

**CITIZENS TO ADDRESS THE COMMISSION**

**CALL TO ORDER** - Mayor Durrett

**PRESENTATIONS**

1. Adult & Teen Challenge Middle Tennessee – Justin Hosford
2. Veterans Treatment Court – Ed Moss

**PUBLIC HEARING ZONING RESOLUTIONS**

**CZ-19-2019** Application of William & Emily Shropshire from C-1 to AG

**CLOSE PUBLIC HEARING**

**RESOLUTIONS**

- 20-1-1** Resolution of the Montgomery County Board of Commissioners Authorizing Lease of Computers
- 20-1-2** Resolution of the Montgomery County Board of Commissioners Approving Amendments to the 2019-20 School Budget
- 20-1-3** Resolution of the Montgomery County Board of Commissioners to Amend Resolution 19-1-10 Adopting Term Limits for Various Committees
- 20-1-4** Resolution to Donate a 0.31 Acre Parcel in the South Industrial Park to the City of Clarksville for a Police Precinct
- 20-1-5** Resolution to Appropriate Funding for the Purchase of Engraved Brick Pavers Using Funding from Bond Proceeds Dedicated for Art Purchases
- 20-1-6** Resolution Requesting Improvements to SR236/Rossvie Road from East of International Blvd. to Hayes Lane from the State of Tennessee, Tennessee Department of Transportation
- 20-1-7** Resolution Amending the Budget of the Montgomery County Information Technology Department in an Amount Not to Exceed One Hundred Twenty-Five Thousand Dollars (\$125,000) for the Purchase of Software and Equipment for the Commission Chambers Discussion and Voting System
- 20-1-8** Resolution to Acquire Certain Real Estate Located on Needmore Road, Clarksville, Tennessee for the Purpose of a New Animal Care & Control Facility
- 20-1-9** Initial Resolution Authorizing the Issuance of Not to Exceed Thirty-Two Million Nine Hundred Thousand Dollars (\$32,900,000) General Obligation Bonds of Montgomery County, Tennessee

- 20-1-10** Resolution Authorizing the Issuance of General Obligation Bonds of Montgomery County, Tennessee in the Aggregate Principal Amount of Not to Exceed \$32,900,000, in One or More Series; Making Provisions for the Issuance, Sale and Payment of Said Bonds, Establishing the Terms Thereof and the Disposition of Proceeds Therefrom; and Providing for the Levy of Taxes for the Payment of Principal of, Premium, if any, and Interest on the Bonds

**OLD BUSINESS/UNFINISHED (deferred from December)**

- 19-12-9** Resolution by the Montgomery County Tennessee Commission Ratifying the Clarksville-Montgomery County 2040 Growth Plan and Forwarding It to the Tennessee Local Government Planning Advisory Committee for Consideration
- 19-12-12** Resolution of the Montgomery County Board of Commissioners Appropriating Funds for the Purchase of Emmanuel Family Life Center for CMCSS Language Immersion Program

**REPORTS**

1. Minutes dated December 9, 2019
2. County Clerk's Report / Notary List
3. Nominating Committee Nominations
4. County Mayor Nominations
5. County Mayor Appointments

**REPORTS FILED**

1. Report on Debt Obligation for CMCSS Laptops \$3,731,958.27
2. Report on Debt Obligation for CMCSS Laptops \$226,996.84

**ANNOUNCEMENTS**

**ADJOURN**



**RESOLUTION OF THE MONTGOMERY COUNTY BOARD OF  
COMMISSIONERS  
AMENDING THE ZONE CLASSIFICATION OF THE PROPERTY OF  
WILLIAM & EMILY SHROPSHIRE**

WHEREAS, an application for a zone change from C-1 Neighborhood Commercial District to AG

Agricultural District has been submitted by William & Emily Shropshire and

WHEREAS, said property is identified as County Tax Map 143, parcel 088.01, containing 1.51 acres, situated in Civil District 13, property fronting on the west frontage of SR 48, 1,840 +/- feet north of the SR 48 & Louise Creek Road intersection; and

WHEREAS, said property is described as follows:

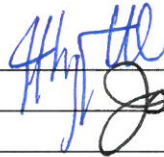
Beginning at a new iron pin in the west right of way of Tennessee Highway 48, this iron pin being 2.4 miles, more or less, south of Tennessee Highway 13; thence South 0 degrees 58 minutes 04 seconds East 250.66 feet with the west right of way of Tennessee Highway 48 to a new iron pin; thence South 88 degrees 59 minutes 51 seconds West 262.56 feet to a new iron pin; thence North 1 degree 01 minutes 49 seconds West 250.68 feet to a new iron pin; thence North 89 degrees 00 minutes 05 seconds East 262.83 feet to a new iron pin at the point of beginning, this said tract containing 1.51 more or less 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 13th day of January, 2020, that the zone classification of the property of William & Emily Shropshire from C-1 to AG is hereby approved.

Duly passed and approved this 13th day of January, 2020.

Sponsor \_\_\_\_\_  
Commissioner \_\_\_\_\_  
Approved \_\_\_\_\_

  
Joe I. Cook

County Mayor

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

## COUNTY ZONING ACTIONS

The following case(s) will be considered for final action at the formal session of the Board of County Commissioners meeting on: **Monday, January 13, 2020**. The public hearing will be held on: **Monday, January 6, 2020**.

CASE NUMBER: CZ-19-2019

Applicant: William & Emily Shropshire

Location: Property fronting on the west frontage of SR 48, 1,840 +/- feet north of the SR 48 & Louise Creek Road intersection.

Request: C-1 Neighborhood Commercial District to  
AG Agricultural District

County Commission District: 4

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

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**CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING**

**STAFF REVIEW - ZONING**

**RPC MEETING DATE** 12/19/2019

**CASE NUMBER:** CZ - 19 - 2019

**NAME OF APPLICANT** William & Emily

Shropshire

**AGENT:**

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**GENERAL INFORMATION**

**TAX PLAT:** 143

**PARCEL(S):** 088.01

**ACREAGE TO BE REZONED:** 1.51

**PRESENT ZONING:** C-1

**PROPOSED ZONING:** AG

**EXTENSION OF ZONING**

**CLASSIFICATION:** YES

**PROPERTY LOCATION:** Property fronting on the west frontage of SR 48, 1,840 +/- feet north of the SR 48 & Louise Creek Road intersection.

**CITY COUNCIL WARD:**

**COUNTY COMMISSION DISTRICT:** 4

**CIVIL DISTRICT:** 22

**DESCRIPTION OF PROPERTY** Existing grassland tract with varying topography.

**AND SURROUNDING USES:**

**APPLICANT'S STATEMENT** Single Family Home

**FOR PROPOSED USE:**

**GROWTH PLAN AREA:**

RA

**PLANNING AREA:** Cumberland

**PREVIOUS ZONING HISTORY:**

# CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING

## STAFF REVIEW - ZONING

### DEPARTMENT COMMENTS

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

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

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

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

No Comment(s) Received

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

No Comment(s) Received

**3. DRAINAGE COMMENTS:**

Comments received from department and they had no concerns.

**4. CDE/CEMC:**

No Comment(s) Received

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

Comments received from department and they had no concerns.

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

No Comment(s) Received

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

**8. SCHOOL SYSTEM:**

ELEMENTARY:

MIDDLE SCHOOL:

HIGH SCHOOL:

**9. FT. CAMPBELL:**

**10. OTHER COMMENTS:**

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

**PLANNING STAFF'S STUDY AND RECOMMENDATION**

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

**INFRASTRUCTURE:**

**WATER SOURCE:** CUNNINGHAM UD

**SEWER SOURCE:** SEPTIC

**STREET/ROAD ACCESSIBILITY:** Highway 48

**DRAINAGE COMMENTS:** Drains west

**RESIDENTIAL DEVELOPMENT**

**APPLICANT'S ESTIMATES    HISTORICAL ESTIMATES**

**LOTS/UNITS:**

**1**

**POPULATION:**

**ELEMENTARY SCHOOL STUDENTS:**

**MIDDLE SCHOOL STUDENTS:**

**HIGH SCHOOL STUDENTS:**

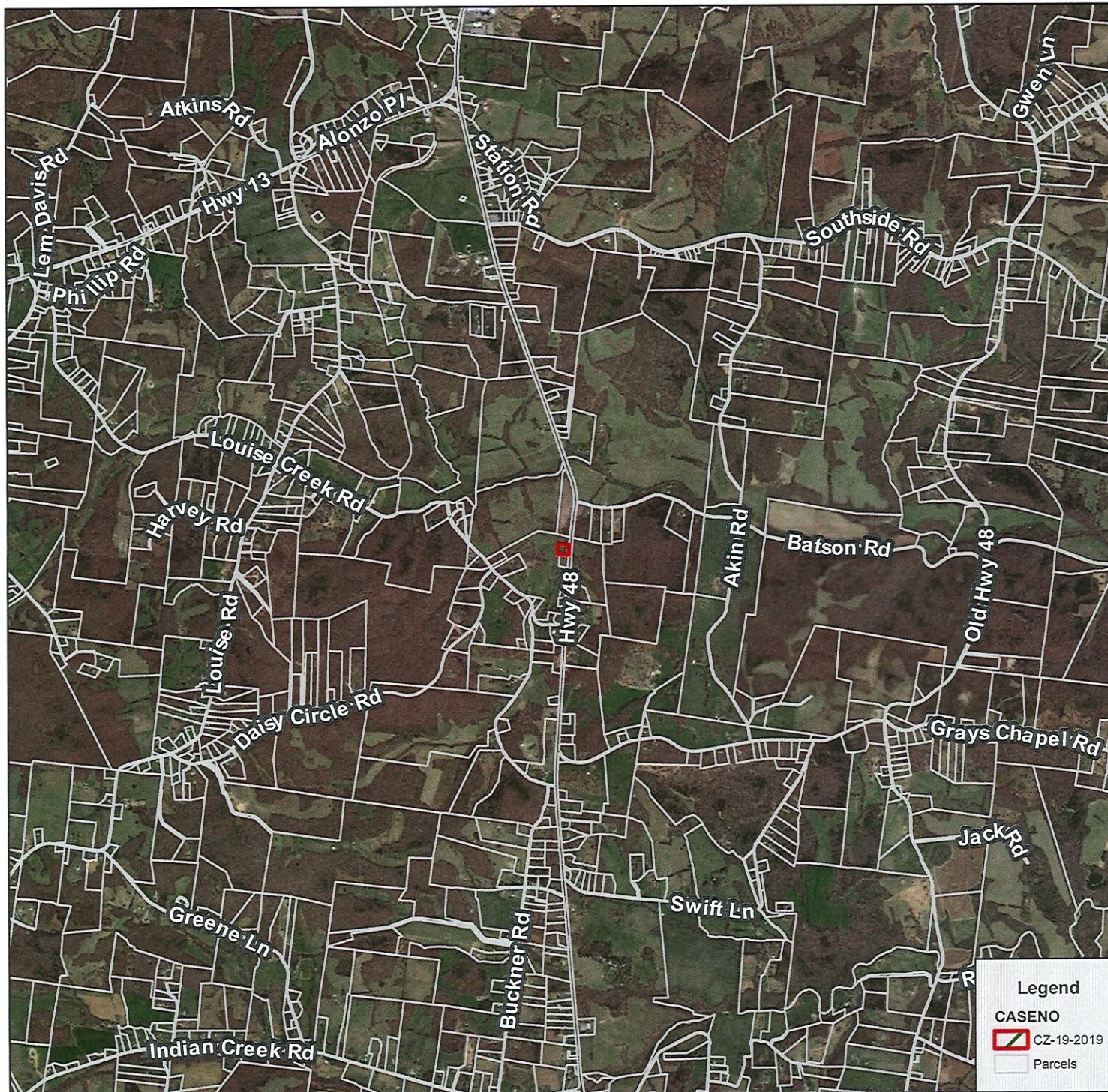
**APPLICABLE LAND USE PLAN**

Cumberland Planning Area: Least densely populated planning area in Montgomery County. The area has some of the roughest terrain in Montgomery County. Lower Density residential is anticipated due to the lack of public sewer.

**STAFF RECOMMENDATION:      APPROVAL**

1. The proposed zoning request is consistent with the adopted Land Use Plan.
2. The AG Zoning request is not out of character with the surrounding properties.
3. No adverse environmental issues were identified relative to this request.
- 4.
- 5.





**CZ-19-2019**

**APPLICANT:**

**WILLIAM & EMILY  
SHROPSHIRE**

**REQUEST:**

**C-1**

**TO**

**AG**

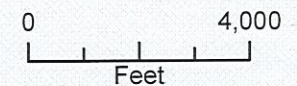
**MAP AND PARCEL**

**143 08801**

**+/- ACRES**

**1.51**

1:40,000



12/19/2019

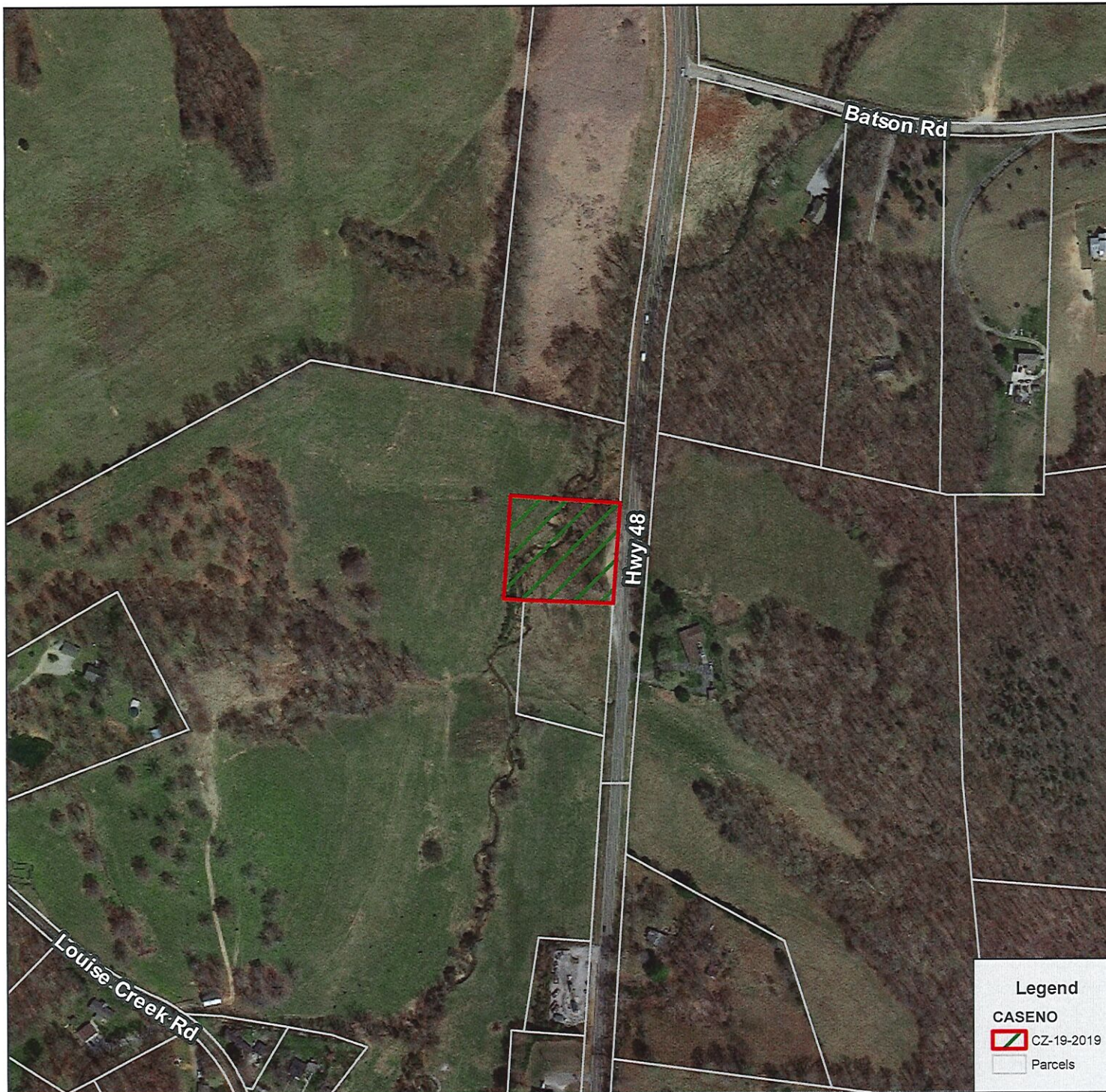
**Legend**

**CASENO**

 **CZ-19-2019**

 **Parcels**





**CZ-19-2019**

**APPLICANT:**

**WILLIAM & EMILY  
SHROPSHIRE**

**REQUEST:**

**C-1**

**TO**

**AG**

**MAP AND PARCEL**

**143 08801**

**+/- ACRES**

**1.51**

1:4,000



12/19/2019





**CZ-19-2019**

**APPLICANT:**

**WILLIAM & EMILY  
SHROPSHIRE**

**REQUEST:**

**C-1  
TO  
AG**

**MAP AND PARCEL**

**143 08801**

**+/- ACRES**

**1.51**

**Legend**

**CASENO**

 **CZ-19-2019**

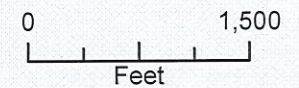
 **Parcels**

**Zoning**

 **AG**

 **C-1**

1:15,000



12/19/2019



**CASE NUMBER:** CZ 19 2019 **MEETING DATE** 12/19/2019

**APPLICANT:** William & Emily Shropshire

**PRESENT ZONING** C-1

**PROPOSED ZONING** AG

**TAX PLAT #** 143

**PARCEL** 088.01

**GEN. LOCATION** Property fronting on the west frontage of SR 48, 1,840 +/- feet north of the SR 48 & Louise Creek Road intersection.

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**PUBLIC COMMENTS**

None received as of 9:00 A.M. on 12/19/2019 (A.L.)

**RESOLUTION OF THE MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS AUTHORIZING  
LEASE OF COMPUTERS**

**WHEREAS**, pursuant to Section 7-51-902 of the Tennessee Code Annotated, as amended, CMCSS is authorized to acquire capital improvement property by Lease Agreement and pay interest thereon by contract for a term not to exceed 40 years, or the useful life of the capital improvement property, whichever is less, and;


**WHEREAS**, CMCSS (Lessee) desires to enter into a four year Equipment Lease Agreement with successful lease bidder (Lessor) for the purpose of leasing approximately 26,000 student laptops and 2,000 teacher laptops valued at \$16,400,000 to be purchased in fiscal year 2019-20, with an annual lease payment including finance charges not to exceed \$4,100,000, and;

**WHEREAS**, the funding for the lease agreement is included in the 2019-2020 General Purpose School Fund Budget approved by the Montgomery Board of County Commissioner, and;

**NOW, THEREFORE, BE IT RESOLVED** by the Montgomery County Board of County Commissioners assembled in Regular Session on this the 13<sup>th</sup> day of January, 2020 that the Agreement between the successful lease bidder (Lessor) and the Lessee are hereby approved and the Director (the "Authorized Officer") is hereby authorized and directed to execute said Agreement on behalf of the Lessee. The agreement will be executed for fiscal year 2019-2020.

Duly passed and approved this 13th day of January, 2020.

Sponsor



Commissioner



Approved

\_\_\_\_\_

County Mayor

Attested

\_\_\_\_\_

County Court Clerk

RESOLUTION OF THE MONTGOMERY COUNTY  
BOARD OF COMMISSIONERS APPROVING  
AMENDMENTS TO THE 2019-20  
SCHOOL BUDGET

**WHEREAS**, the proposed amendments to the General Purpose School Fund Budget reflect the most recent estimates of revenues and expenditures, and,

**WHEREAS**, the Clarksville-Montgomery County Board of Education has studied the attached amendments and approved them on December 10, 2019, for recommendation to the Montgomery County Board of Commissioners.

**NOW, THEREFORE, BE IT RESOLVED** by the Montgomery County Board of County Commissioners assembled in Regular Business Session on this 13th day of January, 2020, that the 2019-20 School Budget be amended as per the attached schedules.

Sponsor mit 2. H b

Commissioner Joe / Aunt

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

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

<b>Clarksville-Montgomery County School System</b> <b>General Purpose School Fund Budget</b>
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	2019-20 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget
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**Estimated Revenues****Local Revenues**

Current Property Tax	28,002,813	28,002,813	-	28,002,813
Trustees Collection - Prior Years	825,000	825,000	-	825,000
Cir. Clk/Clk Mastr Coll	381,951	381,951	-	381,951
Interest & Penalties	316,000	316,000	-	316,000
Payments In Lieu of Taxes (Utility)	670,096	670,096	-	670,096
Local Option Sales Tax	63,046,400	63,046,400	-	63,046,400
Wheel Tax	4,970,750	4,970,750	-	4,970,750
Business Tax	742,300	742,300	-	742,300
Mixed Drink Tax	375,000	375,000	-	375,000
Bank Excise Tax	128,755	128,755	-	128,755
Archives & Records Management Fee	8,400	8,400	-	8,400
Tuition - Regular Day Students	10,000	10,000	-	10,000
Tuition - Other	108,000	108,000	-	108,000
School Based Health Program	10,000	10,000	-	10,000
Criminal Background Fee	36,300	36,300	-	36,300
Other charges for services	312,117	312,117	-	312,117
Lease/Rentals	82,000	82,000	-	82,000
Sale of Recycled Materials	6,000	6,000	-	6,000
E-Rate Funding	295,947	295,947	-	295,947
Misc. Refund - Other	45,862	45,862	-	45,862
Sale of Equipment	250,000	250,000	-	250,000
Damages from Individuals	3,435	3,435	-	3,435
Contributions & Gifts	16,885	16,885	-	16,885
Other Local Revenue	10,450	10,450	-	10,450
<b>Total Local Revenues</b>	<b>100,654,461</b>	<b>100,654,461</b>	<b>-</b>	<b>100,654,461</b>

<p align="center"><b>Clarksville-Montgomery County School System</b>  <b>General Purpose School Fund Budget</b></p>
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	2019-20 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget
<b>State Revenues</b>				
Transition School To Work	180,764	180,764	-	180,764
Basic Education Program	180,646,500	181,446,500	-	181,446,500
Early Childhood Education	1,566,500	1,840,910	-	1,840,910
Other State Education Funds	-	36,900	-	36,900
Career Ladder Program	333,550	333,550	-	333,550
Income Tax	122,792	122,792	-	122,792
<b>Total State Revenues</b>	<b>182,850,106</b>	<b>183,961,416</b>	<b>-</b>	<b>183,961,416</b>
<b>Federal Revenues</b>				
Public Law 874 (Impact Aid)	1,777,633	1,777,633	-	1,777,633
JROTC	673,459	673,459	-	673,459
Contributions	24,364	24,364	-	24,364
Adult Literacy	31,494	31,494	-	31,494
Other Government and Citizens Groups	30,000	30,000	-	30,000
<b>Total Federal Revenues</b>	<b>2,536,950</b>	<b>2,536,950</b>	<b>-</b>	<b>2,536,950</b>
<b>Non-Revenue Sources</b>				
Capital Lease Proceeds	16,400,000	16,790,959	-	16,790,959
Insurance Recovery	1,000	1,000	-	1,000
Operating Transfers	667,624	667,624	697,406	1,365,030
<b>Total Non-Revenue Sources</b>	<b>17,068,624</b>	<b>17,459,583</b>	<b>697,406</b>	<b>18,156,989</b>
<b>Total Revenues</b>	<b>303,110,141</b>	<b>304,612,410</b>	<b>697,406</b>	<b>305,309,816</b>

12/02/2019

<b>Clarksville-Montgomery County School System</b> <b>General Purpose School Fund Budget</b>
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CMCSS

	2019-20 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget
<b>Beginning Reserves and Fund Balance</b>				
Reserve for On-The-Job Injury	402,218	402,218	-	402,218
Reserve for Property & Liability Insurance	781,000	781,000	-	781,000
Reserve for BEP	-	-	-	-
Reserve for Career Ladder	21,317	61,967	-	61,967
Assign for Education - Munis Systems	50,000	50,000	0	50,000
Assign for Education - School Bus Replacements	1,609,500	1,609,500	-	1,609,500
Assign for Technology Equipment, Purchases and Leases	5,035,000	5,035,000	-	5,035,000
Assign for Education - TCRS	-	-	-	-
<b>Total Reserves</b>	<b>7,899,035</b>	<b>7,939,685</b>	<b>-</b>	<b>7,939,685</b>
<b>Beginning Fund Balance</b>	<b>21,127,290</b>	<b>22,299,930</b>	<b>-</b>	<b>22,299,930</b>
Actual Fund Balance as of 6/30/19				
<b>Total Reserves and Fund Balance</b>	<b>29,026,325</b>	<b>30,239,615</b>	<b>-</b>	<b>30,239,615</b>
<b>Total Available Funds</b>	<b>332,136,466</b>	<b>334,852,025</b>	<b>697,406</b>	<b>335,549,431</b>

<b>Clarksville-Montgomery County School System</b> <b>General Purpose School Fund Budget</b>
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	2019-20 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget
<b>Expenditures (Appropriations)</b>				
<b>71100 - Regular Instruction</b>				
Salaries	101,427,257	101,356,979	-	101,356,979
Employee Benefits	35,614,999	35,559,236	-	35,559,236
Contracted Services	4,133,701	4,135,201	-	4,135,201
Supplies and Materials	6,135,113	6,145,113	-	6,145,113
Equipment	63,700	63,700	-	63,700
Student Fee Waivers	269,054	269,054	-	269,054
<b>Total 71100 - Regular Instruction</b>	<b>147,643,824</b>	<b>147,529,283</b>	<b>-</b>	<b>147,529,283</b>
<b>71150 - Alternative School</b>				
Salaries	867,311	867,311	-	867,311
Employee Benefits	326,359	326,359	-	326,359
Contracted Services	4,600	4,600	-	4,600
Supplies and Materials	3,000	3,000	-	3,000
<b>Total 71150 - Alternative School</b>	<b>1,201,270</b>	<b>1,201,270</b>	<b>-</b>	<b>1,201,270</b>
<b>71200 - Special Education</b>				
Salaries	24,060,306	24,271,506	497,063	24,768,569
Employee Benefits	8,577,951	8,613,115	200,343	8,813,458
Contracted Services	34,500	34,500	-	34,500
Supplies and Materials	85,000	85,000	-	85,000
Equipment	10,000	10,000	-	10,000
<b>Total 71200 - Special Education</b>	<b>32,767,757</b>	<b>33,014,121</b>	<b>697,406</b>	<b>33,711,527</b>

<b>Clarksville-Montgomery County School System</b> <b>General Purpose School Fund Budget</b>
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	2019-20 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget
<b>71300 - Vocational Education</b>				
Salaries	4,284,950	4,284,950	-	4,284,950
Employee Benefits	1,496,395	1,496,395	-	1,496,395
Contracted Services	5,000	5,000	-	5,000
Supplies and Materials	578,000	578,000	-	578,000
Equipment	100,000	100,000	-	100,000
<b>Total 71300 - Vocational Education</b>	<b>6,464,345</b>	<b>6,464,345</b>	<b>-</b>	<b>6,464,345</b>
<b>72110 - Student Services</b>				
Salaries	692,599	692,599	-	692,599
Employee Benefits	227,043	227,043	-	227,043
Contracted Services	7,100	7,100	-	7,100
Supplies and Materials	10,400	10,400	-	10,400
Staff Development	7,000	7,000	-	7,000
<b>Total 72110 - Student Services</b>	<b>944,142</b>	<b>944,142</b>	<b>-</b>	<b>944,142</b>
<b>72120 - Health Services</b>				
Salaries	1,418,473	1,448,473	-	1,448,473
Employee Benefits	537,643	542,638	-	542,638
Contracted Services	1,200	1,200	-	1,200
Supplies and Materials	33,295	33,295	-	33,295
Equipment	29,150	29,150	-	29,150
<b>Total 72120 - Health Services</b>	<b>2,019,761</b>	<b>2,054,756</b>	<b>-</b>	<b>2,054,756</b>



<b>Clarksville-Montgomery County School System</b> <b>General Purpose School Fund Budget</b>
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	2019-20 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget
<b>72130 - Other Student Support</b>				
Salaries	7,689,347	7,952,822	410,540	8,363,362
Employee Benefits	2,595,565	2,660,580	127,551	2,788,131
Contracted Services	401,147	380,147	-	380,147
Supplies and Materials	2,700	4,700	-	4,700
Equipment	40,000	57,000	-	57,000
Staff Development	5,000	28,000	-	28,000
Other	1,096	1,096	-	1,096
<b>Total 72130 - Other Student Support</b>	<b>10,734,855</b>	<b>11,084,345</b>	<b>538,091</b>	<b>11,622,436</b>
<b>72210 - Regular Instruction Support</b>				
Salaries	10,585,792	10,626,251	-	10,626,251
Employee Benefits	3,565,458	3,571,516	-	3,571,516
Contracted Services	363,620	360,620	-	360,620
Supplies and Materials	1,059,922	1,060,022	-	1,060,022
Equipment	15,000	7,900	-	7,900
Staff Development	715,472	715,472	-	715,472
Other	21,000	21,000	-	21,000
<b>Total 72210 - Regular Instruction Support</b>	<b>16,326,264</b>	<b>16,362,781</b>	<b>-</b>	<b>16,362,781</b>
<b>72215 - Alternative School Support</b>				
Salaries	22,906	22,906	-	22,906
Employee Benefits	3,847	3,847	-	3,847
<b>Total 72215 - Alternative School Support</b>	<b>26,753</b>	<b>26,753</b>	<b>-</b>	<b>26,753</b>

<b>Clarksville-Montgomery County School System</b> <b>General Purpose School Fund Budget</b>
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	2019-20 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget
<b>72220 - Special Education Support</b>				
Salaries	2,515,479	2,639,285	(410,540)	2,228,745
Employee Benefits	824,703	847,335	(127,551)	719,784
Contracted Services	126,960	126,960	-	126,960
Supplies and Materials	99,889	99,889	-	99,889
Staff Development	20,500	20,500	-	20,500
<b>Total 72220 - Special Education Support</b>	<b>3,587,531</b>	<b>3,733,969</b>	<b>(538,091)</b>	<b>3,195,878</b>
<b>72230 - Vocational Education Support</b>				
Salaries	103,726	103,726	-	103,726
Employee Benefits	33,553	33,553	-	33,553
Supplies and Materials	600	600	-	600
Staff Development	2,000	2,000	-	2,000
<b>Total 72230 - Vocational Education Support</b>	<b>139,879</b>	<b>139,879</b>	<b>-</b>	<b>139,879</b>
<b>72250 - Technology</b>				
Salaries	1,190,833	1,190,833	-	1,190,833
Employee Benefits	382,369	382,369	-	382,369
Contracted Services	1,569,043	1,569,043	-	1,569,043
Supplies and Materials	3,211,046	3,211,046	-	3,211,046
Equipment	17,476,350	17,977,309	-	17,977,309
Staff Development	34,460	34,460	-	34,460
<b>Total 72250 - Technology</b>	<b>23,864,101</b>	<b>24,365,060</b>	<b>-</b>	<b>24,365,060</b>
<b>72260 - Adult Education Support</b>				
Salaries	235,105	235,105	-	235,105
Employee Benefits	55,430	55,430	-	55,430
<b>Total 72260 - Adult Education Support</b>	<b>290,535</b>	<b>290,535</b>	<b>-</b>	<b>290,535</b>

<b>Clarksville-Montgomery County School System</b> <b>General Purpose School Fund Budget</b>
---

	2019-20 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget
<b>72310 - Board of Education</b>				
Salaries	70,573	70,573	-	70,573
Employee Benefits	1,402,222	1,402,222	-	1,402,222
Contracted Services	237,800	229,800	-	229,800
Insurance Premiums	933,494	933,494	-	933,494
Trustee's Commission	1,390,000	1,390,000	-	1,390,000
Staff Development	17,000	25,000	-	25,000
Background Investigations/Prof. Dev.	94,605	94,605	-	94,605
Community Relations	500	500	-	500
<b>Total 72310 - Board of Education</b>	<b>4,146,194</b>	<b>4,146,194</b>	<b>-</b>	<b>4,146,194</b>
<b>72320 - Director of Schools</b>				
Salaries	570,232	570,232	-	570,232
Employee Benefits	156,071	156,071	-	156,071
Contracted Services	70,756	70,756	-	70,756
Supplies and Materials	2,350	3,450	-	3,450
Equipment	1,500	1,500	-	1,500
Staff Development	22,300	22,300	-	22,300
<b>Total 72320 - Director of Schools</b>	<b>823,209</b>	<b>824,309</b>	<b>-</b>	<b>824,309</b>
<b>72320 - Printing and Communications</b>				
Salaries	599,823	599,823	-	599,823
Employee Benefits	225,601	225,601	-	225,601
Contracted Services	73,970	73,970	-	73,970
Supplies and Materials	60,776	60,776	-	60,776
Equipment	10,871	10,871	-	10,871
Staff Development	22,678	22,678	-	22,678
<b>Total 72320 - Printing and Communications</b>	<b>993,719</b>	<b>993,719</b>	<b>-</b>	<b>993,719</b>

<p align="center"><b>Clarksville-Montgomery County School System</b>  <b>General Purpose School Fund Budget</b></p>
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	2019-20 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget
<b>72410 - Office of the Principal</b>				
Salaries	14,770,227	14,967,811	-	14,967,811
Employee Benefits	5,735,922	5,771,252	-	5,771,252
Contracted Services	29,355	29,355	-	29,355
Equipment	32,000	32,000	-	32,000
Staff Development	39,000	39,000	-	39,000
<b>Total 72410 - Office of the Principal</b>	<b>20,606,504</b>	<b>20,839,418</b>	<b>-</b>	<b>20,839,418</b>
<b>72510 - Business Affairs</b>				
Salaries	1,943,574	1,943,574	-	1,943,574
Employee Benefits	755,555	755,555	-	755,555
Contracted Services	75,542	75,542	-	75,542
Supplies and Materials	17,880	17,880	-	17,880
Equipment	5,800	5,800	-	5,800
Staff Development	33,696	33,696	-	33,696
<b>Total 72510 - Business Affairs</b>	<b>2,832,047</b>	<b>2,832,047</b>	<b>-</b>	<b>2,832,047</b>
<b>72520 - Human Resources</b>				
Salaries	1,979,153	1,966,153	-	1,966,153
Employee Benefits	677,327	674,950	-	674,950
Contracted Services	117,030	132,030	-	132,030
Supplies and Materials	45,200	45,200	-	45,200
Equipment	180,800	180,800	-	180,800
Staff Development	33,650	33,650	-	33,650
<b>Total 72520 - Human Resources</b>	<b>3,033,160</b>	<b>3,032,783</b>	<b>-</b>	<b>3,032,783</b>

<b>Clarksville-Montgomery County School System</b> <b>General Purpose School Fund Budget</b>
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CMCSS

	2019-20 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget
<b>72610 - Operation of Plant</b>				
Salaries	6,428,881	6,443,881	-	6,443,881
Employee Benefits	3,150,536	3,150,536	-	3,150,536
Contracted Services	747,450	747,450	-	747,450
Supplies and Materials	556,952	556,952	-	556,952
Equipment	669,000	769,000	-	769,000
Utilities	7,344,000	7,344,000	-	7,344,000
Insurance Premiums	481,142	481,142	-	481,142
Staff Development	5,900	5,900	-	5,900
<b>Total 72610 - Operation of Plant</b>	<b>19,383,861</b>	<b>19,498,861</b>	<b>-</b>	<b>19,498,861</b>
<b>72620 - Maintenance of Plant</b>				
Salaries	3,030,548	3,030,548	-	3,030,548
Employee Benefits	1,361,691	1,361,691	-	1,361,691
Contracted Services	1,943,727	1,943,727	-	1,943,727
Supplies and Materials	1,281,288	1,281,288	-	1,281,288
Equipment	239,500	239,500	-	239,500
Insurance Premiums	66,166	66,166	-	66,166
Staff Development	10,000	10,000	-	10,000
<b>Total 72620 - Maintenance of Plant</b>	<b>7,932,920</b>	<b>7,932,920</b>	<b>-</b>	<b>7,932,920</b>
<b>73400 - Early Childhood Education</b>				
Salaries	1,839,884	1,990,413	-	1,990,413
Employee Benefits	790,691	840,540	-	840,540
Contracted Services	1,000	1,000	-	1,000
Supplies and Materials	15,000	22,500	-	22,500
Equipment	-	12,500	-	12,500
Staff Development	6,000	6,000	-	6,000
<b>Total 73400 - Early Childhood Education</b>	<b>2,652,575</b>	<b>2,872,953</b>	<b>-</b>	<b>2,872,953</b>

<b>Clarksville-Montgomery County School System</b> <b>General Purpose School Fund Budget</b>
---

	2019-20 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget
<b>82130 - Debt Service</b>				
	5,820,435	5,820,435	-	5,820,435
<b>Total 82130 - Debt Service</b>	<b>5,820,435</b>	<b>5,820,435</b>	<b>-</b>	<b>5,820,435</b>
<b>82230 - Debt Service</b>				
Interest Payments	24,375	24,375	-	24,375
	369,789	369,789	-	369,789
<b>Total 82230 - Debt Service</b>	<b>394,164</b>	<b>394,164</b>	<b>-</b>	<b>394,164</b>
<b>99100 - Interfund Transfers</b>				
	531,456	531,456	-	531,456
<b>Total 99100 - Interfund Transfers</b>	<b>531,456</b>	<b>531,456</b>	<b>-</b>	<b>531,456</b>
<b>Total Expenditures</b>	<b>315,161,261</b>	<b>316,930,498</b>	<b>697,406</b>	<b>317,627,904</b>

**Ending Reserves and Fund Balance**

Fund Balance	9,076,170	9,981,842	-	9,981,842
On-The-Job Injury Reserve	402,218	402,218	-	402,218
Property & Liability Insurance Reserve	781,000	781,000	-	781,000
BEP Reserve	-	-	-	-
Career Ladder Reserve	21,317	61,967	-	61,967
Assign for Education - Munis Systems	50,000	50,000	0	50,000
Assign for Education - School Bus Replacements	1,609,500	1,609,500	-	1,609,500
Assign for Technology	5,035,000	5,035,000	-	5,035,000
Equipment, Purchases and Leases				
Assign for Education - TCRS	-	-	-	-
<b>Total Reserves and Fund Balance</b>	<b>16,975,205</b>	<b>17,921,527</b>	<b>-</b>	<b>17,921,527</b>

Projected fund balance at 6/30/19

12/02/2019

<b>Clarksville-Montgomery County School System</b> <b>General Purpose School Fund Budget</b>
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CMCSS

	2019-20 Original Budget	Current Amended Budget	Proposed Increase (Decrease)	Proposed Amended Budget
<b>Total Expenditures, Reserves and Fund Balance</b>	332,136,466	334,852,025	697,406	335,549,431

**RESOLUTION OF THE MONTGOMERY COUNTY BOARD OF COMMISSIONERS  
TO AMEND RESOLUTION 19-1-10 ADOPTING TERM LIMITS  
FOR VARIOUS COMMITTEES**

**WHEREAS**, Resolution 19-1-10 adopted term limits for commissioners serving on committees; and

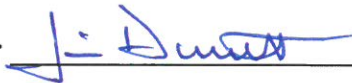
**WHEREAS**, the general law of Tennessee provides for term limits of the County Agricultural Extension Committee Members pursuant to T.C.A. §49-50-104 and the Agricultural Extension Services desires that committee members, other than county commissioners serve as allowed therein; and

**WHEREAS**, the general law, T.C.A. §49-50-104 (c), provides that no member may be elected for more than three (3) successive terms.

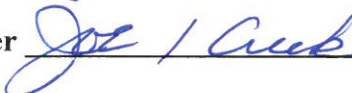
**NOW, THEREFORE, BE IT RESOLVED** by the Montgomery County Board of Commissioners assembled in regular session on this 13th day of January 2020, that: Nominated and approved commissioners of the Agricultural Extension Committee are limited in appointment to the Montgomery County Agricultural Extension Committee to one two-year (2) term and members so appointed as required by law otherwise serve may be appointed to serve three consecutive terms.

**Duly passed and approved this 13th day of January 2020.**

Sponsor



Commissioner



Approved

County Mayor

Attested

County Clerk



**RESOLUTION TO DONATE A 0.31 ACRE PARCEL IN THE SOUTH INDUSTRIAL  
PARK TO THE CITY OF CLARKSVILLE FOR A POLICE PRECINCT**

**WHEREAS**, the City of Clarksville, Montgomery County, Tennessee, and the Clarksville-Montgomery County Industrial Development Board (IDB), entered into a certain Interlocal Agreement dated November 29, 2001; and

**WHEREAS**, said Interlocal Agreement was entered into by the respective parties in an effort to develop an Industrial Park to attract new business to the area and provides for the payment of receipts from certain land sales to the City and County; and

**WHEREAS**, the competitive environment between political subdivisions to attract new industry has evolved since the signing of the above-described Interlocal Agreement dated November 29, 2001; and

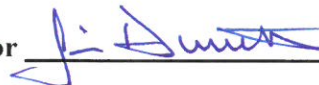
**WHEREAS**, the Industrial Development Board has requested to donate 0.31 acres to the City of Clarksville in accordance with the Interlocal Agreement to be used exclusively for the development of a City of Clarksville Police Precinct; and

**WHEREAS**, the Commission believes that such donation furthers the purpose of the original intention of the development of a competitive Industrial Park and to attract new business to the area.

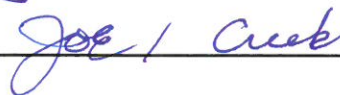
**NOW, THEREFORE, BE IT RESOLVED** by the Montgomery County Board of Commissioners assembled in Regular Session on this 13th day of January 2020, that the Clarksville-Montgomery County Industrial Development Board is authorized to execute all documents necessary to convey and donate this parcel to the City of Clarksville for the sole purpose set out above.

**Duly passed and approved this 13th day of January 2020.**

Sponsor



Commissioner

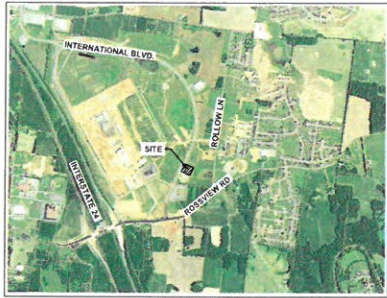


Approved

County Mayor

Attest

County Clerk



VICINITY MAP  
(NOT TO SCALE)

**GENERAL SITE INFORMATION:**

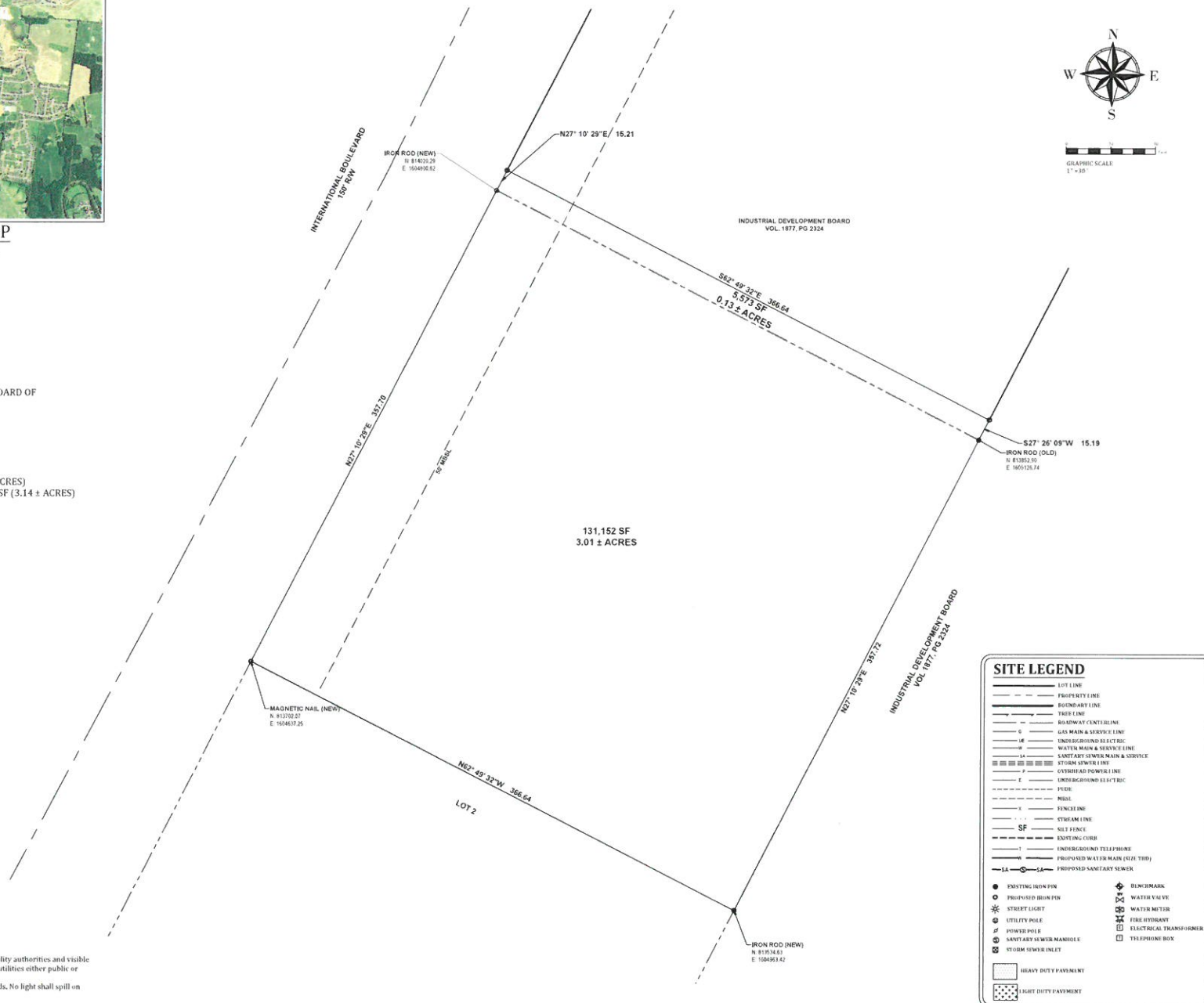
LOT 1: CITY OF CLARKSVILLE  
DEED REF. #O.R.V. 1891, PG 409  
TAX MAP NO. 39.0 PARCEL NO. 21.01  
PLAT BOOK 'H' PG 26

LOT 2: INDUSTRIAL DEVELOPMENT BOARD OF  
MONTGOMERY COUNTY  
DEED REF. #O.R.V. 1877, PG. 2324  
TAX MAP NO. 39.0 PARCEL NO. 21.00

CURRENT ZONING: M-2  
CIVIL DISTRICT: 6th

TOTAL ACREAGE: 131,151 SF (3.01 ± ACRES)  
PROPOSED TOTAL ACREAGE: 136,724 SF (3.14 ± ACRES)

**GENERAL NOTES:**  
1. All utility locations based on location of utilities by local utility authorities and visible field location by others. There is no guarantee that no other utilities either public or private are not displayed on this survey.  
2. All site lighting shall be directed inward with shielded hoods. No light shall spill on adjacent property.



REVISIONS

DATE	REVISIONS

CITY OF CLARKSVILLE & IDB PROPERTY

EXHIBIT DRAWING  
2941 INTERNATIONAL BLVD, CLARKSVILLE  
MONTGOMERY COUNTY, TENNESSEE  
November 22, 2019

MCKAY-BURCHETT  
1545 Madison Street  
Clarksville, TN 37040  
Ph # 931-245-3095

PREPARED BY: MCKAY-BURCHETT & COMPANY, INC.  
CHECKED BY: C. BURCHETT  
DATE: 11/22/19

SHEET: PRE. 1.00

**RESOLUTION TO APPROPRIATE FUNDING FOR THE PURCHASE  
OF ENGRAVED BRICK PAVERS USING FUNDING FROM BOND PROCEEDS  
DEDICATED FOR ART PURCHASES**

**WHEREAS**, the Montgomery County Commission approved committing 1% (one percent) of the 2017 and 2018 bond issue for the purchase of public art; and

**WHEREAS**, it has been approved by the Public Art Ad Hoc Committee to purchase engraved brick pavers commemorating current and prior women county commissioners and women mayors, to be placed surrounding the Woman Suffrage Heritage Statue located on Public Square. The statue will be a Montgomery County stop along the state's Woman Suffrage Heritage Trail.

**WHEREAS**, the expected cost of the twenty-two (22) engraved brick pavers is two thousand two hundred dollars (\$2,200); and

**NOW, THEREFORE, BE IT RESOLVED** by the Montgomery County Board of Commissioners assembled in Regular Session on this 13<sup>th</sup> day of January 2020, that the purchase of twenty-two (22) engraved brick pavers commemorating current and past women county commissioners and Mayor Carolyn Bowers, at a expected cost of \$2,200 is approved.

**Duly passed and approved this 13th day of January 2020.**

Sponsor

J. Dumas

Commissioner

Joe / Creek

Approved

County Mayor

Attested

County Clerk



**BRICK MARKERS® USA**  
(Optic Font)

**VITRIX® Process**  
(Arial Font)

**Marked For Life™**  
(Times New Roman Font)



1808 Memorial Circle  
Suite A  
Clarksville, TN 37043  
Tel: 931.249.5910  
www.powellarc.com

PROJECT

Clarksville  
Women's Suffrage  
Public Square  
Clarksville, TN 37040

ISSUES & REVISIONS

3	REVIEW	14MAY19
4	REVIEW	19MAY19
5	REVIEW	21MAY19
6	REVIEW	22MAY19
7	REVIEW	03JUN19
8	REVIEW	13JUN19
9	REVIEW	27JUN19
10	REVIEW	03JUL19
11	REVIEW	10JUL19

LICENSE

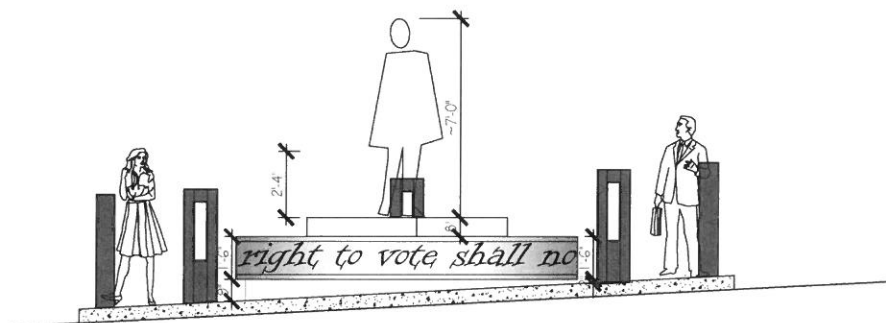
DESCRIPTION

PLAN & ELEVATION

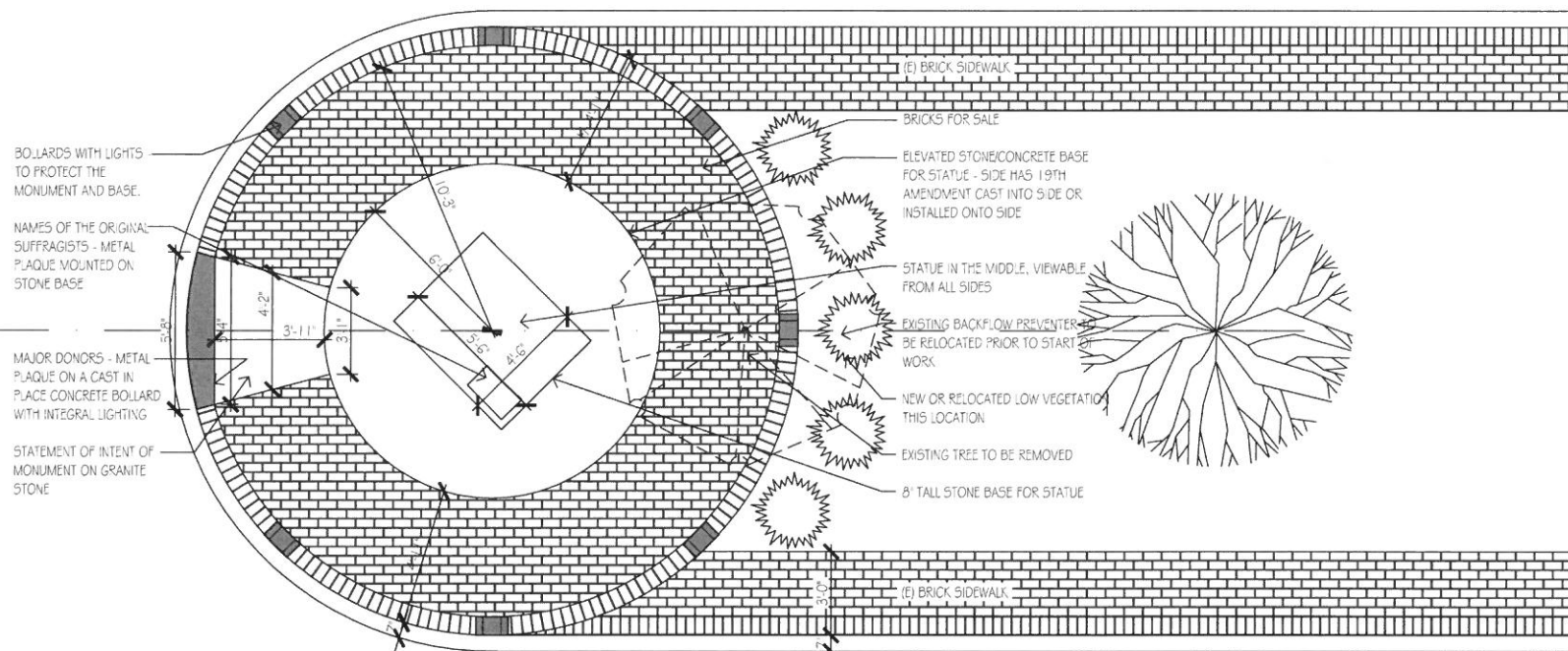
SHEET NO.

A2.1

PROJECT #19-SUFFRAGE MONUMENT



2 PROPOSED ELEVATION FACING F&M BANK  
SCALE: 1/4" = 1'-0"



*The right of citizens of the United States to vote shall not be denied or abridged by the United States or by any State on account of sex.*

1 PROPOSED FLOOR PLAN  
SCALE: 1/4" = 1'-0"





**RESOLUTION REQUESTING IMPROVEMENTS TO SR236/ROSSVIEW ROAD  
FROM EAST OF INTERNATIONAL BLVD TO HAYES LANE FROM  
THE STATE OF TENNESSEE, TENNESSEE DEPARTMENT OF TRANSPORTATION**

**WHEREAS**, a section of SR237/Rossville Road is and continues to develop traffic congestion and increased congestion, along with delay and potential environmental hazards, certain improvements are needed to this section of SR237/Rossville Road to provide for an efficient and safer transportation corridor; and

**WHEREAS**, the construction of a three-school campus (elementary, middle and high schools) at this section of SR237/Rossville Road, which will house 3,800 students and 400 staff members daily, and requiring 75 buses will significantly increase the traffic along this corridor; and

**WHEREAS**, the land use in this general surrounding area is already evolving from agriculture to residential with almost 1,000 preliminary lots approved, and approximately 1,100 acres with a high probability for residential lot development nearby; and

**WHEREAS**, without improvements the travel time, predictability, reliability and safety along the corridor will be exceeding current capacity resulting in a poor level of service, convenience and safety; and

**WHEREAS**, this request and said project will be amended into the 2045 Major Transportation Plan and the FY2020-2023 Transportation Improvement Program making it eligible for State and/or Federal funding; and

**WHEREAS**, the Commission has concurrently asked that a Technical Report be produced, and funding be obligated in the Clarksville Urbanized Area Metropolitan Planning Organization's FY2020-2023 Transportation Improvement Program for Right-of-Way and Construction in a timely manner with all engineering and right of way funded at the local level.

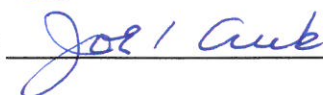
**NOW, THEREFORE, BE IT RESOLVED** by the Montgomery County Board of Commissioners assembled in regular business session on this 13th day of January 2020, that the County Mayor is hereby authorized to submit and enter into contract with the Tennessee Department of Transportation to request funding for improvements to SR236/Rossville Road from east of International Blvd. to Hayes Lane from the State of Tennessee, Tennessee Department of Transportation through the Clarksville Urbanized Area Metropolitan Planning Organization to the Tennessee Department of Transportation, and to execute all necessary documents in connection therewith on behalf of Montgomery County, Tennessee.

**Duly passed and approved this 13<sup>th</sup> day of January 2020.**

Sponsor



Commissioner



Approved

County Mayor

Attested

County Clerk

**RESOLUTION AMENDING THE BUDGET OF THE MONTGOMERY COUNTY  
INFORMATION TECHNOLOGY DEPARTMENT IN AN AMOUNT NOT TO EXCEED  
ONE HUNDRED TWENTY-FIVE THOUSAND DOLLARS (\$125,000) FOR THE  
PURCHASE OF SOFTWARE & EQUIPMENT FOR THE COMMISSION CHAMBERS  
DISCUSSION & VOTING SYSTEM**

**WHEREAS**, Montgomery County Government typically conducts informal and formal County Commission meetings on the first and second Monday of every month; and

**WHEREAS**, the Montgomery County Commission chambers currently uses an electronic voting and discussion system; and

**WHEREAS**, in recent months, this system has experienced several failures and technological issues during commission meetings and its useful life has extended beyond the manufacturers support; and

**WHEREAS**, Montgomery County Information Technology (IT) has identified a need to replace the current system with a new hard-wired system for discussion, voting, and video distribution to provide more efficient service to the county's commissioners and its citizens during commission meetings; and

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

**WHEREAS**, at least a portion of the new system will be paid for through Archives reserves; and

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

**NOW, THEREFORE, BE IT RESOLVED** by the Montgomery County Board of Commissioners assembled in regular session on this 13<sup>th</sup> day of January, 2020, that Montgomery County Information Technology department's Fiscal Year 2020 budget is hereby amended in an amount not to exceed one hundred twenty-five thousand dollars (\$125,000) as follows for the purpose of purchasing a new discussion and voting system for the commission chambers using both archives reserves funds as well as funds from the undesignated fund balance:

<u>ACCOUNT NUMBER</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
101-52600-00000-51-57900-P0016	Other Capital Outlay	\$125,000.00

**Duly approved this 13<sup>th</sup> day of January, 2020.**

Sponsor Kurt M. Bryant

Commissioner Joe / Aub

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

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

**RESOLUTION TO ACQUIRE CERTAIN REAL ESTATE LOCATED ON NEEDMORE ROAD, CLARKSVILLE, TENNESSEE FOR THE PURPOSE OF A NEW ANIMAL CARE & CONTROL FACILITY**

**WHEREAS**, Montgomery County is one of the fastest growing communities in Tennessee and the Montgomery County Animal Care & Control department strives to provide efficient and timely service to meet the needs of the citizens of Montgomery County; and

**WHEREAS**, Mrs. Nannie Bell owns certain real estate located on Needmore Road in Clarksville, Tennessee, described as Parcel ID 032 5302 000, consisting of approximately 15.3 acres, a copy of which is attached hereto; and

**WHEREAS**, Montgomery County Animal Care & Control desires to acquire said real estate to be used for the construction of a new facility to accommodate the growing needs of the department; and

**WHEREAS**, Montgomery County currently has budgeted \$400,000 for the purchase of land for a new animal care and control facility in its capital projects fund; and

**WHEREAS**, the compensation for this parcel of real estate will be an amount not to exceed \$550,000 consisting of real property and for all closing costs, surveys and legal miscellaneous expenses, with which \$150,000 will be budgeted from the unappropriated fund balance of the general fund in addition to the \$400,000 currently appropriated in the capital projects fund.

**NOW, THEREFORE, BE IT RESOLVED** by the Montgomery County Board of Commissioners assembled in regular session on this 13<sup>th</sup> day of January, 2020, that Montgomery County Government's General Fund Fiscal Year 2020 budget is hereby amended in an amount not to exceed one hundred fifty thousand dollars (\$150,000) as follows for the purpose of purchasing property for a new animal care and control facility using existing capital project funds as well as funds from the undesignated general fund balance:

<u>ACCOUNT NUMBER</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
101-99100-00000-99-55900	Transfers to Other Funds	\$150,000.00
171-99100-00000-99-49800	Operating Transfers	(\$150,000.00)
171-91140-02020-91-57150-TR093	Land	\$150,000.00

Duly approved this 13<sup>th</sup> day of January, 2020.

Sponsor



Commissioner



Approved

County Mayor

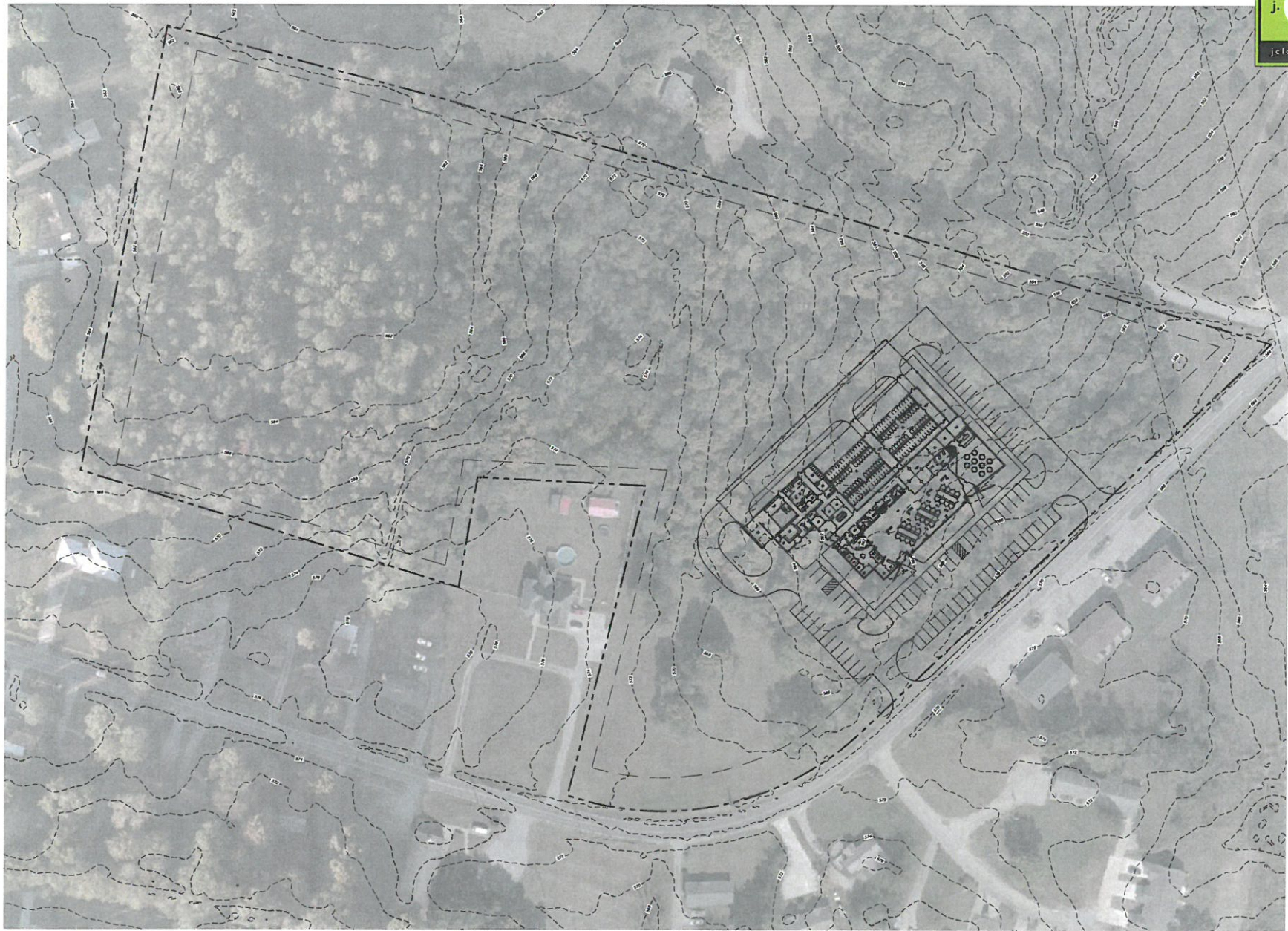
Attested

County Clerk









PROJECT INFORMATION:

Name:

Montgomery  
County, TN -  
Animal Control  
Facility

Project Address:

xxx Street Name  
Clarkville, Tennessee

Project Number:

19119

Drawn By:

WCE

Date:

11.01.2019

# Revision Date:



**INITIAL RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED THIRTY-TWO MILLION NINE HUNDRED THOUSAND DOLLARS (\$32,900,000) GENERAL OBLIGATION BONDS OF MONTGOMERY COUNTY, TENNESSEE**

BE IT RESOLVED by the Board of County Commissioners (the "Board") of Montgomery County, Tennessee (the "County") that for the purpose of providing funds to (a) finance, in whole or in part, the (i) acquisition of land for and the acquisition, design, site development, construction, maintenance, repair, renovation, equipping and/or improvement of schools; (ii) improvements to streets, roads and bridges, including but not limited to sidewalks, signage, signalization, related facilities, lighting and drainage improvements; (iii) acquisition, construction and erection of public art; (iv) acquisition of all property, real and personal related to such projects; (v) payment of legal, fiscal, administrative, architectural and engineering costs incident to any or all of the foregoing; and (vi) reimbursement to the appropriate fund of the County for prior expenditures for the foregoing costs; (b) refinance the County's General Obligation Capital Outlay Note, Series 2019, by converting said note to bonds, and (c) pay costs incident to the issuance and sale of such bonds, there shall be issued bonds, in one or more emissions, of said County in the aggregate principal amount of not to exceed \$32,900,000, which shall bear interest at a rate or rates not to exceed the maximum rate permitted under Tennessee law, and which shall be payable from unlimited ad valorem taxes to be levied on all taxable property within the County.

BE IT FURTHER RESOLVED by the Board that the County Clerk of the County be, and is, hereby directed and instructed to cause the foregoing initial resolution relative to the issuance of not to exceed \$32,900,000 general obligation bonds to be published in full in a newspaper having a general circulation in the County, for one issue of said paper followed by the statutory notice, to-wit:

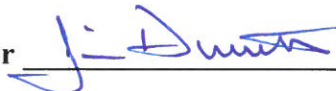
**N O T I C E**

The foregoing resolution has been adopted. Unless within twenty (20) days from the date of publication hereof a petition signed by at least ten percent (10%) of the registered voters of the County shall have been filed with the County Clerk of the County protesting the issuance of the bonds, such bonds will be issued as proposed.

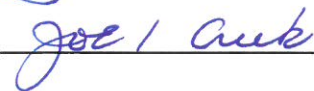
Kellie Jackson, County Clerk

**Duly passed and approved this 13th day of January 2020.**

Sponsor



Commissioner



Approved

County Mayor

Attested

County Clerk

STATE OF TENNESSEE )

I, Kellie Jackson, certify that I am the duly qualified and acting County Clerk of Montgomery County, Tennessee, and as such official I further certify that attached hereto is a copy of excerpts from the minutes of a regular meeting of the governing body of the County held on January 13, 2020; that these minutes were promptly and fully recorded and are open to public inspection; that I have compared said copy with the original minute record of said meeting in my official custody; and that said copy is a true, correct and complete transcript from said original minute record insofar as said original record relates to not to exceed \$32,900,000 General Obligation Bonds of said County.

County Clerk

**A RESOLUTION AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS OF MONTGOMERY COUNTY, TENNESSEE IN THE AGGREGATE PRINCIPAL AMOUNT OF NOT TO EXCEED \$32,900,000, IN ONE OR MORE SERIES; MAKING PROVISION FOR THE ISSUANCE, SALE AND PAYMENT OF SAID BONDS, ESTABLISHING THE TERMS THEREOF AND THE DISPOSITION OF PROCEEDS THEREFROM; AND PROVIDING FOR THE LEVY OF TAXES FOR THE PAYMENT OF PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE BONDS**

WHEREAS, 9-21-101, et seq., inclusive, Tennessee Code Annotated, as amended, authorizes Montgomery County, Tennessee (the "County"), by resolution of the Board of County Commissioners, to issue and sell bonds to finance public works projects and refinance outstanding indebtedness, including the conversion of outstanding capital outlay notes to bonds; and

WHEREAS, the Board of County Commissioners of the County hereby determines that it is necessary and advisable to issue general obligation bonds, in one or more series, for the purpose of providing funds to (a) finance, in whole or in part, the (i) acquisition of land for and the acquisition, design, site development, construction, maintenance, repair, renovation, equipping and/or improvement of schools; (ii) improvements to streets, roads and bridges, including but not limited to sidewalks, signage, signalization, related facilities, lighting and drainage improvements; (iii) acquisition, construction and erection of public art; (iv) acquisition of all property, real and personal related to such projects; (v) payment of legal, fiscal, administrative, architectural and engineering costs incident to any or all of the foregoing; and (vi) reimbursement to the appropriate fund of the County for prior expenditures for the foregoing costs; (b) refinance the County's outstanding General Obligation Capital Outlay Note, Series 2019, dated October 1, 2019, by converting said note to bonds, and (c) pay costs incident to the issuance and sale of such bonds authorized herein; and

WHEREAS, the Board of County Commissioners of the County did adopt on the date hereof an initial resolution (the "Initial Resolution") authorizing the issuance of not to exceed \$32,900,000 general obligation bonds for the purposes described above; and

WHEREAS, the Initial Resolution, together with the notice required by Section 9-21-206, Tennessee Code Annotated, as amended, will be published as required by law; and

WHEREAS, the Board of County Commissioners hereby determines that proceeds of the above-described general obligation bonds in an amount not less than 1% of the par amount of said bonds shall be used for the acquisition, construction and erection of public art; and

WHEREAS, it is the intention of the Board of County Commissioners of the County to adopt this resolution for the purpose of authorizing not to exceed \$32,900,000 in aggregate principal amount of bonds for the above-described purposes, providing for the issuance, sale and payment of said bonds, establishing the terms thereof, and the disposition of proceeds therefrom, and providing for the levy of a tax for the payment of principal thereof, premium, if any, and interest thereon.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Montgomery County, Tennessee, as follows:

Section 1. Authority. The bonds authorized by this resolution are issued pursuant to 9-21-101, et seq., Tennessee Code Annotated, as amended, and other applicable provisions of law.

Section 2. Definitions. In addition to the terms defined in the preamble above, the following terms shall have the following meanings in this resolution unless the text expressly or by necessary implication requires otherwise:

(a) “Bonds” means the not to exceed \$32,900,000 General Obligation Bonds of the County, to be dated their date of issuance, and having such series designation or such other dated date as shall be determined by the County Mayor pursuant to Section 8 hereof.

(b) “Book-Entry Form” or “Book-Entry System” means a form or system, as applicable, under which physical bond certificates in fully registered form are issued to a Depository, or to its nominee as Registered Owner, with the certificate of bonds being held by and “immobilized” in the custody of such Depository, and under which records maintained by persons, other than the County or the Registration Agent, constitute the written record that identifies, and records the transfer of, the beneficial “book-entry” interests in those bonds.

(c) “Code” means the Internal Revenue Code of 1986, as amended, and all regulations promulgated thereunder.

(d) “County Mayor” shall mean the County Mayor of the County.

(e) “Depository” means any securities depository that is a clearing agency under federal laws operating and maintaining, with its participants or otherwise, a Book-Entry System, including, but not limited to, DTC.

(f) “DTC” means The Depository Trust Company, a limited purpose company organized under the laws of the State of New York, and its successors and assigns.

(g) “DTC Participant(s)” means securities brokers and dealers, banks, trust companies and clearing corporations that have access to the DTC System.

(h) “Governing Body” means the Board of County Commissioners of the County.

(i) “Municipal Advisor” means Cumberland Securities Company, Inc., Knoxville, Tennessee.

(j) “Outstanding Note” means the County’s outstanding General Obligation Capital Outlay Note, Series 2019, dated October 1, 2019.

(k) “Projects” means the (i) acquisition of land for and the acquisition, design, site development, construction, maintenance, repair, renovation, equipping and/or improvement of schools; (ii) improvements to streets, roads and bridges, including but not limited to sidewalks, signage, signalization, related facilities, lighting and drainage improvements; (iii) acquisition, construction and erection of public art; (iv) acquisition of all property, real and personal related to such projects; and (v) payment of legal, fiscal, administrative, architectural and engineering costs incident to any or all of the foregoing.

(l) “Registration Agent” means the registration and paying agent appointed by the County Mayor pursuant to the terms hereof, or any successor designated by the Governing Body.

Section 3. Findings of the Governing Body; Compliance with Debt Management Policy.

(a) In conformance with the directive of the State Funding Board of the State of Tennessee, the County has heretofore adopted its Debt Management Policy. The Governing Body hereby finds that

the issuance and sale of the Bonds, as proposed herein, is consistent with the County's Debt Management Policy.

(b) The estimated interest expense and costs of issuance of the Bonds have been made available to the Governing Body.

(c) Attached hereto as Exhibit A is an engagement letter (the "Engagement Letter") by Bass, Berry & Sims PLC, as Bond Counsel ("Bond Counsel"), for its services in connection with the issuance of the Bonds. The Engagement Letter details the attorney-client relationship to be entered into and the services to be provided by Bond Counsel in connection with the Bonds. The Governing Body hereby approves and authorizes the County Mayor to enter into and accept the Engagement Letter, and all actions heretofore taken by the officers of the County in that regard are hereby ratified and approved.

#### Section 4. Authorization and Terms of the Bonds.

(a) For the purpose of providing funds, in whole or in part, to (a) finance the (i) cost of the Projects and (ii) reimbursement to the appropriate fund of the County for prior expenditures for the foregoing costs, if applicable; (b) refinance the Outstanding Note, by converting said note to bonds, and (c) pay costs incident to the issuance and sale of the Bonds, there is hereby authorized to be issued bonds, in one or more series, of the County in the aggregate principal amount of not to exceed \$32,900,000. The Bonds shall be issued in one or more series, in fully registered, book-entry form (except as otherwise set forth herein), without coupons, and subject to the adjustments permitted hereunder, shall be known as "General Obligation Bonds", shall be dated their date of issuance, and shall have such series designation or such other dated date as shall be determined by the County Mayor pursuant to the terms hereof. The Bonds shall bear interest at a rate or rates not to exceed the maximum rate permitted by applicable Tennessee law at the time of issuance of the Bonds, or any series thereof, payable (subject to the adjustments permitted hereunder) semi-annually on June 1 and December 1 in each year, commencing June 1, 2020. The Bonds shall be issued initially in \$5,000 denominations or integral multiples thereof, as shall be requested by the original purchaser thereof. Subject to the adjustments permitted pursuant to the terms hereof, the Bonds shall mature serially or be subject to mandatory redemption and shall be payable on June 1 of each year, subject to prior optional redemption as hereinafter provided, in the years 2022 through 2040, inclusive; provided, however, such amortization may be adjusted in accordance with the terms hereof.

(b) Subject to the adjustments permitted under Section 8 hereof, the Bonds shall be subject to redemption prior to maturity at the option of the County on June 1, 2029 and thereafter, as a whole or in part at any time at the redemption price of par plus accrued interest to the redemption date.

If less than all the Bonds shall be called for redemption, the maturities to be redeemed shall be selected by the Governing Body in its discretion. If less than all of the Bonds within a single maturity shall be called for redemption, the interests within the maturity to be redeemed shall be selected as follows:

(i) if the Bonds are being held under a Book-Entry System by DTC, or a successor Depository, the Bonds to be redeemed shall be determined by DTC, or such successor Depository, by lot or such other manner as DTC, or such successor Depository, shall determine; or

(ii) if the Bonds are not being held under a Book-Entry System by DTC, or a successor Depository, the Bonds within the maturity to be redeemed shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall determine.

(c) Pursuant to the terms hereof, the County Mayor is authorized to sell the Bonds, or any maturities thereof, as term bonds ("Term Bonds") with mandatory redemption requirements corresponding



to the maturities set forth herein or as determined by the County Mayor. In the event any or all the Bonds are sold as Term Bonds, the County shall redeem Term Bonds on redemption dates corresponding to the maturity dates set forth herein, in aggregate principal amounts equal to the maturity amounts established pursuant to the terms hereof for each redemption date, as such maturity amounts may be adjusted pursuant to the terms hereof, at a price of par plus accrued interest thereon to the date of redemption. The Term Bonds to be redeemed within a single maturity shall be selected as provided in subsection (b) above.

At its option, to be exercised on or before the forty-fifth (45<sup>th</sup>) day next preceding any such mandatory redemption date, the County may (i) deliver to the Registration Agent for cancellation Bonds to be redeemed, in any aggregate principal amount desired, and/or (ii) receive a credit in respect of its redemption obligation under this mandatory redemption provision for any Bonds of the maturity to be redeemed which prior to said date have been purchased or redeemed (otherwise than through the operation of this mandatory sinking fund redemption provision) and cancelled by the Registration Agent and not theretofore applied as a credit against any redemption obligation under this mandatory sinking fund provision. Each Bond so delivered or previously purchased or redeemed shall be credited by the Registration Agent at 100% of the principal amount thereof on the obligation of the County on such payment date and any excess shall be credited on future redemption obligations in chronological order, and the principal amount of Bonds to be redeemed by operation of this mandatory sinking fund provision shall be accordingly reduced. The County shall on or before the forty-fifth (45<sup>th</sup>) day next preceding each payment date furnish the Registration Agent with its certificate indicating whether or not and to what extent the provisions of clauses (i) and (ii) of this subsection are to be availed of with respect to such payment and confirm that funds for the balance of the next succeeding prescribed payment will be paid on or before the next succeeding payment date.

Notice of any call for redemption shall be given by the Registration Agent on behalf of the County not less than twenty (20) nor more than sixty (60) days prior to the date fixed for redemption by sending an appropriate notice to the registered owners of the Bonds to be redeemed by first-class mail, postage prepaid, at the addresses shown on the Bond registration records of the Registration Agent as of the date of the notice; but neither failure to mail such notice nor any defect in any such notice so mailed shall affect the sufficiency of the proceedings for redemption of any of the Bonds for which proper notice was given. The notice may state that it is conditioned upon the deposit of moneys in an amount equal to the amount necessary to effect the redemption with the Registration Agent no later than the redemption date ("Conditional Redemption"). As long as DTC, or a successor Depository, is the registered owner of the Bonds, all redemption notices shall be mailed by the Registration Agent to DTC, or such successor Depository, as the registered owner of the Bonds, as and when above provided, and neither the County nor the Registration Agent shall be responsible for mailing notices of redemption to DTC Participants or Beneficial Owners. Failure of DTC, or any successor Depository, to provide notice to any DTC Participant or Beneficial Owner will not affect the validity of such redemption. The Registration Agent shall mail said notices as and when directed by the County pursuant to written instructions from an authorized representative of the County (other than for a mandatory sinking fund redemption, notices of which shall be given on the dates provided herein) given at least forty-five (45) days prior to the redemption date (unless a shorter notice period shall be satisfactory to the Registration Agent). From and after the redemption date, all Bonds called for redemption shall cease to bear interest if funds are available at the office of the Registration Agent for the payment thereof and if notice has been duly provided as set forth herein. In the case of a Conditional Redemption, the failure of the County to make funds available in part or in whole on or before the redemption date shall not constitute an event of default, and the Registration Agent shall give immediate notice to the Depository, if applicable, or the affected Bondholders that the redemption did not occur and that the Bonds called for redemption and not so paid remain outstanding.

(d) The Governing Body hereby authorizes and directs the County Mayor to appoint the Registration Agent for the Bonds and hereby authorizes the Registration Agent so appointed to maintain Bond registration records with respect to the Bonds, to authenticate and deliver the Bonds as provided



herein, either at original issuance or upon transfer, to effect transfers of the Bonds, to give all notices of redemption as required herein, to make all payments of principal and interest with respect to the Bonds as provided herein, to cancel and destroy Bonds which have been paid at maturity or upon earlier redemption or submitted for exchange or transfer, to furnish the County at least annually a certificate of destruction with respect to Bonds cancelled and destroyed, and to furnish the County at least annually an audit confirmation of Bonds paid, Bonds outstanding and payments made with respect to interest on the Bonds. The County Mayor is hereby authorized to execute and the County Clerk is hereby authorized to attest such written agreement between the County and the Registration Agent as they shall deem necessary and proper with respect to the obligations, duties and rights of the Registration Agent. The payment of all reasonable fees and expenses of the Registration Agent for the discharge of its duties and obligations hereunder or under any such agreement is hereby authorized and directed.

(e) The Bonds shall be payable, both principal and interest, in lawful money of the United States of America at the main office of the Registration Agent. The Registration Agent shall make all interest payments with respect to the Bonds by check or draft on each interest payment date directly to the registered owners as shown on the Bond registration records maintained by the Registration Agent as of the close of business on the fifteenth day of the month next preceding the interest payment date (the "Regular Record Date") by depositing said payment in the United States mail, postage prepaid, addressed to such owners at their addresses shown on said Bond registration records, without, except for final payment, the presentation or surrender of such registered Bonds, and all such payments shall discharge the obligations of the County in respect of such Bonds to the extent of the payments so made. Payment of principal of and premium, if any, on the Bonds shall be made upon presentation and surrender of such Bonds to the Registration Agent as the same shall become due and payable. All rates of interest specified herein shall be computed on the basis of a three hundred sixty (360) day year composed of twelve (12) months of thirty (30) days each. In the event the Bonds are no longer registered in the name of DTC, or a successor Depository, if requested by the Owner of at least \$1,000,000 in aggregate principal amount of the Bonds, payment of interest on such Bonds shall be paid by wire transfer to a bank within the continental United States or deposited to a designated account if such account is maintained with the Registration Agent and written notice of any such election and designated account is given to the Registration Agent prior to the record date.

(f) Any interest on any Bond that is payable but is not punctually paid or duly provided for on any interest payment date (hereinafter "Defaulted Interest") shall forthwith cease to be payable to the registered owner on the relevant Regular Record Date; and, in lieu thereof, such Defaulted Interest shall be paid by the County to the persons in whose names the Bonds are registered at the close of business on a date (the "Special Record Date") for the payment of such Defaulted Interest, which shall be fixed in the following manner: the County shall notify the Registration Agent in writing of the amount of Defaulted Interest proposed to be paid on each Bond and the date of the proposed payment, and at the same time the County shall deposit with the Registration Agent an amount of money equal to the aggregate amount proposed to be paid in respect of such Defaulted Interest or shall make arrangements satisfactory to the Registration Agent for such deposit prior to the date of the proposed payment, such money when deposited to be held in trust for the benefit of the persons entitled to such Defaulted Interest as in this Section provided. Thereupon, not less than ten (10) days after the receipt by the Registration Agent of the notice of the proposed payment, the Registration Agent shall fix a Special Record Date for the payment of such Defaulted Interest which date shall be not more than fifteen (15) nor less than ten (10) days prior to the date of the proposed payment to the registered Owners. The Registration Agent shall promptly notify the County of such Special Record Date and, in the name and at the expense of the County, not less than ten (10) days prior to such Special Record Date, shall cause notice of the proposed payment of such Defaulted Interest and the Special Record Date therefor to be mailed, first-class postage prepaid, to each registered owner at the address thereof as it appears in the Bond registration records maintained by the Registration Agent as of the date of such notice. Nothing contained in this Section or in the Bonds shall impair any statutory or other rights in law or in equity of any registered owner arising as a result of the failure of the County to

punctually pay or duly provide for the payment of principal of, premium, if any, and interest on the Bonds when due.

(g) The Bonds are transferable only by presentation to the Registration Agent by the registered owner, or his legal representative duly authorized in writing, of the registered Bond(s) to be transferred with the form of assignment on the reverse side thereof completed in full and signed with the name of the registered owner as it appears upon the face of the Bond(s) accompanied by appropriate documentation necessary to prove the legal capacity of any legal representative of the registered owner. Upon receipt of the Bond(s) in such form and with such documentation, if any, the Registration Agent shall issue a new Bond or the Bond to the assignee(s) in \$5,000 denominations, or integral multiples thereof, as requested by the registered owner requesting transfer. The Registration Agent shall not be required to transfer or exchange any Bond during the period commencing on a Regular or Special Record Date and ending on the corresponding interest payment date of such Bond, nor to transfer or exchange any Bond after the publication of notice calling such Bond for redemption has been made, nor to transfer or exchange any Bond during the period following the receipt of instructions from the County to call such Bond for redemption; provided, the Registration Agent, at its option, may make transfers after any of said dates. No charge shall be made to any registered owner for the privilege of transferring any Bond, provided that any transfer tax relating to such transaction shall be paid by the registered owner requesting transfer. The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes and neither the County nor the Registration Agent shall be affected by any notice to the contrary whether or not any payments due on the Bonds shall be overdue. The Bonds, upon surrender to the Registration Agent, may, at the option of the registered owner, be exchanged for an equal aggregate principal amount of the Bonds of the same maturity in any authorized denomination or denominations.

(h) The Bonds shall be executed in such manner as may be prescribed by applicable law, in the name, and on behalf, of the County with the signature of the County Mayor and the attestation of the County Clerk.

(i) Except as otherwise provided in this resolution, the Bonds shall be registered in the name of Cede & Co., as nominee of DTC, which will act as securities depository for the Bonds. References in this Section to a Bond or the Bonds shall be construed to mean the Bond or the Bonds that are held under the Book-Entry System. One Bond for each maturity shall be issued to DTC and immobilized in its custody or a custodian of DTC. The Bond Registrar is a custodian and agent for DTC, and the Bond will be immobilized in its custody. A Book-Entry System shall be employed, evidencing ownership of the Bonds in authorized denominations, with transfers of beneficial ownership effected on the records of DTC and the DTC Participants pursuant to rules and procedures established by DTC.

Each DTC Participant shall be credited in the records of DTC with the amount of such DTC Participant's interest in the Bonds. Beneficial ownership interests in the Bonds may be purchased by or through DTC Participants. The holders of these beneficial ownership interests are hereinafter referred to as the "Beneficial Owners." The Beneficial Owners shall not receive the Bonds representing their beneficial ownership interests. The ownership interests of each Beneficial Owner shall be recorded through the records of the DTC Participant from which such Beneficial Owner purchased its Bonds. Transfers of ownership interests in the Bonds shall be accomplished by book entries made by DTC and, in turn, by DTC Participants acting on behalf of Beneficial Owners. SO LONG AS CEDE & CO., AS NOMINEE FOR DTC, IS THE REGISTERED OWNER OF THE BONDS, THE REGISTRATION AGENT SHALL TREAT CEDE & CO. AS THE ONLY HOLDER OF THE BONDS FOR ALL PURPOSES UNDER THIS RESOLUTION, INCLUDING RECEIPT OF ALL PRINCIPAL OF, PREMIUM, IF ANY, AND INTEREST ON THE BONDS, RECEIPT OF NOTICES, VOTING AND REQUESTING OR DIRECTING THE REGISTRATION AGENT TO TAKE OR NOT TO TAKE, OR CONSENTING TO, CERTAIN ACTIONS UNDER THIS RESOLUTION.

Payments of principal, interest, and redemption premium, if any, with respect to the Bonds, so long as DTC is the only owner of the Bonds, shall be paid by the Registration Agent directly to DTC or its nominee, Cede & Co., as provided in the Letter of Representation relating to the Bonds from the County and the Registration Agent to DTC (the "Letter of Representation"). DTC shall remit such payments to DTC Participants, and such payments thereafter shall be paid by DTC Participants to the Beneficial Owners. The County and the Registration Agent shall not be responsible or liable for payment by DTC or DTC Participants for sending transaction statements or for maintaining, supervising or reviewing records maintained by DTC or DTC Participants.

In the event that (1) DTC determines not to continue to act as securities depository for the Bonds, or (2) the County determines that the continuation of the Book-Entry System of evidence and transfer of ownership of the Bonds would adversely affect their interests or the interests of the Beneficial Owners of the Bonds, then the County shall discontinue the Book-Entry System with DTC or, upon request of such original purchaser, deliver the Bonds to the original purchaser in the form of fully-registered Bonds, as the case may be. If the County fails to identify another qualified securities depository to replace DTC, the County shall cause the Registration Agent to authenticate and deliver replacement Bonds in the form of fully-registered Bonds to each Beneficial Owner. If the purchaser(s) certifies that it intends to hold the Bonds for its own account, then the County may issue certificated Bonds without the utilization of DTC and the Book-Entry System.

THE COUNTY AND THE REGISTRATION AGENT SHALL NOT HAVE ANY RESPONSIBILITY OR OBLIGATIONS TO ANY PARTICIPANT OR ANY BENEFICIAL OWNER WITH RESPECT TO (i) THE BONDS; (ii) THE ACCURACY OF ANY RECORDS MAINTAINED BY DTC OR ANY DTC PARTICIPANT; (iii) THE PAYMENT BY DTC OR ANY DTC PARTICIPANT OF ANY AMOUNT DUE TO ANY BENEFICIAL OWNER IN RESPECT OF THE PRINCIPAL OF AND INTEREST ON THE BONDS; (iv) THE DELIVERY OR TIMELINESS OF DELIVERY BY DTC OR ANY DTC PARTICIPANT OF ANY NOTICE DUE TO ANY BENEFICIAL OWNER THAT IS REQUIRED OR PERMITTED UNDER THE TERMS OF THIS RESOLUTION TO BE GIVEN TO BENEFICIAL OWNERS; (v) THE SELECTION OF BENEFICIAL OWNERS TO RECEIVE PAYMENTS IN THE EVENT OF ANY PARTIAL REDEMPTION OF THE BONDS; OR (vi) ANY CONSENT GIVEN OR OTHER ACTION TAKEN BY DTC OR ITS NOMINEE, CEDE & CO., AS OWNER.

(j) The Registration Agent is hereby authorized to take such action as may be necessary from time to time to qualify and maintain the Bonds for deposit with DTC, including but not limited to, wire transfers of interest and principal payments with respect to the Bonds, utilization of electronic book entry data received from DTC in place of actual delivery of Bonds and provision of notices with respect to Bonds registered by DTC (or any of its designees identified to the Registration Agent) by overnight delivery, courier service, telegram, telecopy or other similar means of communication. No such arrangements with DTC may adversely affect the interest of any of the owners of the Bonds; provided, however, that the Registration Agent shall not be liable with respect to any such arrangements it may make pursuant to this Section.

(k) The Registration Agent is hereby authorized to authenticate and deliver the Bonds to the original purchaser, upon receipt by the County of the proceeds of the sale thereof and to authenticate and deliver Bonds in exchange for Bonds of the same principal amount delivered for transfer upon receipt of the Bond(s) to be transferred in proper form with proper documentation as hereinabove described. The Bonds shall not be valid for any purpose unless authenticated by the Registration Agent by the manual signature of an officer thereof on the certificate set forth herein on the Bond form.

(l) In case any Bond shall become mutilated, or be lost, stolen, or destroyed, the County, in its discretion, shall issue, and the Registration Agent, upon written direction from the County, shall

authenticate and deliver, a new Bond of like tenor, amount, maturity and date, in exchange and substitution for, and upon the cancellation of, the mutilated Bond, or in lieu of and in substitution for such lost, stolen or destroyed Bond, or if any such Bond shall have matured or shall be able to mature, instead of issuing a substituted Bond the County may pay or authorize payment of such Bond without surrender thereof. In every case, the applicant shall furnish evidence satisfactory to the County and the Registration Agent of the destruction, theft or loss of such Bond, and indemnify satisfactory to the County and the Registration Agent; and the County may charge the applicant for the issue of such new Bond an amount sufficient to reimburse the County for the expense incurred by it in the issue thereof.

Section 5. Source of Payment. The Bonds shall be payable from unlimited ad valorem taxes to be levied on all taxable property within the County. For the prompt payment of the principal of, premium, if any, and interest on the Bonds, the full faith and credit of the County are hereby irrevocably pledged.

Section 6. Form of Bonds. The Bonds shall be in substantially the following form, the omissions to be appropriate completed when the Bonds are prepared and delivered:

(Form of Bond)

REGISTERED  
Number \_\_\_\_\_

REGISTERED  
\$ \_\_\_\_\_

UNITED STATES OF AMERICA  
STATE OF TENNESSEE  
COUNTY OF MONTGOMERY  
GENERAL OBLIGATION BOND, SERIES 2020\_\_

Interest Rate:                      Maturity Date:                      Date of Bond:                      CUSIP No.:

Registered Owner:

Principal Amount:

FOR VALUE RECEIVED, Montgomery County, Tennessee (the "County") hereby promises to pay to the registered owner hereof, hereinabove named, or registered assigns, in the manner hereinafter provided, the principal amount hereinabove set forth on the maturity date hereinabove set forth (or upon earlier redemption as set forth herein), and to pay interest (computed on the basis of a 360-day year of twelve 30-day months) on said principal amount at the annual rate interest hereinabove set forth from the date hereof until said maturity date or redemption date, said interest being payable on June 1, 2020, and semi-annually thereafter on the first day of June and December in each year until this Bond matures or is redeemed. The principal hereof and interest hereon are payable in lawful money of the United States of America by check or draft at the principal corporate trust office of \_\_\_\_\_, \_\_\_\_\_, as registration and agent and paying agent (the "Registration Agent"). The Registration Agent shall make all interest payments with respect to this Bond on each interest payment date directly to the registered owner hereof shown on the Bond registration records maintained by the Registration Agent as of the close of business on the fifteenth day of the month next preceding the interest payment date (the "Regular Record Date") by check or draft mailed to such owner at such owner's address shown on said Bond registration records, without, except for final payment, the presentation or surrender of this Bond, and all such payments shall discharge the obligations of the County to the extent of the payments so made. Any such interest not so punctually paid or duly provided for on any interest payment date shall forthwith cease to be payable to the registered owner on the relevant Regular Record Date; and, in lieu thereof, such defaulted interest shall be payable to the person in whose name this Bond is registered at the close of business on the date (the "Special Record Date") for payment of such defaulted interest to



be fixed by the Registration Agent, notice of which shall be given to the owners of the Bonds of the issue of which this Bond is one not less than ten (10) days prior to such Special Record Date. Payment of principal of [and premium, if any, on] this Bond shall be made when due upon presentation and surrender of this Bond to the Registration Agent.

Except as otherwise provided herein or in the Resolution, as hereinafter defined, this Bond shall be registered in the name of Cede & Co., as nominee of The Depository Trust Company, New York, New York ("DTC"), which will act as securities depository for the Bonds of the series of which this Bond is one. One Bond for each maturity of the Bonds shall be issued to DTC and immobilized in its custody. A book-entry system shall be employed, evidencing ownership of the Bonds in \$5,000 denominations, or multiples thereof, with transfers of beneficial ownership effected on the records of DTC and the DTC Participants, as defined in the Resolution, pursuant to rules and procedures established by DTC. So long as Cede & Co., as nominee for DTC, is the registered owner of the Bonds, the County and the Registration Agent shall treat Cede & Co. as the only owner of the Bonds for all purposes under the Resolution, including receipt of all principal and maturity amounts of, premium, if any, and interest on the Bonds, receipt of notices, voting and requesting or taking or not taking, or consenting to, certain actions hereunder. Payments of principal, maturity amounts, interest, and redemption premium, if any, with respect to the Bonds, so long as DTC is the only owner of the Bonds, shall be paid directly to DTC or its nominee, Cede & Co. DTC shall remit such payments to DTC Participants, and such payments thereafter shall be paid by DTC Participants to the Beneficial Owners, as defined in the Resolution. Neither the County nor the Registration Agent shall be responsible or liable for payment by DTC or DTC Participants, for sending transaction statements or for maintaining, supervising or reviewing records maintained by DTC or DTC Participants. In the event that (1) DTC determines not to continue to act as securities depository for the Bonds or (2) the County determines that the continuation of the book-entry system of evidence and transfer of ownership of the Bonds would adversely affect its interests or the interests of the Beneficial Owners of the Bonds, the County may discontinue the book-entry system with DTC. If the County fails to identify another qualified securities depository to replace DTC, the County shall cause the Registration Agent to authenticate and deliver replacement Bonds in the form of fully-registered Bonds to each Beneficial Owner. Neither the County nor the Registration Agent shall have any responsibility or obligations to DTC Participant or any Beneficial Owner with respect to (i) the Bonds; (ii) the accuracy or any records maintained by DTC or any DTC Participant; (iii) the payment by DTC or any DTC Participant of any amount due to any Beneficial Owner in respect of the principal or maturity amounts of and interest on the Bonds; (iv) the delivery or timeliness of delivery by DTC or any DTC Participant of any notice due to any Beneficial Owner that is required or permitted under the terms of the Resolution to be given to Beneficial Owners; (v) the selection of Beneficial Owners to receive payments in the event of any partial redemption of the Bonds; or (vi) any consent given or other action taken by DTC, or its nominee, Cede & Co., as owner.

[Bonds of the issue of which this Bond is one shall be subject to redemption prior to maturity at the option of the County on June 1, 2029 and thereafter, as a whole or in part at any time at the redemption price of par plus accrued interest to the redemption date.]

If less than all the Bonds shall be called for redemption, the maturities to be redeemed shall be designated by the Board of County Commissioners of the County, in its discretion. If less than all the principal amount of the Bonds of a maturity shall be called for redemption, the interests within the maturity to be redeemed shall be selected as follows:

- (i) if the Bonds are being held under a Book-Entry System by DTC, or a successor Depository, the amount of the interest of each DTC Participant in the Bonds to be redeemed shall be determined by DTC, or such successor Depository, by lot or such other manner as DTC, or such successor Depository, shall determine; or

(ii) if the Bonds are not being held under a Book-Entry System by DTC, or a successor Depository, the Bonds within the maturity to be redeemed shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall determine.

[Subject to the credit hereinafter provided, the County shall redeem Bonds maturing \_\_\_\_\_ on the redemption dates set forth below opposite the maturity dates, in aggregate principal amounts equal to the respective dollar amounts set forth below opposite the respective redemption dates at a price of par plus accrued interest thereon to the date of redemption. DTC, as securities depository for the series of Bonds of which this Bond is one, or such Person as shall then be serving as the securities depository for the Bonds, shall determine the interest of each Participant in the Bonds to be redeemed using its procedures generally in use at that time. If DTC or another securities depository is no longer serving as securities depository for the Bonds, the Bonds to be redeemed within a maturity shall be selected by the Registration Agent by lot or such other random manner as the Registration Agent in its discretion shall select. The dates of redemption and principal amount of Bonds to be redeemed on said dates are as follows:

<u>Final Maturity</u>	<u>Redemption Date</u>	<u>Principal Amount of Bonds Redeemed</u>
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\*Final Maturity

At its option, to be exercised on or before the forty-fifth (45<sup>th</sup>) day next preceding any such redemption date, the County may (i) deliver to the Registration Agent for cancellation Bonds to be redeemed, in any aggregate principal amount desired, and/or (ii) receive a credit in respect of its redemption obligation under this mandatory redemption provision for any Bonds of the maturity to be redeemed which prior to said date have been purchased or redeemed (otherwise than through the operation of this mandatory sinking fund redemption provision) and cancelled by the Registration Agent and not theretofore applied as a credit against any redemption obligation under this mandatory sinking fund provision. Each Bond so delivered or previously purchased or redeemed shall be credited by the Registration Agent at 100% of the principal amount thereof on the obligation of the County on such payment date and any excess shall be credited on future redemption obligations in chronological order, and the principal amount of Bonds to be redeemed by operation of this mandatory sinking fund provision shall be accordingly reduced. The County shall on or before the forty-fifth (45<sup>th</sup>) day next preceding each payment date furnish the Registration Agent with its certificate indicating whether or not and to what extent the provisions of clauses (i) and (ii) of this subsection are to be availed of with respect to such payment and confirm that funds for the balance of the next succeeding prescribed payment will be paid on or before the next succeeding payment date.]

Notice of any call for redemption shall be given by the Registration Agent not less than twenty (20) nor more than sixty (60) days prior to the date fixed for redemption by sending an appropriate notice to the registered owners of the Bonds to be redeemed by first-class mail, postage prepaid, at the addresses shown on the Bond registration records of the Registration Agent as of the date of the notice; but neither failure to mail such notice nor any defect in any such notice so mailed shall affect the sufficiency of the proceedings for the redemption of any of the Bonds for which proper notice was given. The notice may state that it is conditioned upon the deposit of moneys in an amount equal to the amount necessary to effect the redemption with the Registration Agent no later than the redemption date ("Conditional Redemption"). As

long as DTC, or a successor Depository, is the registered owner of the Bonds, all redemption notices shall be mailed by the Registration Agent to DTC, or such successor Depository, as the registered owner of the Bonds, as and when above provided, and neither the County nor the Registration Agent shall be responsible for mailing notices of redemption to DTC Participants or Beneficial Owners. Failure of DTC, or any successor Depository, to provide notice to any DTC Participant will not affect the validity of such redemption. From and after any redemption date, all Bonds called for redemption shall cease to bear interest if funds are available at the office of the Registration Agent for the payment thereof and it notice has been duly provided as set forth in the Resolution, as hereafter defined. In the case of a Conditional Redemption, the failure of the County to make funds available in part or in whole on or before the redemption date shall not constitute an event of default, and the Registration Agent shall give immediate notice to the [Depository or the] affected Bondholders that the redemption did not occur and that the Bond called for redemption and not so paid remain outstanding.

This Bond is transferable by the registered owner hereof in person or by such owner's attorney duly authorized in writing at the principal corporate trust office of the Registration Agent set forth on the front side hereof, but only in the manner, subject to limitations and upon payment of the charges provided in the Resolution, as hereafter defined, and upon surrender and cancellation of this Bond. Upon such transfer, a new Bond or Bonds of authorized denominations of the same maturity and interest rate for the same aggregate principal amount will be issued to the transferee in exchange therefor. The person in whose name this Bond is registered shall be deemed and regarded as the absolute owner thereof for all purposes and neither the County nor the Registration Agent shall be affected by any notice to the contrary whether or not any payments due on the Bond shall be overdue. Bonds, upon surrender to the Registration Agent, may, at the option of the registered owner thereof, be exchanged for an equal aggregate principal amount of the Bonds of the same maturity in authorized denomination or denominations, upon the terms set forth in the Resolution. The Registration Agent shall not be required to transfer or exchange any Bond during the period commencing on a Regular Record Date or Special Record Date and ending on the corresponding interest payment date of such Bond, nor to transfer or exchange any Bond after the notice calling such Bond for redemption has been made, nor during a period following the receipt of instructions from the County to call such Bond for redemption.

This Bond is one of a total authorized issue aggregating [\$ \_\_\_\_\_] and issued by the County for the purpose of providing funds to (a) finance, in whole or in part, the (i) acquisition of land for and the acquisition, design, site development, construction, maintenance, repair, renovation, equipping and/or improvement of schools; (ii) improvements to streets, roads and bridges, including but not limited to sidewalks, signage, signalization, related facilities, lighting and drainage improvements; (iii) acquisition, construction and erection of public art; (iv) acquisition of all property, real and personal related to such projects; (v) payment of legal, fiscal, administrative, architectural and engineering costs incident to any or all of the foregoing; and (vi) reimbursement to the appropriate fund of the County for prior expenditures for the foregoing costs; (b) refinance the County's General Obligation Capital Outlay Note, Series 2019, by converting said note to bonds, and (c) pay costs incident to the issuance and sale of such bonds authorized, pursuant to 9-21-101, et seq., Tennessee Code Annotated, as amended, and pursuant to a resolution adopted by the Board of County Commissioners of the County on January 13, 2020 (the "Resolution").

The Bonds shall be payable from unlimited ad valorem taxes to be levied on all taxable property within the County. For the prompt payment of the principal of, premium, if any, and interest on the Bonds, the full faith and credit of the County are hereby irrevocably pledged.

This Bond and the income therefrom are exempt from all present state, county and municipal taxes in Tennessee except (a) Tennessee excise taxes on interest on the Bond during the period the Bond is held or beneficially owned by any organization or entity, other than a sole proprietorship or general partnership, doing business in the State of Tennessee and (b) Tennessee franchise taxes by reason of the inclusion of the

book value of the Bond in Tennessee franchise tax base of any organization or entity, other than a sole proprietorship or general partnership, doing business in the State of Tennessee.

It is hereby certified, recited, and declared that all acts, conditions and things required to exist, happen and be performed precedent to and in the issuance of this Bond exist, have happened and have been performed in due time, form and manner as required by law, and that the amount of this Bond, together with all other indebtedness of the County, does not exceed any limitation prescribed by the constitution and statutes of the State of Tennessee.

IN WITNESS WHEREOF, the County has caused this Bond to be signed by its County Mayor and attested by its County Clerk under the corporate seal of the County, all as of the date hereinabove set forth.

MONTGOMERY COUNTY, TENNESSEE

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

(SEAL)

ATTESTED:

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

Transferable and payable at the  
principal corporate trust office of: \_\_\_\_\_  
\_\_\_\_\_, \_\_\_\_\_

Date of Registration: \_\_\_\_\_

This Bond is one of the issue of Bonds issued pursuant to the Resolution hereinabove described.

\_\_\_\_\_  
Registration Agent

By: \_\_\_\_\_  
Authorized Officer

(FORM OF ASSIGNMENT)

FOR VALUE RECEIVED, the undersigned sells, assigns and transfers unto \_\_\_\_\_, whose address is \_\_\_\_\_ (Please insert Federal Identification or Social Security Number of Assignee \_\_\_\_\_), the within Bond of Montgomery County, Tennessee, and does hereby irrevocably constitute and appoint \_\_\_\_\_, attorney, to transfer the said Bond on the records kept for registration thereof with full power of substitution in the premises.

Dated: \_\_\_\_\_



NOTICE: The signature to this assignment must correspond with the name of the registered owner as it appears on the face of the within Bond in every particular, without alteration or enlargement or any change whatsoever.

Signature guaranteed:

NOTICE: Signature(s) must be guaranteed by a member firm of a Medallion Program acceptable to the Registration Agent

Section 7. Levy of Tax. The County, through its Governing Body, shall annually levy and collect a tax upon all taxable property within the County, in addition to all other taxes authorized by law, sufficient to pay principal of, premium, if any, and interest on the Bonds when due, and for that purpose there is hereby levied a direct annual tax in such amount as may be found necessary each year to pay principal and interest coming due on the Bonds in said year. Principal and interest falling due at any time when there are insufficient funds from this tax levy on hand shall be paid from the current funds of the County and reimbursement therefor shall be made out of the taxes hereby provided to be levied when the same shall have been collected. The tax herein provided may be reduced to the extent of any direct appropriations from other funds, taxes and revenues of the County to the payment of debt service on the Bonds.

Section 8. Sale of Bonds.

(a) The Bonds shall be offered for competitive public sale in one or more series, at a price of not less than 98% of par, plus accrued interest, as a whole or in part from time to time as shall be determined by the County Mayor, in consultation with the Municipal Advisor. The Bonds, or any series thereof, shall be sold by delivery of bids via physical delivery, mail, fax, or telephone or by electronic bidding means of an internet bidding service as shall be determined by the County Mayor, in consultation with the Municipal Advisor.

(b) If the Bonds are sold in more than one series, the County Mayor is authorized to cause to be sold in each series an aggregate principal amount of Bonds less than that shown in Section 4 hereof for each series, so long as the total aggregate principal amount of all series issued does not exceed the total aggregate of Bonds authorized to be issued herein.

(c) The County Mayor is further authorized with respect to each series of Bonds to:

(1) change the dated date of the Bonds, or any series thereof, to a date other than the date of issuance of the Bonds;

(2) change the designation of the Bonds, or any series thereof, to a designation other than "General Obligation Bonds" and to specify the series designation of the Bonds, or any series thereof;

(3) change the first interest payment date on the Bonds, or any series thereof, to a date other than June 1, 2020, provided that such date is not later than twelve months from the dated date of such series of Bonds;

(4) adjust the principal and interest payment dates and the maturity amounts of the Bonds, or any series thereof, provided that (A) the total principal amount of all series of the Bonds does not exceed the total amount of Bonds authorized herein; and (B) the final maturity date of each series is not later than twenty-five (25) years after the dated date of such series.

(5) adjust or remove the County's optional redemption provisions of the Bonds, provided that the premium amount to be paid on Bonds or any series thereof does not exceed two percent (2%) of the principal amount thereof;

(6) sell the Bonds, or any series thereof, or any maturities thereof as Term Bonds with mandatory redemption requirements corresponding to the maturities set forth herein or as otherwise determined by the County Mayor, as he shall deem most advantageous to the County; and

(7) cause all or a portion of the Bonds to be insured by a bond insurance policy issued by a nationally recognized bond insurance company if such insurance is requested and paid for by the winning bidder of the Bonds, or any series thereof.

The form of the Bond set forth in Section 6 hereof shall be conformed to reflect any changes made pursuant to this Section 8 hereof.

(d) The County Mayor is authorized to sell the Bonds, or any series thereof, simultaneously with any other bonds or notes authorized by resolution or resolutions of the Governing Body. The County Mayor is further authorized to sell the Bonds, or any series thereof, as a single issue of bonds with any other bonds with substantially similar terms authorized by resolution or resolutions of the Governing Body, in one or more series as the County Mayor shall deem to be advantageous to the County and in doing so, the County Mayor is authorized to change the designation of the Bonds to a designation other than "General Obligation Bonds"; provided, however, that the total aggregate principal amount of combined bonds to be sold does not exceed the total aggregate principal amount of Bonds authorized by this resolution or bonds authorized by any other resolution or resolutions adopted by the Governing Body.

(e) The County Mayor is authorized to award the Bonds, or any series thereof, in each case to the bidder whose bid results in the lowest true interest cost to the County, provided the rate or rates on the Bonds does not exceed the maximum rate prescribed by Section 4 hereof. The award of the Bonds by the County Mayor to the lowest bidder shall be binding on the County, and no further action of the Governing Body with respect thereto shall be required.

(f) The County Mayor and County Clerk are authorized to cause the Bonds, in book-entry form (except as otherwise permitted herein), to be authenticated and delivered by the Registration Agent to the successful bidder and to execute, publish, and deliver all certificates and documents, including an official statement and closing certificates, as they shall deem necessary in connection with the sale and delivery of the Bonds.

(g) No Bonds shall be issued until publication of the Initial Resolution in a newspaper of general circulation in the County and the passage of twenty (20) days from the date of publication thereof, and in no event shall the Bonds be issued without prior referendum if a legally sufficient petition, as defined by Section 9-21-207, Tennessee Code Annotated, is filed within such twenty-day period.

Section 9.      Disposition of Bond Proceeds. The proceeds of the sale of the Bonds shall be applied as follows:

(a) An amount, which together with legally available funds of the County, if any, will be sufficient to pay the outstanding principal of and interest on the Outstanding Note shall be applied to the refinancing thereof by paying such monies directly to the holder of the Outstanding Note.

(b) The remainder of the proceeds of the sale of the Bonds shall be deposited with a financial institution regulated by the Federal Deposit Insurance Corporation or similar federal agency in a special fund known as the Montgomery County 2020 Construction Fund (the "Construction Fund"), or such other designation as shall be determined by the County Mayor to be kept separate and apart from all other funds of the County. The County shall disburse funds in the Construction Fund to pay costs of issuance of the Bonds, including necessary legal, accounting and fiscal expenses, printing, engraving, advertising and similar expenses, administrative and clerical costs, Registration Agent fees, bond insurance premiums, if any, and other necessary miscellaneous expenses incurred in connection with the issuance and sale of the Bonds. Notwithstanding the foregoing, costs of issuance of the Bonds may be withheld from the good faith deposit or purchase price of the Bonds and paid to the Municipal Advisor to be used to pay costs of issuance of the Bonds. The remaining funds in the Construction Fund shall be disbursed solely to pay the costs of the Projects and to reimburse the County for any funds previously expended for costs of the Projects. Proceeds of the Bonds in an amount not less than 1% of the par amount of the Bonds shall be used for the acquisition, construction and erection of public art. Money in the Construction Fund shall be secured in the manner prescribed by applicable statutes relative to the securing of public or trust funds, if any, or, in the absence of such a statute, by a pledge of readily marketable securities having at all times a market value of not less than the amount in said Construction Fund. Money in the Construction Fund shall be invested in such investments as shall be permitted by applicable law to the extent permitted by applicable law.

In accordance with state law, the various department heads responsible for the fund or funds receiving and disbursing funds are hereby authorized to amend the budget of the proper fund or funds for the receipt of proceeds from the issuance of the obligations authorized by this resolution including bond and note proceeds, accrued interest, reoffering premium, and other receipts from this transaction. The department heads responsible for the fund or funds are further authorized to amend the proper budgets to reflect the appropriations and expenditures of the receipts authorized by this resolution.

Section 10. Official Statement. The officers of the County, or any of them, are hereby authorized and directed to provide for the preparation and distribution of a Preliminary Official Statement describing the Bonds. After bids have been received and the Bonds have been awarded, the officers of the County, or any of them, shall make such completions, omissions, insertions and changes in the Preliminary Official Statement not inconsistent with this resolution as are necessary or desirable to complete it as a final Official Statement for purposes of Rule 15c2-12(e)(3) of the Securities and Exchange Commission. The officers of the County, or any of them, shall arrange for the delivery to the successful bidder on the Bonds of a reasonable number of copies of the Official Statement within seven (7) business days after the Bonds have been awarded for delivery, by the successful bidder on the Bonds, to each potential investor requesting a copy of the Official Statement and to each person to whom such bidder and members of his bidding group initially sell the Bonds.

The officers of the County, or any of them, are authorized, on behalf of the County, to deem the Preliminary Official Statement and the Official Statement in final form, each to be final as of its date within the meaning of Rule 15c2-12(b)(1), except for the omission in the Preliminary Official Statement of certain pricing and other information allowed to be omitted pursuant to such Rule 15c2-12(b)(1). The distribution of the Preliminary Official Statement and the Official Statement in final form shall be conclusive evidence that each has been deemed in final form as of its date by the County except for the omission in the Preliminary Official Statement of such pricing and other information.

Notwithstanding the foregoing, no Official Statement is required to be prepared if the Bonds, or any series thereof, are purchased by a purchaser that certifies that such purchaser intends to hold the Bonds,

or any series thereof, for its own account and has no present intention to reoffer the Bonds, or any series thereof.

Section 11. Discharge and Satisfaction of Bonds. If the County shall pay and discharge the indebtedness evidenced by any series of the Bonds in any one or more of the following ways, to wit:

(a) By paying or causing to be paid, by deposit of sufficient funds as and when required with the Registration Agent, the principal of and interest on such Bonds as and when the same become due and payable;

(b) By depositing or causing to be deposited with any trust company or financial institution whose deposits are insured by the Federal Deposit Insurance Corporation or similar federal agency and which has trust powers (an "Agent"; which Agent may be the Registration Agent) in trust or escrow, on or before the date of maturity or redemption, sufficient money or Defeasance Obligations, as hereafter defined, the principal of and interest on which, when due and payable, will provide sufficient moneys to pay or redeem such Bonds and to pay interest thereon when due until the maturity or redemption date (provided, if such Bonds are to be redeemed prior to maturity thereof, proper notice of such redemption shall have been given or adequate provision shall have been made for the giving of such notice);

(c) By delivering such Bonds to the Registration Agent for cancellation by it;

and if the County shall also pay or cause to be paid all other sums payable hereunder by the County with respect to such Bonds, or make adequate provision therefor, and by resolution of the Governing Body instruct any such Agent to pay amounts when and as required to the Registration Agent for the payment of principal of and interest on such Bonds when due, then and in that case the indebtedness evidenced by such Bonds shall be discharged and satisfied and all covenants, agreements and obligations of the County to the holders of such Bonds shall be fully discharged and satisfied and shall thereupon cease, terminate and become void.

If the County shall pay and discharge the indebtedness evidenced by any of the Bonds in the manner provided in either clause (a) or clause (b) above, then the registered owners thereof shall thereafter be entitled only to payment out of the money or Defeasance Obligations deposited as aforesaid.

Except as otherwise provided in this Section, neither Defeasance Obligations nor moneys deposited with the Registration Agent pursuant to this Section nor principal or interest payments on any such Defeasance Obligations shall be withdrawn or used for any purpose other than, and shall be held in trust for, the payment of the principal and interest on said Bonds; provided that any cash received from such principal or interest payments on such Defeasance Obligations deposited with the Registration Agent, (A) to the extent such cash will not be required at any time for such purpose, shall be paid over to the County as received by the Registration Agent and (B) to the extent such cash will be required for such purpose at a later date, shall, to the extent practicable, be reinvested in Defeasance Obligations maturing at times and in amounts sufficient to pay when due the principal and interest to become due on said Bonds on or prior to such redemption date or maturity date thereof, as the case may be, and interest earned from such reinvestments shall be paid over to the County, as received by the Registration Agent. For the purposes of this Section, Defeasance Obligations shall direct obligations of, or obligations, the principal of and interest on which are guaranteed by, the United States of America, which bonds or other obligations shall not be subject to redemption prior to their maturity other than at the option of the registered owner thereof.

Section 12. Federal Tax Matters Related to the Bonds.

(a) The Bonds are expected to be issued as federally tax-exempt bonds. To that end, the County hereby covenants that it will not use, or permit the use of, any proceeds of the Bonds in a manner

that would cause the Bonds to be subjected to treatment under Section 148 of the Code, and applicable regulations thereunder, as an “arbitrage bond”. Further to that end, the County shall comply with applicable regulations adopted under said Section 148. To the extent applicable, the County further covenants with the registered owners from time to time of the Bonds that it will, throughout the term of the Bonds and through the date that the final rebate, if any, must be made to the United States in accordance with Section 148 of the Code, comply with the provisions of Sections 103 and 141 through 150 of the Code and all regulations proposed and promulgated thereunder that must be satisfied in order that interest on the Bonds shall be and continue to be excluded from gross income for federal income tax purposes under Section 103 of the Code.

(b) It is reasonably expected that the County will reimburse itself for certain expenditures made by it in connection with the Projects by issuing the Bonds. This resolution shall be placed in the minutes of the Governing Body and shall be made available for inspection by the general public at the office of the Governing Body. This resolution constitutes a declaration of official intent under Treas. Reg. §1.150-2.

(c) The appropriate officers of the County are authorized and directed, on behalf of the County, to execute and deliver all such certificates and documents that may be required or advisable of the County in order to comply with the provisions of this Section related to the issuance of the Bonds.

Section 13. Continuing Disclosure. The County hereby covenants and agrees that it will provide annual financial information and event notices if and as required by Rule 15c2-12 of the Securities Exchange Commission for the Bonds. The County Mayor is authorized to execute at the closing of the sale of the Bonds an agreement for the benefit of and enforceable by the owners of the Bonds specifying the details of the financial information and event notices to be provided and its obligations relating thereto. Failure of the County to comply with the undertaking herein described and to be detailed in said closing agreement shall not be a default hereunder, but any such failure shall entitle the owner or owners of any of the Bonds to take such actions and to initiate such proceedings as shall be necessary and appropriate to cause the County to comply with their undertaking as set forth herein and in said agreement, including the remedies of mandamus and specific performance.

Section 14. Reasonably Expected Economic Life. The “reasonably expected economic life” of the Projects within the meaning of Sections 9-21-101, et seq., Tennessee Code Annotated, is greater than the term of the Bonds financing or refinancing said Projects.

Section 15. Resolution a Contract. The provisions of this resolution shall constitute a contract between the County and the registered owners of the Bonds, and after the issuance of the Bonds, no change, variation or alteration of any kind in the provisions of this resolution shall be made in any manner until such time as the Bonds and interest due thereon shall have been paid in full.

Section 16. Separability. If any section, paragraph or provision of this resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this resolution.

Section 17. Repeal of Conflicting Resolutions and Effective Date. All other resolutions and orders, or parts thereof in conflict with the provisions of this resolution, are, to the extent of such conflict, hereby repealed and this resolution shall be in immediate effect from and after its adoption.

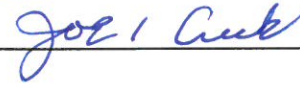


Duly passed and approved this 13th day of January 2020.

Sponsor



Commissioner



Approved

County Mayor

Attested

County Clerk

STATE OF TENNESSEE )

COUNTY OF MONTGOMERY )

I, Kellie Jackson, certify that I am the duly qualified and acting County Clerk of Montgomery County, Tennessee, and as such official I further certify that attached hereto is a copy of excerpts from the minutes of a meeting of the governing body of the County held on January 13, 2020; that these minutes were promptly and fully recorded and are open to public inspection; that I have compared said copy with the original minute record of said meeting in my official custody; and that said copy is a true, correct and complete transcript from said original minute record insofar as said original record relates to the County's General Obligation Bonds.

WITNESS my official signature and seal of said County on January 13, 2020.

---

County Clerk

(SEAL)



EXHIBIT A

Bond Counsel Engagement Letter

FORM OF ENGAGEMENT LETTER OF BOND COUNSEL

LETTERHEAD OF BASS, BERRY & SIMS PLC

\_\_\_\_\_, 2020

Montgomery County, Tennessee  
Office of the County Mayor  
1 Millennium Plaza  
Clarksville, TN 37040  
Attention: County Mayor

**Re: Issuance of Not to Exceed \$32,900,000 in Aggregate Principal Amount of General Obligation Bonds.**

Dear County Mayor:

The purpose of this engagement letter is to set forth certain matters concerning the services we will perform as bond counsel to Montgomery County, Tennessee (the "Issuer"), in connection with the issuance of the above-referenced bonds (the "Bonds"). We understand that the Bonds are being issued for the purpose of providing funds necessary to finance projects and refinance outstanding debt as further described in a resolution authorizing the Bonds adopted on January 13, 2020 (the "Resolution") and to pay costs of issuance of the Bonds, as more fully set forth in the Resolution. We further understand that the Bonds will be sold by competitive sale.

**SCOPE OF ENGAGEMENT**

In this engagement, we expect to perform the following duties:

1. Subject to the completion of proceedings to our satisfaction, render our legal opinion (the Bond Opinion) regarding the validity and binding effect of the Bonds, the source of payment and security for the Bonds, and the excludability of interest on the Bonds from gross income for federal income tax purposes.
2. Prepare and review documents necessary or appropriate for the authorization, issuance and delivery of the Bonds, coordinate the authorization and execution of such documents, and review enabling legislation.
3. Assist the Issuer in seeking from other governmental authorities such approvals, permissions and exemptions as we determine are necessary or appropriate in connection with the authorization, issuance, and delivery of the Bonds, except that we will not be responsible for any required blue-sky filings.
4. Review legal issues relating to the structure of the Bond issue.

5. Draft those sections of the official statement to be disseminated in connection with the sale of the Bonds, describing the Bond Opinion, the terms of and security for the Bonds, and the treatment of the Bonds and interest thereon under state and federal tax law.
6. Assist the Issuer in presenting information to bond rating organizations and providers of credit enhancement relating to legal issues affecting the issuance of the Bonds, if requested.
7. Prepare and review the notice of sale pertaining to the competitive sale of the Bonds.

Our Bond Opinion will be addressed to the Issuer and will be delivered by us on the date the Bonds are exchanged for their purchase price (the “Closing”).

The Bond Opinion will be based on facts and law existing as of its date. In rendering our Bond Opinion, we will rely upon the certified proceedings and other certifications of public officials and other persons furnished to us without undertaking to verify the same by independent investigation, and we will assume continuing compliance by the Issuer with applicable laws relating to the Bonds. During the course of this engagement, we will rely on you to provide us with complete and timely information on all developments pertaining to any aspect of the Bonds and their security. We understand that you will direct members of your staff and other employees of the Issuer to cooperate with us in this regard.

Our duties in this engagement are limited to those expressly set forth above. Among other things, our duties do not include:

- a. Except as described in paragraph (5) above,
  - 1) Assisting in the preparation or review of an official statement or any other disclosure document with respect to the Bonds, or
  - 2) Performing an independent investigation to determine the accuracy, completeness or sufficiency of any such document, or
  - 3) Rendering advice that the official statement or other disclosure documents
    - a) Do not contain any untrue statement of a material fact or
    - b) Do not omit to state a material fact necessary to make the statements contained therein, in light of the circumstances under which they were made, not misleading.
- b. Preparing requests for tax rulings from the Internal Revenue Service, or no action letters from the Securities and Exchange Commission.
- c. Preparing blue sky or investment surveys with respect to the Bonds.
- d. Drafting state constitutional or legislative amendments.
- e. Pursuing test cases or other litigation, (such as contested validation proceedings).
- f. Making an investigation or expressing any view as to the creditworthiness of the Issuer or the Bonds.

- g. Assisting in the preparation of, or opining on, any continuing disclosure undertaking pertaining to the Bonds or any other debt of the Issuer, or after Closing, providing advice concerning any actions necessary to assure compliance with any continuing disclosure undertaking.
- h. Representing the Issuer in Internal Revenue Service examinations or inquiries, or Securities and Exchange Commission investigations.
- i. After Closing, providing continuing advice to the Issuer or any other party concerning any actions necessary to assure that interest paid on the Bonds will continue to be excludable from gross income for federal income tax purposes (e.g., our engagement does not include rebate calculations for the Bonds).
- j. Addressing any other matter not specifically set forth above that is not required to render our Bond Opinion.

### **ATTORNEY-CLIENT RELATIONSHIP**

Upon execution of this engagement letter, the Issuer will be our client and an attorney-client relationship will exist between us. We assume that all other parties will retain such counsel as they deem necessary and appropriate to represent their interests in this transaction. We further assume that all other parties understand that in this transaction we represent only the Issuer, we are not counsel to any other party, and we are not acting as an intermediary among the parties. Our services as bond counsel are limited to those contracted for in this letter; the Issuer's execution of this engagement letter will constitute an acknowledgment of those limitations. Our representation of the Issuer will not affect, however, our responsibility to render an objective Bond Opinion. Please note that, in our representation of the Issuer, we will not act as a "municipal advisor", as such term is defined in the Securities Exchange Act of 1934, as amended.

Our representation of the Issuer and the attorney-client relationship created by this engagement letter will be concluded upon issuance of the Bonds. Nevertheless, subsequent to Closing, we will mail the appropriate Internal Revenue Service Forms 8038-G, and prepare and distribute to the participants in the transaction a transcript of the proceedings pertaining to the Bonds.

As you are aware, our firm represents many political subdivisions, companies and individuals. It is possible that during the time that we are representing the Issuer, one or more of our present or future clients will have transactions with the Issuer. It is also possible that we may be asked to represent, in an unrelated matter, one or more of the entities involved in the issuance of the Bonds. We do not believe such representation, if it occurs, will adversely affect our ability to represent you as provided in this letter, either because such matters will be sufficiently different from the issuance of the Bonds as to make such representations not adverse to our representation of you, or because the potential for such adversity is remote or minor and outweighed by the consideration that it is unlikely that advice given to the other client will be relevant to any aspect of the issuance of the Bonds. Execution of this letter will signify the Issuer's consent to our representation of others consistent with the circumstances described in this paragraph.

### **FEES**

Based upon: (i) our current understanding of the terms, structure, size and schedule of the financing represented by the Bonds; (ii) the duties we will undertake pursuant to this engagement letter; (iii) the time



we anticipate devoting to the financing; and (iv) the responsibilities we will assume in connection therewith, we estimate that our fee will be \$40,000. Our fees may vary: (a) if the principal amount of Bonds actually issued differs significantly from the amounts stated above; (b) if material changes in the structure or schedule of the respective financings occur; or (c) if unusual or unforeseen circumstances arise which require a significant increase in our time or responsibility. If, at any time, we believe that circumstances require an adjustment of our original fee estimates, we will advise you and prepare and provide to you an amendment to this engagement letter. Except for any newspaper publication fees, the bond counsel fee quoted above will include all ordinary out-of-pocket expenses advanced for your benefit, such as travel costs, photocopying, deliveries, long distance telephone charges, telecopier charges, filing fees, computer-assisted research and other expenses.

If, for any reason, the financing represented by the Bonds is completed without the delivery of our Bond Opinion as bond counsel or our services are otherwise terminated, we will expect to be compensated at our normal rates for the time actually spent on your behalf plus client charges as described above unless we have failed to meet our responsibilities under this engagement, but in no event will our fees exceed the amount set forth above.

### **RECORDS**

At your request, papers and property furnished by you will be returned promptly upon receipt of payment for outstanding fees and client charges. All goods, documents, records, and other work product and property produced during the performance of this engagement are deemed to be Issuer's property. We agree to maintain documentation for all charges against the Issuer. Our books, records, and documents, insofar as they relate to work performed or money received under this engagement, shall be maintained for a period of three (3) full years from the Closing and will be subject to audit, at any reasonable time and upon reasonable notice by the Issuer or its duly appointed representatives.

### **OTHER MATTERS**

We have not retained any persons to solicit or secure this engagement from the Issuer upon an agreement or understanding for a contingent commission, percentage, or brokerage fee. We have not offered any employee of the Issuer a gratuity or an offer of employment in connection with this engagement and no employee has requested or agreed to accept a gratuity or offer of employment in connection with this engagement.

Any modification or amendment to this Engagement Letter must be in writing, executed by us and contain the signature of the Issuer. The validity, construction and effect of this Engagement Letter and any and all extensions and/or modifications thereof shall be governed by the laws of the State of Tennessee. Any action between the parties arising from this Engagement Letter shall be maintained in the state or federal courts of Davidson County, Tennessee.

### **CONCLUSION**

If the foregoing terms are not acceptable to you, please so indicate in writing. Otherwise, we look forward to working with you.

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

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

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

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

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

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

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

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

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

**NOW, THEREFORE, BE IT RESOLVED** by the Montgomery County Board of Commissioners assembled in regular business session on this 13<sup>th</sup> day of January 2020.

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

**Duly passed and approved this 13<sup>th</sup> day of January 2020.**

Sponsor \_\_\_\_\_

Commissioner \_\_\_\_\_

Approved \_\_\_\_\_

**County Mayor**

Attested \_\_\_\_\_

**County Clerk**



# Clarksville Montgomery County Growth Plan: A Strategy for Balanced Growth

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



Developed: April – October 2019





## PROLOGUE

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

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

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

## PREFACE

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

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

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

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

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# 1. EXECUTIVE SUMMARY

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

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

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

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

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

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

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

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

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

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





Figure 1: 2019 Growth Plan

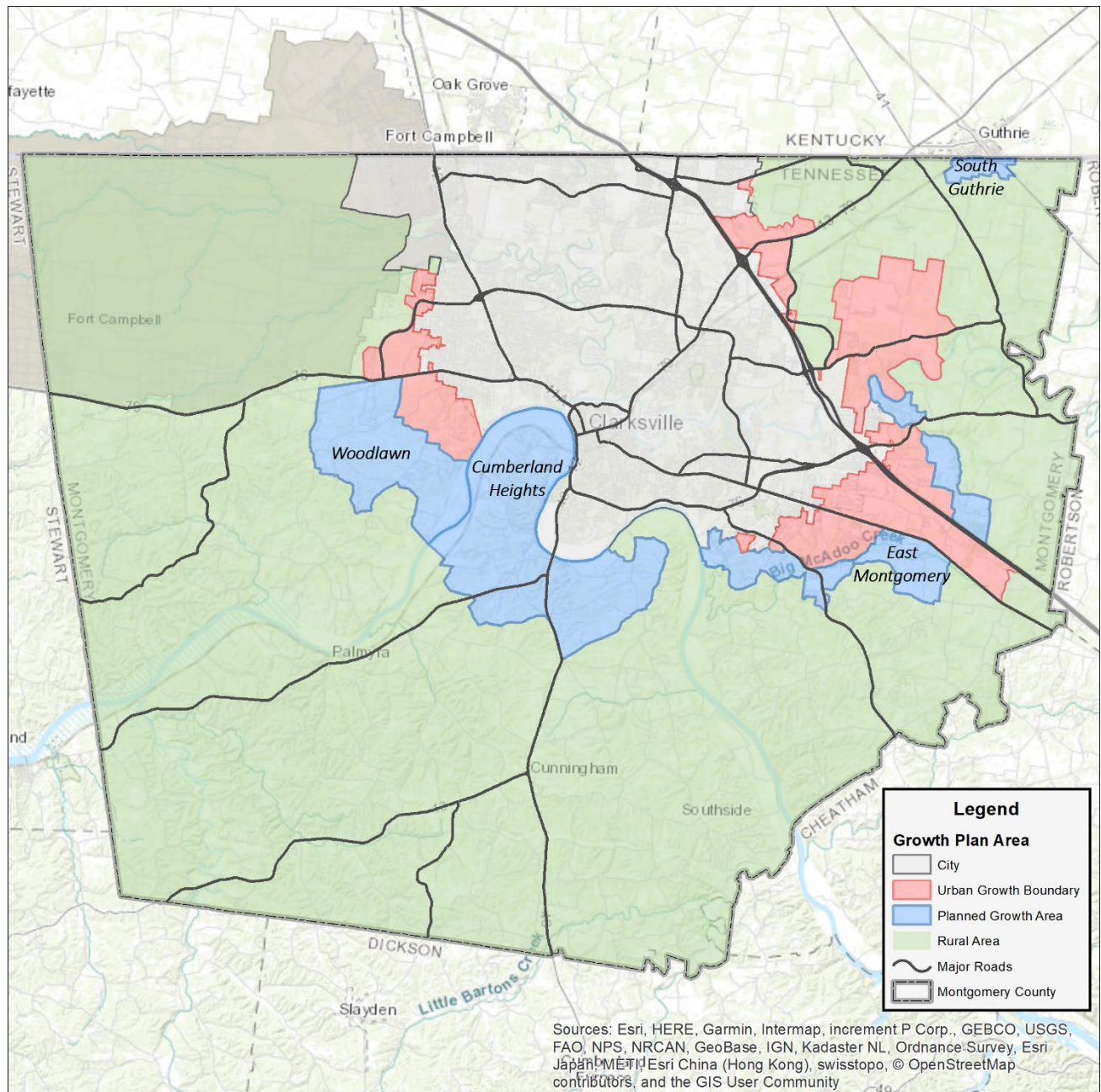


Table 1: 2019 Acres within Growth Plan Areas

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

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



Figure 2: Original 1999 Growth Plan Map

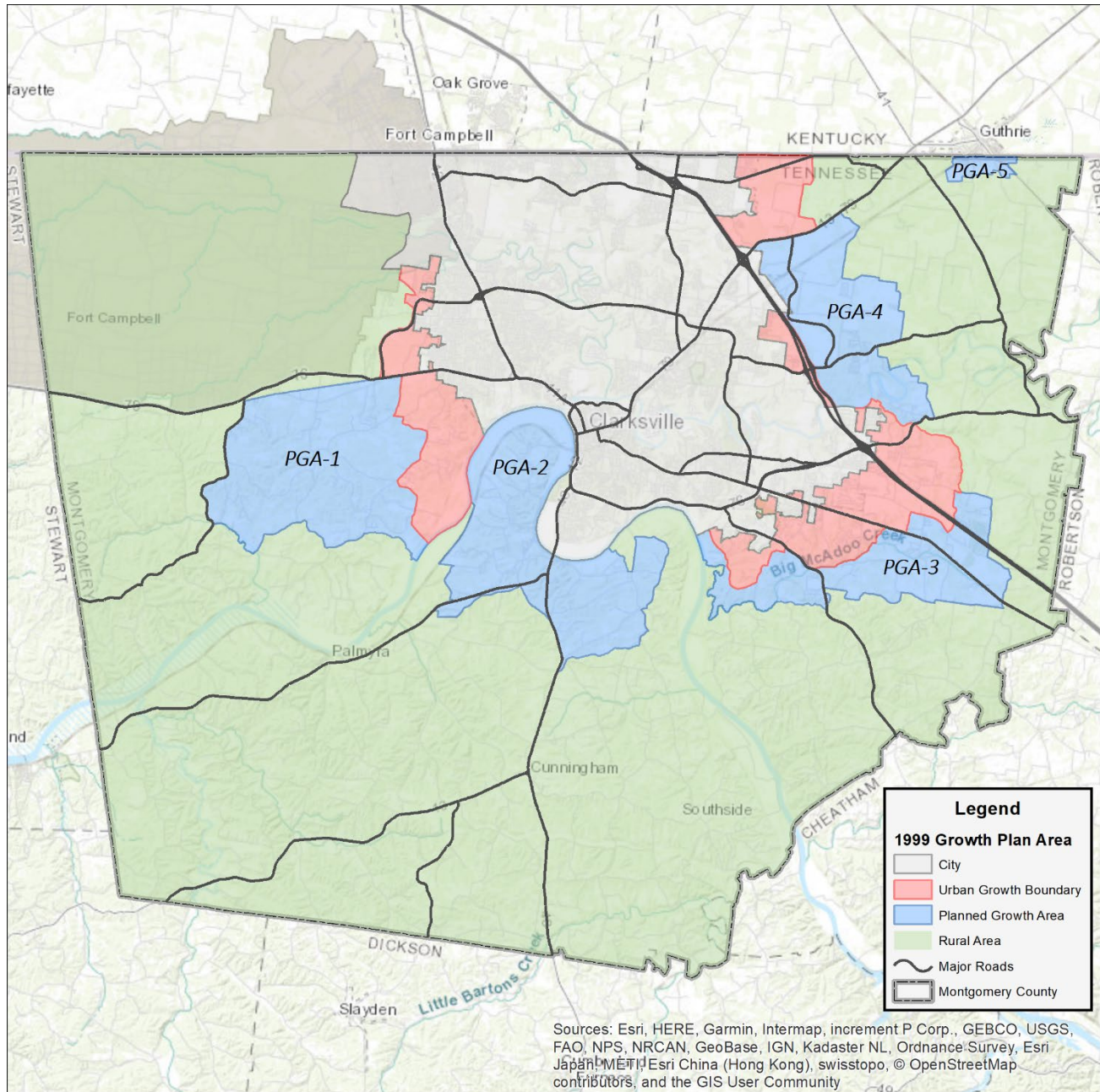


Table 2: 1999 Acres within Growth Plan Areas

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

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



## 2. GROWTH PLANNING IN TENNESSEE

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

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

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

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

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

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

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

## 2.1 GOALS OF PC 1101 AND PC 707

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

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

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

## 2.2 HISTORY OF THE CLARKSVILLE-MONTGOMERY COUNTY GROWTH PLAN

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

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

### 3. GUIDING PLANNING PRINCIPLES AND CONCEPTS

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

#### 3.1 SMART GROWTH

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

##### **Ten Principles of Smart Growth**

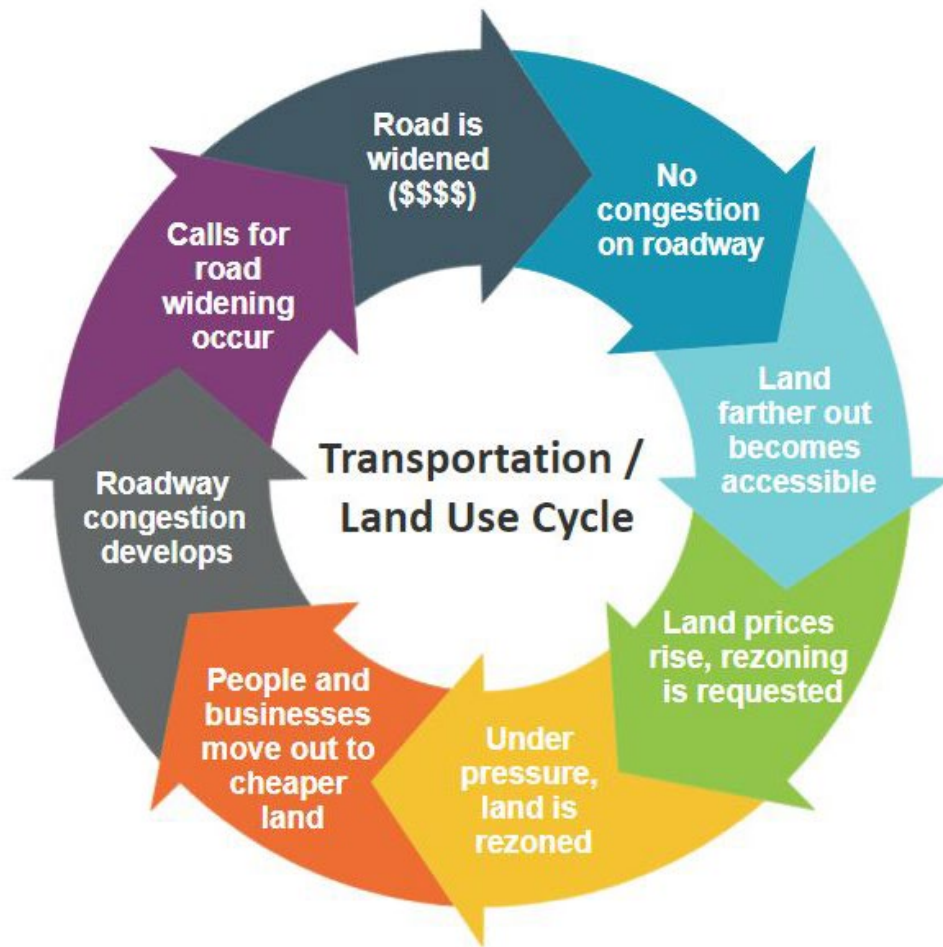
- A Mix of Land Uses;
- Encourage Compact Design and Development;
- Provide a Range of Housing Opportunities and Choices;
- Create Walkable Neighborhoods;
- Foster Attractive, Distinctive Communities With a Strong Sense of Place;
- Preserve Open Space, Farmland, Natural Beauty, and Critical Environmental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

#### 3.2 TRANSPORTATION LAND USE CYCLE

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



*Figure 3: Transportation Land Use Cycle*

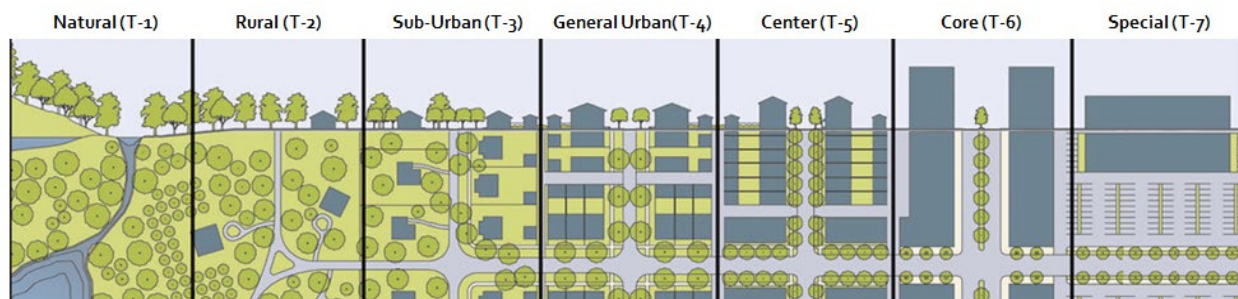


Essentially, as new land on the fringes of the community is developed, more residents end up traveling farther distances and placing additional strain on the already narrow, winding, and insufficient roadways. This circumstance then creates congestion and a call for road widening from the residents,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

### 3.3 THE RURAL-TO-URBAN TRANSECT

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

*Figure 4: Rural-to-Urban Transect*



### 3.4 DENSITY PRESERVES FARMLAND

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

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

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

*Figure 5: Farmland Preservation Visualized*

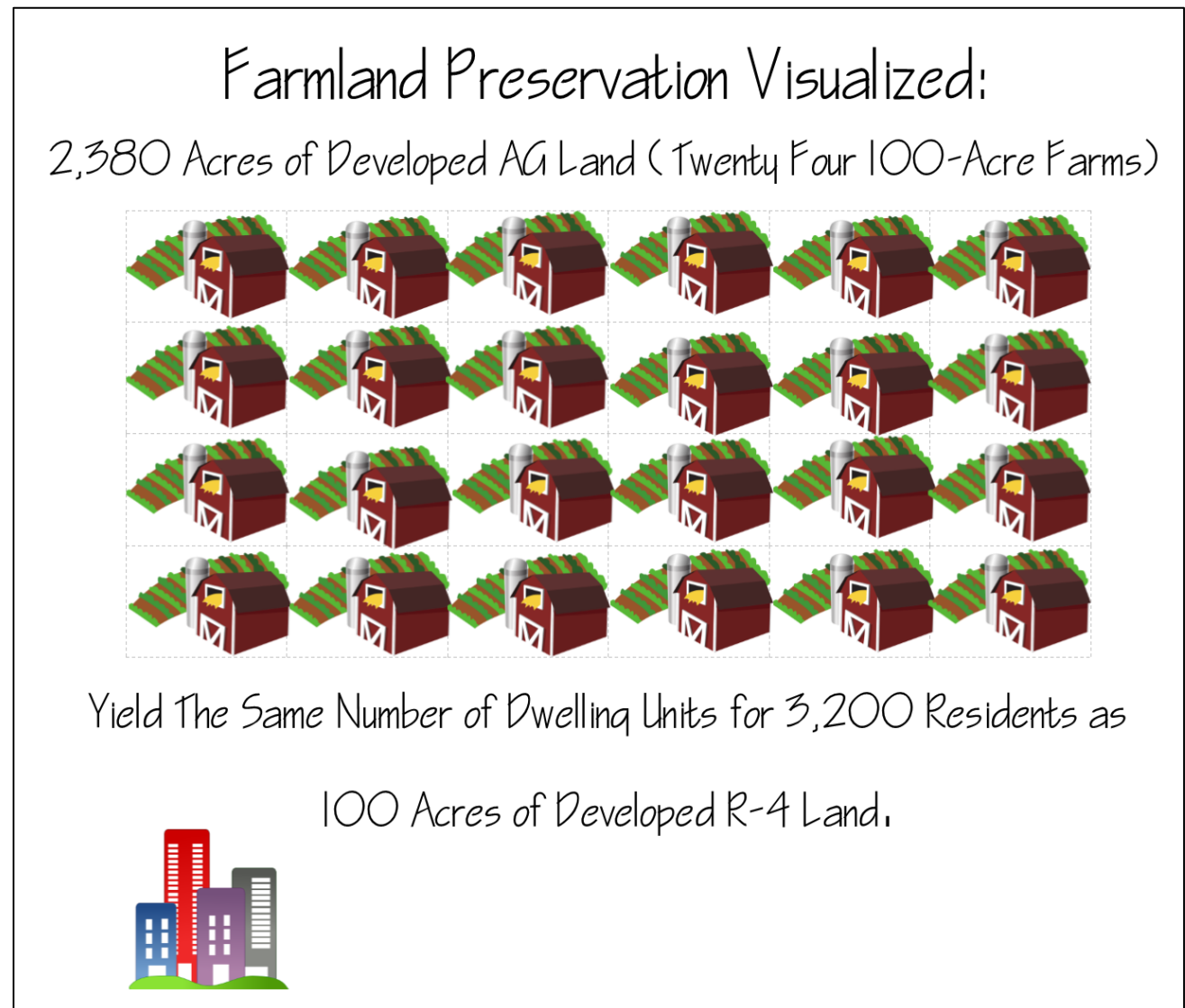
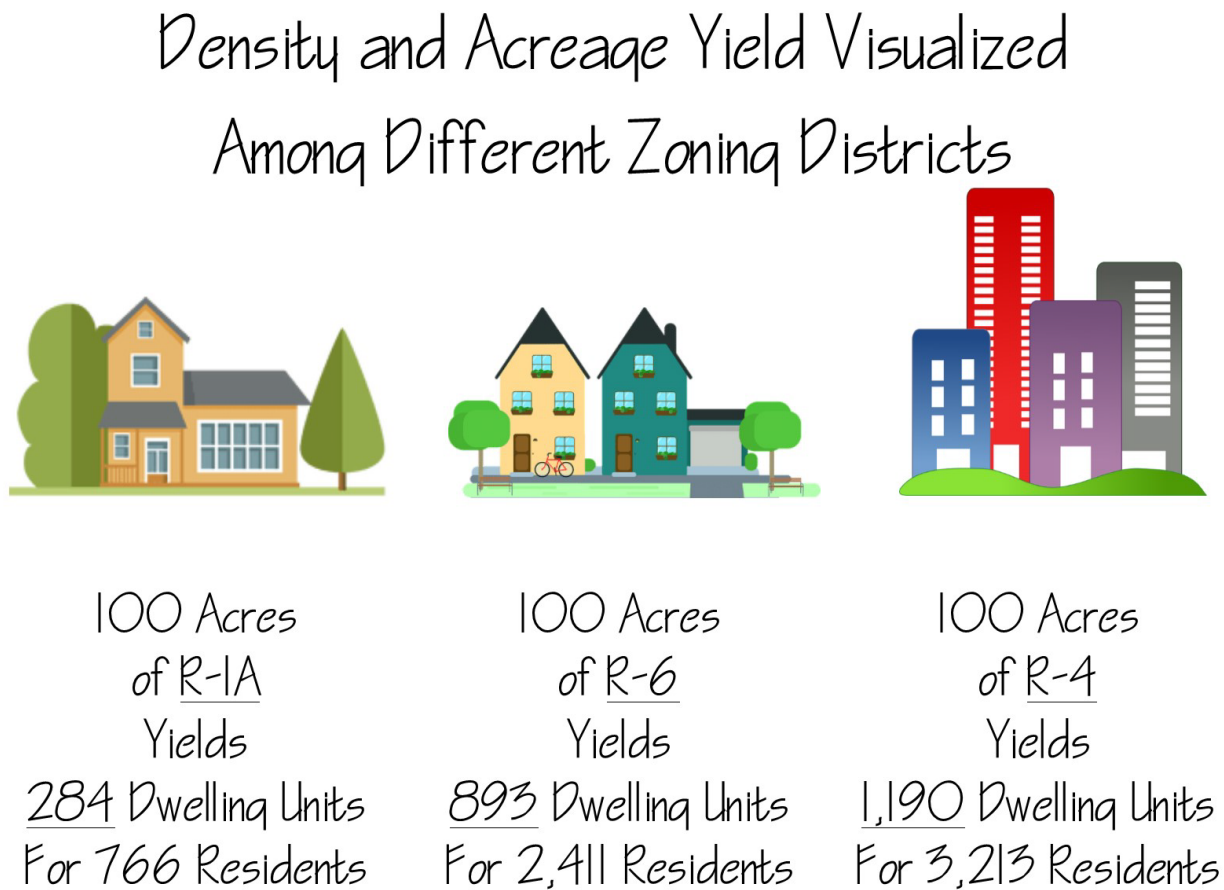


Figure 6: Density and Acreage Yield

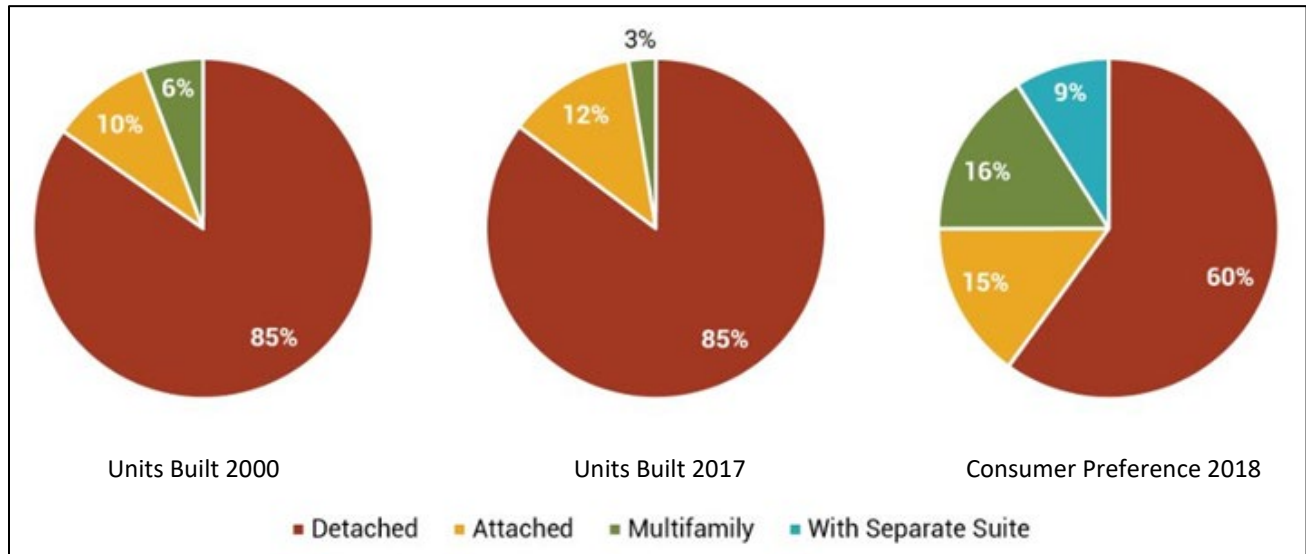


### 3.5 COST OF HOME CONSTRUCTION

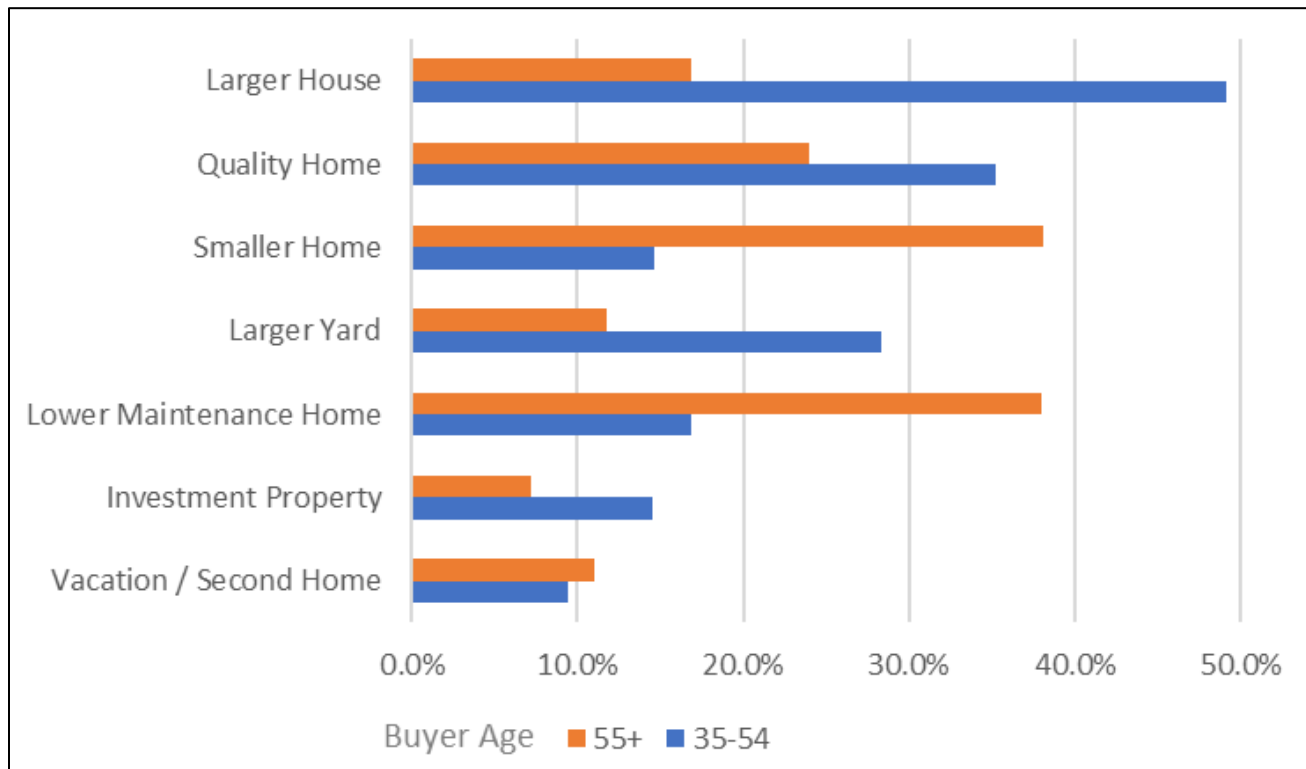
Finally, the RPC Staff and the Growth Coordinating Committee looked at the various costs associated with new home construction, as well as home construction trends compared to consumer desires. It is a fact that land located in a designated UGB is more valuable due to its ability to be developed at a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

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



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

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

*Figure 8: Housing Preference by Age Groups*

## 4. POPULATION PROJECTIONS & ANALYSIS

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

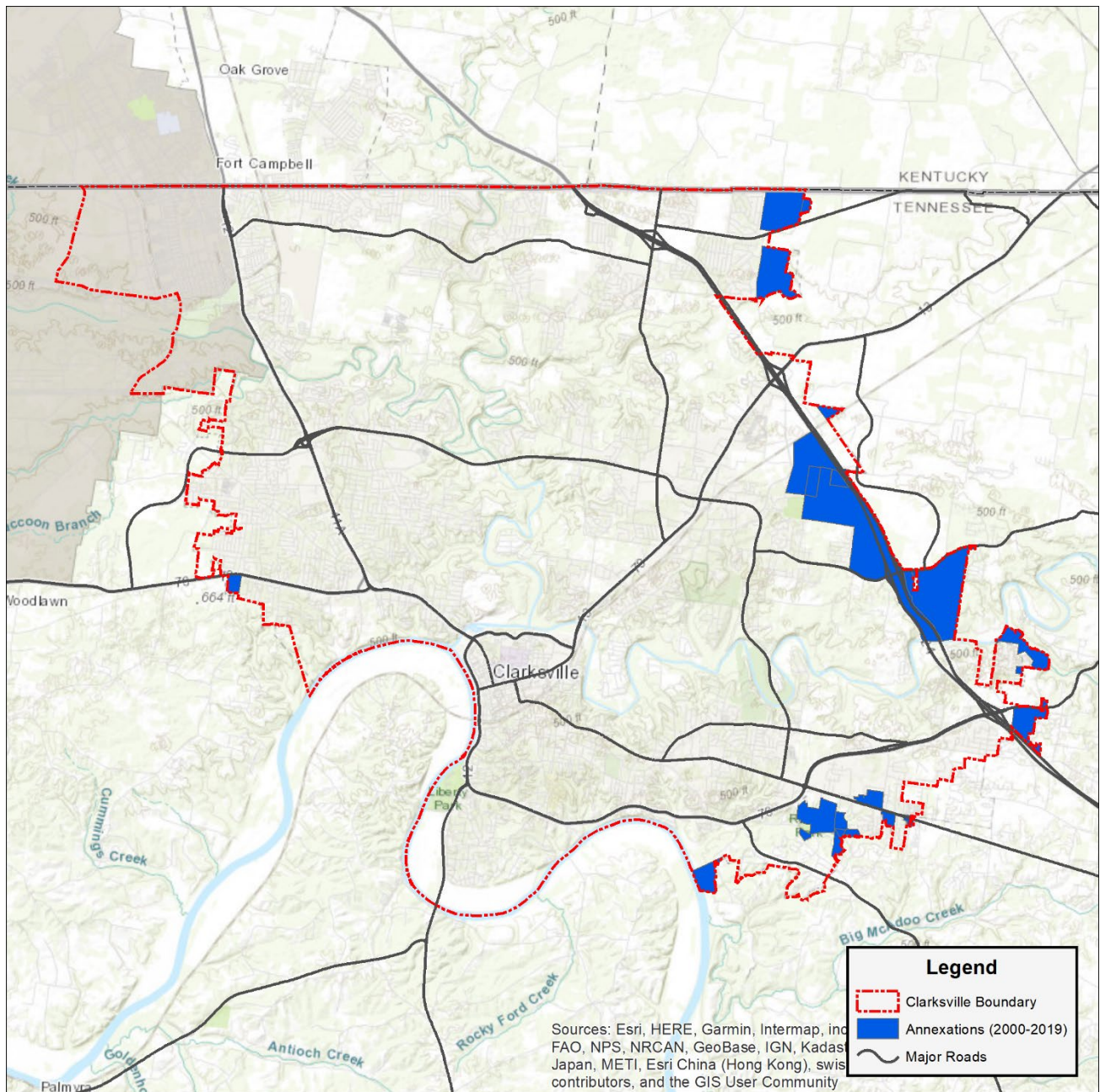
### 4.1 HISTORICAL TRENDS AND ANALYSIS

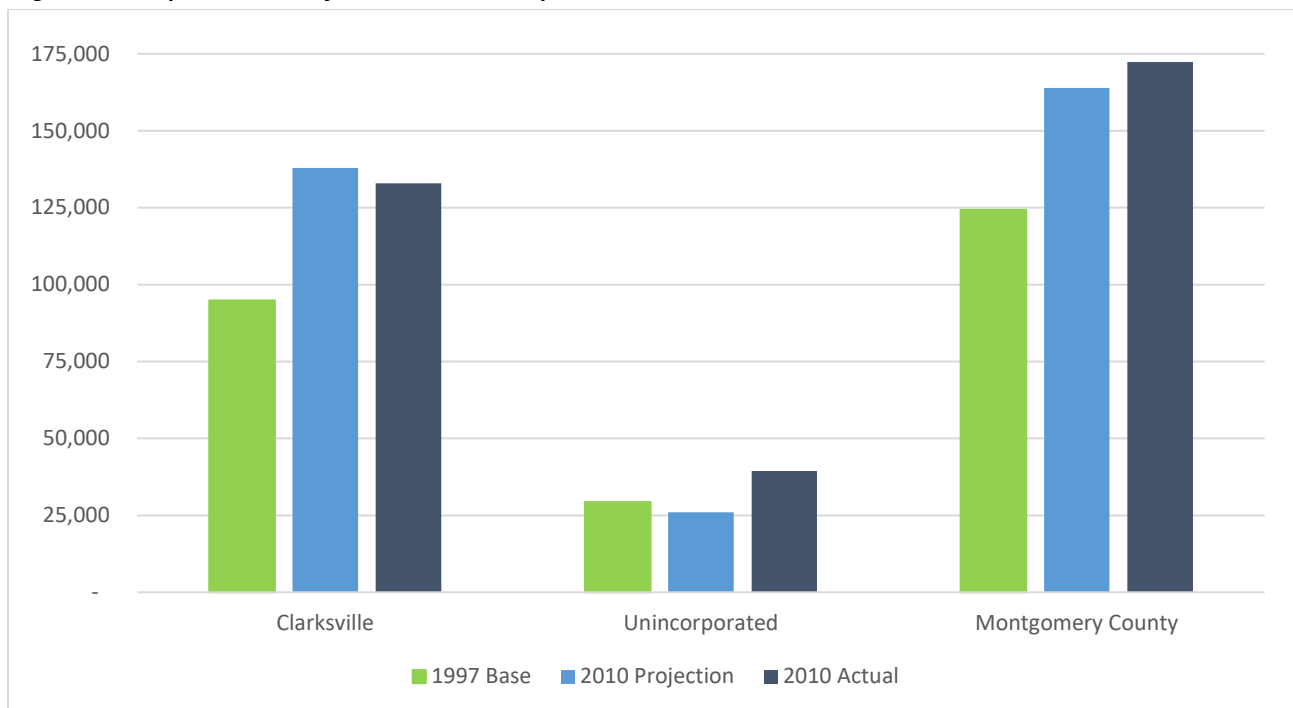
Per the requirements set forth in PC 1101, the original 1999 Growth Plan analyzed the county's land use at the time and projected what was thought to be enough area to accommodate the anticipated growth within the growth areas. The original growth plan did not have historical data, such as zoning district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

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

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

Figure 9: Clarksville Annexations 2000-2019



*Figure 10: Population Projected Versus Experienced 1997-2010*

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

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



A horizontal strip of a topographic map. It features several contour lines, some of which are labeled with numbers like '100' and '200'. A road is depicted as a line with cross-ticks, running horizontally across the strip. The map is oriented with North at the top.

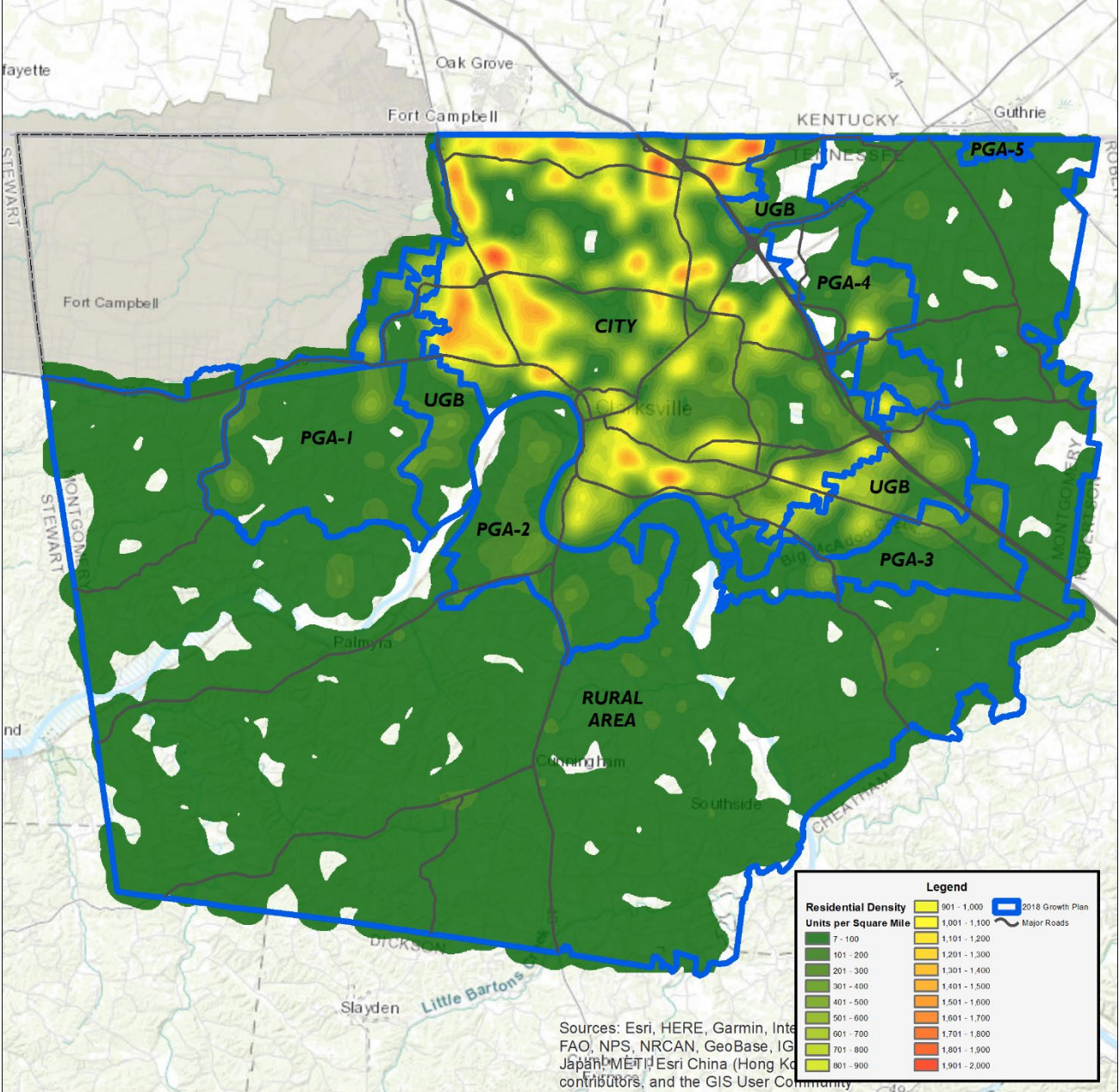
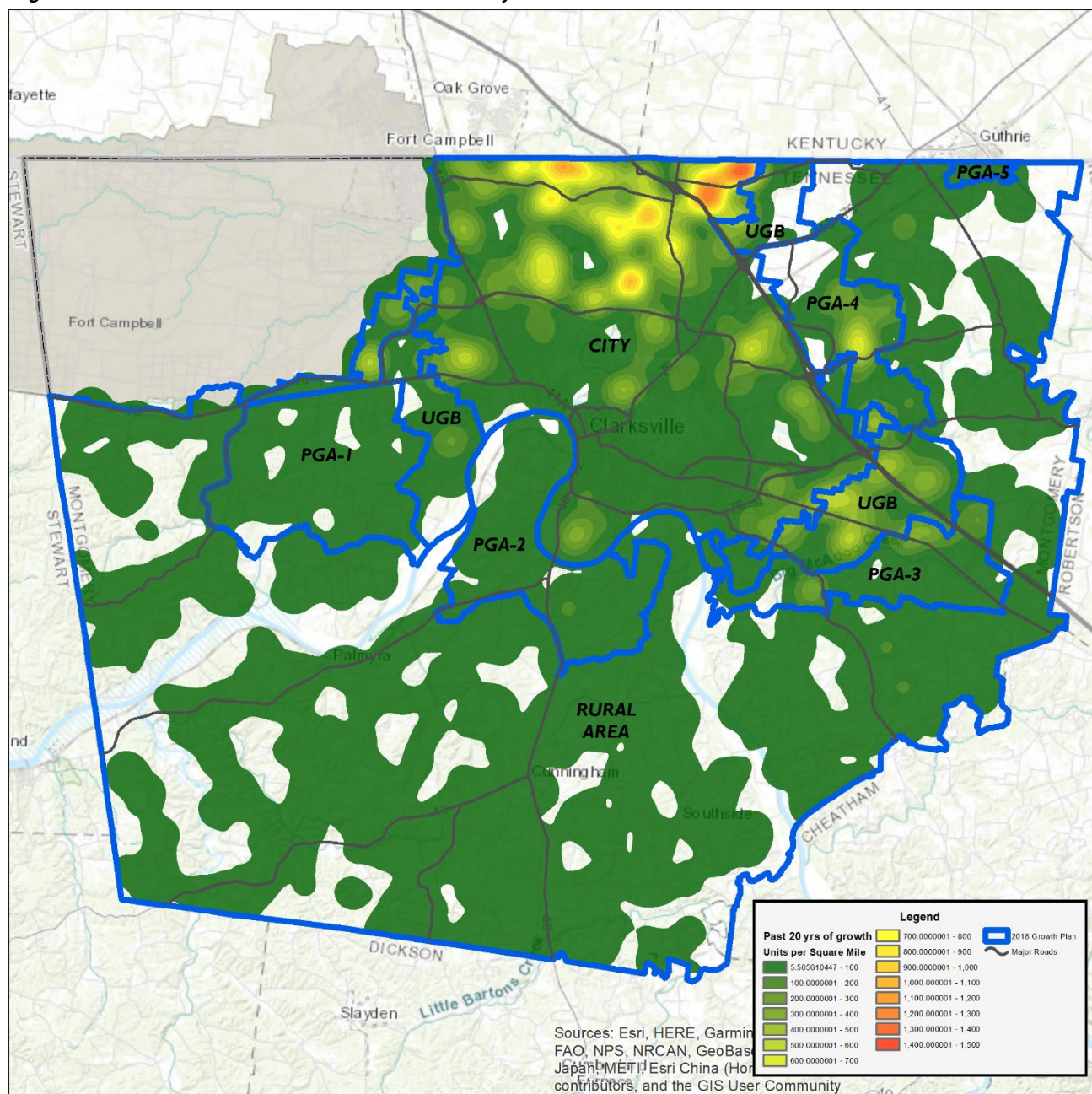




Figure 12: Residential Growth 1999-2019 Countywide



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

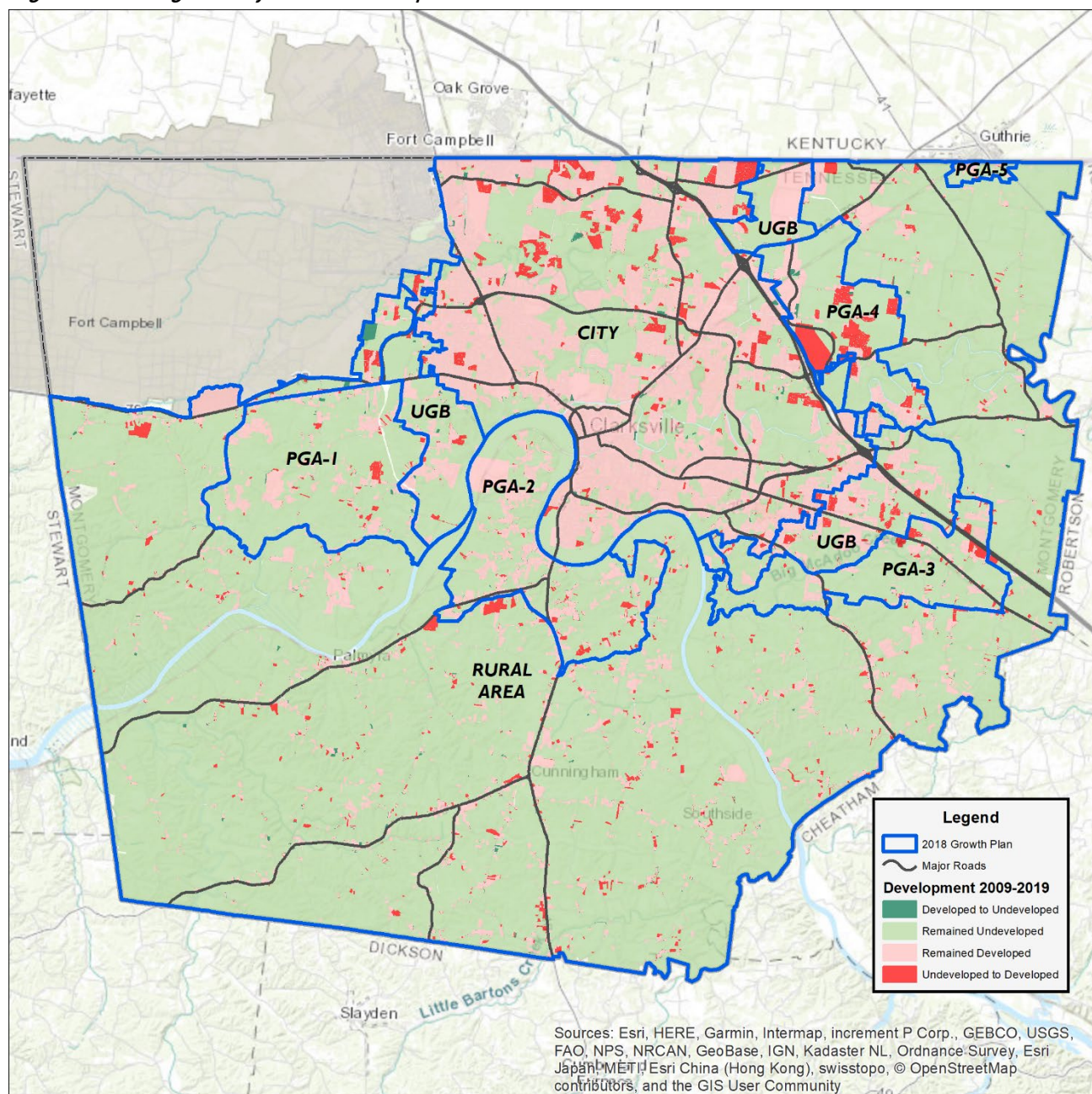
*Table 3: 2040 Projected Growth Need Based on Current Areas and Historic Patterns*

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

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



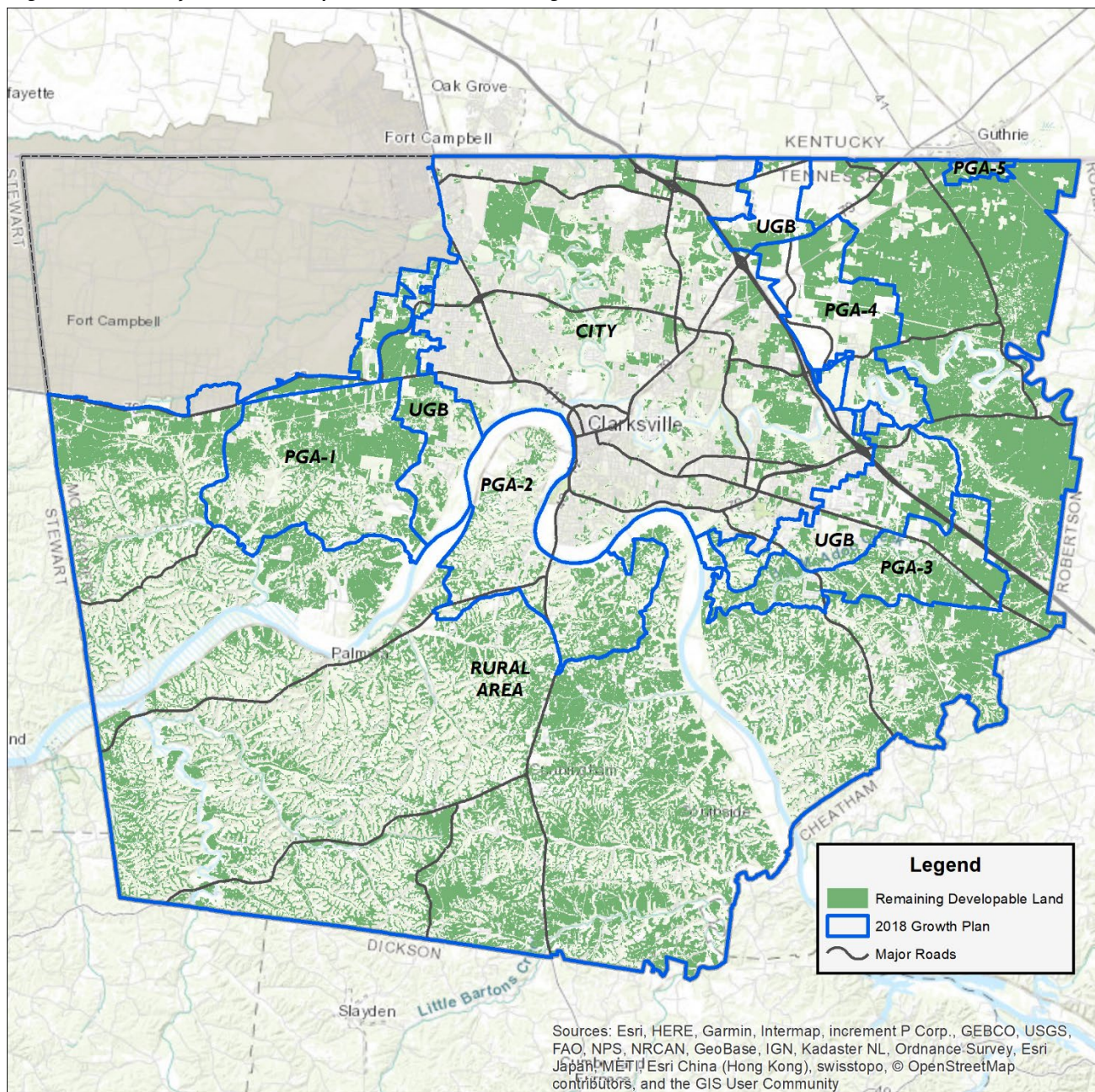
Figure 13: Change in Physical Landscape 2009-2019





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

Figure 14: Countywide Developable Land Remaining as of 2019



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

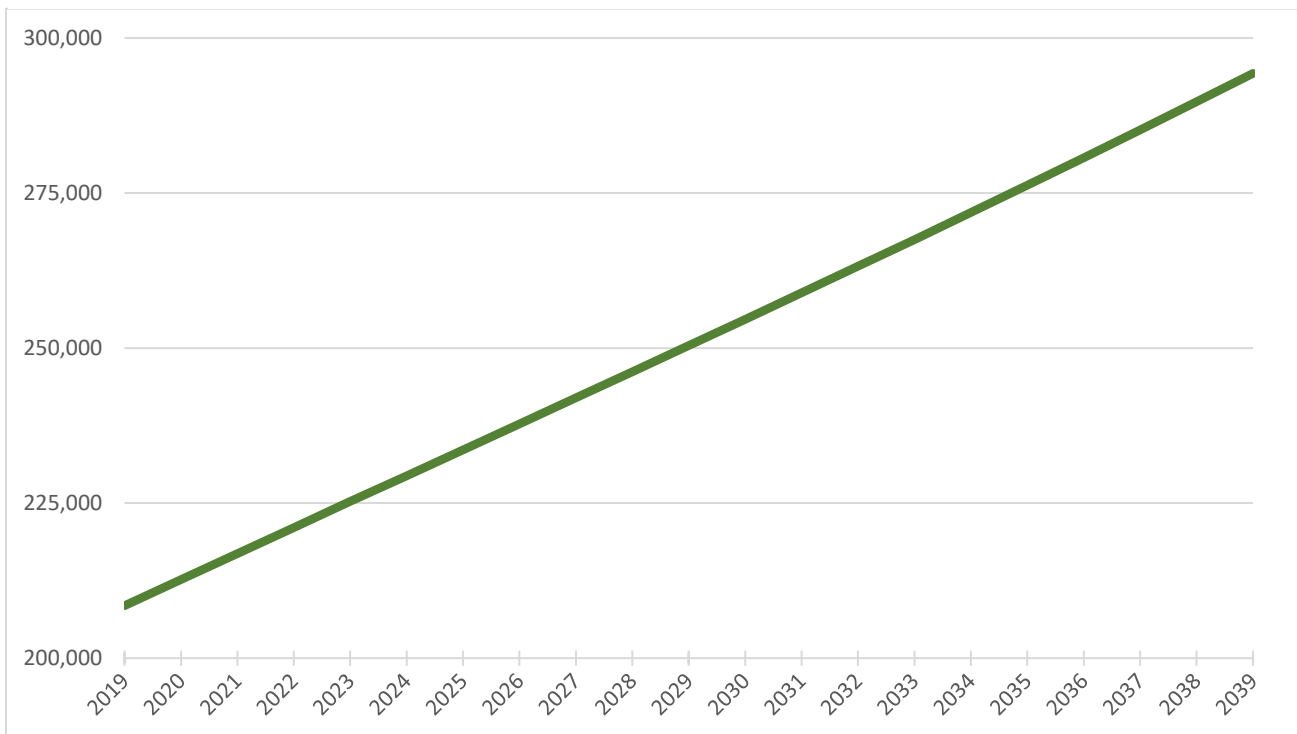
## 4.2 CURRENT ANALYSIS AND POPULATION PROJECTIONS

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

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

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



*Figure 15: Montgomery County Population Projection 2019-2040*

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

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



## 5. PROCESS

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

### 5.1 THE GROWTH COORDINATING COMMITTEE

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

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



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

### **Growth Coordinating Committee Voting Members**

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

### **Growth Coordinating Committee Ex-Officio Members**

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

## 5.2 TIMELINE AND SYNOPSIS OF MEETINGS

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

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

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

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

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

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

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

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

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

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

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

### 5.3 PUBLIC HEARINGS AND PUBLIC MEETINGS

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

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



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

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

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

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

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

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

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

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

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

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

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

## 6. THE GROWTH AREAS

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

### 6.1 ADMINISTRATION IN THE GROWTH AREAS

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

#### 6.1.1 EXISTING ZONING DISTRICTS GIVEN STANDING

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

#### 6.1.2 TRACTS LOCATED IN MULTIPLE GROWTH PLAN AREAS

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

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

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

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

### 6.2 THE URBAN GROWTH AREAS

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

### 6.2.1 THE URBAN GROWTH BOUNDARY

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

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

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

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

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

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

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

*Table 5: UGB Projected Acreage Needs*

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

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



Figure 16: 2019 Growth Plan Map

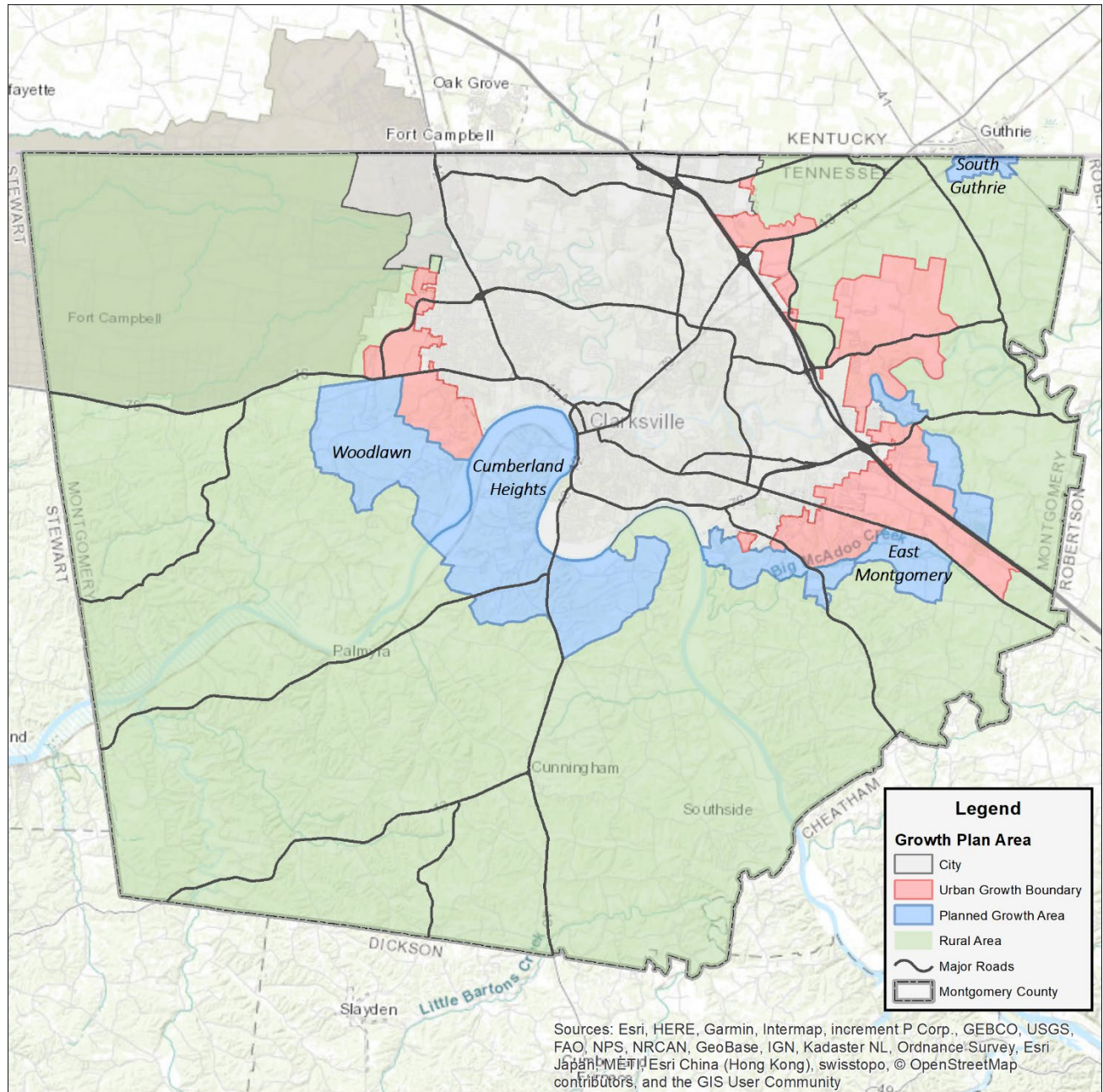




Figure 17: 2019 Growth Plan West County View

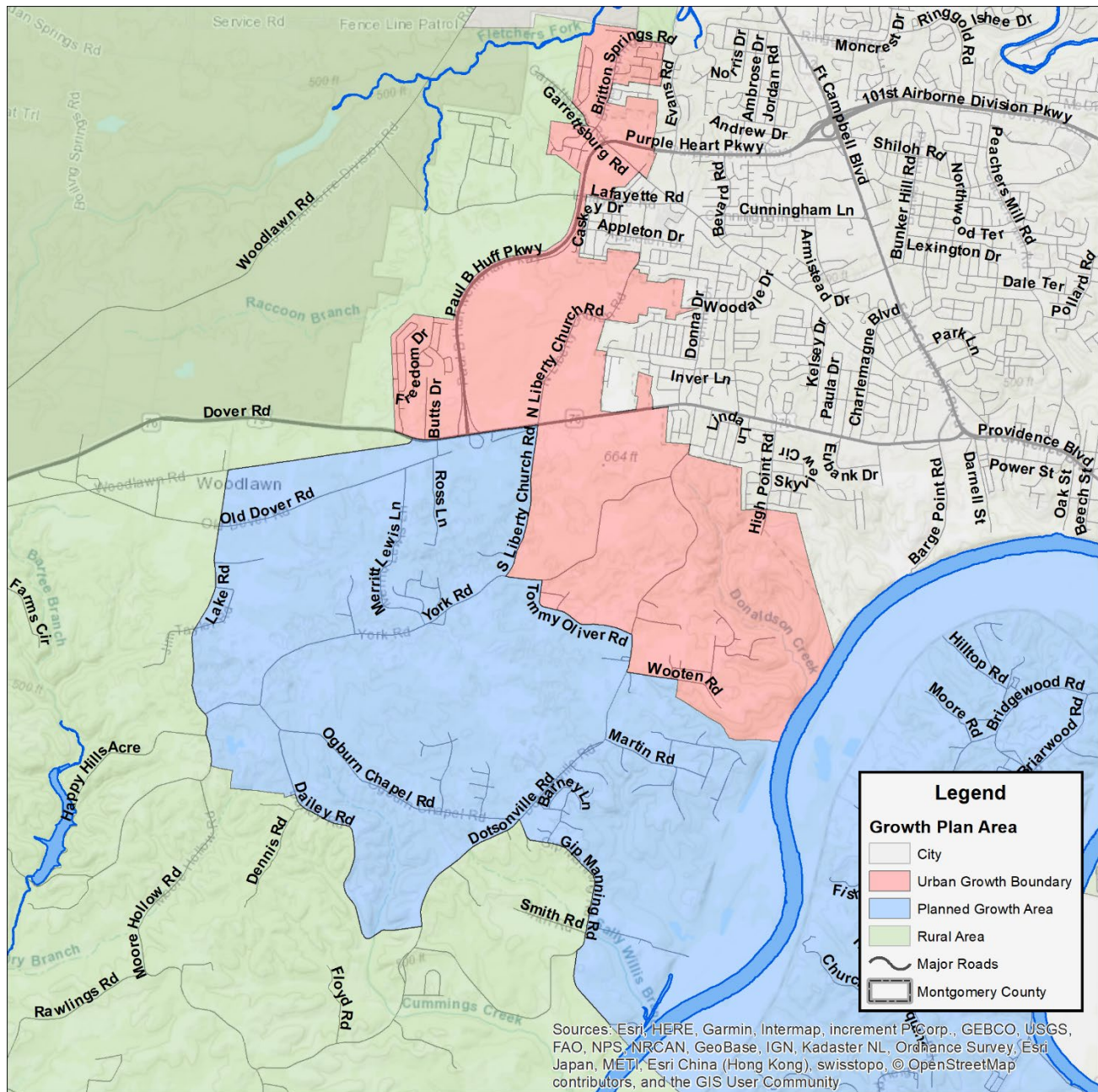


Figure 18: 2019 Growth Plan East County View

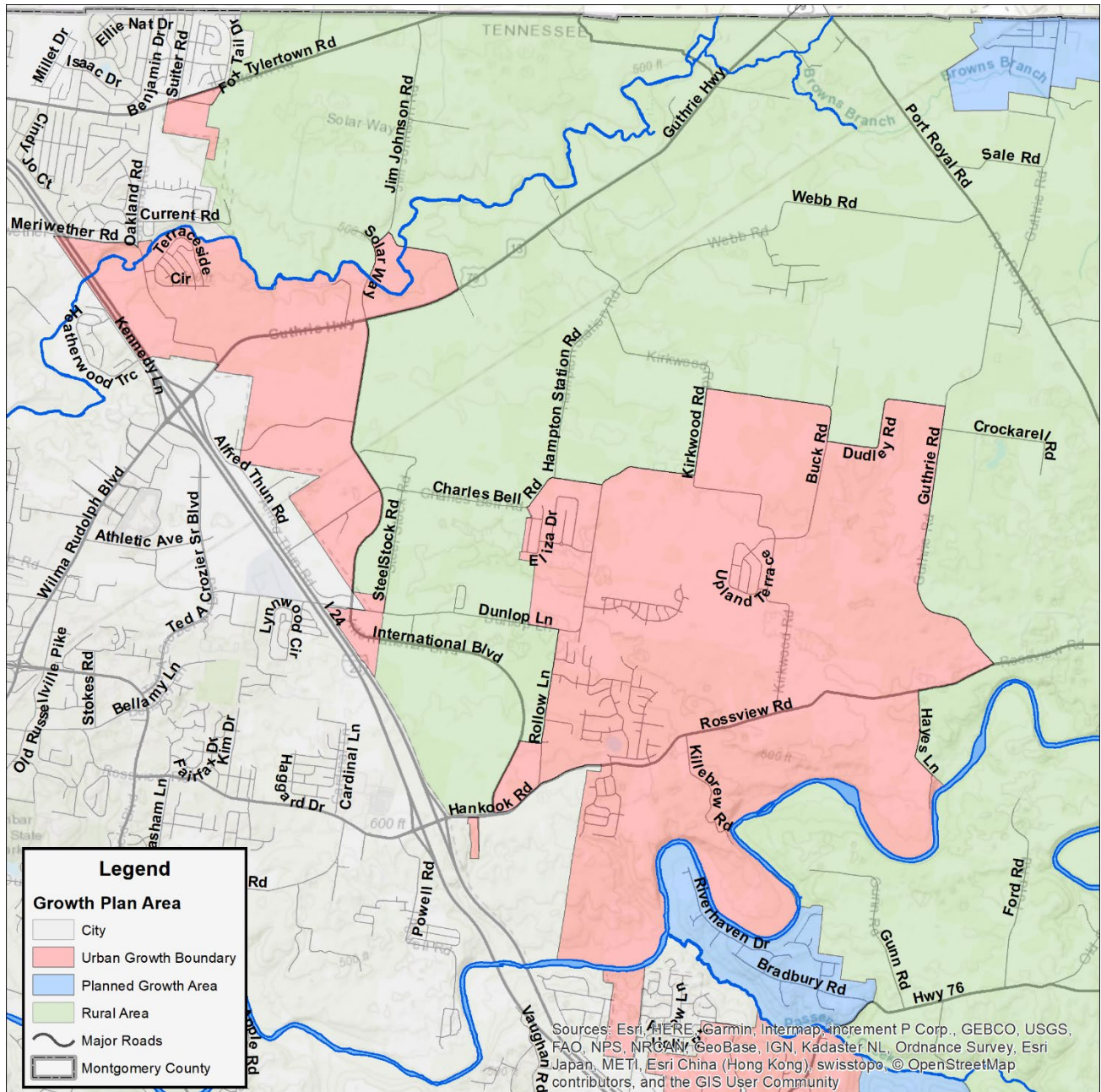
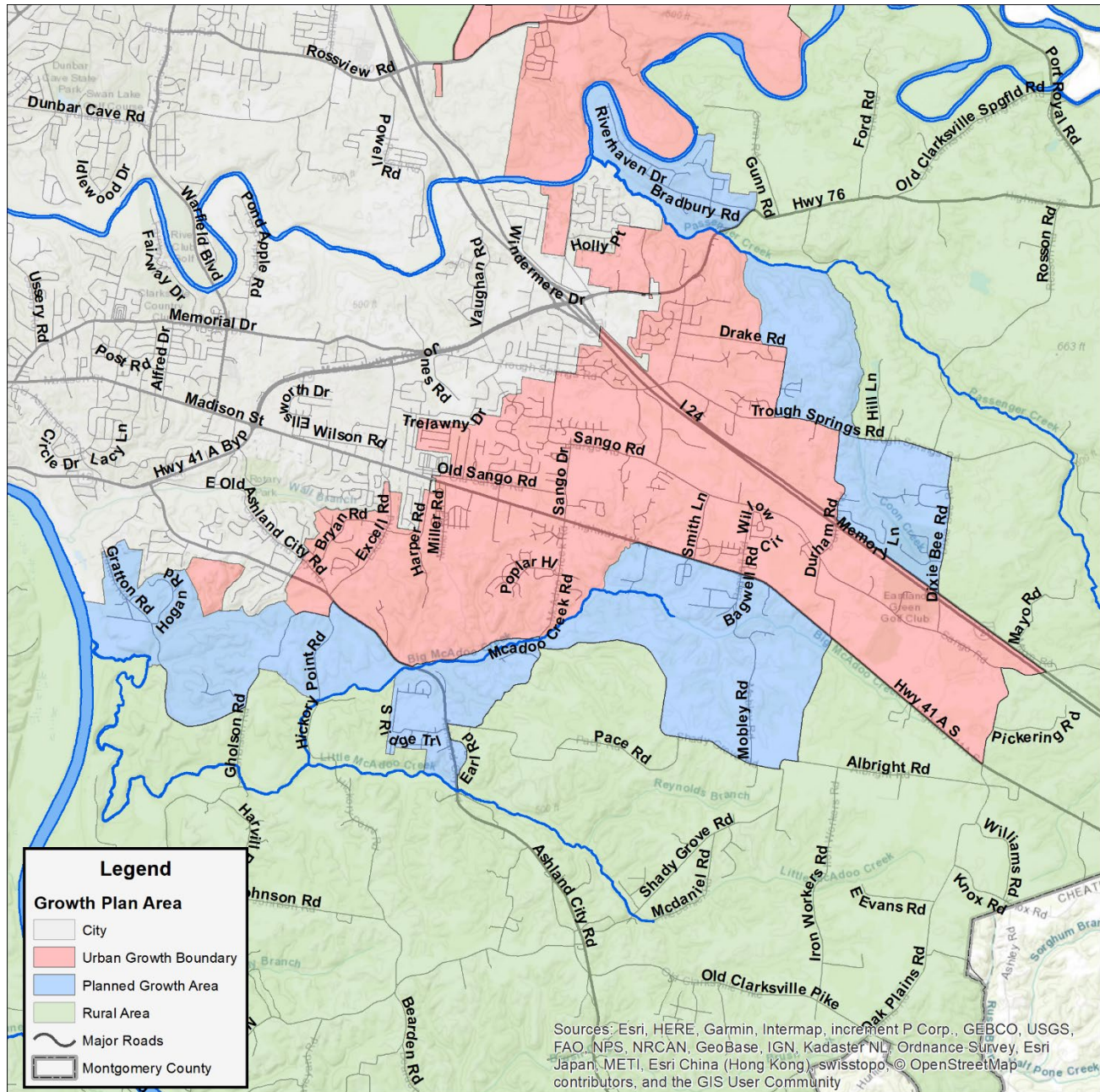




Figure 19: 2019 Growth Plan Southeast County View





### 6.2.2 CRITERIA FOR DEFINING THE UGB

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

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

### 6.2.3 FACTORS CONSIDERED IN DEVELOPING THE UGB

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

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

#### 6.2.4 REZONING REQUEST PROCEDURES WITHIN THE UGB

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

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

*Table 6: Allowable Residential Zoning Districts within the UGB*

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

## 6.2.5 PROCEDURES FOR ANNEXING PARCELS WITHIN THE UGB

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

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

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

### 6.2.5.1 By Owner Consent Generally

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

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

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

### 6.2.5.2 By Referendum Generally

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

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

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

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

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

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

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

#### **6.2.6 REPORT ON PROJECTED COSTS WITHIN THE UGB**

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

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

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

#### **Police**

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



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

## **Fire**

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

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

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

## **Solid Waste Disposal**

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

## **Water**

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

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

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

### **Sewer - Wastewater**

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

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

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

## **Street Department**

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

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

## **Electrical Services**

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

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

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

## **Building and Codes Inspection Services**

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

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

Typically these services can be absorbed with existing staff.

## **Planning and Zoning**

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

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

## **Parks and Recreation**

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

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



## **Transit**

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

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

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

### **6.2.7 LIST OF UTILITY / SERVICE PROVIDERS IN THE UGB**

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

#### **Public Safety:**

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

#### **Public Water:**

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

#### **Sanitary Sewer:**

- Clarksville Gas and Water

#### **Natural Gas Service:**

- Clarksville Gas and Water

#### **Electricity:**

- Cumberland Electric Membership Corporation

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

### 6.3 THE PLANNED GROWTH AREAS

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

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

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

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

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

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

**Table 7: PGA Projected Acreage Needed**

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

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

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

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

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

Figure 20: Woodlawn PGA Sub-Area

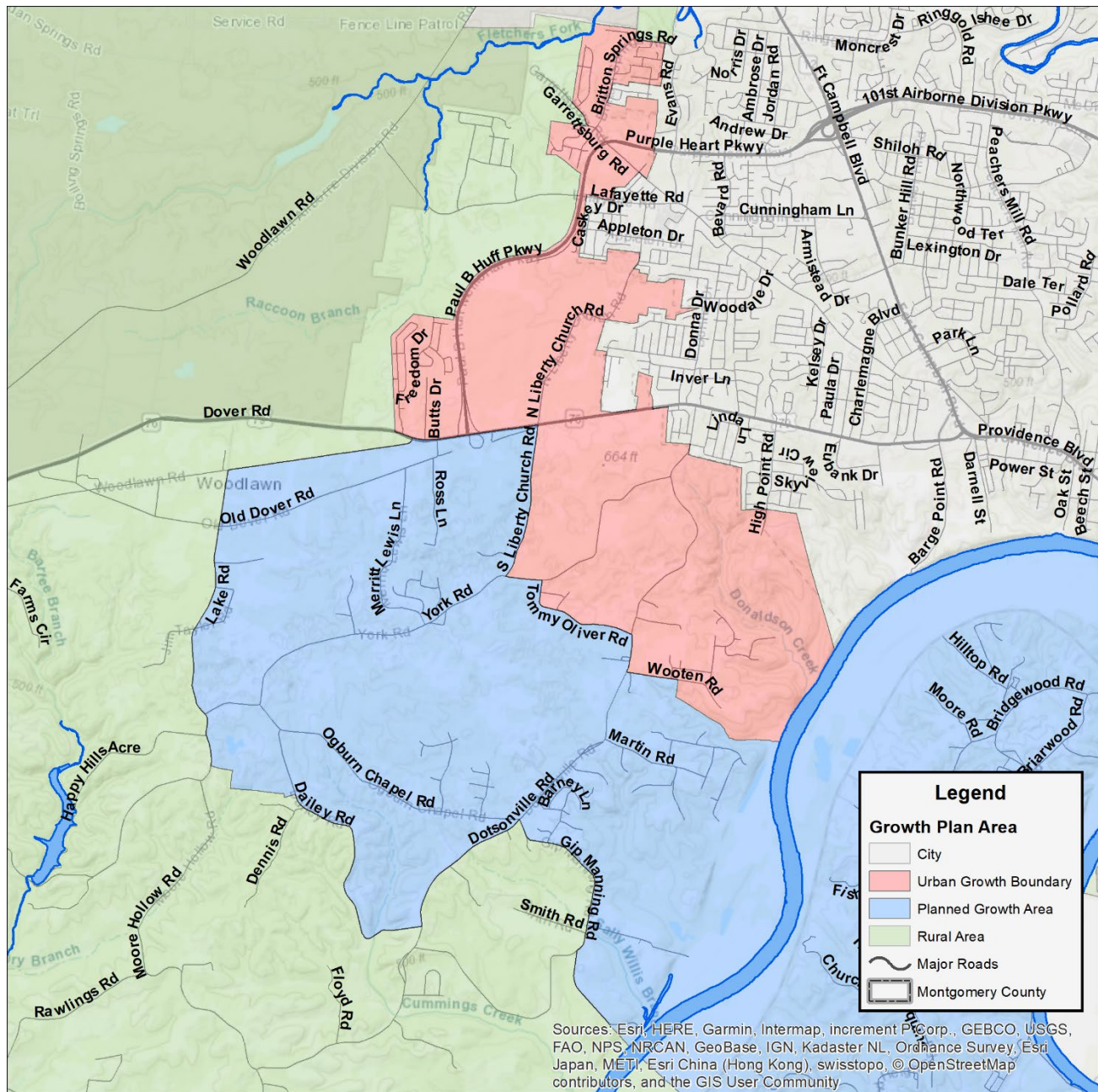




Figure 21: Cumberland Heights PGA Sub-Area

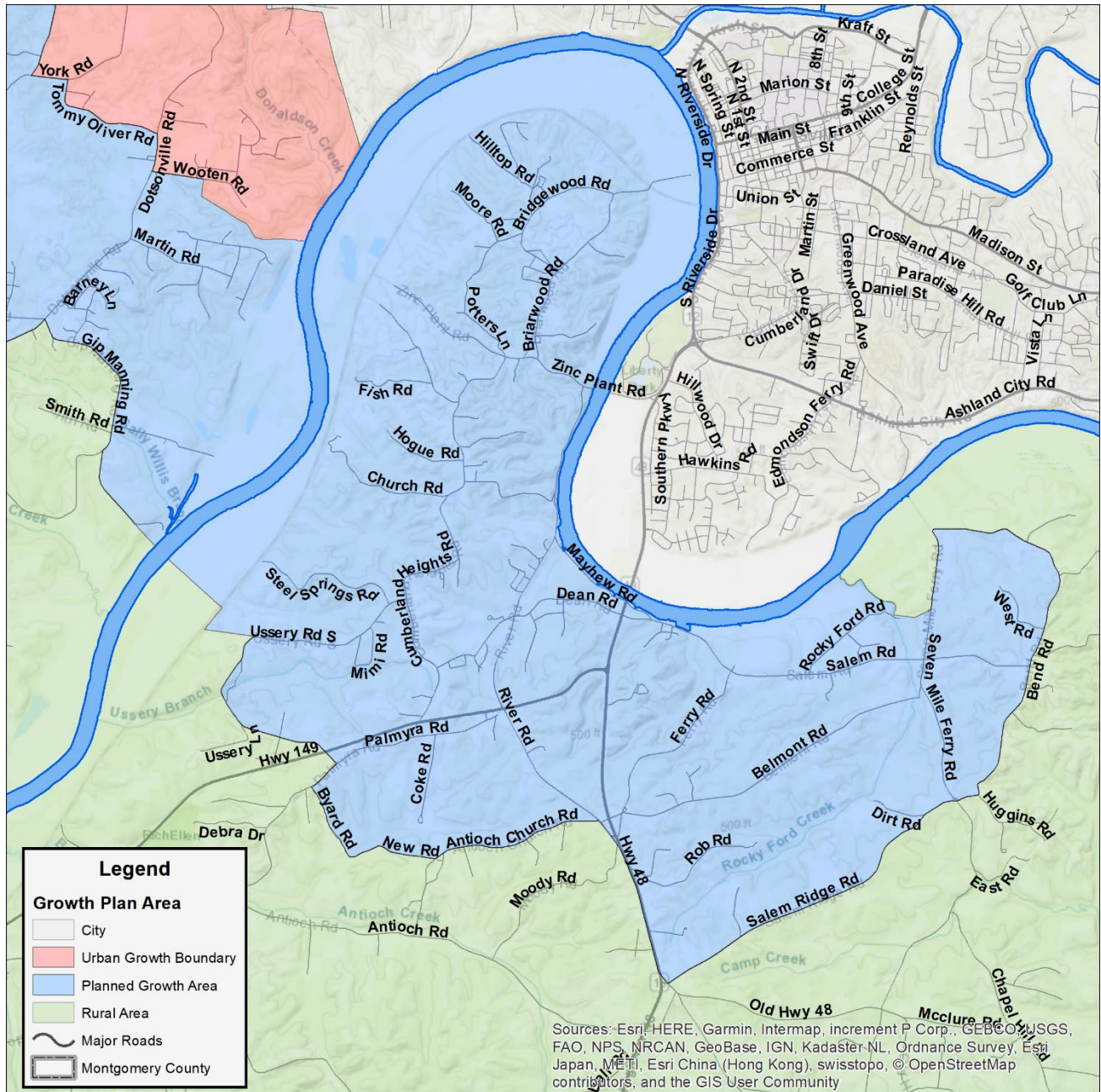




Figure 22: East Montgomery PGA Sub-Area

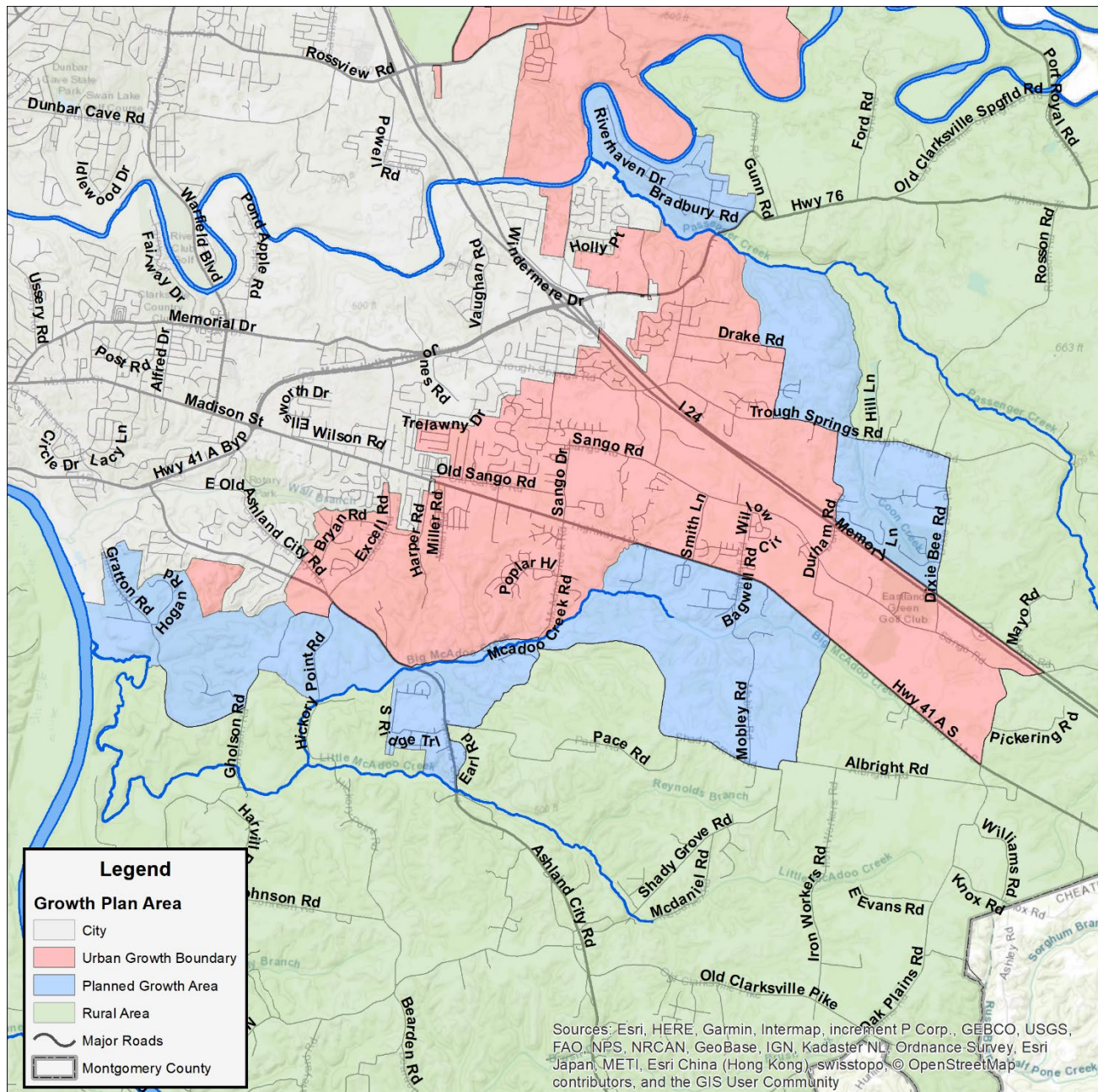
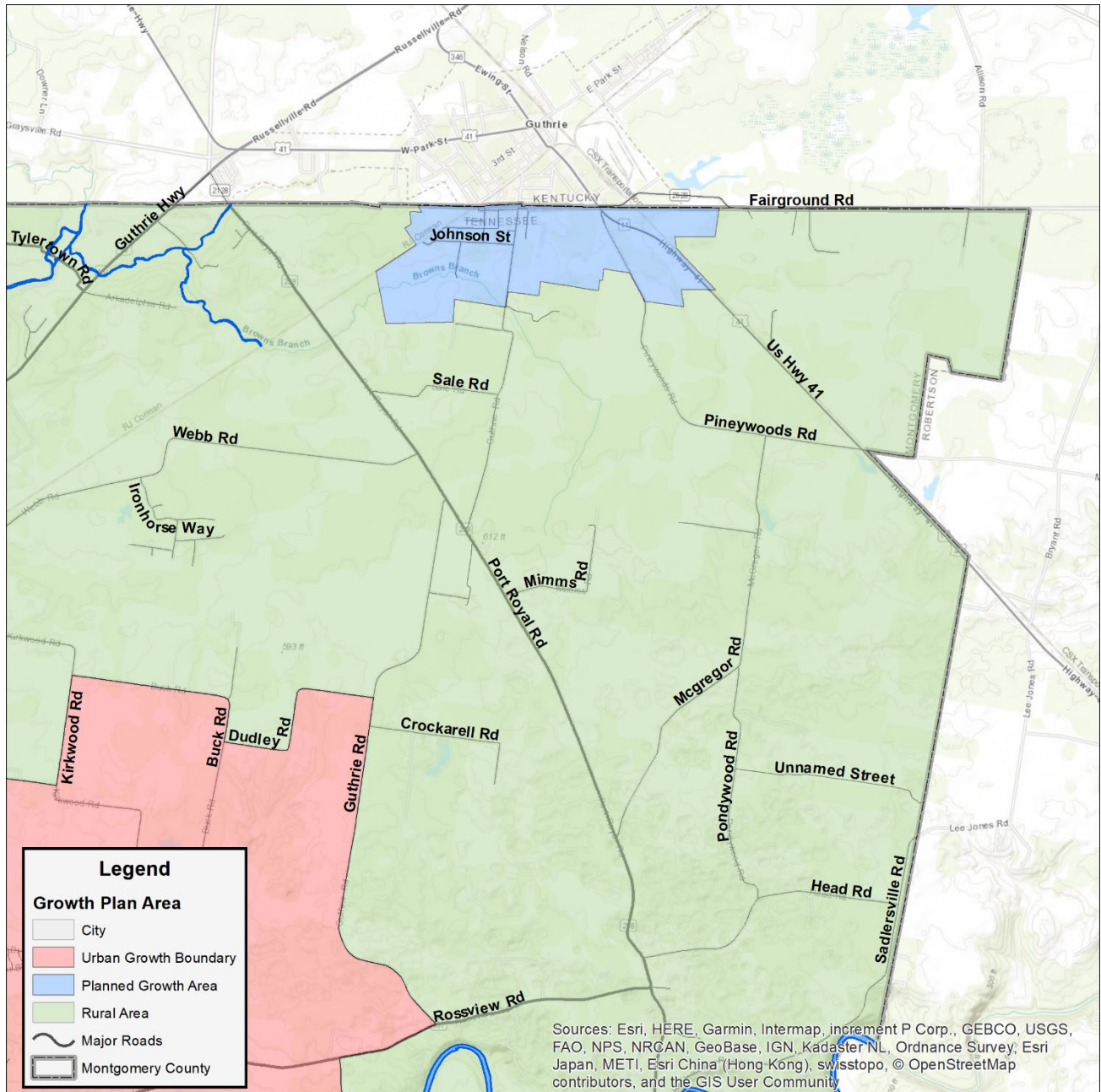


Figure 23: South Guthrie PGA Sub-Area





### 6.3.1 CRITERIA FOR DEFINING THE PGAS

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

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

### 6.3.2 FACTORS CONSIDERED IN DEFINING THE PGAS

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



### 6.3.3 REZONING REQUEST PROCEDURES FOR THE PGA'S

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

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

*Table 9: Allowable Residential Zoning Districts within the PGA*

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

### 6.3.4 PROCEDURES FOR ANNEXING PARCELS WITHIN THE PGA

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

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

### 6.3.5 REPORT ON PROJECTED COSTS WITHIN THE PGA

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

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

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

## **Sheriff**

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

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

## **Fire**

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

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

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

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

## **Water**

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

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

### **Sewer - Wastewater**

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

### **Solid Waste Disposal**

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

### **County Highway Department**

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

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

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

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

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

### **Cumberland Electric Member Corporation:**

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

### **Building and Codes Inspection Services**

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

### **Planning and Zoning**

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

### **Parks and Recreation**

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

### **Transit**

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

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

### **Schools:**

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

### **6.3.6 LIST OF UTILITY / SERVICE PROVIDERS IN THE PGA**

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



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

## 6.4 RURAL AREAS

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

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

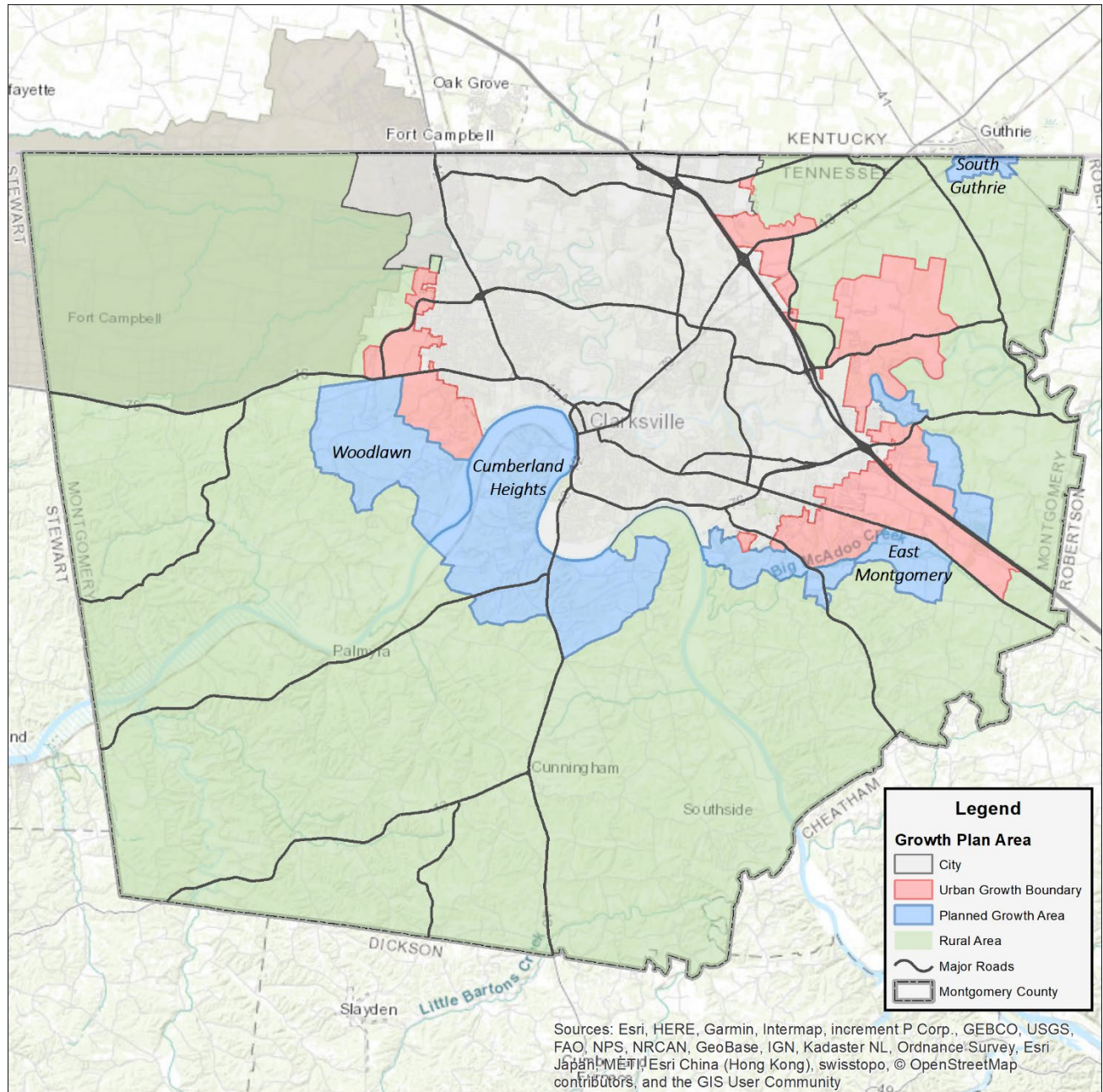
The total acres and projections are shown in Table 10 and a map of the entire RA is shown in Figure 24. The RA is generally described as the area encircling the urban areas beginning in the west at Stewart County and Fort Campbell, then continuing south to Houston and Dickson County, and continuing east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

*Table 10: RA Land Table*

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

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

Figure 24: Growth Plan Map



#### 6.4.1 CRITERIA FOR DEFINING RAS

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

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

#### 6.4.2 REZONING REQUEST PROCEDURES FOR THE RURAL AREA

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

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

*Table 11: Allowable Residential Zoning Districts within the RA*

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



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

#### **Public Safety:**

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

#### **Water:**

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

#### **Sanitary Sewer:**

- Clarksville Gas and Water (where available)

#### **Natural Gas:**

- Clarksville Gas and Water
- Greater Dickson Gas Authority

#### **Electricity:**

- Cumberland Electric Membership Corporation

## **7. LOOKING FORWARD**

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

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

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

### **CHANGES TO FORT CAMPBELL**

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

### **2030 DECENNIAL CENSUS**

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

### **MAJOR INDUSTRIAL DEVELOPMENTS**

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

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

### **UTILITY DISTRICTS AND SANITARY SEWER AGREEMENTS**

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

### **TRANSPORTATION AND FUTURE ROADS**

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

### **EDUCATION**

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

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

## APPENDIX A. GLOSSARY OF TERMS

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

## **APPENDIX B. LIST OF ACRONYMS**

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

## APPENDIX C. RESOLUTIONS OF APPROVAL

### C.1 CITY OF CLARKSVILLE RESOLUTION OF APPROVAL:

To Be Inserted

*Figure 25: City of Clarksville Resolution of Approval*



## C.2 MONTGOMERY COUNTY RESOLUTION OF APPROVAL

To Be Inserted

*Figure 26: Montgomery County Resolution of Approval*





## C.3 LGPAC RESOLUTION OF APPROVAL

To Be Inserted

*Figure 27: LGPAC Resolution of Approval*



## APPENDIX D. PAST GROWTH PLAN MAPS

Figure 28: 1999 Original Growth Plan Map

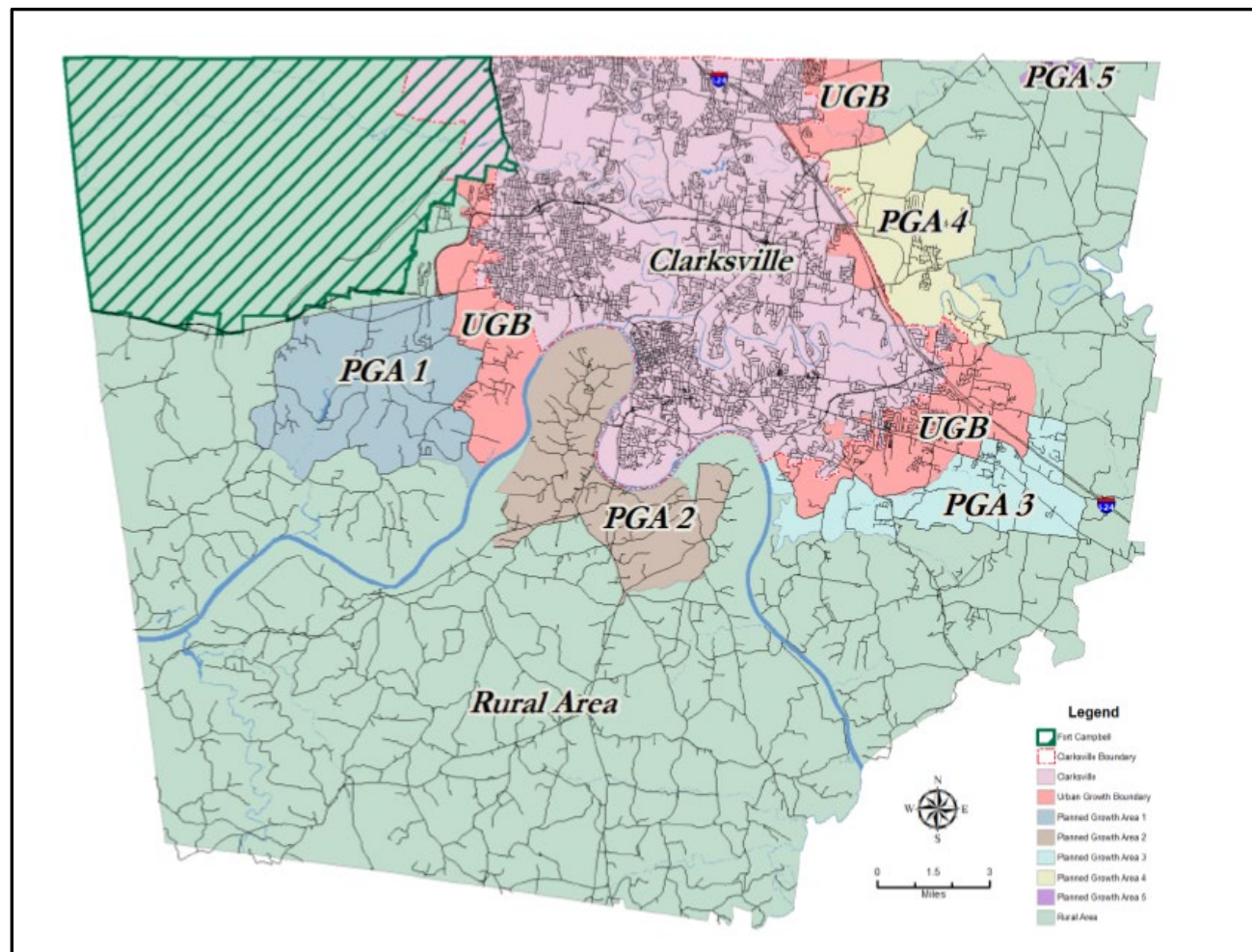
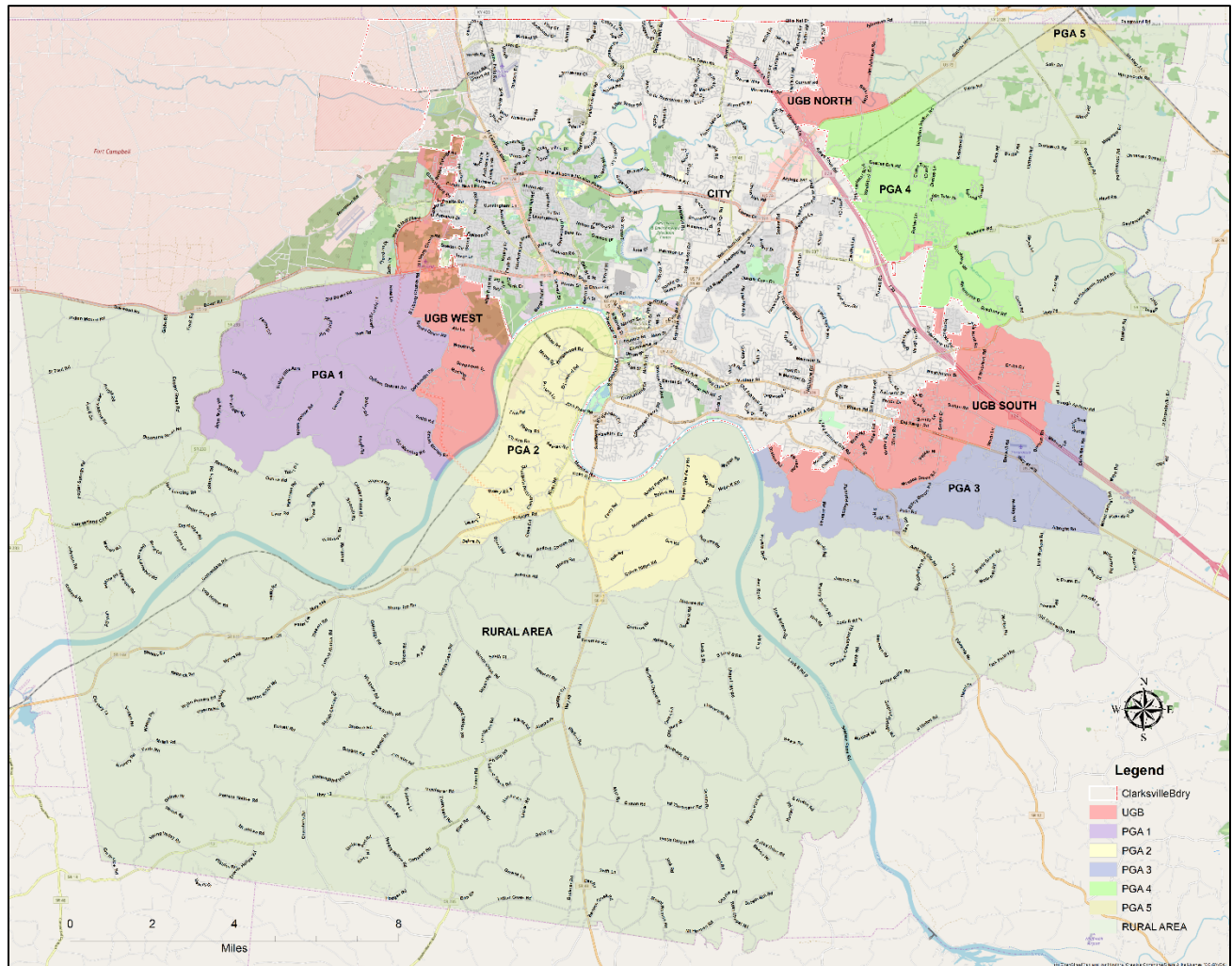


Figure 29: 2018 Growth Map – as Amended



## APPENDIX E. PAST GROWTH COORDINATING COMMITTEES

### **The 1998 Growth Coordinating Committee**

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

### **The 2012 Growth Coordinating Committee**

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

### **The 2018 Growth Coordinating Committee**

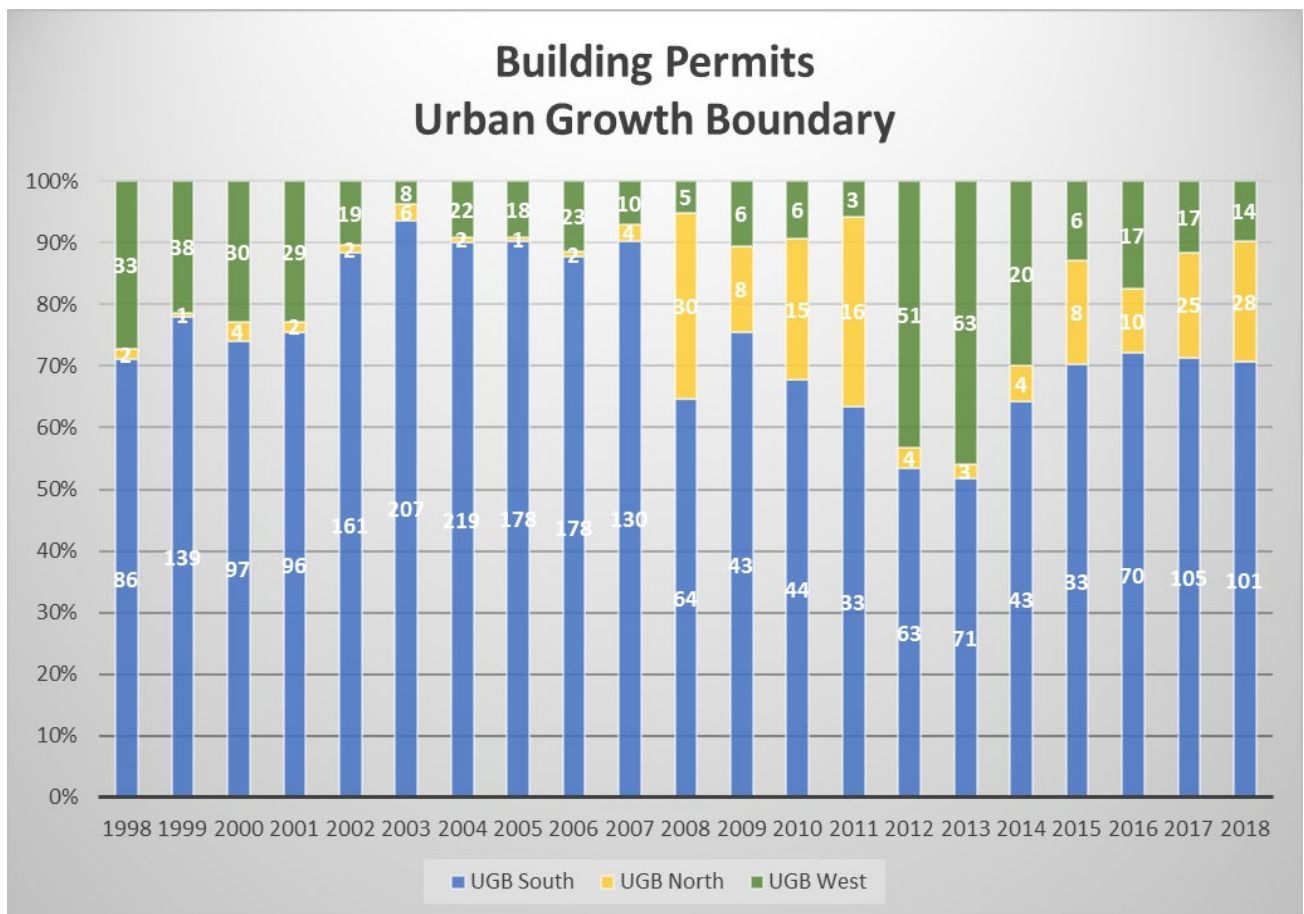
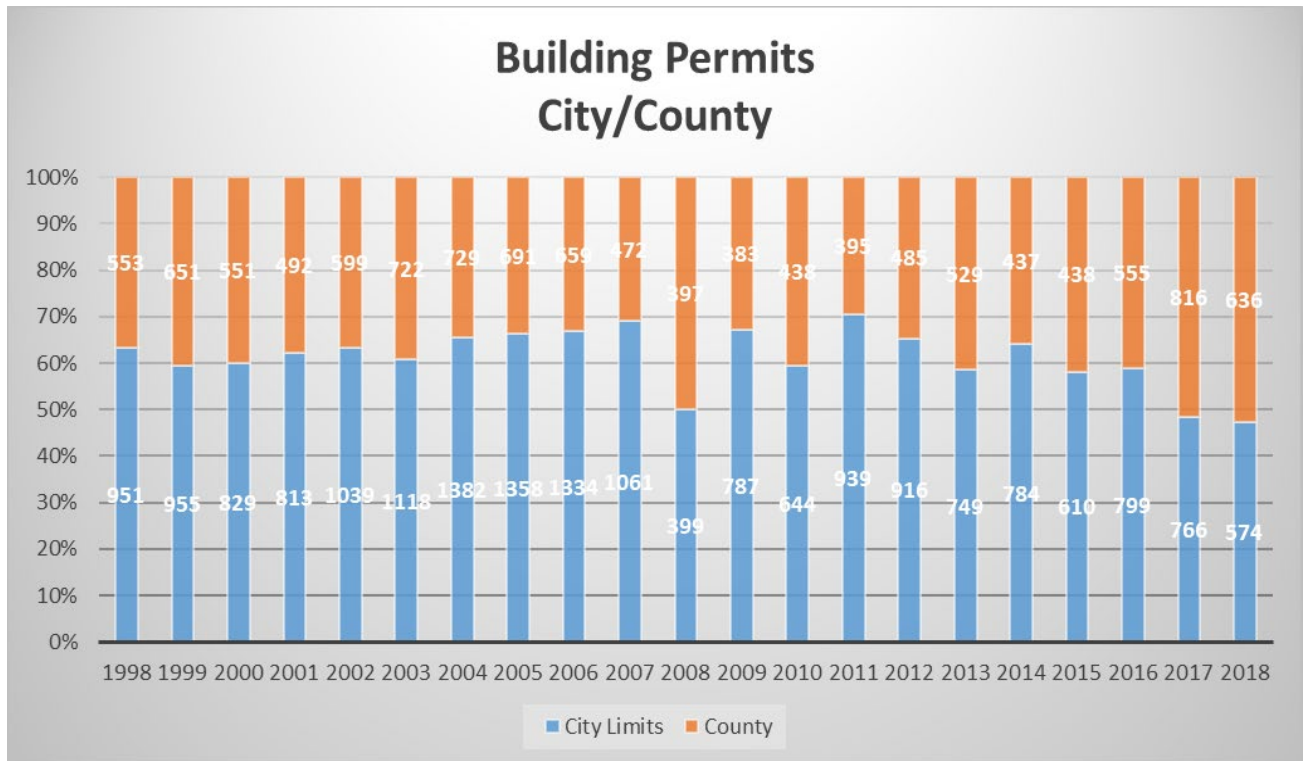


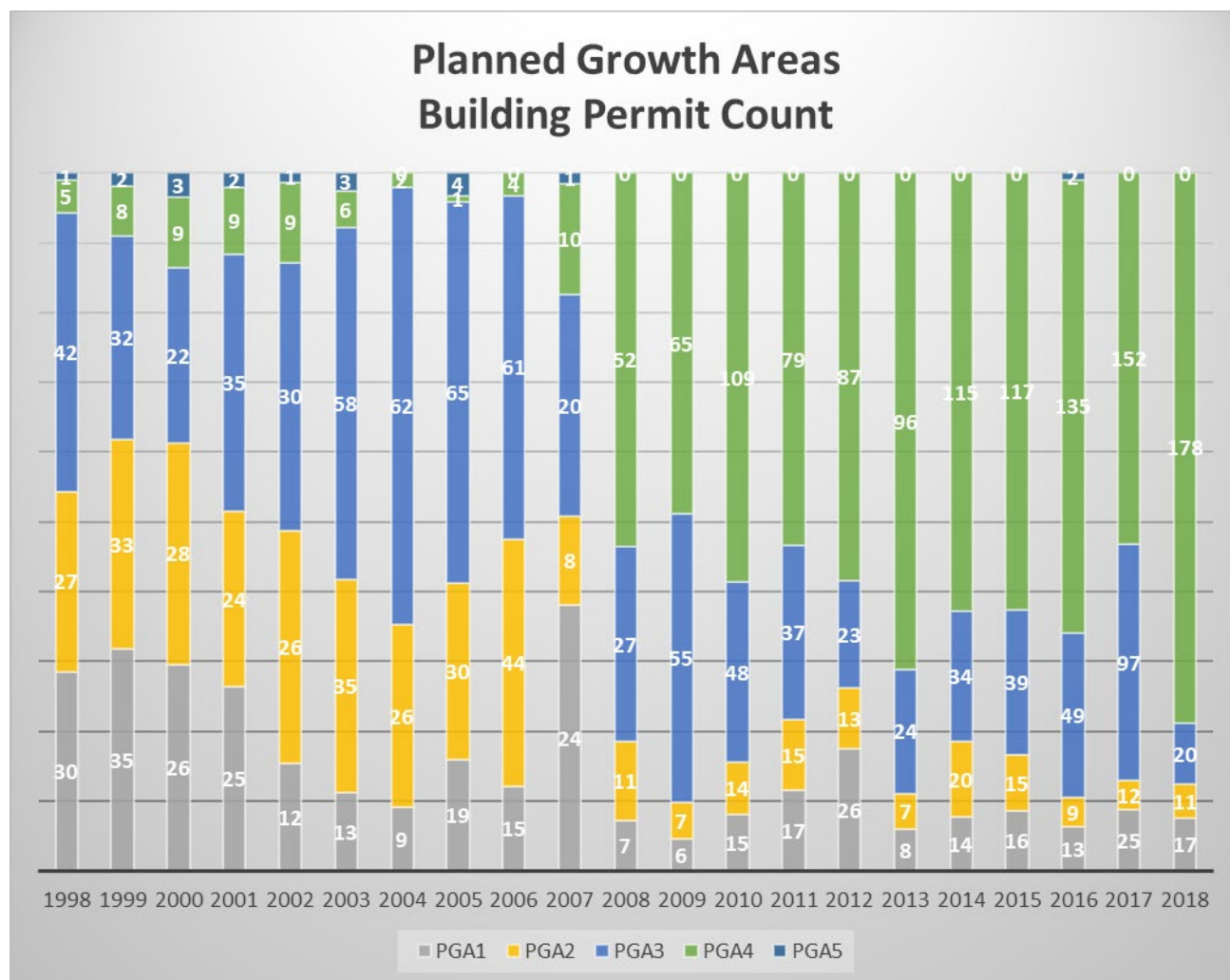
- Richard Swift – Chairman
- Bryce Powers – Vice Chairman
- Russell Adkins
- Geno Grubbs
- Wade Hadley
- Mark Kelly
- Bill Kimbrough
- Robert Nichols
- Dr. Amanda Walker

## APPENDIX F. ANCILLARY DATA

*Table 12: Building Permits by Year*

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







## F.1 HISTORIC LOT YIELDS BY GEOGRAPHIC AREA

### Countywide

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

City

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

**County (Unincorporated)**

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

**UGB (UGB and PGA4)**

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



**PGA**

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

**RA**

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

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

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

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

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

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

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

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

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

**NOW, THEREFORE, BE IT RESOLVED** by the Montgomery County Board of County Commissioners assembled in Regular Business Session on this 13<sup>th</sup> day of January 2020, that this Commission expressed its intent to fund the purchase of the Emmanuel Family Life Center and that the sum of \$4,000,000 is hereby appropriated to the School Capital Project Fund, for that purpose.

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

Duly passed and approved this 13<sup>th</sup> day of January 2020.

Sponsor 

Commissioner 

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

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

# COUNTY COMMISSION MINUTES FOR

DECEMBER 9, 2019

SUBMITTED FOR APPROVAL JANUARY 13, 2020

BE IT REMEMBERED that the Board of Commissioners of Montgomery County, Tennessee, met in regular session on Monday, December 9, 2019, at 6:00 P.M. at the Montgomery County Courthouse. Present and presiding, the Hon. Jim Durrett, County Mayor (Chairman). Also present, Kyle Johnson, Chief of Staff, Kellie Jackson, County Clerk, John Fuson, Sheriff, Tim Harvey, County Attorney, Jeff Taylor, Director of Accounts and Budgets, and the following Commissioners:

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

PRESENT: 21

ABSENT: None

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

**The minutes of the November 12, 2019, meeting of the Board of Commissioners, were approved.**

**The following Resolutions were Adopted:**

- CZ-18-2019** Resolution of the Montgomery County Board of Commissioners Amending the Zone Classification of the Property of William Kupski
- 19-12-1** Resolution to Accept Federal Grant Funds from the Bureau of Justice Assistance State Criminal Alien Assistance Program
- 19-12-2** Resolution to Amend the Budget to Accept Joint Grant Funds from the Bureau of Justice Assistance of the United States Department of Justice
- 19-12-3** Resolution to Adopt an Interlocal Agreement Between the City of Clarksville and Montgomery County for Joint Funding from the Bureau of Justice Assistance (JAG) of the United States Department of Justice on a Joint Award of Federal Byrne Justice Assistance Grant Funds
- 19-12-4** Resolution Adopting the Policy of Disabled Veteran Leave Entitlement
- 19-12-5** Resolution Permitting a Non-Profit Agency to Place Engraved Brick Pavers in a Designated Location at the Montgomery County Historic Courthouse
- 19-12-6** Resolution Amending the Budget of the Montgomery County Engineering Department for an Additional Architect and/or Engineer
- 19-12-7** Resolution Amending the Budget of the Montgomery County Archives Department for Additional Equipment & Staffing Using Archives Reserve Funds
- 19-12-8** Resolution to Amend the Budgets of Various Funds for Fiscal Year 2020 in Certain Areas of Revenues and Expenditures
- 19-12-10** Resolution of the Montgomery County Board of Commissioners Appropriating Funds for the Construction of a 12-Classroom Addition at Rossvie Elementary School
- 19-12-11** Resolution of the Montgomery County Board of Commissioners Appropriating Funds for NPES
- 19-12-13** Resolution of the Montgomery County Board of Commissioners Appropriating Funds for Design Fees for a 12-Classroom Addition to West Creek Elementary School
- 19-12-14** Resolution of the Montgomery County Board of Commissioners Appropriating Funds for Design Fees for a 12-Classroom Addition to Oakland Elementary School



- 19-12-15** Resolution Pursuant to Tennessee Code Annotated § 67-5-2501, et seq. to Request the Court to Rescind its Prior Order on the Sale of Certain Real Property at the 2019 Montgomery County Tax Sale
- 19-12-16** Amended Resolution to Provide Funding in the Amount of Thirty Thousand Dollars (\$30,000) to Austin Peay State University Foundation, a Tax-Exempt Organization
- 19-12-17** Resolution Amending the Budget of Montgomery County Government to Provide Funding in an Amount Not to Exceed Twenty-One Thousand One Hundred Twenty Dollars (\$21,120) to the Clarksville Economic Development Council for the Purpose of a Community Advertising Campaign

**Unfinished Business:**

A Motion to Suspend the Rules was Approved by an unanimous vote.

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

**The following Resolutions were Deferred to the January 13, 2020 Formal Meeting:**

- 19-12-9** A Resolution by the Montgomery County Tennessee Commission Ratifying the Clarksville-Montgomery County 2040 Growth Plan and Forwarding it to the Tennessee Local Government Planning Advisory Committee for Consideration
- 19-12-12** Resolution of the Montgomery County Board of Commissioners Appropriating Funds for the Purchase of Emmanuel Family Life Center for CMCSS Language Immersion Program

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

**Reports Filed:**

1. 2019 County Courtroom Security Report
2. Building & Codes Monthly Report
3. CMCSS Quarterly Financial Report
4. CMCSS Quarterly Construction Report
5. Accounts & Budgets Monthly Reports
6. Trustee's Monthly Report

**Nominating Committee Nominations:**

**AUDIT COMMITTEE**

2 year term

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

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

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

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

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

**HEALTH, EDUCATIONAL AND HOUSING FACILITY BOARD**

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

**Mayor Nominations Approved:**

**REGIONAL PLANNING COMMISSION**

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

**PUBLIC BUILDING AUTHORITY**

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

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

**COMMUNITY CORRECTIONS**

Brian Rives, probation officer, nominated to fill unexpired term of Debbie Vance with term to expire November 2021.

Ryan Dominy, parole officer, nominated to fill unexpired term of Ann Kroeger with term to expire November 2022.

Alicia Sharpton, non-profit Robertson County, nominated to fill unexpired term of Michael Williams with term to expire November 2021.

**Mayor Appointment Approved:**

**PUBLIC RECORDS COMMISSION**

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

**The Board was adjourned.**

Submitted by:



Kellie A. Jackson  
County Clerk



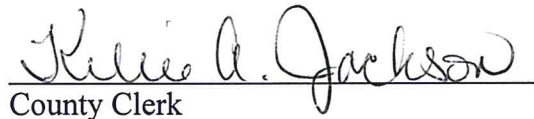
**County Clerk's Report**  
**January 13, 2020**

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

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

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

This the 13<sup>th</sup> day of January, 2020.

  
County Clerk



## OATHS OF DEPUTY COUNTY OFFICIALS

NAME	OFFICE	DATE
Emily Carroll	Deputy Circuit Court Clerk	12/10/2019
Janeen Rabideau	Deputy Circuit Court Clerk	12/17/2019
Heather Barbour	Deputy County Clerk	12/26/2019
Chloe Diaz	Deputy County Clerk	12/26/2019



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

Notaries to be elected January 13, 2020

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
1. KATHY ATKINS	1213 IVY BEND CIRCLE CLARKSVILLE TN 37043 931 561-6237	1213 HIGHWAY DR CLARKSVILLE TN 37043 931 648 5740
2. ROSELAND IRENE CABRERA	264 CLARKSVILLE ST TRENTON KY 42286 931 217 1459	1835 MEMORIAL DR CLARKSVILLE TN 37042 931 217 1459
3. MICHAEL C CHILCUTT	352 KIMBROUGH RD CLARKSVILLE TN 37043 CLARKSVILLE 931 801 7657	730 ECONOMY DR CLARKSVILLE TN 37043 931 368 0237
4. JESSICA ANN CLARK	3716 S CINDY JO DR CLARKSVILLE TN 37040 623 297 7467	2500 DICKERSON RD NASHVILLE TN 37207 623 297 7467
5. LEAH A CLINARD	2122 JOHNSON RD CLARKVILLE TN 37043 931-362-4780	1940 MADISON ST CLARKSVILLE TN 37043 9316452481
6. BRITTANY W CONWAY	220 ANDREW DR CLARKSVILLE TN 37042 931-206-9169	2050 LOWES DR CLARKSVILLE TN 37040 9314316800
7. KIMBERLY P DRYE	3250 BALL RD CUNNINGHAM TN 37052 931 624 1030	3685 HWY 48 CUNNINGHAM TN 37052 931 387 2231
8. JO ANN DUPREE	3037 HIGHWAY 48 CUNNINGHAM TN 37052 931-553-8089	3037 HIGHWAY 48 CUNNINGHAM TN 37052 931-237-9210
9. LEAHJON S HEFLIN	3139 HWY 46 INDIAN MOUND TN 37079 931 627 2611	629 NORTH RIVERSIDE DRIVE CLARKSVILLE TN 37040 9316454512
10. STEPHEN HEMINGSON	160 PORTERS BLUFF CLARKSVILLE TN 37040 931-302-4979	7003 CHADWICK DR BLDG 2 SUITE BRENTWOOD TN 37027
11. DEBRA H JOHNSON	825 BURTON TRAIL ADAMS TN 37010 931 624 9364	ONE PUBLIC SQUARE CLARKSVILLE TN 37040 931 553 2475
12. PAM KNOLTON	266 DENNY RD CLARKSVILLE TN 37043 931 645 5644	

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 January 13, 2020

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
13. ESHADIA MADUKA	1037 ROEDEER DRIVE CLARKSVILLE TN 37042 270 987 0832	621 GRACEY AVE CLARKSVILLE TN 37040 931 358 4089
14. APRIL CHANTEL MORRISON	373 PEABODY DR #4 CLARKSVILLE TN 37042 931 771 6898	
15. HEATHER R PARADA	3142 CLYDESDALE DR CLARKSVILLE TN 37043 270 836 4591	1600 MADISON ST CLARKSVILLE TN 37043 931 920 6514
16. CHASITY PARKER	441 SEDGWICK LN CLARKSVILLE TN 37043 931 237 3360	227 FRENCH LANDING DR NASHVILLE TN 37228 615 837 5547
17. SONJA L PULLEY	760 GRAYS CHAPEL RD SOUTHSIDE TN 37171 931 237 7913	1213 HWY DR CLARKSVILLE TN 37040 931 648 5740
18. DEBRA G RHEMANN	4301 OLD CLARKSVILLE PIKE CLARKSVILLE TN 37043 931 603 6108	4301 OLD CLARKSVILLE PIKE CLARKSVILLE TN 37043 931 249 1281
19. ANGELA M SOMMERS	230 SENATOR DR 37042 931 320 4440	1600 MADISON ST 37043 931 920 6526
20. JANE SWARTZ	217 RED TOP RD INDIAN MOUND TN 37079 931 220 5147	2540 MADISON ST STE C CLARKSVILLE TN 37043 931 410 3030
21. DIANNE TODD	1749 RIVERHAVEN DR ADAMS TN 37010 931 980 3100	570 INTERNATIONAL BLVD CLARKSVILLE TN 37040 931 552 2112
22. CARMEN R TORRES	3404 DABNEY LN CLARKSVILLE TN 37043 931-220-9178	2050 LOWE'S DR CLARKSVILLE TN 37040 9312209178
23. BRITTYNIE S TRANBERG	364 ABELINE DR CLARKSVILLE TN 37043 931 217 0299	330 WARFIELD BLVD CLARKSVILLE TN 37043 931 648 0645
24. J. A. VELASQUEZ	231 CREEKSIDE DR. CLARKSVILLE TN 37042 931 320 9805	931 320 6325

## **NOMINATING COMMITTEE NOMINATIONS**

**January 13, 2020**

### **AGRICULTURAL EXTENSION COMMITTEE**

2-3 year term

Commissioner Rickey Ray has been filling the unexpired term of Joe Weyant and is eligible for reappointment for a two-year term to expire January 2022.

\_\_\_\_\_ is nominated to replace Garland Johnson for a two-year term to expire January 2022.

\_\_\_\_\_ is nominated to replace Denney Green to serve his/her first two-year term to expire January 2022.

Laura Sleight is eligible to serve another two-year term to expire January 2022.

### **JAIL & JUVENILE DETENTION CENTER**

2-year term

Commissioner Chris Rasnic has been filling the unexpired term of Martha Brockman and is eligible for reappointment for a two-year term to expire January 2022.

Commissioner Rashidah Leverett has been filling the unexpired term of Tommy Vallejos and is eligible for reappointment for a two-year term to expire January 2022.

### **MUSEUM BOARD**

3-year term

Commissioner Joe Creek has been filling the unexpired term of Larry Rocconi and is eligible for reappointment for his first three-year term to expire January 2023.

### **NOMINATING COMMITTEE**

2-year term

Commissioner Jerry Allbert has been filling the unexpired term of Robert Gibbs and is eligible for reappointment for a two-year term to expire January 2022.

Commissioner Charlie Keene has been filling the unexpired term of Tommy Vallejos and is eligible for reappointment for a two-year term to expire January 2022.

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

4-year term

\_\_\_\_\_ nominated to fill unexpired term of Russell Adkins with term to expire June 30, 2021.

## **SCHOOL LIAISON COMMITTEE**

2-year term

Commissioner Loretta Bryant has been filling the unexpired term of Wallace Redd in school committee district #3 (commission districts 6, 7, 13, 16) and is eligible for reappointment for a two-year term to expire January 2022.

\_\_\_\_\_ nominated to replace David Harper to serve school committee district #1 (commission districts 1, 3, 15, 19) for a two-year term to January 2022.

\_\_\_\_\_ nominated to replace Jerry Allbert to serve school committee district #2 (commission districts 4, 5, 20, 21) for a two-year term to expire January 2022.

\_\_\_\_\_ nominated to replace Charlie Keene to serve school committee district #4 (commission districts 2, 14, 17, 18) for a two-year term to expire January 2022.

## **BOARD OF HEALTH**

4-year term

\_\_\_\_\_ nominated to replace Donald “Bo” Battles, as a Graduate Pharmacist representative and recommended by the Pharmacist Association, for a four-year term to expire October 2023.



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

## **PERSONAL**

Name \_\_\_\_\_

Age\_\_\_\_ Male      Female      Date of Birth \_\_\_\_\_ Years in Montgomery County \_\_\_\_\_

Spouse's Name \_\_\_\_\_ Children \_\_\_\_\_

Employer \_\_\_\_\_ Phone \_\_\_\_\_

Work Address \_\_\_\_\_

E-mail \_\_\_\_\_ Fax \_\_\_\_\_

Home Address \_\_\_\_\_ Phone \_\_\_\_\_

Church Affiliation (Optional) \_\_\_\_\_

## **COMMITTEE PREFERENCE**

Name of Board or Committee You Prefer \_\_\_\_\_

## **EDUCATION**

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

\_\_\_\_\_ From \_\_\_\_\_ To \_\_\_\_\_ Degree \_\_\_\_\_ Major \_\_\_\_\_

\_\_\_\_\_ From \_\_\_\_\_ To \_\_\_\_\_ Degree \_\_\_\_\_ Major \_\_\_\_\_

\_\_\_\_\_ From \_\_\_\_\_ To \_\_\_\_\_ Degree \_\_\_\_\_ Major \_\_\_\_\_

## **EMPLOYMENT**

(Include military active duty)

Present Employer \_\_\_\_\_ Date Began \_\_\_\_\_

Present Title or Responsibility \_\_\_\_\_ Date Began \_\_\_\_\_

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

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

**Previous Employment:**

Employer \_\_\_\_\_ Title or Responsibility \_\_\_\_\_ How long? \_\_\_\_\_

Employer \_\_\_\_\_ Title or Responsibility \_\_\_\_\_ How long? \_\_\_\_\_

**CIVIC ORGANIZATIONS & ACTIVITIES**

Organization \_\_\_\_\_ How long? \_\_\_\_\_ Position Held \_\_\_\_\_

Organization \_\_\_\_\_ How long? \_\_\_\_\_ Position Held \_\_\_\_\_

Organization \_\_\_\_\_ How long? \_\_\_\_\_ Position Held \_\_\_\_\_

**GENERAL**

Are you a native of Montgomery County?            Yes            No

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

If yes, how are you involved? \_\_\_\_\_

How would you describe your knowledge of community affairs?

Poor          Fair          Good          Excellent

How would you describe your activity in community affairs?

Poor          Fair          Good          Excellent

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

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

## **COUNTY MAYOR NOMINATIONS**

**January 13, 2020**

### **ANIMAL CARE AND CONTROL COMMITTEE**

2-year term

Commissioner Jason Knight has been filling the unexpired term of Brandon Butts and is nominated to fill a two-year term to expire January 2022.

Sheriff's Office Representative (will vary) is nominated to fill the unexpired term of Jessie Nugent with a two-year term to expire January 2022.

Stephen Hofmeister is nominated as an at-large member to replace John Rudolph for a two-year term to expire January 2022.

Dr. Ben Howard, as a veterinarian, is nominated to serve his second two-year term to expire January 2022.

### **PURCHASING COMMITTEE**

1-year term

Commissioner Arnold Hodges is nominated to replace Commissioner Chandler for a one-year term to expire January 2021.

Commissioner Tangi Smith is nominated to replace Commissioner Prichard for a one-year term to expire January 2021.

Commissioner Rickey Ray is nominated to replace Commissioner Beal for a one-year term to expire January 2021.

Commissioner James Lewis is nominated to replace Commissioner Leverett for a one-year term to expire January 2021.

### **PUBLIC BUILDING AUTHORITY**

6-year term

Commissioner Rocconi has been serving the unexpired term of Minerva Harris and is nominated to serve a full six-year term to expire December 2025.

## **COUNTY MAYOR APPOINTMENTS**

**January 13, 2020**

### **BUDGET COMMITTEE**

1-year term

Commissioner John Gannon appointed to replace Commissioner Garland Johnson for a one-year term to expire January 2021.

Commissioner Rashidah Leverett appointed to replace Commissioner Rickey Ray for a one-year term to expire January 2021.

Commissioner Charlie Keene is reappointed for a one-year term to expire January 2021.

### **STORM WATER BOARD OF APPEALS**

2-year term

Grant Shaw, as a lay member, is reappointed to serve a two-year term to expire January 2022.

Allen Caldwell, as a lay member, is reappointed to serve a two-year term to expire January 2022.

Stanley Calhoun, as an alternate, is reappointed to serve a two-year term to expire January 2022.

### **911 EMERGENCY COMMUNICATION DISTRICT BOARD**

4-year term

Elizabeth Henley is reappointed to a two-year term to expire January 2022.

Geno Grubb is reappointed to a two-year term to expire January 2022.

Commissioner David Harper is reappointed to serve a four-year term to expire January 2024.

Chief John Smith is reappointed to serve a four-year term to expire January 2024.

Jimmy Winters is reappointed to serve a four-year term to expire January 2024.

Mark Wojnarek is reappointed to serve a four-year term to expire January 2024.  
(appointed by city)



# REPORT ON DEBT OBLIGATION

(Pursuant to Tennessee Code Annotated Section 9-21-151)

<b>1. Public Entity:</b>	
Name:	Montgomery County Tennessee
Address	1 Millennium Plaza, Suite 201
	Clarksville, TN 37040
Debt Issue Name:	U.S. Bank National Association Property Schedule #4
If disclosing initially for a program, attach the form specified for updates, indicating the frequency required.	

<b>2. Face Amount:</b>	\$ 3,731,958.27
Premium/Discount:	\$

<b>3. Interest Cost:</b>	2.63 %	<input checked="" type="checkbox"/> Tax-exempt	<input type="checkbox"/> Taxable
<input type="checkbox"/> TIC	<input type="checkbox"/> NIC		
<input type="checkbox"/> Variable:	Index plus basis points; or		
<input type="checkbox"/> Variable:	Remarketing Agent		
<input type="checkbox"/> Other:			

<b>4. Debt Obligation:</b>		
<input type="checkbox"/> TRAN	<input type="checkbox"/> RAN	<input type="checkbox"/> CON
<input type="checkbox"/> BAN	<input type="checkbox"/> CRAN	<input type="checkbox"/> GAN
<input type="checkbox"/> Bond	<input type="checkbox"/> Loan Agreement	<input checked="" type="checkbox"/> Capital Lease
If any of the notes listed above are issued pursuant to Title 9, Chapter 21, enclose a copy of the executed note with the filing with the Office of State and Local Finance ("OSLF").		

<b>5. Ratings:</b>		
<input checked="" type="checkbox"/> Unrated		
Moody's	Standard & Poor's	Fitch

<b>6. Purpose:</b>	BRIEF DESCRIPTION
<input type="checkbox"/> General Government	
<input checked="" type="checkbox"/> Education	100 % Laptops
<input type="checkbox"/> Utilities	
<input type="checkbox"/> Other	
<input type="checkbox"/> Refunding/Renewal	

<b>7. Security:</b>	
<input type="checkbox"/> General Obligation	<input type="checkbox"/> General Obligation + Revenue/Tax
<input type="checkbox"/> Revenue	<input type="checkbox"/> Tax Increment Financing (TIF)
<input checked="" type="checkbox"/> Annual Appropriation (Capital Lease Only)	<input type="checkbox"/> Other (Describe):

<b>8. Type of Sale:</b>	
<input type="checkbox"/> Competitive Public Sale	<input type="checkbox"/> Interfund Loan
<input type="checkbox"/> Negotiated Sale	<input type="checkbox"/> Loan Program
<input checked="" type="checkbox"/> Informal Bid	

<b>9. Date:</b>	
Dated Date: 5/15/19	Issue/Closing Date: 5/15/19

**REPORT ON DEBT OBLIGATION**

(Pursuant to Tennessee Code Annotated Section 9-21-151)

**10. Maturity Dates, Amounts and Interest Rates \*:**

Year	Amount	Interest Rate	Year	Amount	Interest Rate
2019	\$969,628.50	2.63 %		\$	%
2020	\$896,979.23	2.63 %		\$	%
2021	\$ 920,569.78	2.63 %		\$	%
2022	\$944,780.76	2.63 %		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%

If more space is needed, attach an additional sheet.

If (1) the debt has a final maturity of 31 or more years from the date of issuance, (2) principal repayment is delayed for two or more years, or (3) debt service payments are not level throughout the retirement period, then a cumulative repayment schedule (grouped in 5 year increments out to 30 years) including this and all other entity debt secured by the same source **MUST BE PREPARED AND ATTACHED**. For purposes of this form, debt secured by an ad valorem tax pledge and debt secured by a dual ad valorem tax and revenue pledge are secured by the same source. Also, debt secured by the same revenue stream, no matter what lien level, is considered secured by the same source.

\* This section is not applicable to the Initial Report for a Borrowing Program.

**11. Cost of Issuance and Professionals:**☒ No costs or professionals

	AMOUNT (Round to nearest \$)	FIRM NAME
Financial Advisor Fees	\$ 0	
Legal Fees	\$ 0	
Bond Counsel	\$ 0	
Issuer's Counsel	\$ 0	
Trustee's Counsel	\$ 0	
Bank Counsel	\$ 0	
Disclosure Counsel	\$ 0	
Paying Agent Fees	\$ 0	
Registrar Fees	\$ 0	
Trustee Fees	\$ 0	
Remarketing Agent Fees	\$ 0	
Liquidity Fees	\$ 0	
Rating Agency Fees	\$ 0	
Credit Enhancement Fees	\$ 0	
Bank Closing Costs	\$ 0	
Underwriter's Discount _____ %		
Take Down	\$ 0	
Management Fee	\$ 0	
Risk Premium	\$ 0	
Underwriter's Counsel	\$ 0	
Other expenses	\$ 0	
Printing and Advertising Fees	\$ 0	
Issuer/Administrator Program Fees	\$ 0	
Real Estate Fees	\$ 0	
Sponsorship/Referral Fee	\$ 0	
Other Costs _____	\$ 0	
<b>TOTAL COSTS</b>	<b>\$ 0</b>	

**REPORT ON DEBT OBLIGATION**

(Pursuant to Tennessee Code Annotated Section 9-21-151)

**12. Recurring Costs:**☒ No Recurring Costs

	AMOUNT (Basis points/\$)	FIRM NAME (If different from #11)
Remarketing Agent		
Paying Agent / Registrar		
Trustee		
Liquidity / Credit Enhancement		
Escrow Agent		
Sponsorship / Program / Admin		
Other _____		

**13. Disclosure Document / Official Statement:**☒ None Prepared☐ EMMA link \_\_\_\_\_ or☐ Copy attached**14. Continuing Disclosure Obligations:**

Is there an existing continuing disclosure obligation related to the security for this debt?

☐ Yes☒ No

Is there a continuing disclosure obligation agreement related to this debt?

☐ Yes☒ No

If yes to either question, date that disclosure is due \_\_\_\_\_

Name and title of person responsible for compliance \_\_\_\_\_

**15. Written Debt Management Policy:**

Governing Body's approval date of the current version of the written debt management policy \_\_\_\_\_

Is the debt obligation in compliance with and clearly authorized under the policy?

☒ Yes☐ No**16. Written Derivative Management Policy:**☒ No derivative

Governing Body's approval date of the current version of the written derivative management policy \_\_\_\_\_

Date of Letter of Compliance for derivative \_\_\_\_\_

Is the derivative in compliance with and clearly authorized under the policy?

☐ Yes☐ No**17. Submission of Report:**

To the Governing Body:

on 1-13-20and presented at public meeting held on 1-13-20

Copy to Director to OSLF:

on \_\_\_\_\_

either by:

☐ Mail to:

OR

☐ Email to:Cordell Hull Building  
425 Fifth Avenue North, 4th Floor  
Nashville, TN 37243-3400

SLF.PublicDebtForm@cot.tn.gov

**18. Signatures:**

	AUTHORIZED REPRESENTATIVE	PREPARER
Name	<u>J. Durrett</u>	<u>Shannon B. Holt</u>
Title	<u>County Mayor</u>	<u>Assistant Director</u>
Firm		<u>Accounts and Budgets</u>
Email	<u>MayorDurrett@mcgtn.net</u>	<u>SHolt@mcgtn.net</u>
Date	<u>12-17-19</u>	<u>12-17-19</u>

## REPORT ON DEBT OBLIGATION

(Pursuant to Tennessee Code Annotated Section 9-21-151)

<b>1. Public Entity:</b>	
Name:	Montgomery County Tennessee
Address	1 Millennium Plaza, Suite 201
	Clarksville, TN 37040
Debt Issue Name:	Dell Financial Services Lease #810-6707256-104
If disclosing initially for a program, attach the form specified for updates, indicating the frequency required.	

<b>2. Face Amount:</b>	\$ 226,996.84
Premium/Discount:	\$ _____

<b>3. Interest Cost:</b>	4.2058 %	<input checked="" type="checkbox"/> Tax-exempt	<input type="checkbox"/> Taxable
<input type="checkbox"/> TIC	<input type="checkbox"/> NIC		
<input type="checkbox"/> Variable:	Index _____ plus _____ basis points; or		
<input type="checkbox"/> Variable:	Remarketing Agent _____		
<input type="checkbox"/> Other:	_____		

<b>4. Debt Obligation:</b>			
<input type="checkbox"/> TRAN	<input type="checkbox"/> RAN	<input type="checkbox"/> CON	
<input type="checkbox"/> BAN	<input type="checkbox"/> CRAN	<input type="checkbox"/> GAN	
<input type="checkbox"/> Bond	<input type="checkbox"/> Loan Agreement	<input checked="" type="checkbox"/> Capital Lease	
If any of the notes listed above are issued pursuant to Title 9, Chapter 21, enclose a copy of the executed note with the filing with the Office of State and Local Finance ("OSLF").			

<b>5. Ratings:</b>		
<input checked="" type="checkbox"/> Unrated		
Moody's _____	Standard & Poor's _____	Fitch _____

<b>6. Purpose:</b>		BRIEF DESCRIPTION
<input type="checkbox"/> General Government	_____ %	
<input checked="" type="checkbox"/> Education	100 %	Laptops
<input type="checkbox"/> Utilities	_____ %	
<input type="checkbox"/> Other	_____ %	
<input type="checkbox"/> Refunding/Renewal	_____ %	

<b>7. Security:</b>	
<input type="checkbox"/> General Obligation	<input type="checkbox"/> General Obligation + Revenue/Tax
<input type="checkbox"/> Revenue	<input type="checkbox"/> Tax Increment Financing (TIF)
<input checked="" type="checkbox"/> Annual Appropriation (Capital Lease Only)	<input type="checkbox"/> Other (Describe): _____

<b>8. Type of Sale:</b>	
<input type="checkbox"/> Competitive Public Sale	<input type="checkbox"/> Interfund Loan _____
<input type="checkbox"/> Negotiated Sale	<input type="checkbox"/> Loan Program _____
<input checked="" type="checkbox"/> Informal Bid	

<b>9. Date:</b>	
Dated Date: 6/01/19	Issue/Closing Date: 06/01/19



**REPORT ON DEBT OBLIGATION**

(Pursuant to Tennessee Code Annotated Section 9-21-151)

**10. Maturity Dates, Amounts and Interest Rates \*:**

Year	Amount	Interest Rate	Year	Amount	Interest Rate
2019	\$60,371.50	4.2058 %		\$	%
2020	\$53,226.88	4.2058 %		\$	%
2021	\$55,509.16	4.2058 %		\$	%
2022	\$57,889.30	4.2058 %		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%
	\$	%		\$	%

If more space is needed, attach an additional sheet.

If (1) the debt has a final maturity of 31 or more years from the date of issuance, (2) principal repayment is delayed for two or more years, or (3) debt service payments are not level throughout the retirement period, then a cumulative repayment schedule (grouped in 5 year increments out to 30 years) including this and all other entity debt secured by the same source **MUST BE PREPARED AND ATTACHED**. For purposes of this form, debt secured by an ad valorem tax pledge and debt secured by a dual ad valorem tax and revenue pledge are secured by the same source. Also, debt secured by the same revenue stream, no matter what lien level, is considered secured by the same source.

\* This section is not applicable to the Initial Report for a Borrowing Program.

**11. Cost of Issuance and Professionals:**☒ No costs or professionals

	AMOUNT (Round to nearest \$)	FIRM NAME
Financial Advisor Fees	\$ 0	
Legal Fees	\$ 0	
Bond Counsel	\$ 0	
Issuer's Counsel	\$ 0	
Trustee's Counsel	\$ 0	
Bank Counsel	\$ 0	
Disclosure Counsel	\$ 0	
	\$ 0	
Paying Agent Fees	\$ 0	
Registrar Fees	\$ 0	
Trustee Fees	\$ 0	
Remarketing Agent Fees	\$ 0	
Liquidity Fees	\$ 0	
Rating Agency Fees	\$ 0	
Credit Enhancement Fees	\$ 0	
Bank Closing Costs	\$ 0	
Underwriter's Discount _____ %		
Take Down	\$ 0	
Management Fee	\$ 0	
Risk Premium	\$ 0	
Underwriter's Counsel	\$ 0	
Other expenses	\$ 0	
Printing and Advertising Fees	\$ 0	
Issuer/Administrator Program Fees	\$ 0	
Real Estate Fees	\$ 0	
Sponsorship/Referral Fee	\$ 0	
Other Costs _____	\$ 0	
<b>TOTAL COSTS</b>	<b>\$ 0</b>	

**REPORT ON DEBT OBLIGATION**

(Pursuant to Tennessee Code Annotated Section 9-21-151)

**12. Recurring Costs:**☒ No Recurring Costs

	AMOUNT (Basis points/\$)	FIRM NAME (If different from #11)
Remarketing Agent		
Paying Agent / Registrar		
Trustee		
Liquidity / Credit Enhancement		
Escrow Agent		
Sponsorship / Program / Admin		
Other _____		

**13. Disclosure Document / Official Statement:**☒ None Prepared☐ EMMA link \_\_\_\_\_ or☐ Copy attached**14. Continuing Disclosure Obligations:**

Is there an existing continuing disclosure obligation related to the security for this debt?

☐ Yes☒ No

Is there a continuing disclosure obligation agreement related to this debt?

☐ Yes☒ No

If yes to either question, date that disclosure is due \_\_\_\_\_

Name and title of person responsible for compliance \_\_\_\_\_

**15. Written Debt Management Policy:**

Governing Body's approval date of the current version of the written debt management policy \_\_\_\_\_

Is the debt obligation in compliance with and clearly authorized under the policy?

☒ Yes☐ No**16. Written Derivative Management Policy:**☒ No derivative

Governing Body's approval date of the current version of the written derivative management policy \_\_\_\_\_

Date of Letter of Compliance for derivative \_\_\_\_\_

Is the derivative in compliance with and clearly authorized under the policy?

☐ Yes☐ No**17. Submission of Report:**

To the Governing Body:

on 10.13.2020and presented at public meeting held on 1.13.2020

Copy to Director to OSLF:

on \_\_\_\_\_

either by:

☐ Mail to:

OR

☒ Email to:Cordell Hull Building  
425 Fifth Avenue North, 4th Floor  
Nashville, TN 37243-3400

SLF.PublicDebtForm@cot.tn.gov

**18. Signatures:**

	AUTHORIZED REPRESENTATIVE	PREPARER
Name	<u>J. Durrett</u>	<u>Shannon Bynum - Holt</u>
Title	<u>Montgomery County Mayor</u>	<u>Asst Director</u>
Firm		<u>Accounts and Budget</u>
Email	<u>Mayor.Durrett@mcgtn.net</u>	<u>Sholtz@mcgtn.net</u>
Date	<u>12.17.2019</u>	<u>12.17.2019</u>