

BY WEBEX

CALL TO ORDER - Mayor Durrett

ROLL CALL – BY VOICE – Kyle Johnson

PRESENTATIONS

1. Hotel/Motel Quarterly Update – Kimberly Wiggins
2. County Projects Update – Nick Powell

PUBLIC HEARING ZONING RESOLUTION

NOTICE: The Statutorily mandated Public Comment at any Public Hearing conducted by the Montgomery County Commission as required by law, must be in writing and submitted by email or attachment to Shelly Baggett smbaggett@mcgtn.net. Public comments timely delivered will be identified at the meeting as having been received, and prior to the meeting will have been delivered in writing to each member of the Montgomery County Commission by electronic means and will be retained as a part of the official record of that meeting. The public comment must be received at the email address above on or before 12:00 noon on the Friday proceeding the next Montgomery County Commission which will occur normally on the following Monday, but in some cases on Tuesday by notice to the public. The deadline will remain the same Friday before the next meeting whether on Monday or Tuesday.

CZ-4-2020 Application of Rick Reda from AG to R-1

CZ-5-2020 Application was withdrawn per Regional Planning Commission

CZ-6-2020 Application of Roger D. Perry, Jr. from R-1 to C-2

CZ-7-2020 Application of Kurtis Harshaw from AG to AGC

- Public Comment Attached – Kurtis Harshaw

CLOSE PUBLIC HEARING

RESOLUTIONS

20-5-1* Resolution to Request Unclaimed Balance of Accounts Remitted to State Treasurer Under Unclaimed Property Act

20-5-2 Resolution to Allow the Industrial Development Board of the County of Montgomery to Continue to Include Within Its Annual Budget Previous Approved Funds for the Purchase of Land and Now Redirect Such Funds to the Proposed Business Park on Dunlop Lane

(requires suspending rules)

- 20-5-3** Resolution Amending the Budget of the Montgomery County Clerk's Office for the Purpose of Adding Glass Partitions to the Clerk's Office

REPORTS

1. *County Mayor Appointments
2. *Commission Minutes Dated April 13, 2020
3. *County Clerk's Report and Notary List

REPORTS FILED

1. Driver Safety Quarterly Report – January to March 2020

ANNOUNCEMENTS

1. Please remind your district's residents to participate in the 2020 Census. Montgomery County has reached a participation rate of only 55% at this time. The deadline to take the census online [at 2020census.gov](https://2020census.gov), by phone at 800-330-2020, or by mail has been extended to May 31. After that date, those who have not participated will be visited at their home by a census representative. Participation in the census is critical in determining how much federal funding our community will receive for the next 10 years.

ADJOURN

*** CONSENT AGENDA CONSIDERATION**

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



**Quarterly Hotel Motel Occupancy Tax
Audit Review**

Monday, May 4, 2020

Stone Rudolph & Henry
1st Quarter Audit Report
(January 2019-September 2019)

Kimberly Wiggins, County Trustee
4th Quarter 2019 Update (January 2019-June 2019)
1st Quarter 2020 Update (January 2019-September 2019)

MONTGOMERY COUNTY TRUSTEE

AGREED-UPON PROCEDURES

JANUARY – SEPTEMBER 2019



INDEPENDENT ACCOUNTANT'S REPORT
ON APPLYING AGREED-UPON PROCEDURES

Montgomery County Trustee
Clarksville, Tennessee

We have performed the procedures enumerated below, which were agreed to by Montgomery County Trustee (the Trustee), on the records of selected hotels and motels in the Trustee's service area pertaining to the Occupancy Tax Report Form for the nine months ended September 30, 2019. The Trustee's management is responsible for the records of hotels and motels in the Trustee's service area pertaining to the Occupancy Tax Report Form. The sufficiency of these procedures is solely the responsibility of the Trustee. Consequently, we make no representation regarding the sufficiency of the procedures described below either for the purpose for which this report has been requested or for any other purpose.

The procedures and associated findings are as follows:

- 1) We selected, on a surprise basis, eleven hotels and/or motels and performed the following procedures:
 - a. We recalculated the amounts on the Occupancy Tax Report Form. We also reviewed the 30-day occupancy report to ensure the tenants' consecutive night stays were greater than 30 days for exemptions claimed and recalculated the exemption amount based on the reported information. See the schedule of testing results for exceptions. Differences greater than one dollar were considered exceptions.
 - b. We compared the sales amount per the Occupancy Tax Report Form to the amount reported on the Sales Tax Report filed for the same month. See the schedule of testing results for exceptions. Differences greater than one dollar were considered exceptions.
 - c. We compared the sales amount per the Occupancy Tax Report Form to the hotel or motel's internal accounting report for the same month. See the schedule of testing results for exceptions. Differences greater than one dollar were considered exceptions.
 - d. We obtained the month-end close out report from the hotel or motel, calculated the average rental rate per month, and compared the average to the current price per night obtained from the hotel and/or motel's website or verbally. These analytics appeared reasonable with less than 25 percent variances.
 - e. We verified with an employee at the Trustee's office that the most recent month-end report for Occupancy Tax Report Form had been filed without exception.

One hotels/motels selected for testing this quarter and three selected for the previous quarter did not provide the information on the forms prescribed by the Trustee. These hotels/motels will be tested during the next quarter assuming the requested information is provided.

This agreed-upon procedures engagement was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. We were not engaged to and did not conduct an examination or review, the objective of which would be the expression of an opinion or conclusion, respectively, on the Occupancy Tax Report Forms. Accordingly, we do not express such an opinion or conclusion. Had we performed additional procedures, other matters might have come to our attention that would have been reported to you.

This report is intended solely for the information and use of the Trustee and Montgomery County Commissioners and is not intended to be and should not be used by anyone other than those specified parties.

Stone Rudolph & Henry, PLC

Clarksville, Tennessee

April 27, 2020

MONTGOMERY COUNTY TRUSTEE
HOTEL/MOTEL TAX AGREED-UPON PROCEDURES
SCHEDULE OF TESTING RESULTS
JANUARY - SEPTEMBER 2019

	January				February				March			
	Procedure			Amount Overpaid (Underpaid)	Procedure			Amount Overpaid (Underpaid)	Procedure			Amount Overpaid (Underpaid)
	1	2	3		1	2	3		1	2	3	
1. GIS	B	X	X	\$ (9.80)	B	X	X	\$ 5.87	B	X	X	\$ (146.56)
2. CS	X	X	X	\$ -	X	X	X	\$ -	B	X	X	\$ 18.35
3. CIS	X	X	X	\$ -	X	X	X	\$ -	X	X	X	\$ -
4. CY	B	A	X	\$ (540.96)	B	A	X	\$ (270.48)	B	A	X	\$ (53.62)
5. MIS	X	X	X	\$ -	X	X	X	\$ -	X	X	X	\$ -
6. RL	B / E	X	X	\$ (4.92)	B / E	X	X	\$ 3.58	B / E	X	X	\$ (14.65)
7. RRI	X	X	X	\$ -	X	X	X	\$ -	X	X	X	\$ -
8. SM	X	X	X	\$ -	X	X	X	\$ -	X	X	X	\$ -
9. SBMH	X	X	X	\$ -	X	X	X	\$ -	X	X	X	\$ -
10. VP	B	X	X	\$ (2,367.00)	B	X	X	\$ (1,438.22)	B	X	X	\$ (4,155.24)
11. HTS	**	**	**	**	**	**	**	**	**	**	**	**
12. MM	**	**	**	**	**	**	**	**	**	**	**	**
13. TPS	**	**	**	**	**	**	**	**	**	**	**	**
14. WIS	**	**	**	**	**	**	**	**	**	**	**	**

Procedures:

1. Recalculated amounts reported on the monthly Occupancy Tax Report Form (OTRF).
2. Compared the sales amount reported on the OTRF to the sales amount reported on the Sales Tax Report.
3. Compared the sales amount reported on the OTRF to the sales amount reported on the hotel/motel's internal accounting report.

Tickmark Legend:

X Tested without exception.

A Revenue amounts did not agree.

B Exempt sales for 30-day occupants was incorrectly calculated.

C Nontaxable sales did not agree to the hotel/motel's internal accounting report.

D Sales did not agree to the hotel/motel's internal accounting report.

E Gross amount of nontaxable sales was deducted on line 2 when net amount was included on line 1.

F Calculations on the form were calculated incorrectly.

** Hotel/motel did not provide information on the prescribed forms. The agreed-upon procedures will be applied to these hotels/motels next quarter assuming the requested information is provided.

^ Hotel/motel was also selected to be tested in a previous quarter for January - March. The results for those months have been reported in a previous report.

^^ Hotel/motel was selected to be tested in a previous quarter for January - June. Therefore, July - September do not apply.

MONTGOMERY COUNTY TRUSTEE
HOTEL/MOTEL TAX AGREED-UPON PROCEDURES
SCHEDULE OF TESTING RESULTS (CONT'D)
JANUARY - SEPTEMBER 2019

Hotel/Motel	April				May				June			
	Procedure			Amount Overpaid	Procedure			Amount Overpaid	Procedure			Amount Overpaid
	1	2	3	(Underpaid)	1	2	3	(Underpaid)	1	2	3	(Underpaid)
1. GIS	B	X	C	\$ 56.44	X	X	X	\$ -	X	X	X	\$ -
2. CS	B	X	X	\$ 426.61	B	X	X	\$ 245.82	B	X	X	\$ (511.41)
3. CIS	X	X	C	\$ 57.23	X	X	C	\$ 78.08	X	X	C	\$ (6.30)
4. CY	X	A	X	\$ -	X	A	X	\$ -	X	A	X	\$ -
5. MIS	B	X	X	\$ 8.77	X	X	X	\$ -	X	X	X	\$ -
6. RL	B / E	X	X	\$ (6.53)	B / E	X	X	\$ (10.65)	B / E	X	X	\$ (0.39)
7. RRI	X	X	X	\$ -	X	X	X	\$ -	X	X	X	\$ -
8. SM	X	X	X	\$ -	X	X	X	\$ -	X	X	X	\$ -
9. SBMH	X	X	X	\$ -	F	X	X	\$ 10.11	X	A	X	\$ -
10. VP	B	X	X	\$ (1,428.96)	B	X	X	\$ (718.49)	B	A	X	\$ (582.43)
11. HTS	**	**	**	**	**	**	**	**	**	**	**	**
12. MM	**	**	**	**	**	**	**	**	**	**	**	**
13. TPS	**	**	**	**	**	**	**	**	**	**	**	**
14. WIS	**	**	**	**	**	**	**	**	**	**	**	**

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F Calculations on the form were calculated incorrectly.

** Hotel/motel did not provide information on the prescribed forms in a timely manner. The agreed-upon procedures will be applied to these hotels/motels next quarter assuming the requested information is provided.

^ Hotel/motel was also selected to be tested in a previous quarter for January - March. The results for those months have been reported in a previous report.

MONTGOMERY COUNTY TRUSTEE
HOTEL/MOTEL TAX AGREED-UPON PROCEDURES
SCHEDULE OF TESTING RESULTS (CONT'D)
JANUARY - SEPTEMBER 2019

Hotel/Motel	July				August				September				Most Recent OTRF Filed
	Procedure			Amount Overpaid (Underpaid)	Procedure			Amount Overpaid (Underpaid)	Procedure			Amount Overpaid (Underpaid)	
	1	2	3		1	2	3		1	2	3		
1. GIS	B	X	X	\$ 23.11	X	X	X	\$ -	X	X	X	\$ -	X
2. CS	X	X	X	\$ -	B	X	X	\$ 86.01	B	X	X	\$ (250.72)	X
3. CIS	X	X	X	\$ -	X	X	X	\$ -	X	X	X	\$ -	X
4. CY	X	X	D	\$ (10.34)	X	A	X	\$ -	X	X	X	\$ -	X
5. MIS	X	X	X	\$ -	B	X	X	\$ 77.30	B	X	X	\$ 81.84	NO
6. RL	B / E	X	X	\$ 1.59	B	X	X	\$ 10.61	X	X	X	\$ -	X
7. RRI	X	X	X	\$ -	X	A	X	\$ -	X	X	X	\$ -	NO
8. SM	X	X	X	\$ -	X	X	X	\$ -	X	X	X	\$ -	X
9. S8MH	X	X	X	\$ -	B	X	X	\$ 55.03	B	X	X	\$ 18.34	NO
10. VP	B	A	X	\$ (1,428.98)	B	X	X	\$ (1,365.19)	B	X	X	\$ (1,041.62)	NO
11. HTS	**	**	**	**	**	**	**	**	**	**	**	**	**
12. MM	AA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**
13. TPS	AA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**
14. WLS	AA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	**

Procedures:

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AA Hotel/motel was selected to be tested in a previous quarter for January - June. Therefore, July - September do not apply.

1st Quarter 2020 - Results and Follow up

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total	Letter Sent	Paid/Credit Taken	Collected		
CY	\$ (540.95)	\$ (270.48)	\$ (53.62)				\$ (10.34)			\$ (875.39)	5/1/2020				
SM										\$ -	5/1/2020				
RRI										\$ -	5/1/2020				
RL	\$ (4.92)	\$ 3.58	\$ (14.65)	\$ (6.53)	\$ (10.65)	\$ (0.39)	\$ 1.59	\$ 10.61		\$ (21.36)	5/1/2020				
MI				\$ 8.77				\$ 77.30	\$ 81.84	\$ 167.91	5/1/2020				
CIS				\$ 57.23	\$ 78.08			\$ (6.30)		\$ 129.01	5/1/2020				
CS			\$ 18.35	\$ 426.61	\$ 245.82	\$ (511.41)		\$ 86.01	\$ (250.72)	\$ 14.66	5/1/2020				
S8MH					\$ 10.11			\$ 55.03	\$ 18.34	\$ 83.48	5/1/2020				
GIS	\$ (9.80)	\$ 5.87	\$ (146.56)	\$ 56.44			\$ 23.11			\$ (70.94)	3/10/2020				
										\$ (572.63)			\$ -		

Note: CY audited January - March in 3rd quarter of 2019, randomly selected for 1st quarter 2020

1st Quarter 2020 - Results and Follow up

	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Total	Letter Sent	Paid/Credit Taken	Collected		
CY	\$ (540.95)	\$ (270.48)	\$ (53.62)				\$ (10.34)			\$ (875.39)	5/1/2020				
SM										\$ -	5/1/2020				
RRI										\$ -	5/1/2020				
RL	\$ (4.92)	\$ 3.58	\$ (14.65)	\$ (6.53)	\$ (10.65)	\$ (0.39)	\$ 1.59	\$ 10.61		\$ (21.36)	5/1/2020				
MI				\$ 8.77				\$ 77.30	\$ 81.84	\$ 167.91	5/1/2020				
CIS				\$ 57.23	\$ 78.08			\$ (6.30)		\$ 129.01	5/1/2020				
CS			\$ 18.35	\$ 426.61	\$ 245.82	\$ (511.41)		\$ 86.01	\$ (250.72)	\$ 14.66	5/1/2020				
SBMH					\$ 10.11			\$ 55.03	\$ 18.34	\$ 83.48	5/1/2020				
GIS	\$ (9.80)	\$ 5.87	\$ (146.56)	\$ 56.44			\$ 23.11			\$ (70.94)	3/10/2020				
										\$ (572.63)			\$ -		

Note: CY audited January - March in 3rd quarter of 2019, randomly selected for 1st quarter 2020

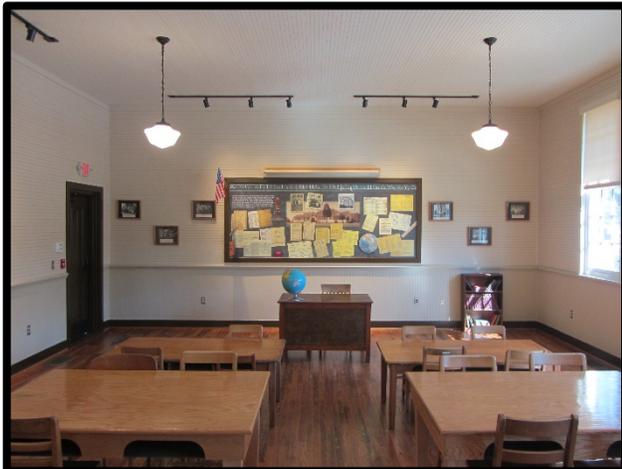
Capital Projects – May 2020 – Construction Update Report

Fredonia Community Center

Architect/Designer: Lyle Cook Martin
General Contractor: B. R. Miller & Co.
Project Status: Completed
Contract Date: 2/11/2019
Contract Completion Date: 3/4/2020
Budget: \$142,400 (Phase I Design), \$2,500,000 (Renovation)
Current Contract Amount: \$272,873 (Design), \$2,297,775 (Construction), \$52,701 (Data)
Percentage Complete: 100% Construction

Comments:

- All interior and exterior improvements that were a part of phase 1 are complete.
- The main parking lot to the side of the building still needs to be paved, but currently no funding is available to begin that effort.
- All exhibits for the historical classroom have been completed and installed.
- Project is ready to open to the public.



Capital Projects – May 2020 – Construction Update Report

Rotary Park Nature Center

Architect/Designer: Lyle Cook Martin
General Contractor: B. R. Miller & Co.
Project Status: Construction
Contract Date: 07/11/2019
Contract Completion Date: 07/22/2020 (Doesn't include exhibit fabrication time period)
Budget: \$220,000 (Design), \$3,050,000 (includes \$500,000 Grant for Construction)
Current Contract Amount: \$193,157 (Design), \$2,318,682 (Construction), \$42,047 (Data)
Percentage Complete: 65%

Comments:

- All exterior walls, roofs, siding, windows, and doors are installed. Exterior painting has begun.
- Interior electrical, mechanical, and plumbing rough-in work is complete and wall finishing is nearly complete. Remaining interior work will continue for the next couple of months.
- Exterior site soil is being prepared around the facility for landscaping beds to begin to be prepped.
- Surface finishes will continue, and parking lot will be graded and paved in the coming months.



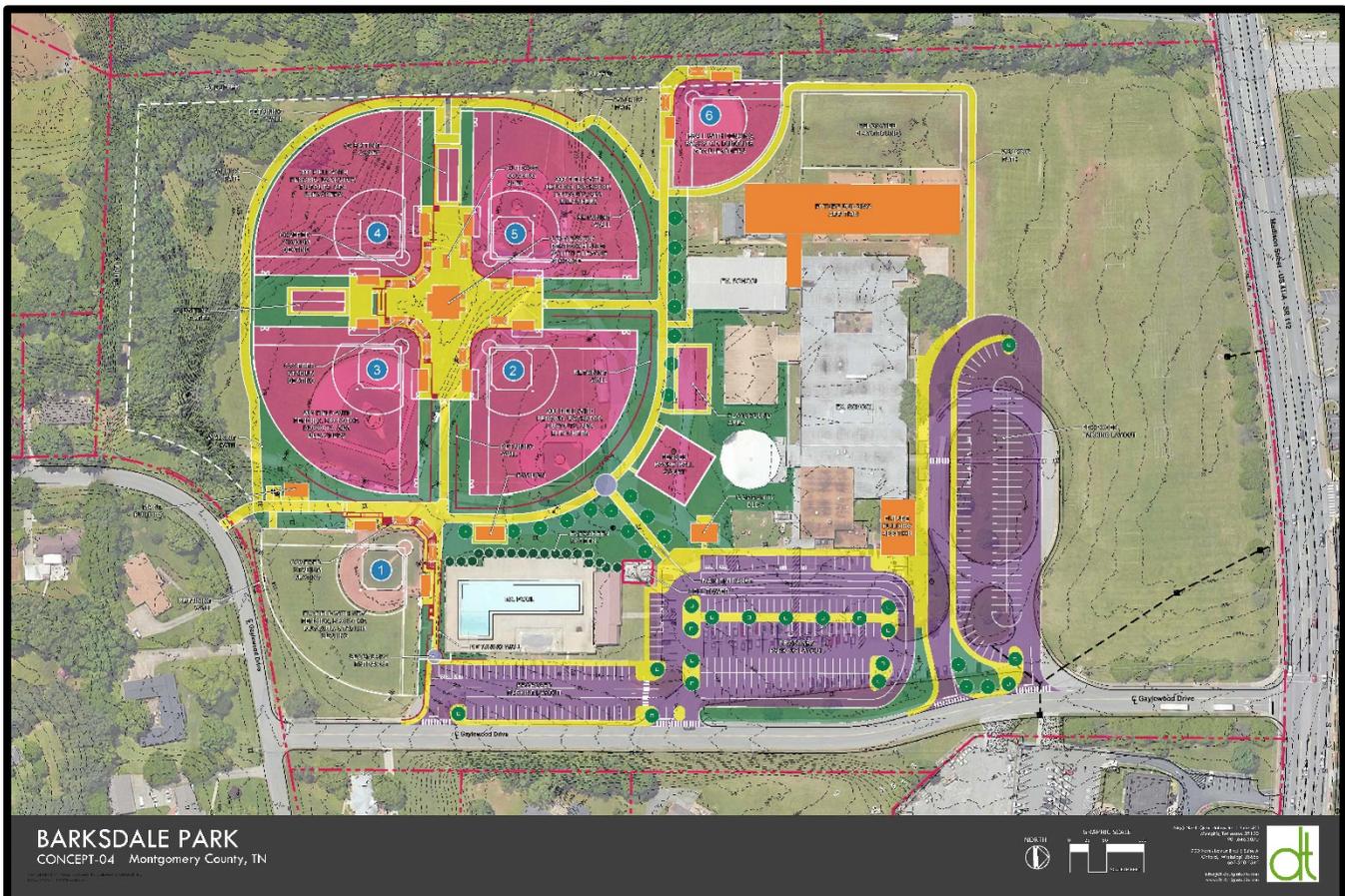
Capital Projects – May 2020 – Construction Update Report

Barksdale Park & MeriCourt Park

Architect/Designer: Violette Architecture
General Contractor: TBD
Project Status: Conceptual Design
Contract Date: TBD
Contract Completion Date: TBD
Budget: \$275,000 (Design)
Current Contract Amount: \$ 36,290 (Conceptual Design), \$18,900 (Survey), Remaining design (pending)
Percentage Complete: 100% with Conceptual Design, moving into full design phase

Comments:

- Full Conceptual Plan has been completed for the most desirable layout option. Site topography will require the use of multiple retaining walls along with cut/fill grading to construct the project.
- The school system has reviewed and approved of the depicted parking lot reconfiguration. This will improve the parking count, parent pickup, and bus routing.
- This concept provides Barksdale with 1 additional field than what they currently have, and it incorporates an expansion of the school building that is being coordinated.
- MeriCourt is currently a small project to upgrade the existing park and will be bid with Barksdale.



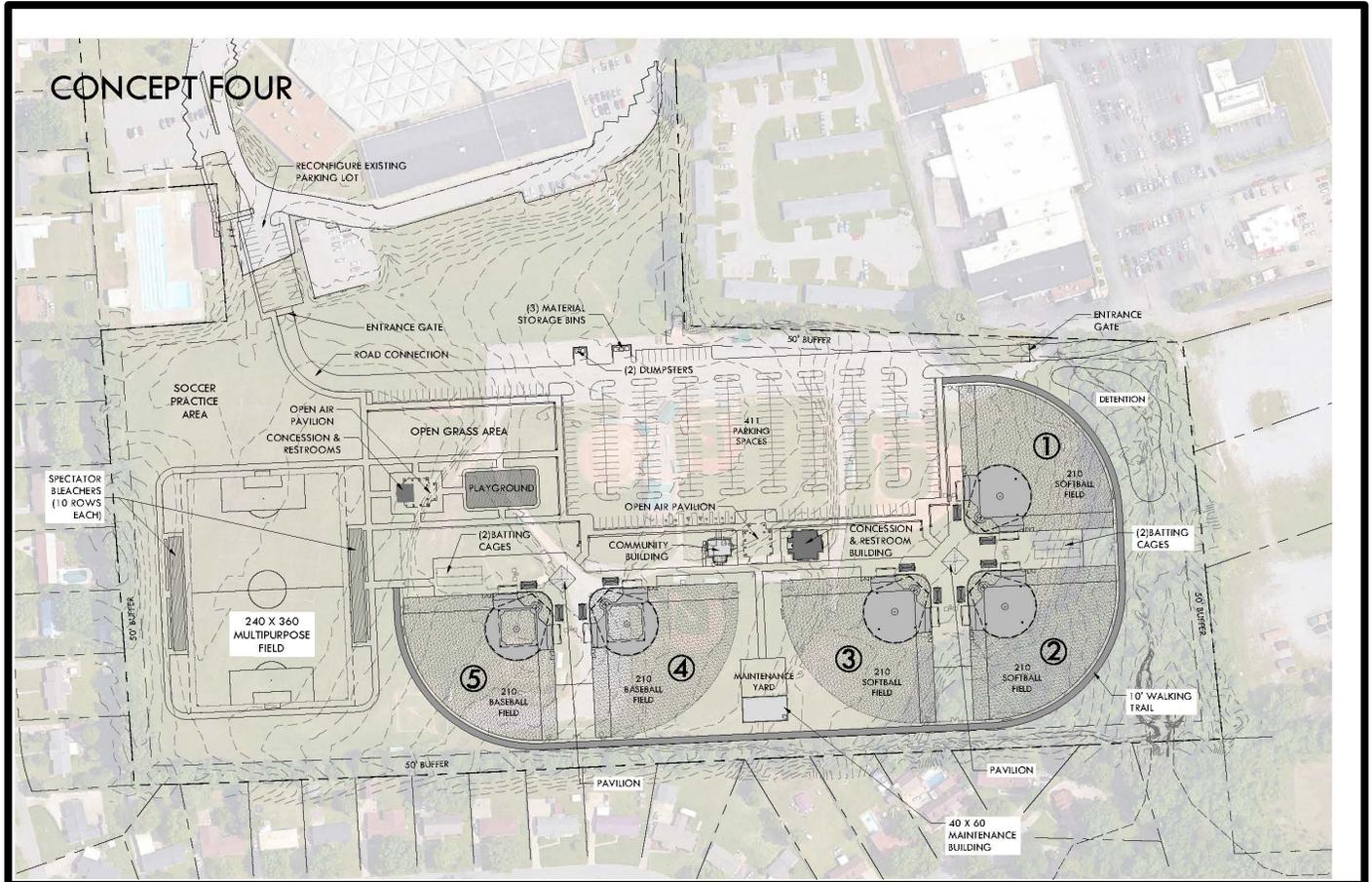
Capital Projects – May 2020 – Construction Update Report

Stokes Field

Architect/Designer: Moore Design Services
General Contractor: TBD
Project Status: Construction Drawing Phase
Contract Date: TBD
Contract Completion Date: TBD
Budget: \$ 600,000 (Design), Construction budget requested in 2020 (pending)
Current Contract Amount: \$ 509,400 (Design), \$30,345 (Survey), \$8,225 (Geotech)
Percentage Complete: 55% Design

Comments:

- Design Development plans have been completed and reviewed by the County. Construction Drawings are continuing and should be completed this summer.
- Small improvements will be completed on the existing school parking and connection roadway for connectivity. (5) baseball fields, (1) multipurpose field, playground, increased parking, and associated concession and pavilion structures are planned.
- The design goal was to be ready for a bid around August if budgets were approved. If budgets are cut, then this project will stand ready to bid as soon as budgets become available.

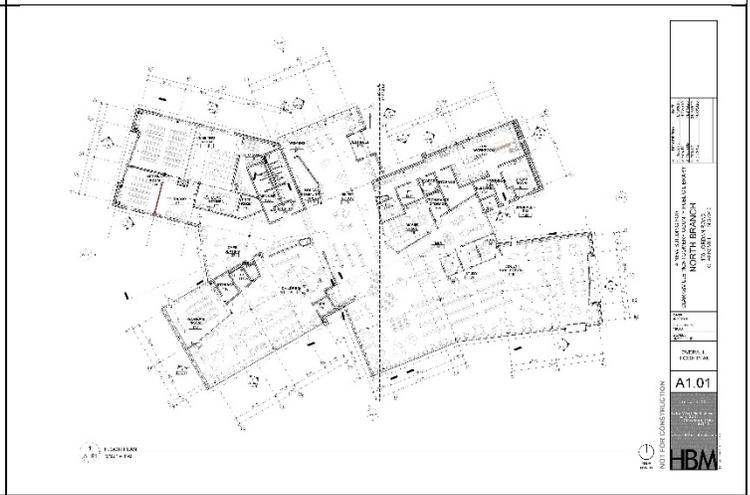
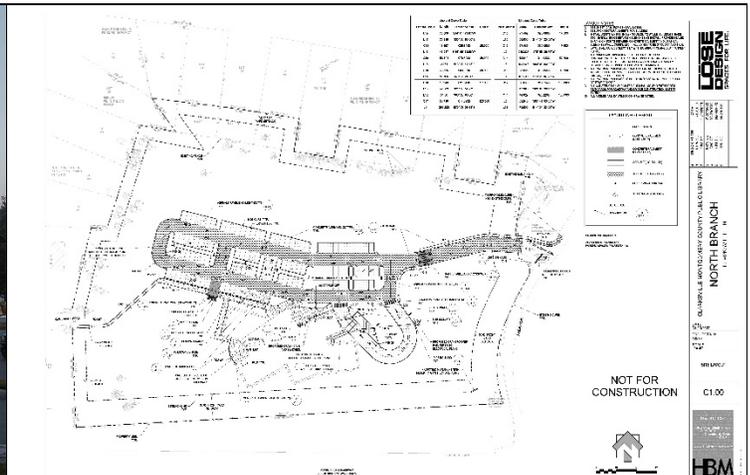


Capital Projects – May 2020 – Construction Update Report

Library Branch

Architect/Designer: HBM Architects
General Contractor: Codell Construction
Project Status: Construction Documents Design
Contract Date: TBD
Contract Completion Date: TBD
Budget: \$ 943,744 (Design + Pre-construction services)
Current Contract Amount: \$ 55,000 (Preconstruction Phase Services) \$864,813 (Design)
Percentage Complete: 95% Design
Comments:

- Design plans are mostly completed. County staff reviews are still to be completed before final design plans will be issued. Contractor has been pricing each plan submittal to help with staying on budget.
- A bus transfer station has been accommodated on the northern portion of the property for 4 busses operated by the Clarksville Transit System.
- This project will stand ready to bid in July/August if budgets are approved.



Capital Projects – May 2020 – Construction Update Report

Public Safety Training Complex

Architect/Designer: Moore Design Services & J. Clark Architects
General Contractor: Pride Concrete, LLC
Project Status: Construction
Contract Date: 8/29/2019
Contract Completion Date: 12/8/2020
Budget: \$300,000 (Design) \$6,040,000 (Construction)
Current Contract Amount: \$395,300 (Design) \$5,380,870 (Construction), \$129,000 (Data/Other)
Percentage Complete: 50%

Comments:

- 90% of mass grading work and bedrock removal are complete. Rain and mud have slowed progress through the spring, but work is continuing. Only 4 dry working days for grading operations were obtained in February due to cyclical rain events. The site stayed saturated multiple days after each rain.
- The block walls to the training center have been installed along with the metal truss roof joists. Concrete footers for canopy footers and a portion of the range separation wall have been poured. Underground electric/data/water work continues to try to reach the main site.



Capital Projects – May 2020 – Construction Update Report

Public Safety Complex Criminal Warrants Renovation

Architect/Designer: Rufus Johnson & Associates (MCG Engineering for Schematic Phase)

General Contractor: Jeff Shepherd Construction

Project Status: Construction

Contract Date: 10/7/2019

Contract Completion Date: 5/4/2020 + Change Order extensions for added scope of work

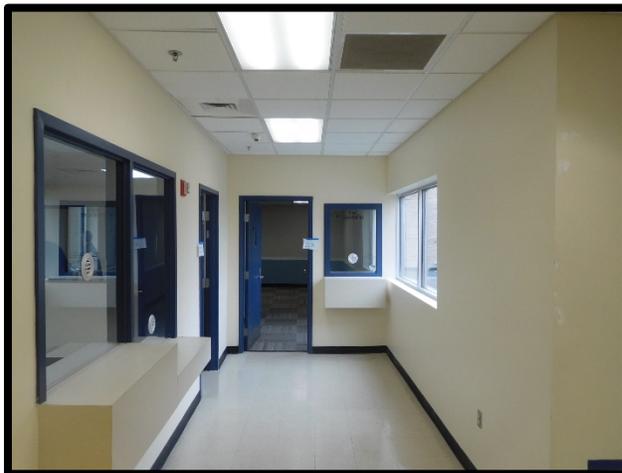
Budget: \$415,000

Current Contract Amount: \$29,500 (Design) \$181,900 (Construction)

Percentage Complete: 95% Construction

Comments:

- Primary Scope of work on the 1st and 2nd floors have been completed.
- Sheriff's office requested an added scope of work at the completion of the primary project, and additional interior wall partitions and doors were designed and added to the contractor's scope of work on the 4th and 5th floors of the facility. This work is continuing and should be completed soon.





Capital Projects – May 2020 – Construction Update Report

Veterans Services Renovation at Veterans Plaza

Architect/Designer: Montgomery County Engineering
General Contractor: B.R. Miller & Company
Project Status: Construction
Contract Date: 11/1/2019
Contract Completion Date: 7/8/2020
Budget: \$25,000 (Mech. & Elec. Design) \$450,000 (Construction)
Current Contract Amount: \$20,570 (Design) \$426,671 (Construction), \$26,783 (Data)
Percentage Complete: 95%

Comments:

- Most work has been completed and is ready for a substantial completion inspection by the County.
- Project is currently well ahead of schedule and should allow VSO staff to begin moving in later this month or early June.



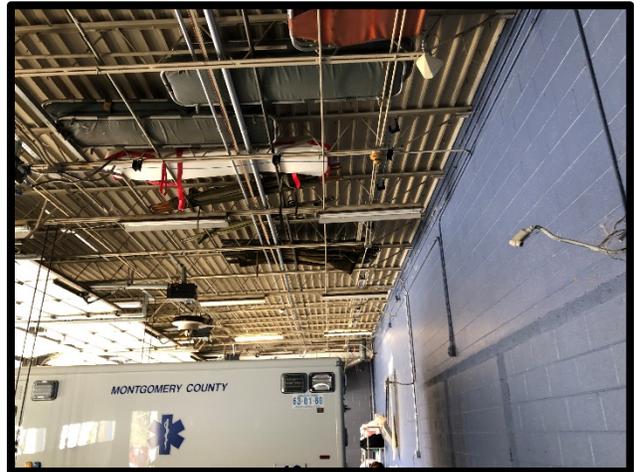
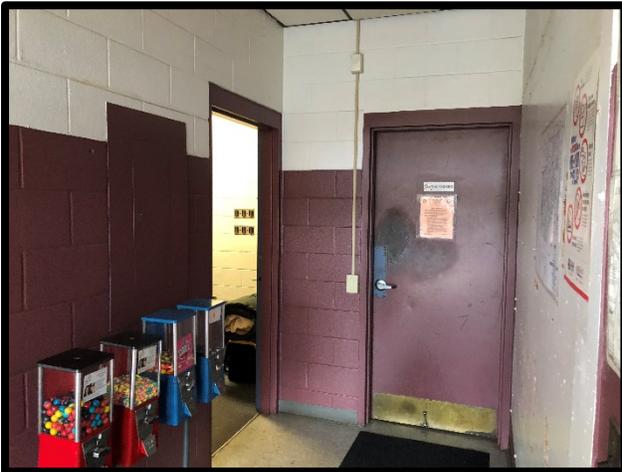
Capital Projects – May 2020 – Construction Update Report

EMS Station 20

Architect/Designer: J. Clark Architecture & Design, LLC
General Contractor: TBD
Project Status: Design Development Phase
Contract Date: TBD
Contract Completion Date: TBD
Budget: \$60,000 (Design), Pending (Construction)
Current Contract Amount: \$52,920 (Design)
Percentage Complete: 25% Design

Comments:

- EMS Station 20 is located on Haynes Street that is along the Madison Street Corridor.
- Construction work will be completed concurrently while crews are still working out of the vehicle bay, but the station's office and living area function will temporarily be relocated to the old Administration Building which is still vacant.
- Design will address interior renovation and improvements as well as exterior roof and parking lot.
- Design Development plans are complete and construction funding was requested this budget year.



Capital Projects – May 2020 – Construction Update Report

Facilities Warehouse Roof

Architect/Designer: Montgomery County Engineering

General Contractor: TBD

Project Status: Design

Contract Date: TBD

Contract Completion Date: TBD

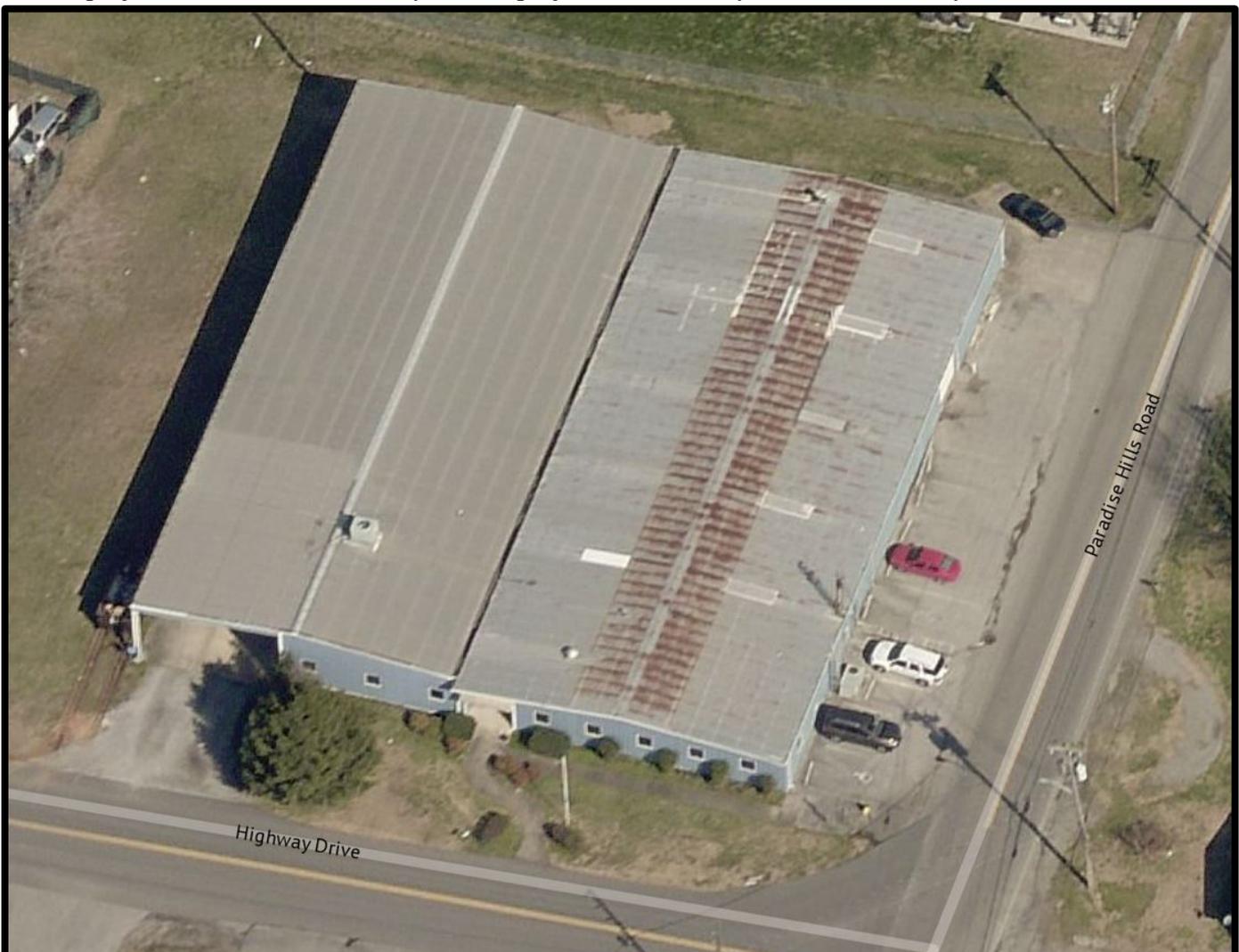
Budget: \$200,000

Current Contract Amount: \$ (TBD)

Percentage Complete: 85% Design

Comments:

- Membrane overlay and internal gutter design is in the works.
- Structural Engineer report acknowledges that additional load can be added to the existing roof.
- Originally trying for a Spring bid date, but this project has been delayed due to other more pressing projects and COVID-19 delays. This project will be ready to bid in June/July.

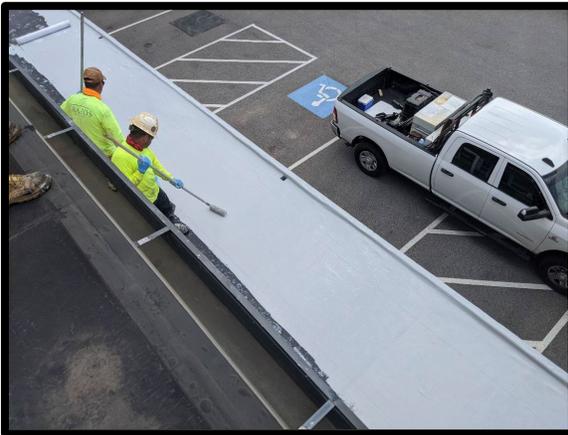


Capital Projects – May 2020 – Construction Update Report

Veterans Plaza Reroof

Architect/Designer: Tremco
General Contractor: Tremco
Project Status: Construction
Contract Date: 3/17/2020
Contract Completion Date: N/A
Budget: \$700,000 (Phase I), \$1,600,000 (Phase 2 funding still needed to continue work)
Current Contract Amount: \$ 579,777
Percentage Complete: 10%
Comments:

- Project has been developed through the State Contract, and Montgomery County Engineering has worked with Tremco to establish a roof coating system that will rejuvenate the existing roof membrane for an additional 20-year warranty. New coating will be a white color to aid in energy efficiency.
- Roof cleaning started in April on approximately 1/3 of the roof area. Damaged membrane and insulation are being removed prior to the coating. The overlay coating operation has been started on some of the rear canopies and will continue to the roof above the Property Units. Remaining funds for Phase 2 will be needed this year so that work can continue to the other areas of the facility without delay and to aid in having 1 warranty period for the entire roof.



Capital Projects – May 2020 – Construction Update Report

Lafayette Road Widening

Architect/Designer: Gresham, Smith & Partners
General Contractor: TBD
Project Status: Right of Way Acquisition
Contract Date: TBD
Contract Completion Date: TBD
Budget: \$2,575,000
Current Contract Amount: TBD
Percentage Complete: 90%

Comments:

- All land offers have been made. 5 properties have closed. 2 properties are still to be closed and have been difficult to get completed due to mortgage issues and funding interests by the TN Land Trust.
- Final Construction Plans will be completed after ROW has been acquired, followed by a bid. The bid date continues to be pushed out due to delays in acquiring the necessary Right of Way to move into the next approved phase of the project. Uncertain of bid date at this time.





Capital Projects – May 2020 – Construction Update Report

Upcoming/Ongoing Projects

ADA Transition Plan

Architect/Designer: Montgomery County Engineering
Project Status: The self-evaluation of existing facilities has been completed. The Transition plan has been completed and published online. Construction remediation work has been unable to commence at this time due to other project schedules and availability of Facilities Maintenance Dept. staff, but elements of the plan are being addressed with renovation projects that are currently in design phases.

Animal Control

Architect/Designer: J. Clark Architects
Project Status: New land purchase has experienced setbacks and additional land is being reviewed/considered. Design funds were requested within this budget cycle, and if funding is cut, the project will be put on hold until such funding is available.

Historic Courthouse Roof & Windows

Architect/Designer: MCG Engineering & Undetermined Exterior Investigation Team
Project Status: Coordination was previously done with an exterior investigation team and a proposal was received that did not fulfill the requirements of the County's request. This team has not responded to further comments and requests, so the County will be moving to another company as soon as time allows us to start the process over. This team will need to complete destructive investigation on select areas of the exterior of the building to determine how water leaks are penetrating into the inside of the building. There have not been reports of any major leaking as was present last year, so the conditions that create the leak are difficult to diagnosis. Roof slate is prematurely delaminating and may still be under a partial roof warranty, but this is still being investigated with the original material supplier. The small segments of the flat roof are in need of replacement due to delaminated insulation board below the waterproof membrane. The Jail Exterior leak issues will be evaluated at this same time.

Montgomery County Rail Service Authority

Architect/Designer: Montgomery County Engineering & CSR Engineering
Project Status: A new rail grant has been received from TDOT and a design and scope of work are being coordinated. Contract beginning date of May 1, 2020.



Capital Projects – May 2020 – Construction Update Report

EMS Station 22

Architect/Designer: Montgomery County Engineering
Project Status: MCG Engineering has completed a design plan for exterior improvements of building façade and asphalt parking lot. ADA restroom improvements are also being addressed on the interior of the building. This project was at the top of MCG Engineering’s list to have bid this spring and is currently 95% complete. It was delayed due to COVID-19 concerns, but it will be ready to bid this fall once all of the concerns have been lifted.

Veterans Plaza Adult Probation/PDI Renovation

Architect/Designer: Montgomery County Engineering
Project Status: New project requested by Adult Probation mid-year to renovate one small area of the Training Room at Vets Plaza, and PDI will be renovating the Oasis Café area adjacent to this for reopening. Design plans have been completed and are currently under final review and will be ready to bid this month.

Veterans Plaza Data Room Generator & HVAC

Architect/Designer: Smith Seckman Reid, Inc.
Project Status: SSR is designing a dedicated Generator and HVAC system specifically for the Property Unit Data room. Plans should be complete by July/August and would be ready for a bid in August/September if funding was available.

Veterans Plaza Rekeying

Architect/Designer: Montgomery County Engineering
General Contractor: Schiller Hardware
Current Contract Amount: \$33,170 (Phase I), Pending (Phase 2 completion for the remaining Plaza)
Project Status: Hardware replacement and lock replacement has been completed for the County Clerk & Library. Bldg & Codes and Facilities locks have been ordered and were ready to be installed, but were halted the day the first Emergency Order was issued for COVID-19. We will run out of time to utilize the remaining available funds this year. An additional phase will be bid in July/August as soon as keying schedules can be properly coordinated with the remaining departments.

Weakley Park

Architect/Designer: Interior Design – Montgomery County Engineering
Project Status: MCG Engineering has completed a Schematic Design but has halted development until further notice. Current funding will be used to coordinate a Master Plan.

**RESOLUTION OF THE MONTGOMERY COUNTY BOARD OF COMMISSIONERS
AMENDING THE ZONE CLASSIFICATION OF THE PROPERTY OF
KURTIS HARSHAW**

WHEREAS, an application for a zone change from AG Agricultural District to AGC Agricultural Commercial District has been submitted by Kurtis Harshaw and

WHEREAS, said property is identified as County Tax Map 141, parcel 048.02, containing 9.43 +/- acres, situated in Civil District 13, located Property fronting on the south frontage of Jim Kim Road, 2,150 +/- feet west of the Jim Kim Road & Highway 13 intersection. ; and

WHEREAS, said property is described as follows:

Beginning at an iron rod locate din the southern margin of Jim Kim Road, said iron pin being 2200 +/- feetwest of Highway 13, as measured along the southern margin of Jim Kim Rd. ; thence leaving said margin South 06 degrees 54 minutes, 33 seconds East 895.78 feet to an iron rod, thence South 82 degrees 19 minutes 30 seconds, West 458.92 feet to a new iron rod; thence north 06 degrees 54 minutes 33 seconds West 1014.86 feet to a new iron rod located in the southern margin of Jim Kim Rd; thence with said margin on a curve with a radius of 629.50 feet, a delta of 11 degrees 31 minutes, 31 seconds, a tangent of 63,53 feet, a distance of 126.62 to an iron rod; thence South 78 degrees, 38 minutes, 48 seconds East 239.36 feet to an iron rod; thence with a curve, the radius of which is 205.6712 feet, the delta of which is 24 degrees, 36 minutes, 18 seconds, the tangent of which is 44.8530 feet, a distance of 88.32 feet to an iron rod; thence North 77 degrees, 13 minutes, 01 seconds, East 21.64 feet to an iron rod, the point of beginning, said here in described tract containing 9.4 +/- acres.

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

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of County Commissioners assembled in regular session on this 11th day of May, 2020, that the zone classification of the property of Kurtis Harshaw from AG to AGC is hereby approved.

Duly passed and approved this 11th day of May, 2020.

Sponsor _____
Commissioner Joe Beck
Approved _____
County Mayor

Attested: _____
County Clerk

COUNTY ZONING ACTIONS

The following case(s) will be considered for final action at the formal session of the Board of County Commissioners meeting on: **Monday, May 11, 2020**. The public hearing will be held on: **Monday, May 4, 2020**.

CASE NUMBER: CZ-4-2020

Applicant: Rick Reda

Location: North of Ogburn Chapel Rd, East of Double R. Blvd. & West of Morning Star Dr.

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

County Commission District: 7

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CASE NUMBER: CZ-6-2020

Applicant: Roger D. Perry, Jr.

Location: Property fronting on the north frontage of Highway 12, 935 +/- feet east of the Highway 12 & Hickory Point Rd. intersection

Request: R-1 Single Family Residential District to
C-2 General Commercial District

County Commission District: 15

STAFF RECOMMENDATION: APPROVAL

PLANNING COMMISSION RECOMMENDATION: APPROVAL

CASE NUMBER: CZ-7-2020

Applicant: Kurtis Harshaw

Location: Property fronting on the south frontage of Jim Kim Road, 2,150 +/- feet west of the Jim Kim Road & Highway 13 intersection.

Request: AG Agricultural District to
AGC Agricultural Commercial District

County Commission District: 6

STAFF RECOMMENDATION: DISAPPROVAL

PLANNING COMMISSION RECOMMENDATION: DISAPPROVAL

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

RPC MEETING DATE: 4/29/2020

CASE NUMBER: CZ - 4 - 2020

NAME OF APPLICANT: Rick

Reda

AGENT:

GENERAL INFORMATION

TAX PLAT: 077

PARCEL(S): 011.00 & 012.00

ACREAGE TO BE REZONED: 16.1

PRESENT ZONING: AG

PROPOSED ZONING: R-1

EXTENSION OF ZONING

CLASSIFICATION: YES TO THE EAST, WEST & NORTH

PROPERTY LOCATION: North of Ogburn Chapel Rd, East of Double R. Blvd. & West of Morning Star Dr.

CITY COUNCIL WARD:

COUNTY COMMISSION DISTRICT: 7

CIVIL DISTRICT: 8

DESCRIPTION OF PROPERTY: Grassland with rolling hills & tree lines. Property also has a home & small event hall.

APPLICANT'S STATEMENT The reason of the request is to develop a residential subdivision. The zoning change
FOR PROPOSED USE: would be an extension of the existing zoning classification.

GROWTH PLAN AREA:

PGA

PLANNING AREA: Woodlawn

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING
DEPARTMENT COMMENTS

- | | | |
|---|--|--|
| <input type="checkbox"/> GAS AND WATER ENG. SUPPORT MGR. | <input type="checkbox"/> ATT | <input checked="" type="checkbox"/> DIV. OF GROUND WATER |
| <input type="checkbox"/> GAS AND WATER ENG. SUPPORT COOR. | <input type="checkbox"/> FIRE DEPARTMENT | <input type="checkbox"/> HOUSING AUTHORITY |
| <input checked="" type="checkbox"/> UTILITY DISTRICT | <input checked="" type="checkbox"/> EMERGENCY MANAGEMENT | <input type="checkbox"/> INDUSTRIAL DEV BOARD |
| <input type="checkbox"/> CITY STREET DEPT. | <input type="checkbox"/> POLICE DEPARTMENT | <input type="checkbox"/> CHARTER COMM. |
| <input type="checkbox"/> TRAFFIC ENG. - ST. DEPT. | <input checked="" type="checkbox"/> SHERIFF'S DEPARTMENT | <input type="checkbox"/> Other... |
| <input checked="" type="checkbox"/> COUNTY HIGHWAY DEPT. | <input type="checkbox"/> CITY BUILDING DEPT. | |
| <input checked="" type="checkbox"/> CEMC | <input checked="" type="checkbox"/> COUNTY BUILDING DEPT. | |
| <input type="checkbox"/> DEPT. OF ELECTRICITY (CDE) | <input checked="" type="checkbox"/> SCHOOL SYSTEM OPERATIONS | |
| | <input type="checkbox"/> FT. CAMPBELL | |

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:** Comments received from department and they had no concerns.

8. SCHOOL SYSTEM: No Comment(s) Received

- 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 SURROUNDING DEVELOPMENT: Increased single family residential density.

INFRASTRUCTURE:

WATER SOURCE: WOODLAWN

SEWER SOURCE: SEPTIC

STREET/ROAD ACCESSIBILITY:

DRAINAGE COMMENTS: Varies

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

30

POPULATION:

81

APPLICABLE LAND USE PLAN

Woodlawn Planning Area- The planning area has access to the "Back Gate" of Ft. Campbell and thus is a favorite off-post venue for military personnel, given its convenient proximity. It is thought that this area has its future more tightly tied to the military reservation than most. U.S. 79 known locally as Dover Road is the major east-west axis in this planning area.

STAFF RECOMMENDATION: APPROVAL

- 1.** The proposed zoning request is consistent with the adopted Land Use Plan.

- 2.** The R-1 zoning request is an extension of the existing R-1 zoning/subdivisions to the East, West & North.

- 3.** Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.

- 4.**

- 5.**

CZ-04-2020

APPLICANT:
RICK REDA

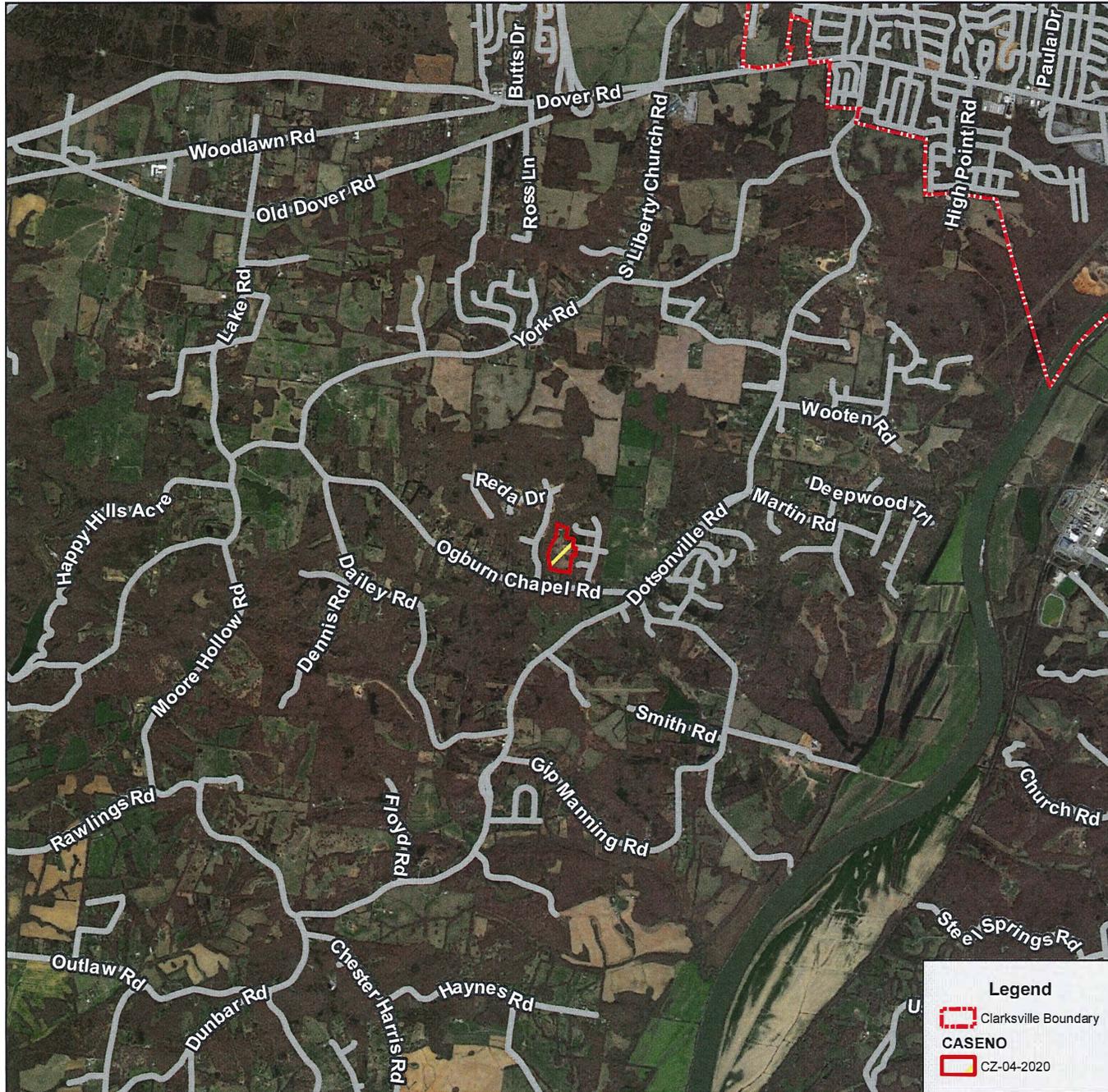
REQUEST:
AG
TO
R-1

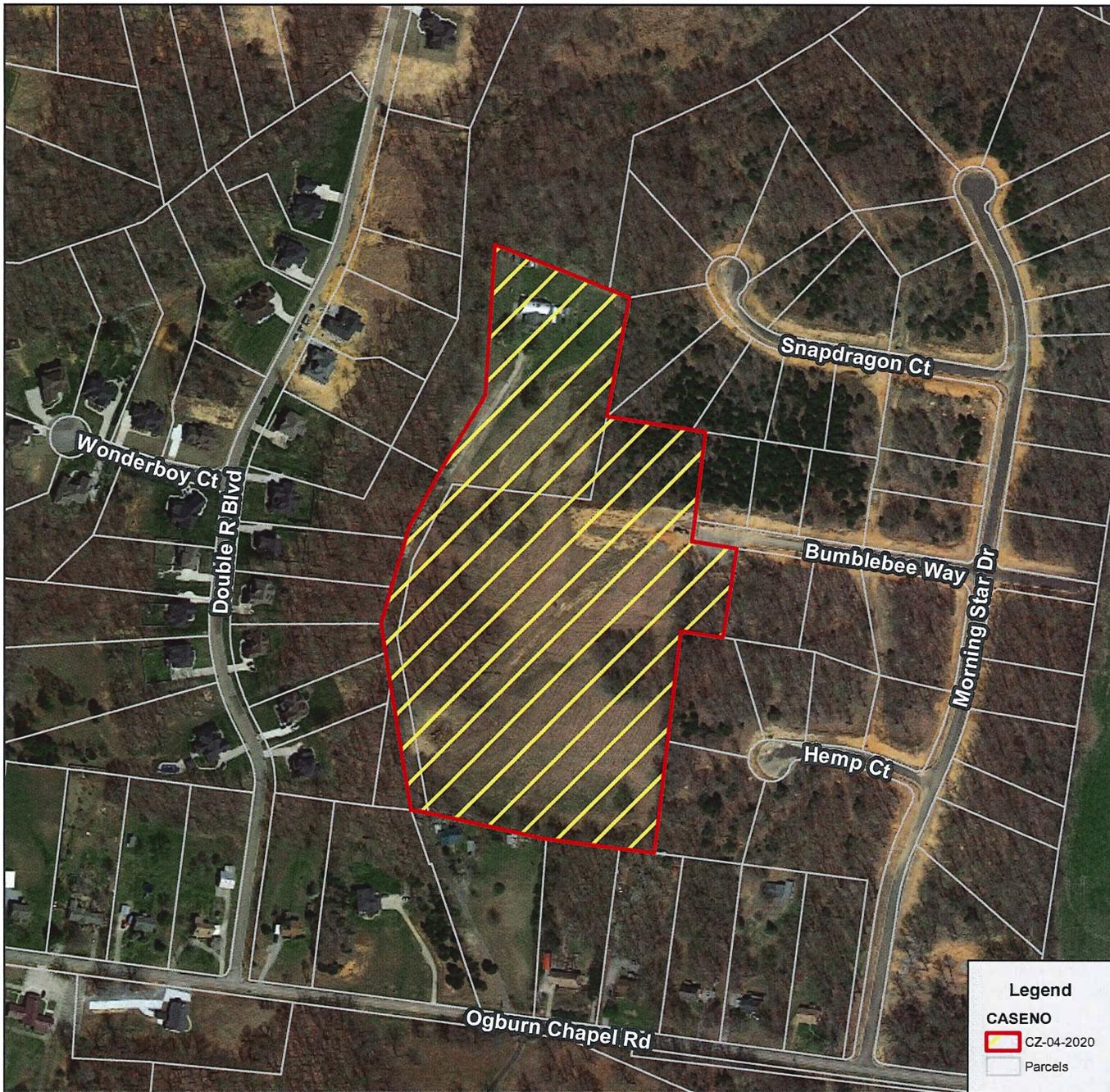
MAP AND PARCEL

077 01100

077 01200

+/- ACRES
16.1





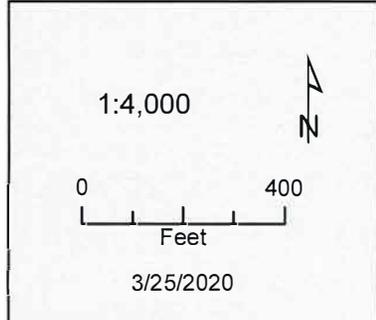
CZ-04-2020

APPLICANT:
RICK REDA

REQUEST:
AG
TO
R-1

MAP AND PARCEL
077 01100
077 01200

+/- ACRES
16.1



CZ-04-2020

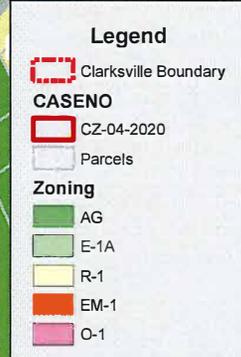
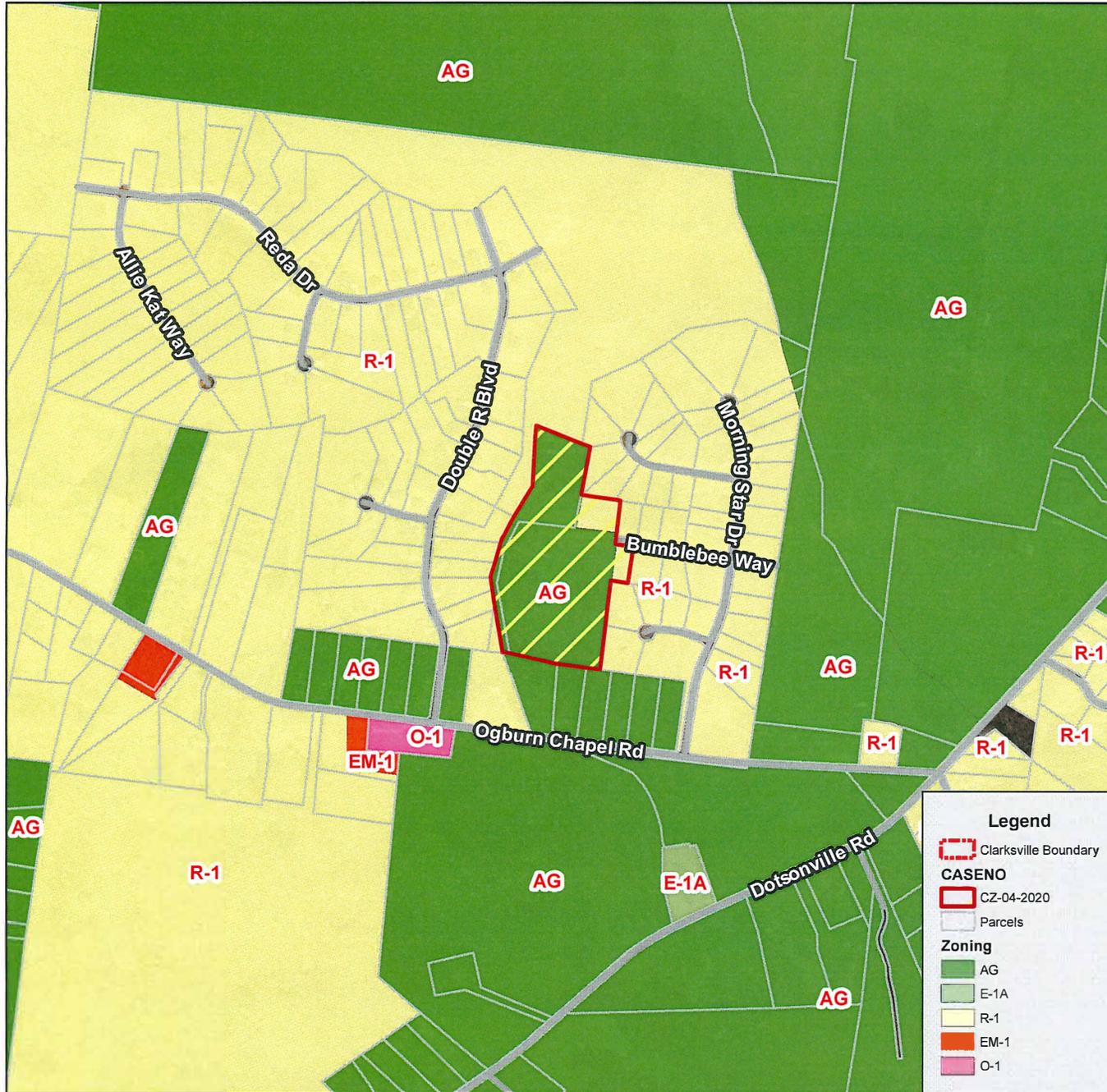
APPLICANT:
RICK REDA

REQUEST:
AG
TO
R-1

MAP AND PARCEL

077 01100
077 01200

+/- ACRES
16.1



1:10,000

3/25/2020

CASE NUMBER: CZ 4 2020 **MEETING DATE** 4/29/2020

APPLICANT: Rick Reda

PRESENT ZONING AG **PROPOSED ZONING** R-1

TAX PLAT # 077 **PARCEL** 011.00 & 012.00

GEN. LOCATION North of Ogburn Chapel Rd, East of Double R. Blvd. & West of Morning Star Dr.

PUBLIC COMMENTS

Adjoining property owner has an easement access to the subject tract & does not wish for the future subdivision to access through her property.

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

RPC MEETING DATE 4/29/2020

CASE NUMBER: CZ - 6 -2020

NAME OF APPLICANT Roger D. Perry, Jr.

AGENT:

GENERAL INFORMATION

TAX PLAT: 088

PARCEL(S): 072.00 p/o

ACREAGE TO BE REZONED: 2.5

PRESENT ZONING: R-1

PROPOSED ZONING: C-2

**EXTENSION OF ZONING
CLASSIFICATION:**

PROPERTY LOCATION: Property fronting on the north frontage of Highway 12, 935 +/- feet east of the Highway 12 & Hickory Point Rd. intersection

CITY COUNCIL WARD: **COUNTY COMMISSION DISTRICT:** 15 **CIVIL DISTRICT:** 11

DESCRIPTION OF PROPERTY: Existing grassland field.

APPLICANT'S STATEMENT FOR PROPOSED USE: This is an extension of the existing zoning classification from the south. this would allow the owner to have commercial options including his lawn / landscape equipment sales & repair.

GROWTH PLAN AREA: UGB **PLANNING AREA:** Sango

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING
DEPARTMENT COMMENTS

- | | | |
|--|---|--|
| <input checked="" type="checkbox"/> GAS AND WATER ENG. SUPPORT MGR.
<input checked="" type="checkbox"/> GAS AND WATER ENG. SUPPORT COOR.
<input type="checkbox"/> UTILITY DISTRICT
<input type="checkbox"/> CITY STREET DEPT.
<input type="checkbox"/> TRAFFIC ENG. - ST. DEPT.
<input checked="" type="checkbox"/> COUNTY HIGHWAY DEPT.
<input checked="" type="checkbox"/> CEMC
<input type="checkbox"/> DEPT. OF ELECTRICITY (CDE) | <input type="checkbox"/> ATT
<input type="checkbox"/> FIRE DEPARTMENT
<input checked="" type="checkbox"/> EMERGENCY MANAGEMENT
<input type="checkbox"/> POLICE DEPARTMENT
<input checked="" type="checkbox"/> SHERIFF'S DEPARTMENT
<input type="checkbox"/> CITY BUILDING DEPT.
<input checked="" type="checkbox"/> COUNTY BUILDING DEPT.
<input type="checkbox"/> SCHOOL SYSTEM OPERATIONS
<input type="checkbox"/> FT. CAMPBELL | <input checked="" type="checkbox"/> DIV. OF GROUND WATER
<input type="checkbox"/> HOUSING AUTHORITY
<input type="checkbox"/> INDUSTRIAL DEV BOARD
<input type="checkbox"/> CHARTER COMM.
<input type="checkbox"/> Other... |
|--|---|--|

1. CITY ENGINEER/UTILITY DISTRICT: No sewer available.

**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:** Comments received from department and they had no concerns.

8. SCHOOL SYSTEM:

ELEMENTARY: EAST MONTGOMERY

MIDDLE SCHOOL: RICHVIEW

HIGH SCHOOL: CLARKSVILLE

9. FT. CAMPBELL:

10. OTHER COMMENTS: A traffic assessment has been submitted indication no change to the level of service to Highway 12 & adequate sight distance for a future driveway.

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

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

INFRASTRUCTURE:

WATER SOURCE: CITY

SEWER SOURCE: NO SEWER ONSITE

STREET/ROAD ACCESSIBILITY: Highway 12

DRAINAGE COMMENTS:

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

POPULATION:

APPLICABLE LAND USE PLAN

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

STAFF RECOMMENDATION: **APPROVAL**

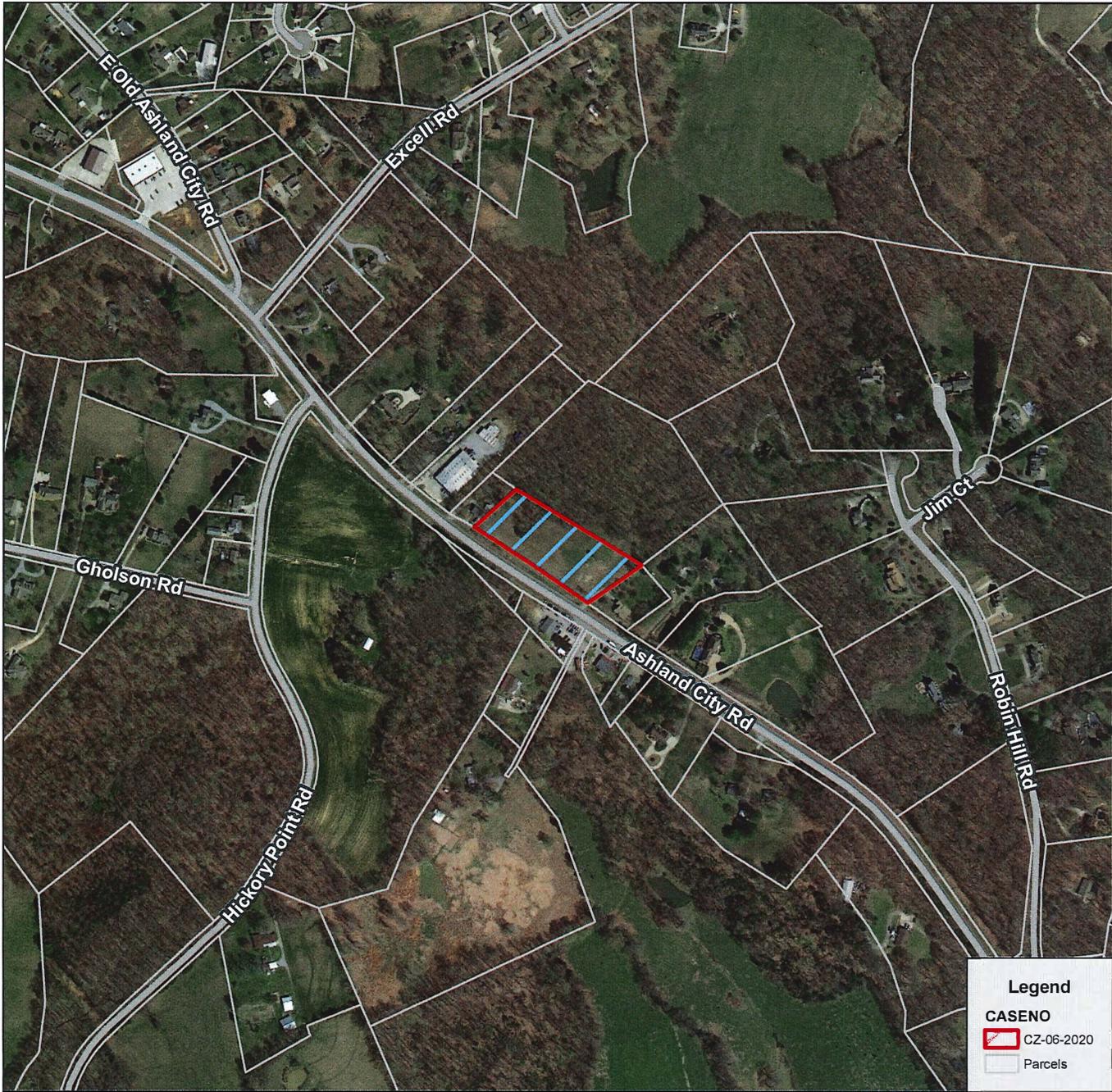
1. The proposed zoning request is consistent with the adopted Land Use Plan..

2. The C-2 General Commercial District is not out of character with the existing uses in the area & in an extension of the existing C-2 district to the southwest.

3. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.

- 4.

- 5.



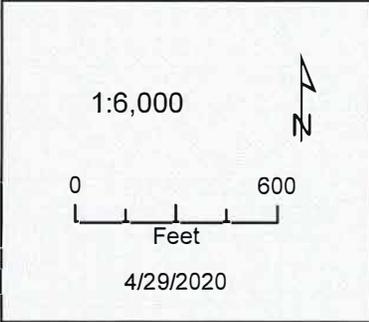
CZ-06-2020

APPLICANT:
 ROGER D. PERRY, JR

REQUEST:
R-1
 TO
C-2

MAP AND PARCEL
 088 07200 (P)

+/- ACRES
 2.5





CZ-06-2020

APPLICANT:
 ROGER D. PERRY, JR

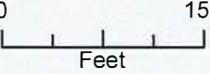
REQUEST:
R-1
 TO
C-2

MAP AND PARCEL
 088 07200 (P)

+/- ACRES
 2.5

Legend
 CASENO
 CZ-06-2020
 Parcels

1:1,500

0 150
 Feet

4/29/2020

CZ-06-2020

APPLICANT:
ROGER D. PERRY, JR

REQUEST:
R-1
TO
C-2

MAP AND PARCEL
088 07200 (P)

+/- ACRES
2.5



Legend

CASENO

- CZ-06-2020
- Parcels

Zoning

- AG
- E-1
- E-1A
- R-1
- C-1
- C-2

1:6,000

0 600
Feet

4/29/2020

CASE NUMBER: CZ 6 2020 **MEETING DATE** 4/29/2020

APPLICANT: Roger D. Perry, Jr.

PRESENT ZONING R-1

PROPOSED ZONING C-2

TAX PLAT # 088

PARCEL 072.00 p/o

GEN. LOCATION Property fronting on the north frontage of Highway 12, 935 +/- feet east of the Highway 12 & Hickory Point Rd. intersection

PUBLIC COMMENTS

None received as of 4:30 P.M. on 4/28/2020 (A.L.)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING

RPC MEETING DATE: 4/29/2020

CASE NUMBER: CZ - 7 -2020

NAME OF APPLICANTKurtis Harshaw

AGENT:

GENERAL INFORMATION

TAX PLAT: 141

PARCEL(S): 048.02

ACREAGE TO BE REZONED: 9.43 +/-

PRESENT ZONING: AG

PROPOSED ZONING: AGC

**EXTENSION OF ZONING
CLASSIFICATION:**

PROPERTY LOCATION: Property fronting on the south frontage of Jim Kim Road, 2,150 +/- feet west of the Jim Kim Road & Highway 13 intersection.

CITY COUNCIL WARD: **COUNTY COMMISSION DISTRICT:** 6 **CIVIL DISTRICT:** 20th

DESCRIPTION OF PROPERTY: Existing cleared tract with a single family home & an existing non compliant small engine repair business.

**APPLICANT'S STATEMENT
FOR PROPOSED USE:** I would like to use the property for a small engine repair shop.

GROWTH PLAN AREA: RA **PLANNING AREA:** Cumberland

PREVIOUS ZONING HISTORY:

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING
STAFF REVIEW - ZONING
DEPARTMENT COMMENTS

- | | | |
|---|---|--|
| <input type="checkbox"/> GAS AND WATER ENG. SUPPORT MGR. | <input type="checkbox"/> ATT | <input checked="" type="checkbox"/> DIV. OF GROUND WATER |
| <input type="checkbox"/> GAS AND WATER ENG. SUPPORT COOR. | <input type="checkbox"/> FIRE DEPARTMENT | <input type="checkbox"/> HOUSING AUTHORITY |
| <input checked="" type="checkbox"/> UTILITY DISTRICT | <input checked="" type="checkbox"/> EMERGENCY MANAGEMENT | <input type="checkbox"/> INDUSTRIAL DEV BOARD |
| <input type="checkbox"/> CITY STREET DEPT. | <input type="checkbox"/> POLICE DEPARTMENT | <input type="checkbox"/> CHARTER COMM. |
| <input type="checkbox"/> TRAFFIC ENG. - ST. DEPT. | <input checked="" type="checkbox"/> SHERIFF'S DEPARTMENT | <input type="checkbox"/> Other... |
| <input checked="" type="checkbox"/> COUNTY HIGHWAY DEPT. | <input type="checkbox"/> CITY BUILDING DEPT. | |
| <input checked="" type="checkbox"/> CEMC | <input checked="" type="checkbox"/> COUNTY BUILDING DEPT. | |
| <input type="checkbox"/> DEPT. OF ELECTRICITY (CDE) | <input type="checkbox"/> SCHOOL SYSTEM OPERATIONS | |
| | <input type="checkbox"/> FT. CAMPBELL | |

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:** Comments received from department and they had no concerns.

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 SURROUNDING DEVELOPMENT: Increased traffic light & noise.

INFRASTRUCTURE:

WATER SOURCE: CUNNIGHAM UD

SEWER SOURCE: SEPTIC

STREET/ROAD ACCESSIBILITY: Jim Kim Road

DRAINAGE COMMENTS:

RESIDENTIAL DEVELOPMENT

APPLICANT'S ESTIMATES HISTORICAL ESTIMATES

LOTS/UNITS:

POPULATION:

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: **DISAPPROVAL**

1. The proposed zoning request is inconsistent with the adopted Land Use Plan.
2. The proposed AG Commercial District appears to be out of character with the surrounding area.
3. Adequate infrastructure serves the site & no adverse environmental issues were identified relative to this request.
- 4.
- 5.

CZ-07-2020

**APPLICANT:
KURTIS HARSHAW**

**REQUEST:
AG
TO
AGC**

**MAP AND PARCEL
141 04802**

**+/- ACRES
9.43**

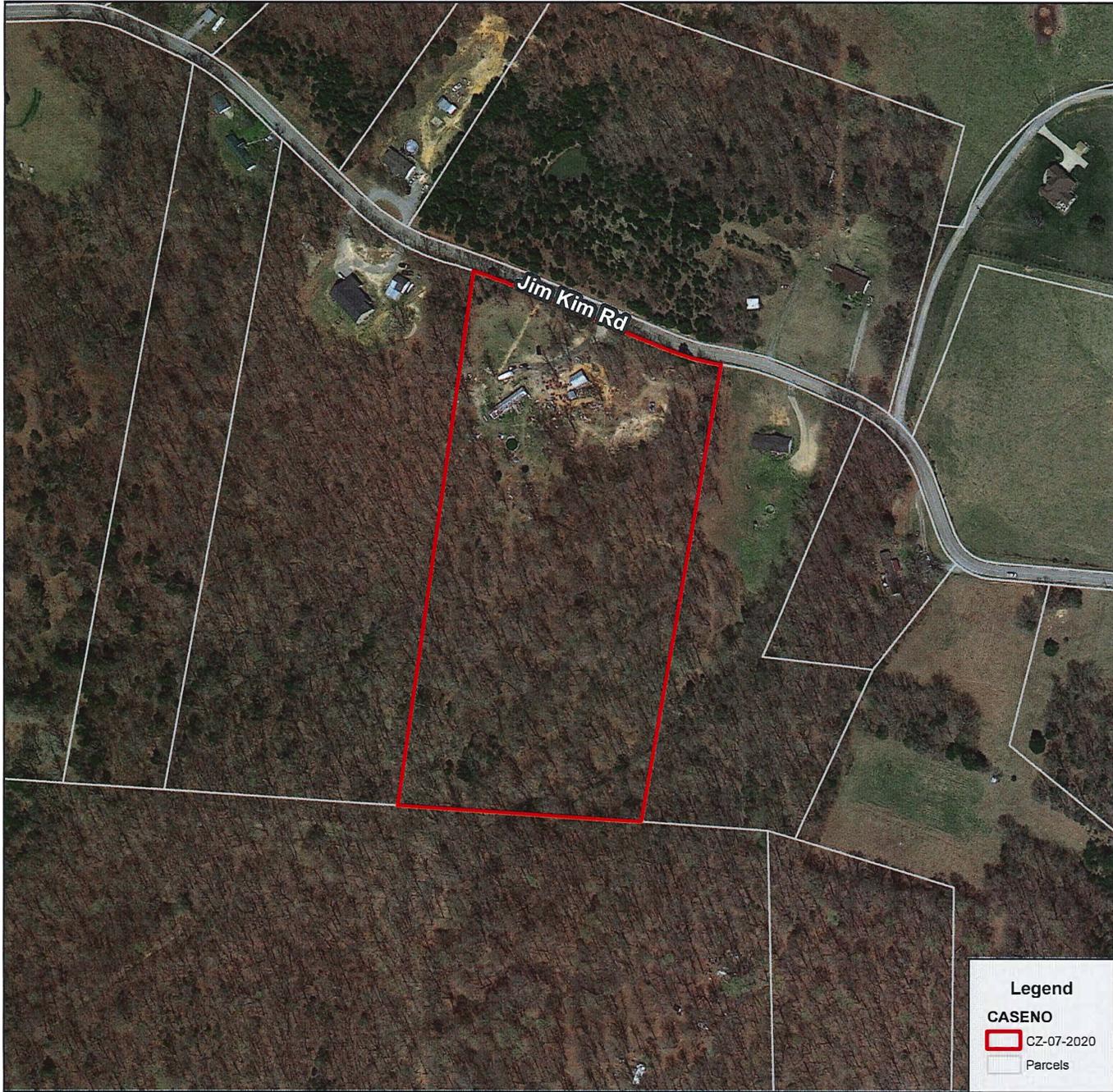
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4/29/2020



Legend
CASENO
CZ-07-2020
Parcels



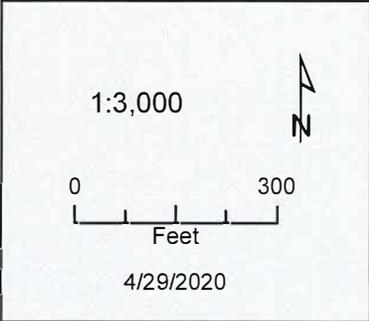
CZ-07-2020

**APPLICANT:
KURTIS HARSHAW**

**REQUEST:
AG
TO
AGC**

**MAP AND PARCEL
141 04802**

**+/- ACRES
9.43**





CZ-07-2020

APPLICANT:
KURTIS HARSHAW

REQUEST:
AG
TO
AGC

MAP AND PARCEL
141 04802

+/- ACRES
9.43

Legend

CASENO

- CZ-07-2020
- Parcels

Zoning

- AG
- R-1
- EM-1

1:15,000

0 1,440
Feet

4/29/2020

CASE NUMBER: CZ 7 2020 **MEETING DATE** 4/29/2020

APPLICANT: Kurtis Harshaw

PRESENT ZONING AG

PROPOSED ZONING AGC

TAX PLAT # 141

PARCEL 048.02

GEN. LOCATION Property fronting on the south frontage of Jim Kim Road, 2,150 +/- feet west of the Jim Kim Road & Highway 13 intersection.

PUBLIC COMMENTS

A copy of a letter is included with the Staff Report. JTS

CZ-7-2020

Clarksville-Montgomery County
Regional Planning Commission
329 Main St; Clarksville TN 37040

Dear Commission

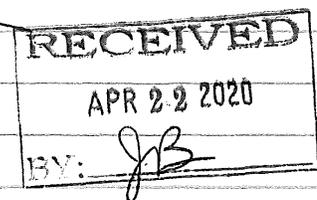
I'm a Landowner on Jim Kim Rd. and live across the Road from Mr. Kurt's Harshaw! I'm happy to have the Small Engine Repair Shop on the Jim Kim Rd. Please get in touch with me if you need any other questions!

Thank you

Pauletta Caudill Shafer

1801 Kim Kim Rd

Cunningham, TN 37052



Kurtis Harshaw

May 1, 2020

1840 Jim Kim Rd

Cunningham TN 37052

Harshaw's Small Engine Repair Zoning Case

Good afternoon, my name is Kurtis Harshaw. I am a Disabled Veteran I served 15 Years in the US Army. After my time in service, I had a hard time figuring out what kind of gainful employment I could do and not continuously be in pain. I am someone that is always wanting to give back to the community in any way that I can. I volunteer with the county Volunteer Fire service; I enjoy helping others when in need.

I learned a skill as a young kid that will help the community in another way. I started out doing some market research on my own and found that there are numerous small engine repair shops nearby that are running an illegitimate business. But there is not one certified shop south of the river. However, there are three on the Northside. Our community needs a small engine shop that is closer to them. One thing that the military has taught me is some values, so I started doing many hours of research to figure out what I needed to do to be able to operate a small business from my home. I found out that what was required was Federal, State, and Local Taxes, Business License, Liability insurance, etc. I went a step further and got Master and Expert Certifications with all of the major engine manufacturers so that I could prove I am worth holding to a higher standard. In January 2018 I officially opened shop, I now thought I was through all of the red tape and that I was a legitimate small engine repair shop. I never found anything through my research saying anything about zoning. Up to this point, I was happy to be running what I thought was a Legal business and provide a needed service for other members of the community.

Since this Zoning issue has come up, I have had many community members approach me. They are glad that they have found a lawnmower shop that is close to them. Most of them are now on a waiting list to have their equipment repaired at my shop. Word of mouth is a great advertisement, as most of my customers have come to my shop through a referral. I truly believe that being rezoned would greatly help the community fill a gap by keeping their outdoor power equipment running at a fraction of the cost of some other shops. My customers would not have to cross the river.

I sat through the Planning Commissions monthly meeting just to come to a 4 yea to 4 nay vote that was broke by the planning commissioner. my heart sunk when I heard that 5th vote to decline my rezoning request. I specifically heard one of the commissioners mention something on the lines that he couldn't justify a yea vote because I started a business and then wants to get rezoned. I am truly apologetic that I went backward and didn't try to get rezoned first as I was unaware that this was an issue before I opened. After I found out that zoning is an issue I got right on it doing whatever I can to make it right and start rezoning as relocating is not a feasible option at this time.

I would like to thank all of the planning Commissioners that did vote yea; it means a lot to me. I thank everyone for their time and hope you have a blessed day.

RESOLUTION TO REQUEST UNCLAIMED BALANCE OF ACCOUNTS REMITTED TO STATE TREASURER UNDER UNCLAIMED PROPERTY ACT

WHEREAS, Tennessee Code Annotated Section 66-29-102 and Section 66-29-123, as amended by Public Chapter 401, Acts of 1985, provide that a municipality or county in Tennessee may request payment for the unclaimed balance of funds reported and remitted by or on behalf of the local government and its agencies if it exceeds \$100.00, less a proportionate share of the cost administering the program; and

WHEREAS, Montgomery County and/or its agencies have remitted unclaimed accounts to the State Treasurer in accordance with the Uniform Disposition of Unclaimed Property Act and

WHEREAS, Montgomery County agrees to meet all of the requirements of Tennessee Code Annotated Section 66-29-101 et. Seq., and to accept liability for future claims against accounts represented in funds paid to it and to submit an annual report of claims received on these accounts to the State Treasurer; and

WHEREAS, it is agreed that this local government will retain a sufficient amount to ensure prompt payment of allowed claims without deduction for administrative costs or service charge and that the balance of funds will be deposited in this local government's general fund.

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners assembled in regular session on the 11th day of May 2020, that Montgomery County requests the State Treasurer to pay the unclaimed balance of funds in accordance with the provisions of Tennessee Code Annotated Section 66-29-121. A list of remittances made by or on behalf of the local government and its agencies is attached.

Duly passed and approved the 11th day of May 2020.

Sponsor:  _____

Commissioner:  _____

Approved: _____
County Mayor

Attested: _____
County Clerk

**REMITTANCES FILED BY OR ON BEHALF
OF LOCAL GOVERNMENT AND ITS AGENCIES**

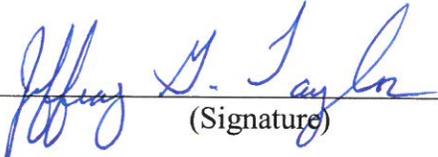
Name of County/Municipality MONTGOMERY COUNTY GOVERNMENT

Mailing Address PO BOX 368
CLARKSVILLE TN 37041-0368

Name of Holder or Agency Submitting Report and Remittance	Holder Identification Number	Amount of Remittance	Date of Remittance	Federal employer tax ID #
Montgomery Co General Sessions Court	8676			62-1575527
Montgomery County Chancery Court	8580			62-6000764
Montgomery County Clerks Office	39198			62-6000764
Montgomery County Jail	38191			62-6000764
Montgomery County Trustee	34410			62-6000764
Montgomery County Government	42504			62-6000764
Montgomery County Adult Court Svcs	45417			62-6000764
Montgomery County Circuit Court	8579			62-1575527

I certify that any agencies included in this request are chartered under this local government.

931-648-5705
Phone Number



(Signature)

Jeffrey G. Taylor
Printed Name

Director of Accounts & Budgets
(Title)

Date April 10, 2020

This report and accompanying Resolution may be filed with the Unclaimed Property office of the State Treasury Department at any point between the actual remittance of unclaimed accounts and the June 1 eighteenth months following.

RESOLUTION TO ALLOW THE INDUSTRIAL DEVELOPMENT BOARD OF THE COUNTY OF MONTGOMERY TO CONTINUE TO INCLUDE WITHIN ITS ANNUAL BUDGET PREVIOUS APPROVED FUNDS FOR THE PURCHASE OF LAND AND NOW REDIRECT SUCH FUNDS TO THE PROPOSED BUSINESS PARK ON DUNLOP LANE

WHEREAS, this Board of Commissioners did, on 14 September, 2015, by Resolution, approve the financing for the Industrial Development Board to purchase a certain tract of land in the Second Civil District of Montgomery County and did specifically approve the appropriation of the purchase price of such land in the amount of \$2,394,208.34, to be paid in four (4) equal annual payments of \$598,552.00 each and for the allocation of said annual funds to I.D.B. for such annual payments running through fiscal year 2019 – 2020, and said last payment having been made in November, 2019; and

WHEREAS, to fund such note payments and carry out the intent of the Resolution for such appropriation, I.D.B. did include, within its annual budget to the County, the sum of \$598,552.00, which budget has undergone annual approval in accordance with this County’s annual budget approval process, and said appropriated funds have been shown on the I.D.B. submitted budget as being allocated for the purchase of said land; and

WHEREAS, I.D.B. is in the process of acquiring additional land for the intended creation and development of a professionally engineered and designed office park with a quality hotel and conference center, and I.D.B. has requested that the Board of Commissioners allow it to continue to include said \$598,552.00 within its annual budget and has requested that it be allocated specifically solely to help pay the acquisition costs and development of such office park.

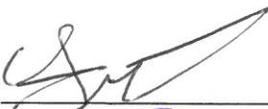
WHEREAS, the City of Clarksville, Tennessee and Montgomery County, Tennessee will support the project by each entering into the attached Interlocal Agreement, Exhibit A.

NOW, THEREFORE, this Commission, has determined that such request is reasonable and in the best interest of I.D.B. and the County,

BE IT THEREFORE RESOLVED by the Montgomery County Board of Commissioners on this 11th day of May 2020, that I.D.B. may continue to include within its annual budget the said sum of \$598,552.00 to be submitted to Montgomery County which budget will be considered within the normal budget approval process of this County and if approved, said sum shall be expressly allocated for the financing of said economic development activity.

BE IT FURTHER RESOLVED that the Mayor is authorized to execute the attached proposed interlocal agreement upon notice of approval of authorization of the City of Clarksville, Tennessee’s legislative body like wise authorization for the City Mayor to execute the same.

Duly passed and approved this 11th day of May 2020.

Sponsor 
Commissioner 
Approved _____
County Mayor

Attest _____
County Clerk

RESOLUTION AMENDING THE BUDGET OF THE MONTGOMERY COUNTY CLERK’S OFFICE FOR THE PURPOSE OF ADDING GLASS PARTITIONS TO THE CLERK’S OFFICE

WHEREAS, Montgomery County Clerk’s office provides numerous services to the citizens of Montgomery County such as Motor Vehicle Title and Registrations, Marriage Licenses, Beer Permits, Business Licenses as well as the issuance of Passports, Notary Publics and Hunting and Fishing Licenses; and

WHEREAS, the Montgomery County Clerk’s office meets with approximately 1,000 customers on a daily basis; and

WHEREAS, due to the COVID-19 crisis, the County Clerk’s office desires to put in protective measures to help protect the employees of the Montgomery County Clerk’s office; and

WHEREAS, Montgomery County Clerk has identified a need to place protective glass at each clerk’s window in order for them to safely interact and assist the citizens of Montgomery County; and

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

NOW, THEREFORE, BE IT RESOLVED by the Montgomery County Board of Commissioners assembled in regular session on this 11th day of May, 2020, that Montgomery County Clerk’s Office Fiscal Year 2020 budget is hereby amended as follows for the purpose of placing protective glass at each of the Montgomery County Clerk’s office counters.

<u>ACCOUNT NUMBER</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>
101-52500-00000-52-51690	Part-Time Personnel	(\$13,900.00)
101-52500-00000-52-53990	Other Contracted Services	\$13,900.00

Duly approved this 11th day of May 2020.

Sponsor *Kellie Jackson*
Commissioner *Charles D. Keene*
Approved _____

Attested _____
County Clerk

COUNTY MAYOR APPOINTMENTS

MAY 11, 2020

PERSONNEL ADVISORY COMMITTEE

2-year term

Commissioner Tangi Smith appointed to replace Commissioner Loretta Bryant for a two-year term to expire May 2022.

Commissioner Lisa Prichard appointed to replace Commissioner Carmelle Chandler for a two-year term to expire May 2022.

Commissioner Brandon Butts appointed to replace Commissioner Rashidah Leverett for a two-year term to expire May 2022.

In accordance with the Governor's Executive Order No. 16 regarding limiting gatherings to prevent the further spread of COVID-19, and allowing public meetings to be conducted by electronic means, the meeting was conducted with Commissioners participating electronically.

COUNTY COMMISSION MINUTES FOR

APRIL 13, 2020

SUBMITTED FOR APPROVAL MAY 11, 2020

BE IT REMEMBERED that the Board of Commissioners of Montgomery County, Tennessee, met in regular session, via an electronic meeting, on Monday, April 13, 2020, at 6:00 P.M. 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:

A Motion to Suspend the Rules was Approved unanimously prior to voting on Resolution 20-4-11.

The following Resolution was Adopted:

20-4-11 Resolution to Establish a Consent Agenda as Part of the Internal Operating Rules of the Montgomery County Board of Commissioners

The following five (5) Resolutions were Adopted as part of the Consent Agenda:

20-4-1 Resolution of the Montgomery County Board of Commissioners Appropriating Funds for Design Fees for a Twelve Classroom Addition to Barksdale Elementary School

20-4-2 Resolution Regarding Per Diem Compensation for County Board of Equalization Members and Alternates

20-4-3 Resolution Amending the Budget of the Montgomery County Information Technology for the Implementation of New Point of Sale Devices, Update Audio System for Courtroom 403, and Implementation of a New Reporting System

20-4-5 Resolution to Apply to the State of Tennessee Department of Finance and Administration Office of Criminal Justice Programs for the Mental Health Transport Grant

20-4-9 Resolution of the Montgomery County Board of Commissioners to Authorize the Use of Space in the Veterans Plaza for Use by the "Onsite Medical" Facilities of Montgomery County and for the Daily Operation Thereof

The following three (3) items were Approved as part of the Consent Agenda:

1. March 9, 2020 Commission Minutes
2. County Clerk's Report for the month of March
3. Nominating Committee Nominations

The following Resolution Failed:

20-4-4 Resolution to Allow the Clarksville-Montgomery County Community Health Foundation, Inc. to Amend their Bylaws as to Consecutive Terms for Board Members

The following Resolutions were Adopted:

20-4-6 Resolution to Appropriate Additional Funding to Make Certain Immediate Improvements to the Public Safety Training Complex

- 20-4-7** Resolution to Amend the Budgets of Various Funds for Fiscal Year 2020 in Certain Areas of Revenues and Expenditures
- 20-4-8** Amended Resolution Enacting the Grant of Powers and Authority upon Declaration of Emergency
- 20-4-10** Resolution to Allow the Industrial Development Board of the County of Montgomery to Continue to Include within its Annual Budget Previous Approved Funds for the Purchase of Land and Now Redirect Such Funds to the Proposed Business Park on Dunlop Lane

A Motion to Suspend the Rules was Approved unanimously prior to voting on Resolution 20-4-12.

New Business

- 20-4-12** Resolution to Alter the Procedures for Public Hearings to be Conducted as Required by Law Before the Montgomery County Commission

Old Business

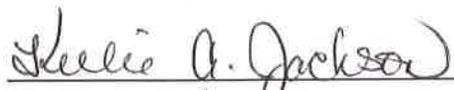
- 20-2-4** Resolution to Amend the Inmate Medical Budgets for the Montgomery County Jail and The Montgomery County Workhouse for Fiscal Year 2020

Reports Filed:

1. Report on Debt Obligation - \$14,673,678.71 CMCSS Laptops
2. Building & Codes Monthly Reports
3. Accounts & Budgets Monthly Report
4. Trustee's Monthly Reports

The Board was adjourned.

Submitted by:



Kellie A. Jackson
County Clerk



**County Clerk's Report
May 11, 2020**

Comes Kellie A. Jackson, County Clerk, Montgomery County, Tennessee, and presents the County Clerk's Report for the month of April 2020.

I hereby request that the persons named on the list of new applicants to the office of Notary Public be elected.

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

This the 11th day of May 2020.


County Clerk



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

Notaries to be elected May 11, 2020

NAME	HOME ADDRESS AND PHONE	BUSINESS ADDRESS AND PHONE
1. DAVID G ADAMS	25 TOWNSEND WAY CLARKSVILLE TN 37040 931 358 0962	25 TOWNSEND WAY CLARKSVILLE TN 37043 615 491 3078
2. E BAILEY	1817 ABRAMS RD. CLARKSVILLE TN 37042 901-581-6322	2600 WILMA RUDOLPH BLVD CLARKSVILLE TN 37040 931 919-2828
3. SHEILA F DARNELL	3237 LYLEWOOD RD WOODLAWN TN 37191 931 552 3804	110 PROFESSIONAL WAY OAK GROVE KY 42262 270 697 1214
4. MICHELE DORNICE ELLIOTT	1 CONCORD DR CLARKSVILLE TN 37042 909-406-3194	391 N MAIN ST CORONA CA 92880 9094063194
5. MATTHEW J ELLIS	6127 EASTERN HILLS DR. CLARKSVILLE TN 37043 931-624-2463	121 SOUTH THIRD ST. CLARKSVILLE TN 37040 931-647-1501
6. CRISTY K KIRWIN	2655 ELKMONT DR CLARKSVILLE TN 37040 931 538 8289	5151 CORPORATE DR TROY MITN 48098
7. RICHARD J MCVAY	392 ROBIN LYNN DR CLARKSVILLE TN 37042 912-306-0599	392 ROBIN LYNN DR CLARKSVILLE TN 37042 9315617218
8. CHARITY S NEELY	1135 OAK PLAINS RD CLARKSVILLE TN 37043 931 801 8738	850 HWY 76 CLARKSVILLE TN 37043 931 820 1501
9. STEVEN PUCKETT	1571 EDGEWATER LANE CLARKSVILLE TN 37043 404 704 540	
10. MICHAEL W RAINEY	1117 MERIWETHER RD CLARKSVILLE TN 37040 931 647 9246	310 N 1ST STREET CLARKSVILLE TN 37040 931 503 1234
11. DEBRA RUNYAN	418 PACIFIC AVE OAK GROVE KY 42262 931 436 1697	1477 TINY TOWN RD #286 CLARKSVILLE TN 37042 629 333 2053
12. LESLIE SAYERS RUSSELL	3010 E OLD ASHLAND CITY RD CLARKSVILLE TN 37043 6025-777-1808	
13. SAMANTHA STERLING	1476 MCCLARDY RD CLARKSVILLE TN 37042 336 500 7655	336 500 7655

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 May 11,2020

<u>NAME</u>	<u>HOME ADDRESS AND PHONE</u>	<u>BUSINESS ADDRESS AND PHONE</u>
14. FATINA M TAYLOR	3710 CLEARWOOD LANE CLARKSVILLE TN 37040 931 645 2282	3845 TRENTON RD CLARKSVILLE TN 37040 9319207109
15. MELISSA D THOMAS	1793 W ELMWOOD RD CLARKSVILLE TN 37040 931 436 1069	2285 RUDOLPHTOWN RD STE 200 CLARKSVILLE TN 37043 931 552 3292

MONTGOMERY COUNTY DRIVER SAFETY PROGRAM

QUARTERLY REPORT: REVENUE AND ATTENDEES

JANUARY - MARCH 2020

***Adult Driver Improvement Program**

<u>Rev Rec:</u> January 2020.....\$ 2,757.37	<u>Attendees:</u> January 2020.....24
February 2020.....\$ 1,987.87	February 2020.....38
March 2020.....\$ 1,154.25	March 2020.....21
Total.....\$ 5,899.49	Total.....83

***ADIP Book Fees**

<u>Rev Rec:</u> January 2020.....\$ 142.97
February 2020.....\$ 103.07
March 2020.....\$ 59.85
Total.....\$ 305.89

***JUVENILE COURT DDC ALIVE AT 25**

<u>Rev Rec:</u> January 2020.....\$ 228.00	<u>Attendees:</u> January 2020.....0
February 2020.....\$ 171.00	February 2020.....0
March 2020.....\$ 57.00	March 2020.....5
Total.....\$ 456.00	Total.....5

***JUVENILE COURT DDC 4**

<u>Rev Rec:</u> January 2020.....\$ 684.00	<u>Attendees:</u> January 2020.....10
February 2020.....\$ 376.65	February 202012
March 2020.....\$ 789.00	March 2020.....5
Total.....\$1,849.65	Total.....27

***Seatbelt**

<u>Rev Rec:</u> January 2020.....\$ 0.00	<u>Attendees:</u> January 2020.....0
February 2020.....\$ 0.00	February 2020....0
March 2020.....\$ 0.00	March 2020.....0
Total.....\$.....0.00	Total.....0

***Anti Theft**

<u>Rev Rec:</u> January 2020.....\$ 0.00	<u>Attendees:</u> January 2020.....0
February 2020.....\$ 0.00	February 2020.....0
March 2020.....\$ 0.00	March 2020.....0
Total.....\$ 0.00	Total.....0