3



## **NOMINATING COMMITTEE**

**JULY 11, 2016**

### **BEER BOARD**

**3-yr term**

Commissioner Wallace Redd has been filling an unexpired term and is now eligible to serve his first full three-year term to expire July, 2019.

### **LEGISLATIVE LIAISON COMMITTEE**

**2-yr term**

Commissioner Tommy Vallejos has been filling an unexpired term and is now eligible to serve his first full two-year term to expire July, 2018.

Commissioner John Genis is nominated to serve another two-year term to expire July, 2018.

\_\_\_\_\_ nominated to replace Commissioner Robert Nichols for a two-year term to expire July, 2018.

### **REGIONAL LIBRARY BOARD**

**3-yr term**

Matthew Ellis nominated to fill the unexpired term of James Marshall; term to expire July, 2018. (see attached letter from the Library Board)

### **ZONING APPEALS BOARD**

**5-yr term**

\_\_\_\_\_ nominated to replace Commissioner Charlie Keene for a five-year term to expire July, 2021. (person to reside in same area of county for better representation)



CLARKSVILLE-MONTGOMERY COUNTY  
**PUBLIC LIBRARY**

*Where Books Are Just The Beginning*

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350 Pageant Lane, Suite 501 Clarksville, TN 37040

☎ 931-648-8826 📠 931-648-8831 🌐 [www.clarksville.org](http://www.clarksville.org)

June 16, 2015

Dear Mayor Durrett,

The Clarksville-Montgomery County Public Library Board of Trustees would like to submit the name of Mr. Jim Marshall for approval to the Library Board of Trustees. If approved, Mr. Marshall would be serving his second three-year term, which would expire June 30, 2019.

The Library Board of Trustees would also like to submit the name of Mr. Matthew Ellis to the Red River Regional Library Board. Mr. Ellis has completed two full 3-year terms on the Library Board of Trustees. If approved, Mr. Ellis would fill the unexpired term of Mr. Jim Marshall whose term expires June 30, 2018. He would then be eligible to serve another full three-year term on the Red River Regional Library Board.

The Library Board of Trustees would also like to submit the name of Ms. Dottie Mann for approval to the Library Board of Trustees. If approved, Ms. Mann would be filling the unexpired term of Ms. Harriett Mabry, who will be resigning from the Library Board. If approved, Ms. Mann's term would expire on July 1, 2017. She would then be eligible for another full 3-year term.

The Library Board of Trustees would also like to submit the name of Mr. Riley Darnell for reappointment to the Library Board of Trustees. His first term expires July 1, 2016. If approved, Mr. Darnell would be appointed for his second three-year term, which would expire July 1, 2019.

Thank you for your time and consideration.

Respectfully submitted,

Matthew Ellis  
Library Board Chairman

## **COUNTY MAYOR NOMINATIONS**

**JULY 11, 2016**

### **BI-COUNTY SOLID WASTE MANAGEMENT BOARD**

**6-yr term**

Commissioner Ed Baggett has been filling an unexpired term and is now eligible to be nominated to serve his first full six-year term to expire July, 2022.

### **EMERGENCY MEDICAL SERVICES**

**3-yr term**

Commissioner David Harper has been filling an unexpired term and is now eligible to be nominated to serve his first full three-year term to expire July, 2019.

### **FIRE COMMITTEE**

**3-yr term**

David Graham has been filling an unexpired term and is now eligible to be nominated to serve his first full three-year term to expire July, 2019.

John Todd is nominated to serve his second three-year term to expire July, 2019.

### **JUDICIAL COMMISSIONER**

**1-yr term**

Darlene Sample (Lead Commissioner) nominated to serve another one-year term to expire July, 2017.

Rebecca Adair nominated to serve another one-year term to expire July, 2017.

### **LIBRARY BOARD**

**3-yr term**

James Marshall nominated to replace Matthew Ellis for a three-year term to expire July, 2019.

Dottie Mann nominated to fill the unexpired term of Harriett Mabry; term to expire July, 2017.

Riley Darnell nominated to serve another three-year term to expire July, 2019.

### **RAIL SERVICE AUTHORITY**

**4-yr term**

Bryce Sanders nominated to serve his second four-year term to expire July, 2020.

**COUNTY MAYOR APPOINTMENTS**

**JULY 11, 2016**

**BUILDING & CODES, INTERNATIONAL BOARD OF APPEALS**

**5-yr term**

Mike Boisseau appointed to replace Tom Spigner as a Superintendent of Building Construction, for a five-year term to expire July, 2021.





CLARKSVILLE-MONTGOMERY COUNTY  
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---

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Thank you for your time and consideration.

Respectfully submitted,

Matthew Ellis  
Library Board Chairman

# COUNTY COMMISSION MINUTES FOR

JUNE 13, 2016

SUBMITTED FOR APPROVAL JULY 11, 2016

BE IT REMEMBERED that the Board of Commissioners of Montgomery County, Tennessee, met in regular session on Monday, June 13, 2016, at 6:00 P.M. at the Montgomery County Courthouse. Present and presiding, the Hon. Jim Durrett, County Mayor (Chairman). Also present, Jeff Truitt, Chief of Staff, Kellie Jackson, County Clerk, John Fuson, Sheriff, Tim Harvey, County Attorney, Jeff Taylor, Director of Accounts and Budgets, and the following Commissioners:

Jerry Allbert	Robert Gibbs	Wallace Redd
Ed Baggett	Monroe Gildersleeve	Mark Riggins
Martha Brockman	David Harper	Larry Rocconi
Brandon Butts	Arnold Hodges	Ron J. Sokol
Joe L. Creek	Garland Johnson	Audrey Tooley
John M. Gannon	Charles Keene	Tommy Vallejos
John M. Genis	Robert Nichols	

PRESENT: 20

ABSENT: Jason A. Hodges (1)

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

**The minutes of the May 9, 2016, meeting of the Board of Commissioners, were approved.**

**The following Resolutions were Adopted:**

- CZ-9-2016** Resolution of the Montgomery County Board of Commissioners Amending the Zone Classification of the Property of Erle Butts
- 16-6-1** Resolution to Ratify Chapter No. 167 of the Private Acts of 1979, House Bill No. 2621, of the 109<sup>th</sup> General Assembly of the State of Tennessee to Add to the Definition of “Person” the Term “Governmental Unit”
- 16-6-2** Resolution of the Montgomery County Board of Commissioners Approving Amendments to the 2015-16 School Budget
- 16-6-3** Resolution to Ratify a Clerical Correction in Resolution 16-5-3 Authorizing the Lease of Computers for the Clarksville-Montgomery County School System
- 16-6-4** Resolution Regarding Lawsuit of Mack Phillips and LeAnn Phillips V. Montgomery County, Tennessee, and the Clarksville-Montgomery County Regional Planning Commission
- 16-6-5** Resolution to Transfer Money in the Information Technology Budget for Part-Time Personnel
- 16-6-6** Resolution to Amend the Budget of the Montgomery County Health Department for the Cleaning of Air Ducts and Air Handling Units
- 16-6-7** Resolution Dissolving the Fair Board, the Information Systems Committee, and the Land Acquisition Committee, as Recommended by the Rules Committee
- 16-6-8** Resolution Establishing a Montgomery County Fair Board
- 16-6-9** Resolution to Change from the Tennessee Consolidated Retirement System’s Existing Regular Defined Benefit Plan
- 16-6-10** Resolution to Levy a Tax Rate in Montgomery County, Tennessee, for the Fiscal Year Beginning July 1, 2016
- 16-6-11** Amended Resolution Making Appropriations for the Various Funds, Departments, Institutions, Offices, and Agencies of Montgomery County, Tennessee, for the Fiscal Year Beginning July 1, 2016 and Ending June 30, 2017 (FY17) and Approving the Funding of Non-Profit Charitable Organizations in Accordance with TCA 5-9-109
- 16-6-12** Amended Resolution to Amend the Budgets of Various Funds for Fiscal Year 2016 in Certain Areas of Revenues and Expenditures



## **The County Clerk's Report for the month of May was Adopted.**

### **Reports Filed:**

1. Adequate Facilities Tax and Permit Revenue Reports for May, 2016
2. Regional Airport's Quarterly Report
3. Projects Quarterly Update
4. School System's Construction and Financial Quarterly Reports
5. Accounts & Budgets Monthly Report
6. Trustee's Report

### **Nominating Committee Nomination Approved:**

#### **ECONOMIC AND COMMUNITY DEVELOPMENT BOARD**

4-yr term

Gary Norris nominated to replace Lawson Mabry for a four-year term to expire June, 2020.

### **Mayor Nominations Approved:**

#### **JUDICIAL COMMISSIONER**

1-yr term

Michael Williams nominated to serve another one-year term to expire June, 2017.

#### **MONTGOMERY COUNTY PARKS COMMITTEE**

2-yr term

Commissioner John Genis nominated to serve his second two-year term to expire June, 2018.

Commissioner Joe Creek nominated to replace Commissioner Charlie Keene for a two-year term to expire June, 2018.

### **Mayor Appointments Announced:**

#### **CONVENTION AND VISITORS BUREAU**

3-yr term

(Joint appointment with City of Clarksville Mayor)

Ginna Holleman has been serving an unexpired term and is now eligible to serve her first full three-year term to expire June, 2019.

Steven Stroman appointed to serve another three-year term to expire June, 2019.

Commissioner Jerry Allbert appointed to serve another three-year term to expire June, 2019.

#### **ECONOMIC DEVELOPMENT COUNCIL**

2-yr term

Commissioner Tommy Vallejos appointed to replace Commissioner Charlie Keene for a two-year term to expire June, 2018.

**The Board was adjourned.**



Submitted by:

Kellie A. Jackson  
County Clerk



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

Notaries to be elected July 11, 2016

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
1. CANDY BRYANT	5400 KIRKLAND RD INDIAN MOUND TN 37079 931 216 2144	2063 WILMA RUDOLPH BLVD CLARKSVILLE TN 37040 931 503 7993
2. RHONDA Y BURKHART	3186 GLENBROOKE DRIVE CLARKSVILLE TN 37043 931-801-3928	1827 MEMORIAL DRIVE CLARKSVILLE TN 37043 931-648-0232
3. CAITLIN EMMA CANTLAY	1805 BECKETT DR APT D CLARKSVILLE TN 37042 916-622-5801	98 FRANKLIN ST CLARKSVILLE TN 37040 931-647-9976
4. PATRICIA CHIRCHIRILLO	3261 VERANDA CIR CLARKSVILLE TNTN 37042 701 720 4214	1761 TINY TOWN RD CLARKSVILLE TN 37042 931 896 2121
5. MICHELLE CLARKE	400 CHRISTINE DRIVE CLARKSVILLE TN 37040 931 302 5493	
6. NORMA D CLIFT	2070 QUEENS BLUFF WAY CLARKSVILLE TN 37043 931 906 5488	2271 WILMA RUDOLPH BLVD CLARKSVILLE TN 37040 931 801 7500
7. JONI CREEKMORE	1582 ROSEBURY LN CLARKSVILLE TN 37043 931 302 1135	1 PUBLIC SQUARE CLARKSVILLE TN 37040 931 221 4320
8. TANYA DAVIS	638 JEAN CT CLARKSVILLE TN 37043 931 896 5972	230 DOVER RD CLARKSVILLE TN 37042 931 896 5972
9. KELLY C GUERRERO	1350 SHADY GROVE RD CLARKSVILLE TN 37043 931 217 0863	2015A MEMORIAL DR SPRINGFIELD TN 37172 615 667 0530
10. YVONNE COLLIER HACKNEY	4883 SANGO RD CLARKSVILLE TN 37043 931 358 0646	301 MARKET STREET CLARKSVILLE TN 37042 931 552 9431
11. TANDRA OLIVIA HENDERSON	704 SPEES DR CLARKSVILLE TN 37040 931 802 5219	1598 FORT CAMPBELL BLVD CLARKSVILLE TN 37042 931 552 8698
12. B NATHAN HUNT	13 TRAHERN TERRACE CLARKSVILLE TN 37040 931 220 3640	101 NORTH THIRD STREET CLARKSVILLE TN 37040 931 647 5242
13. SAM ING	216 CHIP N DALE DR CLARKSVILLE TN 37043 931 801 2663	4255 FT CAMPBELL BLVD HOPKINSVILLE KY 42240 270 887 0084

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

Notaries to be elected July 11,2016

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
14. CHERRELLE JONES	376 S LANCASTER RD APT 283 CLARKSVILLE TN 37040 931 278 0090 708 MT VERNON DR	230 DOVER RD STE C CLARKSVILLE TN 37042 931 920 5000 2063 WILMA RUDOLPH BLVD
15. ANNETTE H KALINOWSKI	CLARKSVILLE TN 37043 931-645-1215 316 GRASSLAND DR	CLARKSVILLE TN 37043 9315037995 604 COLLEGE ST
16. SHIRLEY M KORBE	CLARKSVILLE TN 37043 931-648-9672 418 ROBIN HILL RD	CLARKSVILLE TN 37040 931-221-6238 730 ECONOMY DR
17. LOUISE B KRASS	CLARKSVILLE TN 37043 931 358 0554 76 WEST DR	CLARKSVILLE TN 37043 931 368 0237 960 ALFRED THUN RD
18. EVAN RAY LEDFORD	CLARKSVILLE TN 37040 931 241 8632 2864 SUMMER LAWN DR	CLARKSVILLE TN 37040 931 551 8626 662 B SANGO RD
19. ERIC SCOTT LEHMAN	CLARKSVILLE TN 37043 931 368 9615 626 BUNKER HILL	CLARKSVILLE TN 37043 931 896 2226 2655 TRENTON RD
20. RONDA LUCZYNSKI	CLARKSVILLE TN 37042 931 980 1357 597 POLLARD RD	CLARKSVILLE TN 37040 931 538 7000 350 PAGEANT LANE STE.301
21. PATRICIA Y MARTIN	CLARKSVILLE TN 37042 931-378-0005 3381 MELISSA LANE	CLARKSVILLE TN 37042 931-645-0652 116 NORTH SECOND STREET
22. KRISTIN E MEZZLES	CLARKSVILLE TN 37042 315 775 6407 2350 HOOKS LANE	CLARKSVILLE TN 37040 931 503 9089 2375 HOOKS LANE
23. MARY K MILLER	WOODLAWN TN 37191 931-645-4336 210 KIRBY DR	WOODLAWN TN 37191 931-648-4449
24. MARCELLA MITCHELL	CLARKSVILLE TN 37042 931 624 5123 459 STONE MEADOW RD	101 N THIRD ST CLARKSVILLE TN 37040 931 647 5242
25. GREGORY P PATTON	CLARKSVILLE TN 37043 931 645 4077 291 SHILOH ROAD	1832 MEMORIAL DRIVE 30704 931 645 3552
26. PAUL RAY PAYTON	CLARKSVILLE TN 37042 931 648 2239	



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

Notaries to be elected July 11,2016

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
27. TERESA A RAWLS	4161 LEM DAVIS RD CUNNINGHAM TN 37052 931 387 2477	
28. AUBRE RIOS	3119 ARROW LANE CLARKSVILLE TN 37043 931-561-6515	1735 CHICKEN RD LEBANON TN PO CLARKSVILLE TN 37043 615-939-3105
29. H PAUL RITCHIE	10576 HWY 49 ERIN TN 37061 931 289 2643	1263 CLOVERDALE DR CLARKSVILLE TN 37040 931 801 2306
30. STACY RITCHIE	2068+ HWY 49 ERIN TN 37061 931-289-2643	1263 CLOVERDALE DR CLARKSVILLE TN 37040 931-801-2307
31. FREDERICA ANGELA RODNEY	404 BEASLEY DR. CLARKSVILLE TN 37042 931-2494583	2645 FT. CAMPBELL BLVD. CLARKSVILLE TN 37042 931-431-3333
32. HAYLEY E RODRIGUEZ	2945 LILY WAY CLARKSVILLE TN 37043 904 229 9983	240 KNAPP BLVD NASHVILLE TN 37217 615 660 8043
33. SHELLEY ROSIER	216 HAWKINS RD CLARKSVILLE TN 37040 931-237-7542	2623 TINY TOWN RD CLARKSVILLE TN 37042 931-553-2075
34. DENISE SANDIFAR	3267 ASHLAND CITY RD CLARKSVILLE TN 37043 931-801-5941	662 SANGO RD SUITE B CLARKSVILLE TN 37043 931-896-2227
35. SHARLA VALENCIA SMITH	1354 TANNAHHILL WAY CLARKSVILLE TN 37043 931-220-3317	621 GRACEY AVENUE CLARKSVILLE TN 37040 931-220-3317
36. JEREMIAH STITH	2854 PRINCE DR CLARKSVILLE TN 37043 931-249-5820	1957 MADISON ST CLARKSVILLE TN 37043 931-553-5287
37. ZACHARY LOUIS TALBOT	1900 BRADBURY RD ADAMS TN 37010 917-274-5788	101 N THIRD ST CLARKSVILLE TN 37040 9316475242
38. NELANIE TARDY	260A TIMBER COURT DR CLARKSVILLE TN 37043 270 303 4885	1 PUBLIC SQUARE CLARKSVILLE TN 37040 931 221 4320

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

Notaries to be elected July 11,2016

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
39. MELISSA K TURNLEY	525 BRUCE JENNER DR CLARKSVILLE TN 37042 931-241-0609	260 DOVER RD CLARKSVILLE TN 37042 9312453068
40. CEDRIC ALONZO WASHINGTON	128 WEST CONCORD DR APT I CLARKSVILLE TN 37042 314-203-1485	
41. BRYAN WELLER	120 THOMAS TRAYLOR LANE CLARKSVILLE TN 37043 931 401 7575	311 N MAIN ST ASHLAND CITY TN 37015 615 792 5185
42. JEREMY WIGGINS	830 PROFESSIONAL PARK DR CLARKSVILLE TN 37040 931 494 0679	2605 WILMA RUDOLPH BLVD CLARKSVILLE TN 37040 931 906 2147
43. ROSALYN K WILLIAMS	4441 MONTICELLO TRACE ADAMS TN 37010 931 801 6149	
44. KRISTY ZIMMERMAN	611 FAWN DR CLARKSVILLE TN 37043 931 572 9849	793 WEATHERLY DR CLARKSVILLE TN 37043 931 645 1373






**Montgomery County Government**  
**Building and Codes Department**

Phone  
931-648-5718

350 Pageant Lane Suite 309  
Clarksville, TN 37040

Fax  
931-553-5121

**Memorandum**

**TO:** Jim Durrett, County Mayor  
**FROM:** Rod Streeter, Building Commissioner   
**DATE:** July 1, 2016  
**SUBJ:** JUNE 2016 PERMIT REVENUE REPORT

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The number of permits issued in June 2016 is as follows: Building Permits 95, Grading Permits 2, Mechanical Permits 58, and Plumbing Permits 18 for a total of 173 permits.

The total cost of construction was \$9,150,506.00. The revenue is as follows: Building Permits \$46,451.60, Grading Permits \$604.00, Plumbing Permits \$1,750.00, Mechanical Permits: \$5,085.00 Plans Review \$1,108.00, BZA \$500.00, Re-Inspections \$200.00, Pre-Inspection \$0.00, Safety Inspection \$0.00, and Miscellaneous Fees \$0.00 the total revenue received in June 2016 was \$55,698.60.

**FISCAL YEAR 2015/2016 TOTALS TO DATE:**

NUMBER OF SINGLE FAMILY PERMITS:	423
COST OF CONSTRUCTION:	\$319,004,126.00
NUMBER OF BUILDING PERMITS:	907
NUMBER OF PLUMBING PERMITS:	195
NUMBER OF MECHANICAL PERMITS:	562
NUMBER OF GRADING PERMITS:	14
BUILDING PERMITS REVENUE:	\$742,150.46
PLUMBING PERMIT REVENUE:	\$19,250.00
MECHANICAL PERMIT REVENUE:	\$52,449.00
GRADING PERMIT REVENUE:	\$13,422.00
RENEWAL FEES:	\$1,150.00
PLANS REVIEW FEES:	\$81,638.20
BZA FEES:	\$4,500.00
RE-INSPECTION FEES:	\$2,550.00
PRE-INSPECTION FEES:	\$0.00
SAFETY INSPECTION FEES:	\$50.00
MISCELLANEOUS FEES:	\$0.00
MISC REFUNDS	\$0.00
SWBA	\$0.00
TOTAL REVENUE:	\$917,559.66

**JUNE 2016 GROUND WATER PROTECTION**

The number of septic applications received for June 2016 was 27 with total revenue received for the county was \$0.00 (State received \$17,515.00).

The lease agreement beginning on July 1, 2015-June 30, 2016 was agreed upon between the County and State.

The number of Septic Tank Disclosure requests for June 2016. **\*\*Effective December 16, 2008 Ground Water Protection no longer provides this service.\*\***

**FISCAL YEAR 2015/2016 TOTALS TO DATE:**

NUMBER OF GROUND WATER APPLICATIONS (SEPTIC)	245
NUMBER OF SEPTIC TANK DISCLOSURE REQUEST	0
GROUND WATER PROTECTION (STATE: \$154,340.00)	\$0.00
 TOTAL REVENUE:	 \$917,559.66

DR/bf

cc: Jim Durrett, County Mayor  
Jeff Taylor, Accounts and Budgets  
Kellie Jackson, County Clerk



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**Memorandum**

**TO:** Jim Durrett, County Mayor

**FROM:** Rod Streeter, Building Commissioner 

**DATE:** July 1, 2016

**SUBJ:** June 2016 ADEQUATE FACILITIES TAX REPORT

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The total number of receipts issued in June 2016 is as follows: City 86 and County 59 for a total of 145.

There were 118 receipts issued on single-family dwellings, 3 receipts issued on multi-family dwellings with a total of 6 units, 20 receipts issued on condominiums with a total of 20 units, 0 receipts issued on townhouses. There was 3 exemption receipt issued.

The total taxes received for June 2016 was \$79,800.00

The total refunds issued for June 2016 was \$0.00.

Total Adequate Facilities Tax Revenue for June 2016 was \$79,800.00

**FISCAL YEAR 2015/2016 TOTALS TO DATE:**

TOTAL NUMBER OF Adequate Facilities Tax Receipts Issued:	City: 803
	County: 549
	Total: 1352
 TOTAL REFUNDS:	 \$0.00
 TOTAL TAXES RECEIVED:	 \$788,975.00

<u>NUMBER OF LOTS AND DWELLINGS ISSUED</u>	<u>CITY</u>	<u>COUNTY</u>	<u>TOTAL</u>
LOTS 5 ACRES OR MORE:	2	57	59
SINGLE-FAMILY DWELLINGS:	709	429	1138
MULTI-FAMILY DWELLINGS (34 Receipts):	152	106	258
CONDOMINIUMS: (103 Receipts)	57	46	103
TOWNHOUSES:	0	0	0
EXEMPTIONS: (15 Receipts)	6	9	15
REFUNDS ISSUED: (0 Receipts)	(0)	(0)	(0)

DR/bf

cc: Jim Durrett, County Mayor  
Jeff Taylor, Accounts and Budgets  
Kellie Jackson, County Clerk