CLARKSVILLE CITY COUNCIL
REGULAR SESSION
MAY 7, 2015, 7:00 P.M.

COUNCIL CHAMBERS
106 PUBLIC SQUARE
CLARKSVILLE, TENNESSEE

AGENDA

1) CALL TO ORDER

2) PRAYER AND PLEDGE OF ALLEGIANCE

3) ATTENDANCE

4) PUBLIC HEARING

1. **ORDINANCE 61-2014-15** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of John C. Fletcher for zone change on property located at Ft. Campbell Blvd. and Dover Crossing from C-2 General Commercial District to C-5 Highway & Arterial Commercial District *(RPC: Disapproval/Approval)*

2 **ORDINANCE 62-2014-15** (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Bud E. Leavell, Edward C. Burchett-Agent, for zone change on property located at McCormick Lane and Trophy Trace from R-1 Single Family Residential District to R-4 Multiple Family Residential District and R-2A Single Family Residential District *(RPC: Approval/Approval)*

5) CONSENT AGENDA

All items in this portion of the agenda are considered to be routine and non-controversial by the Council and may be approved by one motion; however, a member of the Council may request that an item be removed for separate consideration under the appropriate committee report:

1. **ORDINANCE 46-2014-15** (Second Reading) Amending the FY15 Capital Projects Budget to accept a TDOT Multimodal Access Project grant

2. **ORDINANCE 47-2014-15** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Kevin Kennedy and Bruce Kennedy, Wade Hadley-Agent, for zone change on property at the intersection of Needmore Road and Trenton Road from R-1 Single Family Residential District and R-4 Multiple Family Residential District to C-2 General Commercial District

3. **ORDINANCE 48-2014-15** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Hui Sun Cho, Sung Cho-Agent, for zone change on property at the intersection of Franklin Street and Reynolds Street from R-3 Three Family Residential District to C-1 Neighborhood Commercial District

4. **ORDINANCE 49-2014-15** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Shaun Robertson for zone change on property at the intersection of Maple Lane and Riverview Drive from R-2 Single Family Residential District to R-6 Single Family District

5. **ORDINANCE 51-2014-15** (Second Reading) Amending the FY15 Capital Projects to increase funding for the public safety communications system

6. **ORDINANCE 52-2014-15** (Second Reading) Amending the Zoning Ordinance and City of Clarksville Code relative to vested property rights site review requirements

7. **ORDINANCE 54-2014-15** (Second Reading) Amending the FY15 General Fund Budget for purchase of an HVAC for the Custom House Museum's storage facility

8. Adoption of Minutes: March 26, March 30, April 2, April 20

9. Approval of Board Appointments:

   Housing Authority: John Castleman – May 2015 through September 2018

   Natural Gas Acquisition Board: Cindee Ellis – May 2015 through December 2017

   Tree Board: Mike Borske – May 2015 through June 2015

   Zoning Appeals: Tracy Knight – May 2015 through December 2015

6) HOUSING & COMMUNITY DEVELOPMENT COMMITTEE
David Allen, Chair

7) FINANCE COMMITTEE
Joel Wallace, Chair

1. **ORDINANCE 55-2014-15** (First Reading) Authorizing right of eminent domain to obtain easements and rights-of-way for intersection improvements at Needmore Road & Trenton Road and Edmondson Ferry Road & Ashland City Road (41A Bypass) and installation of downtown sidewalks *(Street & Finance Committees: Approval)*

2. **RESOLUTION 28-2014-15** Accepting the 2016-2010 Public Improvements Program compiled by the Regional Planning Commission *(Finance Committee: Approval)*

3. **RESOLUTION 34-2014-15** Adopting the Montgomery County Multi-Jurisdictional Hazard Mitigation Plan *(Finance Committee: Approval)*

4. **RESOLUTION 35-2014-15** Authorizing a grant application and adopting the 2015-20 Consolidated Plan, the 2015-16 Action Plan, and the 2015-16 Budget for Community Development Block Grant and HOME Program *(Finance Committees: Approval)*

8) GAS & WATER COMMITTEE
Wallace Redd, Chair

1. **ORDINANCE 58-2014-15** (First Reading) Authorizing extension of city utilities to property on Charles Bell Road; request of Terry Weakley *(Gas & Water Committee: Approval)*

2. **ORDINANCE 59-2014-15** (First Reading) Authorizing extension of city utilities to property on Dunlop Lane; request of William Francis Wooton *(Gas & Water Committee: Approval)*

9) PARKS, RECREATION, GENERAL SERVICES
Valerie Guzman, Chair

10)PUBLIC SAFETY COMMITTEE
(Building & Codes, Fire, Police)
Geno Grubbs, Chair

1. **ORDINANCE 56-2014-15** (First Reading) Amending the Official Code relative to keeping backyard chickens *(Public Safety Committee: Approval)*

11)STREET COMMITTEE
James Lewis, Chair

12)TRANSPORTATION COMMITTEE
Deanna McLaughlin, Chair

13) NEW BUSINESS

1. **ORDINANCE 57-2014-15** (First Reading) Authorizing purchase of the downtown Bank of America property *(Councilman Allen)*

2. **ORDINANCE 60-2014-15** (First Reading) Amending the Official Code relative to membership of the Central Business Improvement District Management Corporation (Two Rivers Company) *(Councilman Wallace)*

3a. Approval to consider **ORDINANCE 63-2014-15** *(Councilman Wallace)*

3b. **ORDINANCE 63-2014-15** (First Reading) Amending the FY15 Parks & Recreation Budget to accept donation of $118,000 from Clarksville Academy for two B-Cycle bicycle rental stations *(Councilman Wallace)*

4. **RESOLUTION 36-2014-15** Ratification of Tennessee General Assembly Private Chapter __ of the Private Acts of 2015 relative to comprehensive amendments to the Official Charter of the City of Clarksville *(Mayor McMillan)*

14) MAYOR AND STAFF REPORTS

15) ADJOURNMENT

ORDINANCE 61-2014-15

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF JOHN C. FLETCHER FOR ZONE CHANGE ON PROPERTY LOCATED AT FT. CAMPBELL BOULEVARD AND DOVER CROSSING

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned C-2 General Commercial District, as C-5 Highway & Arterial Commercial District.

PUBLIC HEARING:
FIRST READING:
SECOND READING:
EFFECTIVE DATE:

EXHIBIT A

Beginning at a point in the western ROW margin of Fort Campbell Blvd. said point being 538 +/- feet northwest of the centerline of the intersection of Fort Campbell Blvd. and Dover Crossing Rd. said point also being the southeast corner of the subject property, thence in a westerly direction with the Fletcher Family Revocable Trust property line 194 +/- feet to a point, thence in a northerly direction with the Fletcher Family Revocable Trust property line 101 +/- feet to a point, said point being the southwest corner of the Pentecostal Church of Clarksville, thence in an easterly direction 201 +/- feet with the southern property line of the Pentecostal Church of Clarksville to a point said point being in the western ROW margin of Fort Campbell Blvd. thence in a southerly direction 102 +/- feet with the western ROW margin of Fort Campbell Blvd. to the point of beginning, said tract containing .50 +/- acres. further identified as (Tax Map 54-E-F Parcel 8.13)

ORDINANCE 62-2014-15

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF BUD E. LEAVELL, EDWARD C. BURCHETT-AGENT, FOR ZONE CHANGE ON PROPERTY LOCATED AT MCCORMICK LANE AND TROPHY TRACE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-1 Single Family Residential District, to R-4 Multiple Family Residential District and R-2A Single Family Residential District.

PUBLIC HEARING:
FIRST READING:
SECOND READING:
EFFECTIVE DATE:

EXHIBIT A

R-1 to R-4: Beginning at point lying in the southeast corner of the Springhouse Subdivision lot 9 as recorded in Plat Book F, Page 873 ROMCT, lying South 68 degrees 54 minutes 11 seconds East for 427.29 feet from the intersection of McCormick Lane and Oliver Loop, said point also being the southwest corner of the Rives Property as recorded in ORV 665, page 2485 ROMCT, said point also being the east corner of the herein described parcel; Thence leaving Rives south property line on a new zone line, South 28 degrees 56 minutes 03 seconds West for 371.42 feet to a point; Thence continuing on a new zone line, North 80 degrees 39 minutes 31 seconds West for 720.89 feet to a point lying in the east property line of the Jim Flake property as recorded in ORV 1208, Page 1873 ROMCT, also being the southwest corner of herein described parcel; Thence along Flake east property line, North 08 degrees 06 minutes 15 seconds East for 350.00 feet to a point, also being the northwest corner of herein described parcel; Thence along Flake's east property line and the south boundary line of Springhouse, South 80 degrees 39 minutes 31 seconds East for 853.00 feet to the point of beginning, said parcel containing 275,367.7 Square feet or 6.32 Acres, more or less.

R-1 to R-2A: Beginning at point lying in the southwest corner of the White Tail Ridge lot 42 as recorded in Plat Book F, Page 1075 ROMCT, lying South 14 degrees 44 minutes 44 seconds West for 703.03 feet from the intersection of Trophy Lane and Rattling Road; Thence along White Tail Ridge south boundary line, South 81 degrees 59 minutes 23 seconds East for 308.91 feet to a point, also being the northwest corner of Briarwood Section C lot 125 as recorded in PB 3, Page 3 ROMCT; Thence leaving White Tail Ridge south boundary line, along Briarwood Section C, Section E (PB F, Page 873) and Section F (PB 11, Page 52) north boundary line for the next 13 calls: South 54 degrees 08 minutes 15 seconds West for 70.63 feet; South 37 degrees 32 minutes 02 seconds West for 118.64 feet; South 58 degrees 36 minutes 36 seconds West for 135.22 feet; North 38 degrees 01 minutes 01 seconds West for 78.93 feet; South 63 degrees 09 minutes 07 seconds West for 231.23 feet; South 67 degrees 57 minutes 44 seconds West for 121.08 feet; South 77 degrees 01 minutes 42 seconds West for 143.16 feet; South 18 degrees 09 minutes 26 seconds West for 66.74 feet; North 86 degrees 27 minutes 21 seconds West for 272.08 feet; North 62 degrees 38 minutes 55 seconds West for 285.01 feet; North 67 degrees 43 minutes 15 seconds West for 125.51 feet; North 53 degrees 51 minutes 47 seconds West for 527.88 feet; South 81 degrees 28 minutes 14 seconds West for 50.15 feet, also being the southeast corner of the Kevin Kennedy property as recorded in ORV 834, Page 841 ROMCT; Thence leaving Briarwood north boundary line along Kennedy east property line and the east property line of the Jim Flake property as recorded in ORV 1208, Page 1873 ROMCT, North 08 degrees 06 minutes 15 seconds East for 983.98 feet to a point, also being the northwest corner of herein described parcel; Thence leaving Flake's east property line on a new zone line, South 80 degrees 39 minutes 31 seconds East for 720.89 feet to a point; Thence continuing on a new zone line, North 28 degrees 56 minutes 03 seconds East for 371.42 feet to the point of beginning, said parcel containing 47.64 Acres, more or less.

CITY ZONING ACTIONS

The following case(s) will be considered for action at the formal session of the Clarksville City Council on: May 7, 2015. The public hearing will be held on: May 7, 2015.

CITY ORD. #: 61-2015-16 RPC CASE NUMBER: Z-9-2015
Applicant: JOHN C. FLETCHER
Agent:
Location: on the west frontage of Ft. Campbell Blvd. 500 +/- feet north of the Ft. Campbell Blvd. and Dover Crossing Rd. intersection.
Ward #: 4
Request: C-2 General Commercial District
to
C-5 Highway & Arterial Commercial District

STAFF RECOMMENDATION: DISAPPROVAL
PLANNING COMMISSION RECOMMENDATION: APPROVAL

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CITY ORD. #: 62-2015-16 RPC CASE NUMBER: Z-13-2015
Applicant: BUD E LEAVELL
Agent: Edward C. Burchett
Location: at the southern terminus of McCormick Lane also located at the southern terminus of Trophy Trace.
Ward #: 11
Request: R-1 Single-Family Residential District
to
R-4 Multiple-Family Residential District / R-2A Single-Family Residential District

STAFF RECOMMENDATION: APPROVAL
PLANNING COMMISSION RECOMMENDATION: APPROVAL

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CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION
STAFF REVIEW - ZONING

RPC MEETING DATE: 4/29/2015 **CASE NUMBER:** Z - 9 - 2015

NAME OF APPLICANT: John C. Fletcher

AGENT:

GENERAL INFORMATION

PRESENT ZONING: C-2

PROPOSED ZONING: C-5

EXTENSION OF ZONE CLASSIFICATION: NO

APPLICANT'S STATEMENT FOR PROPOSED USE: Auto sales facility.

PROPERTY LOCATION: on the west frontage of Ft. Campbell Blvd. 500 +/- feet north of the Ft. Campbell Blvd. and Dover Crossing Rd. intersection.

ACREAGE TO BE REZONED: 0.50

DESCRIPTION OF PROPERTY AND SURROUNDING USES: Existing commercial parcel with existing commercial structure/business.

GROWTH PLAN AREA: CITY **TAX PLAT:** 54-E-F **PARCEL(S):** 8.13

CIVIL DISTRICT: 7th

CITY COUNCIL WARD: 4 **COUNTY COMMISSION DISTRICT:** 16

PREVIOUS ZONING HISTORY:
(to include zoning, acreage and action by legislative body)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ JACK FRAZIER
- ☒ CITY STREET DEPT.
- ☒ TRAFFIC ENG. - ST. DEPT.
- ☐ COUNTY HIGHWAY DEPT.
- ☐ CEMC
- ☒ DEPT. OF ELECTRICITY (CDE)
- ☐ ATT
- ☒ FIRE DEPARMENT
- ☐ EMERGENCY MANAGEMENT
- ☒ POLICE DEPARTMENT
- ☐ SHERIFF'S DEPARTMENT
- ☒ CITY BUILDING DEPT.
- ☐ COUNTY BUILDING DEPT.
- ☐ SCHOOL SYSTEM OPERATIONS
- ☐ FT. CAMPBELL
- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1.

1. CITY ENGINEER/UTILITY DISTRICT:

Comments Received From Department And They Had No Concerns.

2.

1a. COST TO ENGINEER/UTILITY DISTRICT:

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

Comments Received From Department And They Had No Concerns.

3.

2a. COST TO STREET/HIGHWAY DEPT.:

3. DRAINAGE COMMENTS:

Comments Received From Department And They Had No Concerns.

4.

3a. DRAINAGE COST:

5.

4. CDE/CEMC:

4a. COST TO CDE/CEMC:

6.

5. CHARTER COMM./BELL SOUTH:

5a. COST TO CHARTER AND/OR BELLSOUTH:

7.

6. FIRE DEPT/EMERGENCY MGT.:

Comments Received From Department And They Had No Concerns.

6a. COST FIRE DEPT/EMERGENCY MGT.:

8.

7. POLICE DEPT/SHERIFF'S OFFICE:

Comments Received From Department And They Had No Concerns.

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

8. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

Comments Received From Department And They Had No Concerns.

9.

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

9. SCHOOL SYSTEM:

ELEMENTARY:

MIDDLE SCHOOL:

HIGH SCHOOL:

10.

9a. COST TO SCHOOL SYSTEM:

10. FT. CAMPBELL:

10a. COST TO FT. CAMPBELL:

11. OTHER COMMENTS:

11.

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Minimal

INFRASTRUCTURE:

WATER SOURCE: CITY **PIPE SIZE:**

SEWER SOURCE: CITY

ACCESSIBILITY: FT. CAMPBELL BLVD.

DRAINAGE: NORTH TO SOUTH

DEVELOPMENT ESTIMATES:	APPLICANT'S ESTIMATES	HISTORICAL ESTIMATES
LOTS/UNITS:		
ROAD MILES:		
POPULATION:		
ELEMENTARY SCHOOL STUDENTS:		
MIDDLE SCHOOL STUDENTS:		
HIGH SCHOOL STUDENTS:		

APPLICABLE COMPREHENSIVE PLAN ELEMENTS:

Lafayette Road Planning Area - This area experienced considerable residential growth in the decade of the 90's. There is considerable room for expansion along the SR 374 corridor.

STAFF RECOMMENDATION: **DISAPPROVAL**

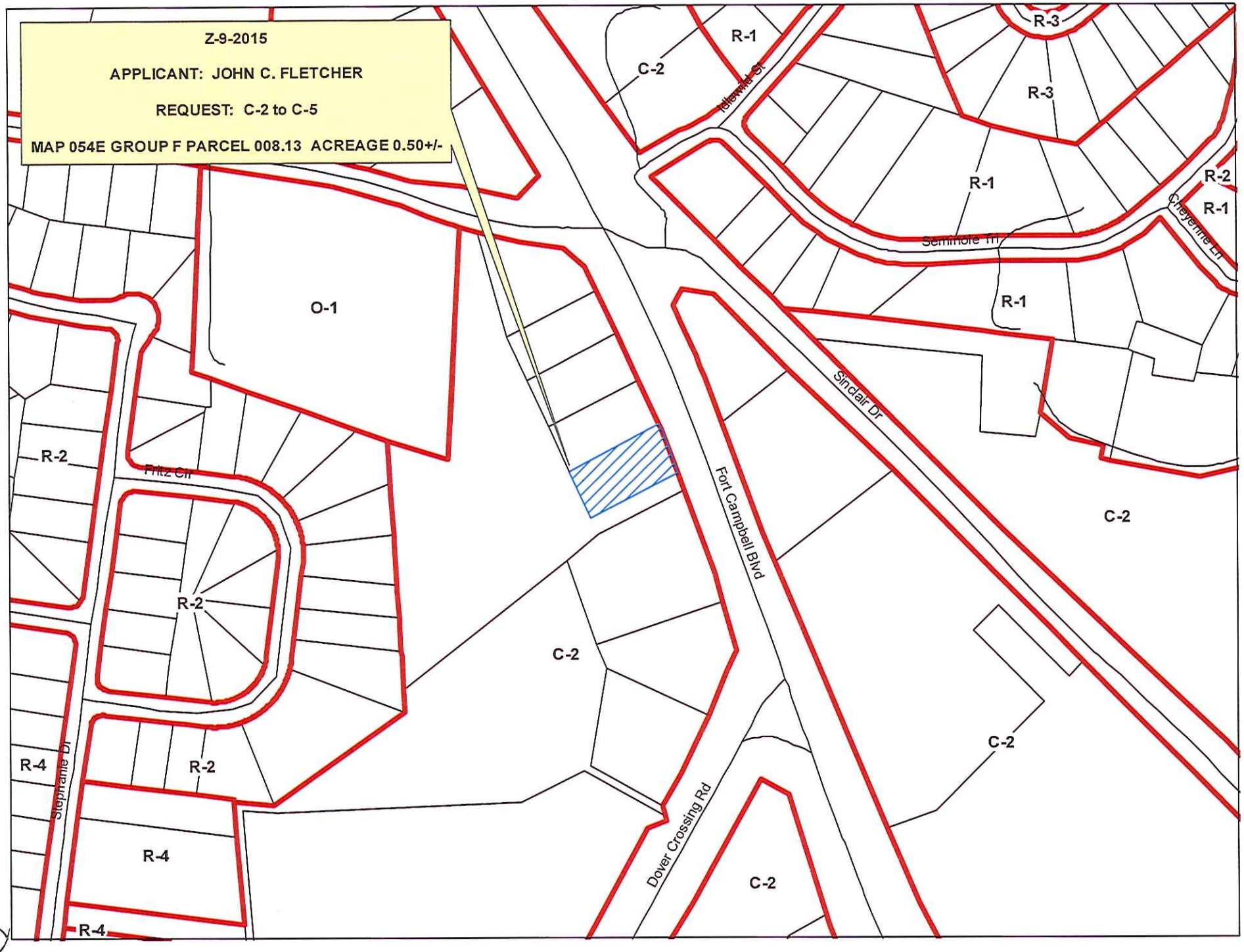
1. The proposed zoning request is consistent with Growth Plan (as in the City.)

2. The adopted Land Use Plan indicates that the present C-2 zoning classification is assumed to be correct unless the proposed zone is more consistent with the land use plan, the parcel was incorrectly zoned in the first place, or major changes of an economic, physical or social nature were not considered in the present plan which have substantially altered the character of the area.

3. All adjacent properties and properties in the immediate area are currently zoned C-2.

4. No adverse environmental issues were identified relative to this request.

5.


Z-9-2015
APPLICANT: JOHN C. FLETCHER
REQUEST: C-2 to C-5
MAP 054E GROUP F PARCEL 008.13 ACREAGE 0.50+/-
O-1
R-1
R-2
R-3
R-4
C-2
Fritz Cir
Stephanie Dr
Fort Campbell Blvd
Dover Crossing Rd
Sinclair Dr
Seminole Trl
Cheyenne Ln
Idlewild St

5

CASE NUMBER: Z 9 2015 **MEETING DATE** 4/29/2015

APPLICANT: John C. Fletcher

PRESENT ZONING C-2 **PROPOSED ZONING** C-5

TAX PLAT # 54-E-F **PARCEL** 8.13

GEN. LOCATION on the west frontage of Ft. Campbell Blvd. 500 +/- feet north of the Ft. Campbell Blvd. and Dover Crossing Rd. intersection.

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PUBLIC COMMENTS

None received as of 10:45 a.m. on 4/29/2015 (jhb).

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION
STAFF REVIEW - ZONING

RPC MEETING DATE: 4/29/2015 **CASE NUMBER:** Z - 13 -2015

NAME OF APPLICANT: Bud E Leavell

AGENT: Edward C. Burchett

GENERAL INFORMATION

PRESENT ZONING: R-1

PROPOSED ZONING: R-4 R-2A

EXTENSION OF ZONE CLASSIFICATION: YES

APPLICANT'S STATEMENT FOR PROPOSED USE: Residential Development

PROPERTY LOCATION: at the southern terminus of McCormick Lane also located at the southern terminus of Trophy Trace.

ACREAGE TO BE REZONED: 53.76 +/- (47.64 - R-2A) (6.32 - R-4)

DESCRIPTION OF PROPERTY AND SURROUNDING USES: Property with varying topography with tree lines and wooded areas bisected by TVA Transmission line.

GROWTH PLAN AREA: CITY **TAX PLAT:** 041 **PARCEL(S):** 40.0

CIVIL DISTRICT: 6th

CITY COUNCIL WARD: 11 **COUNTY COMMISSION DISTRICT:** 14

PREVIOUS ZONING HISTORY:
(to include zoning, acreage and action by legislative body)

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

STAFF REVIEW - ZONING

DEPARTMENT COMMENTS

- ☒ GAS AND WATER ENG. SUPPORT MGR.
- ☒ GAS AND WATER ENG. SUPPORT COOR.
- ☐ UTILITY DISTRICT
- ☒ JACK FRAZIER
- ☒ CITY STREET DEPT.
- ☒ TRAFFIC ENG. - ST. DEPT.
- ☐ COUNTY HIGHWAY DEPT.
- ☐ CEMC
- ☒ DEPT. OF ELECTRICITY (CDE)
- ☐ ATT
- ☒ FIRE DEPARMENT
- ☐ EMERGENCY MANAGEMENT
- ☒ POLICE DEPARTMENT
- ☐ SHERIFF'S DEPARTMENT
- ☒ CITY BUILDING DEPT.
- ☐ COUNTY BUILDING DEPT.
- ☒ SCHOOL SYSTEM OPERATIONS
- ☐ FT. CAMPBELL
- ☐ DIV. OF GROUND WATER
- ☐ HOUSING AUTHORITY
- ☐ INDUSTRIAL DEV BOARD
- ☐ CHARTER COMM.
- ☐ Other...

1. CITY ENGINEER/UTILITY DISTRICT:

1. Upgrade Impellers On Briarwood Lift Station.

2.

1a. COST TO ENGINEER/UTILITY DISTRICT:

2. STREET DEPARTMENT/ COUNTY HIGHWAY DEPARTMENT:

Traffic Assessment Required.

3.

2a. COST TO STREET/HIGHWAY DEPT.:

3. DRAINAGE COMMENTS:

Comments Received From Department And They Had No Concerns.

4.

3a. DRAINAGE COST:

5.

4. CDE/CEMC:

4a. COST TO CDE/CEMC:

6.

5. CHARTER COMM./BELL SOUTH:

5a. COST TO CHARTER AND/OR BELLSOUTH:

7. Comments Received From Department And They Had No Concerns.

6. FIRE DEPT/EMERGENCY MGT.:

6a. COST FIRE DEPT/EMERGENCY MGT.:

8. No Comment(s) Received

7. POLICE DEPT/SHERIFF'S OFFICE:

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

Comments Received From Department And They Had No Concerns.

8. CITY BUILDING DEPARTMENT/ COUNTY BUILDING DEPARTMENT:

9.

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

9. SCHOOL SYSTEM:

ELEMENTARY: GLENELLEN

MIDDLE SCHOOL: ROSSVIEW

HIGH SCHOOL: ROSSVIEW

10.

9a. COST TO SCHOOL SYSTEM:

10. FT. CAMPBELL:

10a. COST TO FT. CAMPBELL:

11. OTHER COMMENTS:

11.

CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION
STAFF REVIEW - ZONING

PLANNING STAFF'S STUDY AND RECOMMENDATION

IMPACT OF PROPOSED USE ON SURROUNDING DEVELOPMENT: Increased residential density

INFRASTRUCTURE:

WATER SOURCE: CITY **PIPE SIZE:**

SEWER SOURCE: CITY

ACCESSIBILITY: MCCORMICK LANE & TROPHY TRACE

DRAINAGE: TO SOUTHWEST CORNER OF TRACT.

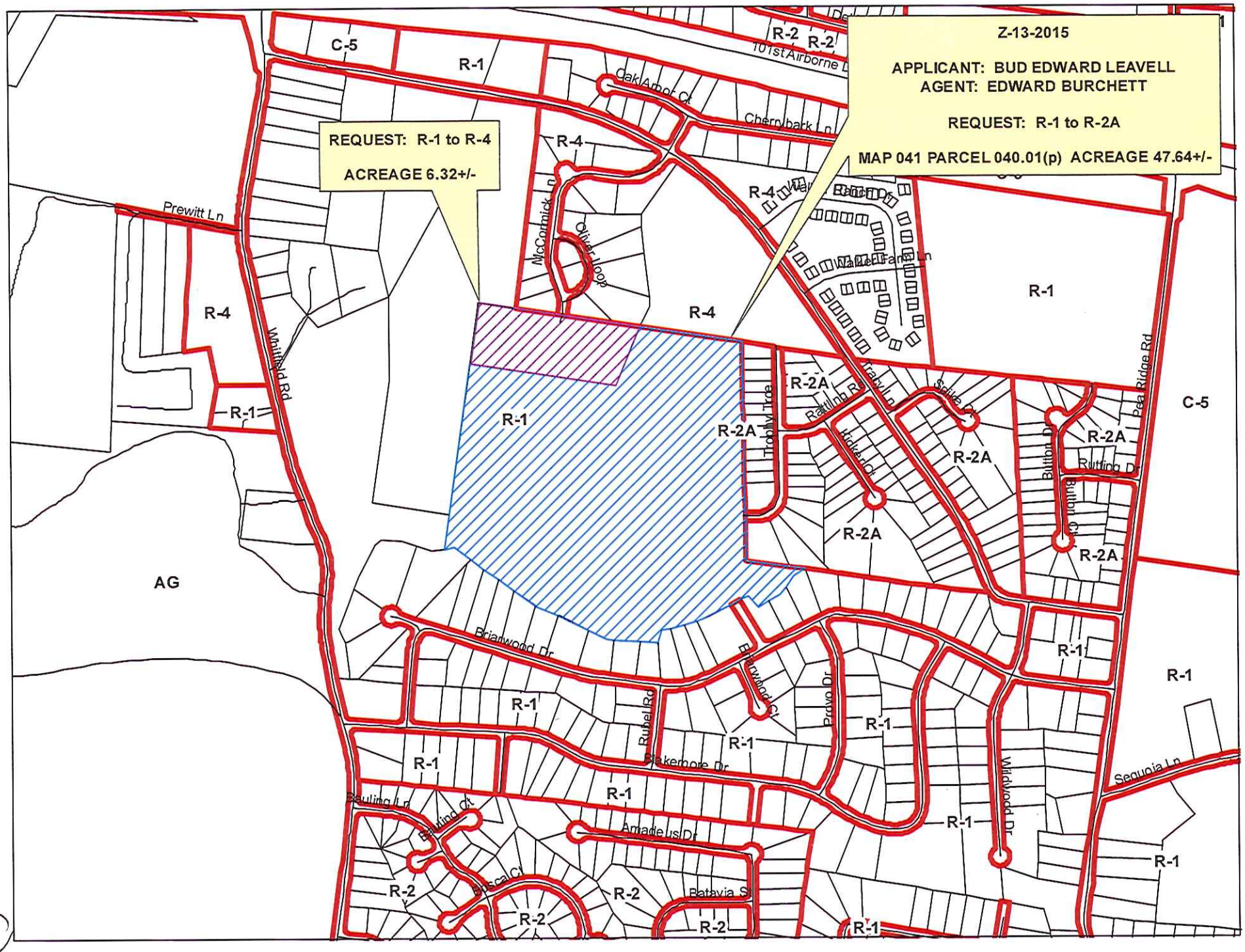
DEVELOPMENT ESTIMATES:	APPLICANT'S ESTIMATES	HISTORICAL ESTIMATES
LOTS/UNITS:		
ROAD MILES:		
POPULATION:		
ELEMENTARY SCHOOL STUDENTS:		
MIDDLE SCHOOL STUDENTS:		
HIGH SCHOOL STUDENTS:		

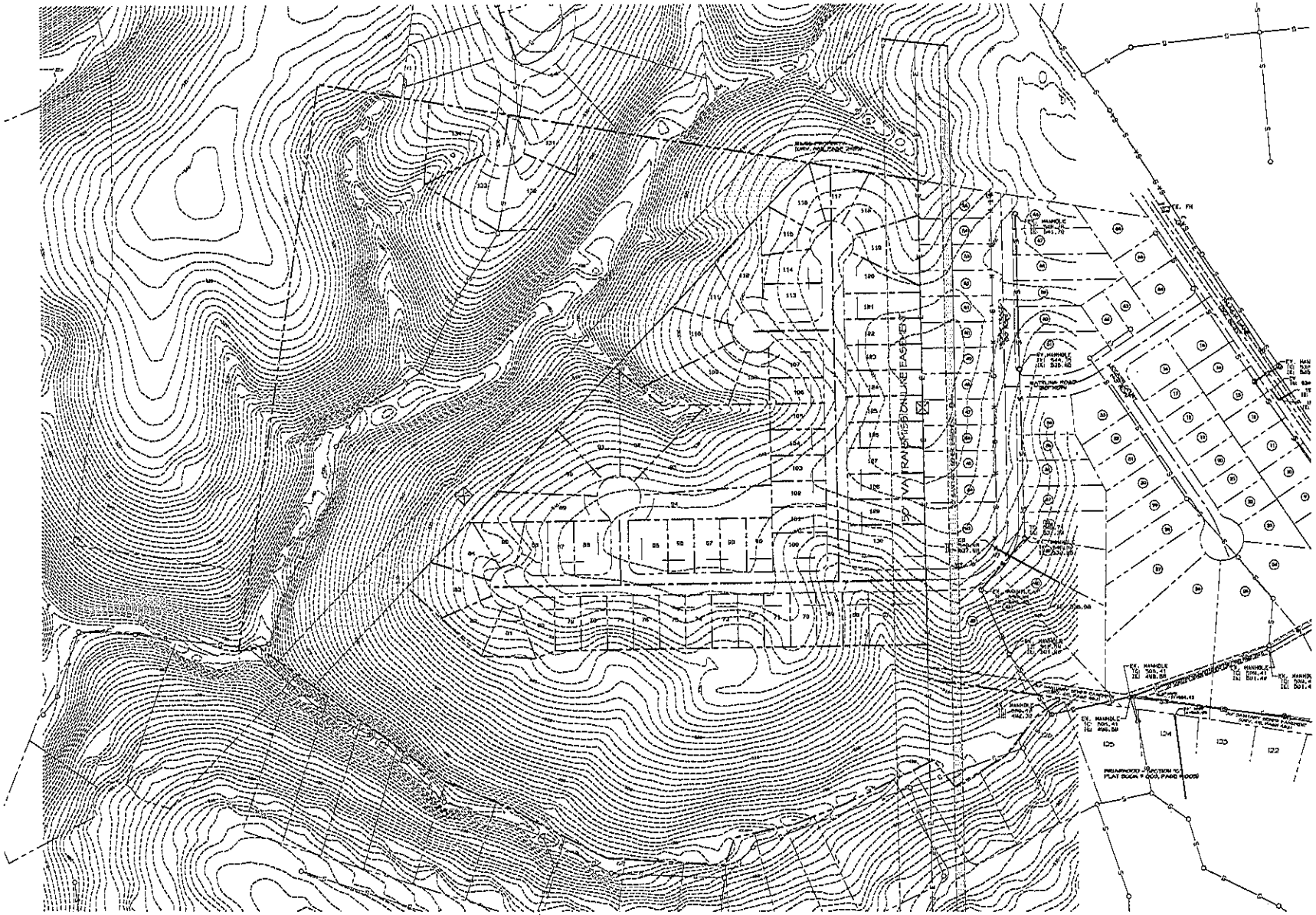
APPLICABLE COMPREHENSIVE PLAN ELEMENTS:

Trenton Road Planning Area: The dominant transportation corridor in the area is I-24, strongly supported by Wilma Rudolph Blvd. & 101st Airborne Parkway. Exit 4 I-24 interchange with Trenton Road has seen tremendous growth since 2000.

STAFF RECOMMENDATION: **APPROVAL**

1. The proposed zoning request is consistent with Growth Plan (as in the City) and adopted Land Use Plan.
2. Adequate infrastructure serves the site.
3. No adverse environmental issues were identified relative to this request.
4.
5.


Z-13-2015
APPLICANT: BUD EDWARD LEAVELL
AGENT: EDWARD BURCHETT
REQUEST: R-1 to R-2A
MAP 041 PARCEL 040.01(p) ACREAGE 47.64+/-
REQUEST: R-1 to R-4
ACREAGE 6.32+/-
C-5
R-1
R-2
101st Airborne
Oak Arbor Ct
Cherrybark Ln
R-4
McCormick Ln
Oliver Loop
Prewitt Ln
Whitfield Rd
AG
R-2A
Trolley Trce
Rutting Rd
Travis Ln
Sixie Ct
Button Dr
Button Ct
Rutting Dr
Bea Ridge Rd
Briarwood Dr
Briarwood Ct
Provo Dr
Rubel Rd
Blakemore Dr
Wildwood Dr
Sequoia Ln
Beulling Ln
Beulling Ct
Amadeus Dr
Brisca Ct
Batavia St


TRANSMISSION LINE EASEMENT
CATALINA ROAD
(80' ROW)
EX. MANHOLE
EX. FH

(7)

CASE NUMBER: Z 13 2015 **MEETING DATE** 4/29/2015

APPLICANT: Bud E Leavell

PRESENT ZONING R-1 **PROPOSED ZONING** R-4

TAX PLAT # 041 **PARCEL** 40.0

GEN. LOCATION at the southern terminus of McCormick Lane also located at the southern terminus of Trophy Trace.

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PUBLIC COMMENTS

None received as of 10:45 a.m. on 4/29/2015 (jhb).

ORDINANCE 46-2014-15

AN ORDINANCE AMENDING THE 2014-15 GENERAL FUND AND CAPITAL PROJECTS FUND BUDGETS (ORDINANCE 81-2013-14) AUTHORIZING THE CITY OF CLARKSVILLE TO ACCEPT A STATE OF TENNESSEE DEPARTMENT OF TRANSPORTATION (TDOT) MULTIMODAL ACCESS PROJECT GRANT AWARD IN THE AMOUNT OF $803,425

WHEREAS, the City of Clarksville has been awarded a Tennessee Department of Transportation (TDOT) Multimodal Access grant for the construction of 5' sidewalks/ADA ramps and 41 bus stop shelters with concrete landing pads along the SR12/US41A (Ft. Campbell Blvd.) corridor which has a southern terminus at Market Street and proceeds northerly to the vicinity of SR374 (Purple Heart Parkway), a distance of approximately 4 (four) miles; and,

WHEREAS, the City of Clarksville has been awarded $803,425 in state funds; and,

WHEREAS, the City of Clarksville will be required to provide a match in the amount of $42,285.52.

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

That the following budget amendments be made:

4041000 33430	State Grants Capital	Increase	$803,425
10470003 4914	Transfers Out to Capital Project Fund	Increase	$ 42,286
4041000 39150	Transfer in from General Fund	Increase	$ 42,286
40410003 4330 15102	Professional Services and CEI	Increase	$111,958
40410003 4332 15102	Preliminary Engineering Services	Increase	$ 20,000
40410003 4450 15102	Construction Services	Increase	$713,753

FIRST READING: April 2, 2015
SECOND READING:
EFFECTIVE DATE:

ORDINANCE 47-2014-15

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF KEVIN KENNEDY AND BRUCE KENNEDY, WADE HADLEY-AGENT, FOR ZONE CHANGE ON PROPERTY AT THE INTERSECTION OF NEEDMORE ROAD AND TRENTON ROAD

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-1 Single Family Residential District and R-4 Multi Family Residential District, as C-2 General Commercial District.

PUBLIC HEARING: April 2, 2015
FIRST READING: April 2, 2015
SECOND READING:
EFFECTIVE DATE:

EXHIBIT A

WEST PORTION
Beginning at a point in the west ROW of Trenton Rd. Said point being 139 +/- feet northwest of the centerline of the Needmore Rd. and Trenton Rd. intersection, said point also being the northeast corner of the John R. Meeks property. thence in an westerly direction 238 +/- feet with the northern boundary of the Meeks property to a point, said point being in the eastern boundary of the Park at Clarksville Limited Partnership property, thence in a northerly direction 386 +/- feet with the eastern boundary of the Park at Clarksville Limited Partnership property to a point, said point being in the southern boundary of the Wilkinson-Huggins LLC property, thence in an easterly direction 257 +/- feet with the southern boundary of the Wilkinson-Huggins LLC property to a point, said point being the southeast corner of the Wilkinson-Huggins LLC property said point also being located in the east ROW of Trenton Rd. thence in a southerly direction 375 +/- feet to the point of beginning, containing 2.15 +/- acres, further identified as (Tax Map 32, Parcel 84.00 & 85.00)

EAST PORTION

Beginning at a point in the east ROW Trenton Rd. Said point being 127 +/- feet northeast of the centerline of the the Needmore Rd. and Trenton Rd. intersection, said point also being in the radius of the corner of the Needmore Rd. and Trenton Rd. intersection, and the southwest corner of the subject tract, thence in a northerly direction 313 +/- feet with the east ROW of Trenton Rd. to a point said point being the southwest corner of the Justice L. Howard property, thence in an easterly direction 170 +/- feet to a point in the western boundary of the Diana Lynn Goodreau property, thence in a southerly direction 297 +/- feet with the Goodreau property and others, to a point said point being the southwest corner of the Frank C. Dowlen property, said pint alson being in the northern ROW boundary of Needmore Ct. & Needmore Rd. thence in a westerly direction 171 +/- feet with the northern ROW boundary to the point of beginning, containing 1.22 +/- acres further identified as (Tax Map 32-O-B, Parcels 12 & 13)

(Combined 3.37 +/- acreage)

ORDINANCE 48-2014-15

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF HUI SUN CHO, SUN CHO-AGENT, FOR ZONE CHANGE ON PROPERTY AT THE INTERSECTION OF FRANKLIN STREET AND REYNOLDS STREET

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-3 Three Family Residential District, as C-1 Neighborhood Commercial District.

PUBLIC HEARING: April 2, 2015
FIRST READING: April 2, 2015
SECOND READING:
EFFECTIVE DATE:

EXHIBIT A

Beginning at a point said point being 166 +/- feet of the centerline of the Franklin St. & Reynolds St. intersection said point being the northeast corner of the Amanda Prado property, said point also being located in the southern ROW line of Franklin St. thence in a easterly direction 130 +/- feet with the southern ROW line of Franklin St. to a point said point being in the radius of the intersection of the Franklin St. & Reynolds Street, thence in a southerly direction with the western ROW of Reynolds St. 502 +/- feet to a point, said point being the northeast corner of the Andrew Harland property, thence in an easterly direction 121 +/- feet with the northern boundary of the Harland property to a point said point being the southeast corner of the Kip Gilkey property, thence in a northerly direction 256 +/- feet with the eastern boundary of the Gilkey property to a point, said point being the southwest corner of the Amanda Prado property, thence in a easterly direction 73 +/- with the southern boundary of the Prado property to a point, and in a northerly direction 172 +/- feet with the eastern boundary of the Prado property to the point of beginning, said parcel containing 1.52 +/- acres further identified as (Tax Map 66-D-D, Parcel 8.00)

ORDINANCE 49-2014-15

AMENDING THE ZONING ORDINANCE AND MAP OF THE CITY OF CLARKSVILLE, APPLICATION OF SHAUN ROBERTSON FOR ZONE CHANGE ON PROPERTY AT THE INTERSECTION OF MAPLE LANE AND RIVERVIEW DRIVE

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE:

That the Zoning Ordinance and Map of the City of Clarksville, Tennessee are hereby amended by designating the zone classification of the property described in Exhibit A, currently zoned R-2 Single Family Residential District, as R-6 Single Family District.

PUBLIC HEARING: April 2, 2015
FIRST READING: April 2, 2015
SECOND READING:
EFFECTIVE DATE:

EXHIBIT A

Beginning at a point said point being 149 +/- feet northeast of the centerline of the Maple Ln. & Riverview Dr. Intersection, also being the southwest corner of the Charlie H. Cothern property and the northwest corner of the subject property, thence in an easterly direction 137 +/- feet with the southern boundary of the Cothern property to a point said point being in the western boundary of the Jeanette Prine property, thence in a southerly direction 96 +/- feet with the western boundary of the Prine property and others to a point, said point being in the northern ROW of Maple Ln. thence in a westerly direction 140 +/- feet with the northern ROW of Maple Ln. to a point said point being in the eastern ROW boundary of Riverview Dr. thence in a northerly direction 264 +/- feet with the eastern ROW boundary of Riverview Dr. to the point of beginning, said tract containing 0.34 +/- acres, further identified as (Tax Map 65-I-D, Parcel(s) 15.00 & 16.00

ORDINANCE 51-2014-15

AN ORDINANCE AMENDING THE 2014-15 CITY GENERAL CAPITAL PROJECTS BUDGET (ORDINANCE 81-2013-14) AUTHORIZING THE CITY OF CLARKSVILLE TO INCREASE FUNDING TO THE PUBLIC SAFETY COMMUNICATIONS SYSTEM IN THE AMOUNT OF $50,749

WHEREAS, the City Council approved creation and funding of the Public Safety Communication System project in the amount of $7,000,000 in fiscal year 2012-2013.

WHEREAS, the communication system is installed and in operation.

WHEREAS, it has been determined it is in the best interest of the City to provide for services to enable interoperability between City Police/Fire and County Sheriff/EMS.

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

That the following Budget Amendment be made:

Capital Projects Fund:

Project #13211	40421004-4740	Increase:	$50,749.00

BE IT FURTHER ORDAINED funds in the amount of $50,749 shall be from the fund balance of the General Fund.

FIRST READING: April 2, 2015
SECOND READING:
EFFECTIVE DATE:

ORDINANCE 52-2014-15

AN ORDINANCE AMENDING THE ZONING ORDINANCE AND CITY CODE OF THE CITY OF CLARKSVILLE, TENNESSEE, FOR SITE PLAN REQUIREMENTS PER THE TENNESSEE VESTED PROPERTY RIGHTS ACT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE THAT THE FOLLOWING AMENDMENTS ARE HEREBY MADE TO THE CLARKSVILLE CITY ZONING ORDINANCE:

1. Under Chapter 5 "Land Use Development Standards and Procedures", Section 10 "Site Plan Requirements", Subsection 2 "Procedure", Paragraph F "Effect of Approval", is hereby amended by deleting Subparagraph VII in its entirety and by replacing it instead as follows:

~~"VII. Upon site plan approval, the applicant will provide the Regional Planning Commission with a copy of the approved site plan in a digital format as required by the staff. Approval of a site plan, conditions stipulated, and variances granted shall become void after a period of three (3) years unless a building permit has been issued for the project. Developments for which a permit is not issued within this time limit must be resubmitted for approval as new site plans. In the event that a building permit is issued for only a portion of the area originally approved on a site plan, the remaining portion of the approved site plan shall automatically be extend for a period of three (3) years. Site plan approval, or the extension of site plan approval, is not a guarantee that all applicable requirements have been met. Unless otherwise stated elsewhere, all developments must comply with all applicable requirements, policies or regulations that are in effect at the time a building or grading permit is obtained."~~

"VII. a. Single Phase Project: Upon site plan approval, the applicant will provide the Regional Planning Commission with a copy of the approved site plan in a digital format as required by the staff. Upon approval of a site plan by the Regional Planning Commission, the developer has three (3) years to meet all conditions stipulated, secure all required permits (including, but not limited to, all grading and drainage permits and building permits) and commence site preparation. If all conditions are met, the developer has two (2) years to commence construction of one or more buildings. Once the developer begins construction of a building, the site plan and associated development standards are vested until project completion or a maximum of ten (10) years provided the developer maintains all required permits. If all conditions are not met and all required permits obtained within the three (3) year time limit, all approvals and variances granted shall become void, and the developer must resubmit for approval as a new site plan. If construction of one or more buildings under the site plan has not commenced within the subsequent two

(2) year time limit, all approvals and variances granted for the site plan shall become void, and the developer must resubmit for approval as a new site plan. Unless otherwise stated elsewhere, all developments must comply with all applicable development standards, requirements, policies or regulations that are in effect at the time of the initial site plan approval.

b. Multiple-Phase Project: Upon site plan approval designating multiple-phases, the developer has three years to meet all conditions, secure all required permits and commence site preparation for each phase, and commence construction of one or more buildings in each phase within the subsequent two years. These time limits shall be applicable for each and every phase. Regardless of the number of phases, the site plan and associated development standards are vested until project completion or a maximum of fifteen (15) years provided the developer maintains all required permits. If the developer fails to meet any time limit on any phase, the developer must resubmit that and subsequent phases for approval as a new site plan.

c. Amendment Of An Approved Site Plan: An amendment to an approved site plan shall be approved by Regional Planning Commission to retain the protection of the vested property right. The vested property right shall not terminate if the Regional Planning Commission determines in writing that it is in the best interest of the community to allow the development to proceed under the amended site plan without terminating the vested property right. However, an amendment may be denied based upon a written finding by the Regional Planning Commission that the amendment:

i. Alters the proposed use; or

ii. Increases the overall area of the development; or

iii. Alters the size (bulk dimensions or gross floor area) of any nonresidential structures shown in the site plan; or

iv. Increases the density of the development; or

v. Increases any local government expenditure necessary to implement or sustain the proposed use.

d. Denied Amendment of An Approved Site Plan: If an amendment of an approved site plan is denied by the Regional Planning Commission upon such written finding, the applicant may either proceed under the prior approved site plan with the associated vested property right or, alternatively, allow the vested property right to terminate and submit an application as a new site plan."

PUBLIC HEARING: April 2, 2015
FIRST READING: April 2, 2015
SECOND READING:
EFFECTIVE DATE:

ORDINANCE 54-2014-15

AN ORDINANCE AMENDING THE 2014-15 GENERAL FUND BUDGET(ORDINANCE 81-2013-14) AUTHORIZING THE CITY OF CLARKSVILLE TO INCREASE THE FUNDING TO THE CUSTOMS HOUSE MUSEUM TO ALLOW FOR AN EMERGENCY PURCHASE OF AN HVAC UNIT AT THE 104 JEFFERSON STREET STORAGE FACILITY

WHEREAS, the Customs House Museum stores over 20,000 artifacts that are susceptible to humidity, heat and cold in a City owned storage facility at 104 Jefferson Street and;

WHEREAS, the HVAC unit that controls the heating, cooling and humidity in this 7,500 square foot building has failed and;

WHEREAS, a new HVAC unit for this facility can be purchased and installed for an amount not to exceed $22,000.

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

That the following General Fund budget amendment be made:

10492003 4868	Customs House Museum	Increase:	$ 22,000

BE IT FURTHER ORDAINED

That the $22,000 will be taken from the fund balance of the general fund.

FIRST READING: April 20, 2015
SECOND READING:
EFFECTIVE DATE:

CLARKSVILLE CITY COUNCIL
SPECIAL SESSION
MARCH 26, 2015

MINUTES

CALL TO ORDER

A special session of the Clarksville City Council was called to order by Mayor Kim McMillan on Thursday, March 26, 2015, at 4:30 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

A prayer was offered by Councilman Wallace Redd; the Pledge of Allegiance was led by Councilman Geno Grubbs.

ATTENDANCE

PRESENT: Richard Garrett (Ward 1), Deanna McLaughlin (Ward 2), James Lewis (Ward 3), Wallace Redd (Ward 4), Valerie Guzman (Ward 5), Wanda Smith (Ward 6), Geno Grubbs (Ward 7), David Allen (Ward 8), Joel Wallace, Mayor Pro Tem (Ward 9), Mike Alexander (Ward 10), Bill Powers (Ward 11), Jeff Burkhart (Ward 12)

TRANSPORTATION GRANT

RESOLUTION 31-2014-15 Authorizing an application with the U. S. Department of Transportation for a grant under "Moving Ahead for Progress in the 21st Century"

Councilwoman McLaughlin said this grant would fund two para-transit vans and made a motion to adopt this resolution. The motion was seconded by Councilman Lewis. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Garrett, Grubbs, Guzman, Lewis, McLaughlin, Powers, Redd, Smith, Wallace

The motion to adopt this resolution passed.

HOUSING AUTHORITY PILOT AGREEMENT

ORDINANCE 50-2014-15 (First Reading) Approving a Payment In Lieu Of Taxes program for the Clarksville Housing Authority

Because Housing Authority Attorney Larry Watson and Director Wanda Mills were not present, Councilman Wallace made a motion to postpone action on this resolution to the next regular session. The motion was seconded by Councilman Powers. The following vote was recorded:

AYE: Allen, Burkhart, Garrett, Grubbs, Guzman, Lewis, McLaughlin, Powers, Redd, Smith, Wallace

NAY: Alexander

The motion to postpone passed.

ADJOURNMENT

The meeting was adjourned at 4:42 p.m.

CLARKSVILLE CITY COUNCIL
SPECIAL SESSION
MARCH 30, 2015

MINUTES

CALL TO ORDER

A special session of the Clarksville City Council was called to order by Mayor Kim McMillan on Monday, March 30, 2015, at 4:30 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

A prayer was offered by Councilman David Allen; the Pledge of Allegiance was led by Councilman Richard Garrett.

ATTENDANCE

PRESENT: Richard Garrett (Ward 1), Deanna McLaughlin (Ward 2), Valerie Guzman (Ward 5), Wanda Smith (Ward 6), Geno Grubbs (Ward 7), David Allen (Ward 8), Joel Wallace, Mayor Pro Tem (Ward 9), Mike Alexander (Ward 10), Bill Powers (Ward 11), Jeff Burkhart (Ward 12)

ABSENT: James Lewis (Ward 3), Wallace Redd (Ward 4)

CHARTER REVISIONS

Councilman Allen made a motion to postpone this work session to allow more time to review the current Charter and the proposed amendments. The motion was seconded by Councilman Alexander. Mayor McMillan said the proposed amendments had been reviewed by a previous city council expect for some grammatical errors and some points of clarification. She said if this work session and the upcoming vote were postponed, the proposed revisions could not be considered by the Tennessee General Assembly during the current session. The following vote was recorded:

AYE: Allen, McLaughlin

NAY: Alexander, Burkhart, Garrett, Grubbs, Guzman, McMillan, Powers, Smith, Wallace

The motion to postpone failed.

City Attorney Lance Baker reviewed each section and noted language that was contained in the current Charter, revisions that had been approved by the City Council and the State in 2012, and some proposed new language to be added for clarification. Each proposed change was explained in detail.

ADJOURNMENT

The meeting was adjourned at 9:18 p.m.

CLARKSVILLE CITY COUNCIL
SPECIAL SESSION
APRIL 20, 2015

MINUTES

CALL TO ORDER

A special session of the Clarksville City Council was called to order by Mayor Kim McMillan on Monday, April 20, 2015, at 4:45 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

A prayer was offered by Councilman Wallace Redd; the Pledge of Allegiance was led by Councilman Geno Grubbs.

ATTENDANCE

PRESENT: Richard Garrett (Ward 1), Deanna McLaughlin (Ward 2), James Lewis (Ward 3), Wallace Redd (Ward 4), Valerie Guzman (Ward 5), Wanda Smith (Ward 6), Geno Grubbs (Ward 7), David Allen (Ward 8), Mike Alexander (Ward 10), Bill Powers (Ward 11), Jeff Burkhart (Ward 12)

ABSENT: Joel Wallace, Mayor Pro Tem (Ward 9)

HOUSING AUTHORITY PILOT

ORDINANCE 50-2014-15 (Second Reading) Approving a Payment In Lieu Of Taxes program for the Clarksville Housing Authority

Councilman Grubbs made a motion to adopt this ordinance on second reading. The motion was seconded by Councilwoman McLaughlin. The following vote was recorded:

AYE: Alexander, Allen, Garrett, Grubbs, Guzman, Lewis, McLaughlin, Powers, Smith

NAY: Burkhart

ABSTAIN: Redd

The motion to adopt this ordinance on second reading passed.

MUSEUM BUDGET AMENDMENT

ORDINANCE 54-2014-15 (First Reading) Amending the FY15 General Fund Budget for purchase of an HVAC for the Custom House Museum's storage facility

Councilman Redd made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Lewis. Finance Director Laurie Matta said all procedures for an emergency purchase were followed. In response to Councilwoman McLaughlin's question, Ms. Matta said the City's fund balance would be at approximately 20% following this payment of this expense. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Garrett, Grubbs, Guzman, Lewis, McLaughlin, Powers, Redd, Smith

The motion to adopt this ordinance on first reading passed.

AFTER HOURS ESTABLISHMENT BOARD

Councilman Redd made a motion to approve the following appointments to the After Hours Establishment Board:

Eddie Watson, Gary Hodges, Bob Davis – May 2015 through April 2017
Mary Catherine Robey, Marc Harris – May 2015 through April 2016

The motion was seconded by Councilman Lewis. Councilman Alexander stated his intent to abstain because of his personal business relationship with Bob Davis. The following vote was recorded:

AYE: Allen, Burkhart, Garrett, Grubbs, Guzman, Lewis, McLaughlin, Powers, Redd, Smith

ABSTAIN: Alexander

The motion to approve these appointments passed.

CHARTER REVISIONS

RESOLUTION 32-2014-15 Amending RESOLUTION 26-2014-15 requesting the Tennessee General Assembly enact legislation to amend the Official Charter of the City of Clarksville

Councilman Redd made a motion to adopt this resolution. The motion was seconded by Councilman Lewis. City Attorney Lance Baker reviewed the changes requested by the State Office of Legal Services. Mr. Baker said the changes were for clarification and were not of a substantial nature. Changes including adding the language "in accordance with general law" to the following powers granted to the City:

(9) Penalty and interest on delinquent taxes;
(10) Adjustments on assessments; interest and penalties on taxes;
(14) Exemption of industries or businesses from taxation;
(15) Appropriation of money; donations to certain industries.

The following vote was recorded:

AYE: Alexander, Garrett, Grubbs, Guzman, Lewis, McMillan, Powers, Redd, Smith

NAY: Allen, Burkhart, McLaughlin

This resolution passed by a 2/3 majority approval as requested by the State of Tennessee.

ADJOURNMENT

The meeting adjourned at 4:53 p.m.

CLARKSVILLE CITY COUNCIL
REGULAR SESSION
APRIL 2, 2015

MINUTES

PUBLIC COMMENTS

Geneva Bell, James D'Angelo, and Callie Lupe had requested to address the Brandon Hills Youth Garden, but were not present.

Former Councilman Marc Harris expressed his appreciation to the Mayor's Office and to the Department Heads for their support during his service as the City Council representative for Ward 6.

CALL TO ORDER

The regular session of the Clarksville City Council was called to order by Mayor Kim McMillan on Thursday, April 2, 2015, at 7:00 p.m. in City Council Chambers, 106 Public Square, Clarksville, Tennessee.

A prayer was offered by Councilwoman Wanda Smith; the Pledge of Allegiance was led by Mayor Pro Tem Joel Wallace.

ATTENDANCE

PRESENT: Richard Garrett (Ward 1), Deanna McLaughlin (Ward 2), James Lewis (Ward 3), Wallace Redd (Ward 4), Valerie Guzman (Ward 5), Wanda Smith (Ward 6), Geno Grubbs (Ward 7), David Allen (Ward 8), Joel Wallace, Mayor Pro Tem (Ward 9), Mike Alexander (Ward 10), Bill Powers (Ward 11), Jeff Burkhart (Ward 12)

SPECIAL RECOGNITIONS

Mayor McMillan recognized members of Boy Scout Troop 500 who were attending to earn their citizenship badge.

PUBLIC HEARING

Councilman Grubbs made a motion to conduct a public hearing to receive comments regarding proposed zone changes, zoning amendments, and abandonment of property. The motion was seconded by Councilman Redd. A voice vote was taken; the motion passed.

ORDINANCE 47-2014-15 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Kevin Kennedy and Bruce Kennedy, Wade Hadley-Agent, for zone change on property at the intersection of Needmore Road and Trenton Road from R-1 Single Family Residential District and R-4 Multiple Family Residential District to C-2 General Commercial District

Wade Hadley offered to answer questions; no one spoke in opposition to this request.

ORDINANCE 48-2014-15 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Hui Sun Cho, Sung Cho-Agent, for zone change on property at the intersection of Franklin Street and Reynolds Street from R-3 Three Family Residential District to C-1 Neighborhood Commercial District

No one spoke in favor of or in opposition to this request.

ORDINANCE 49-2014-15 (First Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Shaun Robertson for zone change on property at the intersection of Maple Lane and Riverview Drive from R-2 Single Family Residential District to R-6 Single Family District

No one spoke in favor of or in opposition to this request.

ORDINANCE 52-2014-15 (First Reading) Amending the Zoning Ordinance and City of Clarksville Code relative to vested property rights site review requirements

No one spoke in favor of or in opposition to this request.

RESOLUTION 24-2014-15 Authorizing abandonment of a public alleyway south of College Street, north of Main Street, and west of Eighth Street; request of James Corlew, Sr.

No one spoke in favor of or in opposition to this request.

Councilman Grubbs made a motion to revert to regular session. The motion was seconded by Councilman Redd. A voice vote was taken; the motion passed without objection.

ADOPTION OF ZONING

The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 47-2014-15**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Redd. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Garrett, Grubbs, Guzman, Lewis, Powers, Redd, Smith

NAY: McLaughlin, Wallace

The motion to adopt this ordinance on first reading passed.

The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 48-2014-15**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Redd. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Garrett, Grubbs, Guzman, Lewis, McLaughlin, Powers, Redd, Smith, Wallace

The motion to adopt this ordinance on first reading passed.

The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 49-2014-15**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Redd. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Garrett, Grubbs, Guzman, Lewis, Powers, Redd, Smith, Wallace

NAY: McLaughlin

The motion to adopt this ordinance on first reading passed.

The recommendations of the Regional Planning Staff and Commission were for approval of **ORDINANCE 52-2014-15**. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Lewis. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Garrett, Grubbs, Guzman, Lewis, McLaughlin, Powers, Redd, Smith, Wallace

The motion to adopt this ordinance on first reading passed.

The recommendations of the Regional Planning Staff and Commission were for approval of **RESOLUTION 24-2014-15**. Councilman Grubbs made a motion to adopt this resolution. The motion was seconded by Councilman Lewis. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Garrett, Grubbs, Guzman, Lewis, McLaughlin, Powers, Redd, Smith, Wallace

The motion to adopt this resolution passed.

CONSENT AGENDA

All items in this portion of the agenda are considered to be routine and non-controversial by the Council and may be approved by one motion; however, a member of the Council may request that an item be removed for separate consideration under the appropriate committee report:

1. **ORDINANCE 39-2014-15** (Second Reading) Amending the Zoning Ordinance and the Clarksville City Code, application of the Regional Planning Commission to allow multi-family and townhouses in C-2 General Commercial District with conditions

2. **ORDINANCE 40-2014-15** (Second Reading) Authorizing extension of City of Clarksville utility services; request of Rossview Farms, LLC

3. **ORDINANCE 42-2014-15** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of the Otis Mallory Estate, Edward Burchett-Agent, for zone change on property at the intersection of Cunningham Lane and Lafayette Road from R-1 Single Family Residential District to C-2 General Commercial District

4. **ORDINANCE 43-2014-15** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of the City of Clarksville and Cathy Perrone, Office of Housing & Community Development-Agent, for zone change on property at the intersection of Daniel Street and Richardson Street from R-3 Three Family Residential District to R-2A Single Family Residential District

5. **ORDINANCE 44-2014-15** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Allen Farms East, L.P./William B. Allen, II, for zone change on property at Peachers Mill Road, West Boy Scout Road, and East Boy Scout Road from AG Agricultural District to R-2 Single Family Residential District

6. **ORDINANCE 45-2014-15** (Second Reading) Amending the Zoning Ordinance and Map of the City of Clarksville, application of Twosome Partners, Civil Site Design Group c/o Chris Goodman-Agent, for zone change on property at Tiny Town Road, Needmore Road, Bridgewater Drive, and Berkshire Drive from C-5 Highway & Arterial Commercial District and R-1A Single Family Residential District to R-4 Multiple Family Residential District

7. **RESOLUTION 25-2014-15** Approving a retail liquor store Certificate of Compliance for William and Katherine Beach (Riverbend Wine & Spirits, 1206 Highway 48)

8. **RESOLUTION 30-2014-15** Renewing the Certificate of Compliance for retail liquor store for Steven Howard (University Package Store, 303 College Street)

9. Adoption of Minutes: February 5th, March 5th

10. Approval of Board Appointments:

    Airport Authority Liaison Committee: Richard Garrett – April 2015 through December 2018

    Community Health Foundation: Dr. Marcos Arancibia, Ben Kimbrough, Khandra Smalley, Priscilla Story – March 2015 through February 2018

Councilman Redd made a motion to adopt the Consent Agenda as presented. The motion was seconded by Councilman Lewis. Councilman Grubbs abstained from voting on

ORDINANCE 44-2014-15. Councilwoman McLaughlin voiced a "nay" vote on **ORDINANCE 39-2014-15** and **ORDINANCE 44-2014-15**. Councilman Garrett abstained from voting on the Airport Liaison appointment. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Garrett, Grubbs, Guzman, Lewis, McLaughlin, Powers, Redd, Smith, Wallace

The motion to adopt the Consent Agenda passed.

COMMUNITY DEVELOPMENT COMMITTEE
David Allen, Chair

Councilman Allen said the Knoxville HUD Field Office conducted a review of local CDBG rehabilitation programs for FY14 which resulting in no findings. He announced the week of April 8th had been designated as "Community Development Week." Councilman Allen reported three rehabilitation projects and one reconstruction project had been completed in Ward 6.

FINANCE COMMITTEE
Joel Wallace, Chair

ORDINANCE 46-2014-15 (First Reading) Amending the FY15 Capital Projects Budget to accept a TDOT Multimodal Access Project grant

The recommendation of the Finance Committee was for approval of this ordinance. Councilman Wallace made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Lewis. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Garrett, Grubbs, Guzman, Lewis, McLaughlin, Powers, Redd, Smith, Wallace

The motion to adopt this ordinance on first reading passed.

ORDINANCE 51-2014-15 (First Reading) Amending the FY15 Capital Projects to increase funding for the public safety communications system

The recommendation of the Finance Committee was for approval of this ordinance. Councilman Wallace made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Lewis. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Garrett, Grubbs, Guzman, Lewis, McLaughlin, Powers, Redd, Smith, Wallace

The motion to adopt this ordinance on first reading passed.

RESOLUTION 23-2014-15 Authorizing an interlocal contract between the City of Clarksville, the State of Tennessee, and the Tennessee State Veterans' Homes Board for location of the Doughboy Memorial

The recommendation of the Parks & Recreation Committee and Finance Committee were for approval of this resolution. Councilman Wallace made a motion to adopt this ordinance. The motion was seconded by Councilwoman McLaughlin. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Garrett, Grubbs, Guzman, Lewis, McLaughlin, Powers, Redd, Smith, Wallace

The motion to adopt this resolution passed.

RESOLUTION 27-2014-15 Authorizing legal action pertaining to payment or assessment of ad valorem taxes regarding city property

The recommendation of the Finance Committee was for approval of this resolution. Councilman Wallace made a motion to adopt this resolution. The motion was seconded by Councilman Lewis. City Attorney Lance Baker said outside counsel had filed an appeal on behalf of the City with the State Board of Equalization to challenge the assessment of the marina and marina restaurant property. Councilman Alexander made a motion to delete the following language:

"against any individual, in an official or individual capacity, or against any governmental entity, to include, but not limited to, the State of Tennessee, Montgomery County, and/or the Montgomery County Assessor, or the local or"

The motion was seconded by Councilwoman McLaughlin. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Garrett, Grubbs, Guzman, Lewis, McLaughlin, Powers, Redd, Smith, Wallace

Councilman Alexander's amendment passed. The following vote on the original motion as amended was recorded:

AYE: Alexander, Allen, Burkhart, Garrett, Grubbs, Guzman, Lewis, McLaughlin, Powers, Redd, Smith, Wallace

The motion to adopt this resolution as amended passed.

GAS & WATER COMMITTEE
Wallace Redd, Chair

Councilman Redd said the Gas & Water Department completed 4,384 work orders, responded to 628 after-hours calls, and read 91,500 meters during March.

PARKS, RECREATION, GENERAL SERVICES
Valerie Guzman, Chair

Councilwoman Guzman reported a slight increase in golf fees which was necessary to be competitive with other courses.

PUBLIC SAFETY COMMITTEE
(Building & Codes, Fire, Police)
Geno Grubbs, Chair

ORDINANCE 41-2014-15 (Second Reading) Amending the Official Code relative to after hours establishments

The recommendation of the Public Safety Committee was for approval of this ordinance. Councilman Grubbs made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Lewis. Mr. Baker suggested amendments including an effective date of May 1st. Councilman Lewis made a motion to adopt the amendments recommended by the City Attorney. The motion was seconded by Councilman Garrett. A voice vote was taken; the motion passed without objection. The following vote on the original motion as amended was recorded:

AYE: Alexander, Allen, Burkhart, Garrett, Grubbs, Guzman, Lewis, McLaughlin, Powers, Redd, Smith, Wallace

The motion to adopt this ordinance on first reading as amended passed.

Councilman Grubbs shared the following department statistics for the month of March: Police – 11,748 calls; Fire & Rescue – 953 responses; Building & Codes Construction Division – 495 inspections; Building & Codes Abatement Division – 19 cases; Building & Codes Administration – 51 single family permits.

STREET COMMITTEE
James Lewis, Chair

Councilman Lewis commended the Street Department for their service during the recent snow and ice storms. He reported 400 work orders completed by the department during March.

TRANSPORTATION COMMITTEE
Deanna McLaughlin, Chair

Councilwoman McLaughlin reported 50,972 passengers transported by CTS during February, 58,590 passengers transported during March, 4,157 passengers transported by Clarksville-Nashville Express during February, 384 work orders completed by the City Garage during February and 386 completed during March.

DESIGNATIONS COMMITTEE
Wallace Redd, Chair

RESOLUTION 29-2014-15 Designating the Orgain Building Supply work of art on the Upland Trail as a memorial to deceased Clarksville-Montgomery County Students

The recommendation of the Designations Committee was for approval of this resolution. Councilman Redd made a motion to adopt this resolution. The motion was seconded by Councilwoman McLaughlin. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Garrett, Grubbs, Guzman, Lewis, McLaughlin, Powers, Redd, Smith, Wallace

The motion to adopt this resolution passed.

HOUSING AUTHORITY PILOT

ORDINANCE 50-2014-15 (First Reading) Approving a Payment In Lieu Of Taxes program for the Clarksville Housing Authority

This ordinance was considered following adoption of the Consent Agenda. Councilman Allen made a motion to adopt this ordinance on first reading. The motion was seconded by Councilman Lewis. There was no objection to Mayor McMillan's request to go into public session to hear comments from the developer of this project.

Dewayne Barrett said this project, already completed, consisted of eighty low-income housing units. The Assessor of Property had recently increased the property taxes more than $80,000. Mr. Barrett said the initial underwritten funding did not cover this tax increase, so the group approached the Clarksville Housing Authority to ask them to accept this development as a PILOT program. Following a lengthy discussion, Councilman Garrett made a motion to revert to regular session. The motion was seconded by Councilwoman McLaughlin. A voice vote was taken; the motion passed without objection.

The following vote on the original motion was recorded:

AYE: Allen, Garrett, Grubbs, Guzman, Lewis, McLaughlin, Powers, Smith, Wallace

NAY: Alexander, Burkhart

ABSTAIN: Redd

The motion to adopt this ordinance on first reading passed.

RECESS

The City Council recessed at 8:56 p.m. and reconvened at 9:09 p.m.

CHARTER REVISIONS

RESOLUTION 26-2014-15 Requesting the Tennessee General Assembly to approve revisions to the Official Charter of the City of Clarksville

Mayor McMillan made a motion to adopt this resolution. The motion was seconded by Councilman Lewis.

POSTPONE

Councilman Alexander made a motion to postpone action on this resolution to the September regular session. The motion was seconded by Councilwoman McLaughlin. The following vote was recorded:

AYE: Alexander, Allen, Burkhart, Guzman, McLaughlin

NAY: Garrett, Grubbs, Lewis, Powers, Redd, Smith, Wallace

The motion to postpone failed.

CITY ATTORNEY AMENDMENTS

City Attorney Lance Baker proposed the following amendments discussed during the previous work session:

Article I, Section 5A(14) - Industry taxation;
Article II, Section 9(b) – Director of Finance;
Article IV – Add "Section 1" - Mayor duties;
Article IV, Section 1(e) – Execution of documents;
Article IV, Section 1(h) – Oaths;
Article V, Section 1(c) – Citations;
Article VII, Section 4 – Accounting records

Councilman Alexander made a motion to adopt the proposed amendments. The motion was seconded by Councilman Redd. A voice vote was taken; the motion passed.

COUNCIL COMPENSATION

Mr. Baker said that Councilwoman Smith's request to amend Article II, Section 17, relative to compensation for council members for attending committee meetings, should be addressed as an amendment to the City Code.

RESIDENCY REQUIREMENTS

Councilwoman Smith made a motion to amend Article II, Section 3(c), by adding a residency requirement that an absent person must have a definite intention to return to their address in their ward by adding "*within one year from the date he becomes qualified for to run for office*." The motion was seconded by Councilman Redd. Following discussion, the motion and second were withdrawn.

CONCURRENT OFFICES

Councilman Garrett made a motion to delete Article II, Section 15(b), relative to council members holding concurrent offices. The motion was seconded by Councilman Lewis. A voice vote was taken; Councilman Redd abstained from voting on this amendment. The motion passed.

TERM LIMITS

Councilman Garrett made a motion to amend Article II, Section 4(b), relative to term limits for city council members, and also amend Article IV, Section 2(c) relative to term limits for city judge, by deleting the subsections in their entirety. The motion was seconded by Councilman Lewis. The following vote was recorded:

AYE: Allen, Garrett, Grubbs, Lewis, Redd, Wallace

NAY: Alexander, Burkhart, Guzman, McLaughlin, McMillan, Powers, Smith

The amendment failed.

MAYOR'S VOTE

Councilwoman McLaughlin made a motion to delete Article II, Section 10, to allow the mayor to vote only in the event of a tie vote, and to amend Article IV, subsection (b) relative to remove the mayor's right to vote. The motion was seconded by Councilman Alexander. Councilwoman McLaughlin felt the mayor should not have both voting power and veto power. Mayor McMillan stated that she has voted in the past only when her vote would affect the outcome. Following discussion, Councilman Burkhart called for the question. The question was seconded by Councilman Redd. A voice vote was taken; the motion to cease discussion passed. The following vote on the original motion was recorded:

AYE: Alexander, Allen, Garrett, Guzman, McLaughlin

NAY: Burkhart, Grubbs, Lewis, Powers, Redd, Smith, Wallace

The motion to restrict or eliminate the mayor's right to vote failed.

CITY ATTORNEY'S STATEMENT

Mr. Baker reminded the City Council that the current Charter is outdated and contains conflicting provisions and unclear language. He pleaded with the City Council to adopt the proposed revisions.

Councilman Allen called for a point of order and felt the City Attorney should not be allowed to encourage members to vote for the proposed revisions. Mayor McMillan stated Mr. Baker's request for a point of personal privilege was granted and she overruled Councilman Allen's point of order. Councilman Allen challenged the ruling of the Chair which was seconded by Councilwoman McLaughlin. The following vote on the challenge was recorded:

AYE: Allen, McLaughlin

NAY: Alexander, Burkhart, Garrett, Grubbs, Guzman, Lewis, Powers, Redd, Smith, Wallace

Councilman Allen's challenge failed. The ruling was upheld.

Mr. Baker again urged the members to support the proposed revisions to the Official Charter.

Councilman Garrett called for the question. The question was seconded by Councilman Lewis. A voice vote was taken; the motion to cease discussion passed.

The following vote on the resolution to amend the Official Charter was recorded:

AYE: Alexander, Garrett, Grubs, Guzman, Lewis, McMillan, Powers, Redd, Smith, Wallace

NAY: Allen, Burkhart, McLaughlin

The motion to adopt **RESOLUTION 26-2014-15** passed.

MAYOR AND STAFF REPORTS

In response to Councilwoman McLaughlin's question, Mayor McMillan said any change in the membership of the Two Rivers Company Board of Directors must be made by ordinance approved by the City Council.

ADJOURNMENT

The meeting was adjourned at 10:52 p.m.

ORDINANCE 55-2014-15

AN ORDINANCE OF THE CITY OF CLARKSVILLE AUTHORIZING THE MAYOR, THROUGH THE CITY ATTORNEY OR HIS DESIGNEE, TO CONDUCT NEGOTIATIONS AND TO ENTER AN AGREEMENT FOR PURCHASE OF EASEMENTS AND/OR RIGHTS OF WAY, OR SHOULD NEGOTIATIONS FAIL, TO PURSUE CONDEMNATION THROUGH USE OF EMINENT DOMAIN FOR ACQUISITION OF PROPERTY FOR A PUBLIC PURPOSE FOR THE INTERSECTION IMPROVEMENTS PROJECT INCLUDING INSTALLATION OF DOWNTOWN SIDEWALKS

WHEREAS, the Clarksville City Council finds that improvements to certain intersections and roads within the City are a vital component to the proper function of the transportation system and enhanced quality of life for city residents; and

WHEREAS, the Clarksville City Council finds it to be in the public interest to acquire easements and / or right of way rights for the purpose of constructing improvements to the intersections of Needmore Road & Trenton Road (SR48) and Edmondson Ferry Road & Ashland City Road (US 41-A Bypass) along with the installation of sidewalks in the downtown area.

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

That the Mayor, acting through the City Attorney or his designee, may negotiate and enter into an agreement for the purchase of any necessary property rights from affected property owners for the Intersection Improvements Project, Needmore Road & Trenton Road (SR48) and Edmondson Ferry Road & Ashland City Road (US 41-A Bypass) along with the installation of sidewalks in the downtown area, and further, that if agreements cannot be reached on a reasonable purchase price in a timely manner, then the Mayor, acting through the City Attorney or his designee, and on behalf of the City of Clarksville, is hereby authorized to exercise the right of eminent domain and institute a condemnation action in the appropriate court for acquisition of any necessary property rights from affected property owners.

FIRST READING:
SECOND READING:
EFFECTIVE DATE:

RESOLUTION 28-2014-15

A RESOLUTION ACCEPTING THE 2015-2016 PUBLIC IMPROVEMENTS PROGRAM COMPILED BY THE CLARKSVILLE-MONTGOMERY COUNTY REGIONAL PLANNING COMMISSION

WHEREAS, the provision, nature and location of public facilities have a great influence on the pattern of urban growth, facilitating a need to anticipate present and future requirements of a growing community, and outline them in general planning proposals; and

WHEREAS, the Public Improvements Program has been compiled from an on-going annual process of constructive feedback from various functional departments, boards, agencies, and commissions of the City;

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

That the Public Improvements Program, 2015-2016 through 2019-2020, compiled by the Clarksville-Montgomery County Regional Planning Commission, and the same is hereby accepted to serve as a guideline and information source.

ADOPTED:

2015-2020
CAPITAL BUDGET & PUBLIC IMPROVEMENTS PROGRAM

PUBLIC IMPROVEMENTS PROGRAM & CAPITAL BUDGET

The purpose of the Public Improvements Program and Capital Budget is to anticipate present and future needs of a growing community. This document is the result of an on-going annual process of constructive feedback from the various departments, boards, agencies and commissions of the city and county.

The preparation of the Public Improvements Program and Capital Budget represents a major effort by Clarksville and Montgomery County, through the Regional Planning Commission, to improve its methods of fiscal control and stability. The compilation of this report is intended for use as a financial tool for making decisions concerning future public improvement projects and should serve as a guideline and information source when formulating the city and county budgets.

It should be noted that in many instances the accomplishment of a specific improvement project is often contingent upon the approval of federal and state assistance and the availability of such funds. This program will be updated annually at which time, revisions, adjustments, additions and deletions may be made.

The Public Improvements Program and Capital Budget is essentially a schedule of public improvement projects for a five year period of time. This schedule is prepared annually from lists of projects and improvements submitted by the operating agencies of City and County governments. Individual project data is recorded on special forms distributed by the Planning Commission to every participating agency each year. Information requested on these special forms includes the assignment of priority by each department, estimate of project cost and proposed method of financing each project. Along with all the necessary information concerning the projects, the department must also indicate the relative importance of each project in terms of the department's overall program.

Forms are circulated to all city and county departments and agencies for the purpose of initiating the annual revision of the Public Improvements Program and Capital Budget. Instructions stated that any department expecting financial support from local governments for capital outlay projects during the Fiscal Year 2015-2016 must file requests on prescribed forms.

Public Improvement projects were defined as those projects which:

1. Require an expenditure of Capital Outlay funds amounting to more than $10,000.00 and having a useful life expectancy of not less than five (5) years.

2. Consist of real property acquisition, construction, capital asset improvements, long-life capital equipment, or major maintenance/repair of an existing capital item, as distinguished from a normal operating expenditure.

3. Are single projects, or groups of single homogeneous projects to be constructed or provided as single units of funding support.

Public improvement projects may be replacement items, but do not include maintenance. These would include all "in-place" costs including installation, engineering and architectural fees. Projects of long life but of relatively low cost are included if they are similar enough to be grouped together as one large capital project.

Persons submitting forms assigned priorities to each project utilize the following guidelines:

Priority A - Projects currently underway for which the local government units is fully committed and/or are so urgently needed that implementation cannot be delayed. Only essential projects should be so classified.

Priority B - Projects needed to maintain the agency/activity program at current level of performance.

Priority C - Projects needed as soon as funds can reasonably be made available, or projects which are desirable but needing further study.

Priority D - Projects needed but can be safely deferred beyond the third (3rd) year of the five-(5) year projection.

The fundamental purposes of the Public Improvements Programming process are as follows:

1. To consolidate and coordinate the various departmental requests with the hope of reducing delays and coordinating individual improvement programs;

2. To establish a system of procedures and priorities by which each proposal can be evaluated in terms of the public need, the comprehensive plans of the City and County, and the interrelationships of projects and cost requirements; and,

3. To schedule the proposals over a five year period according to their priority evaluation.

The benefits and advantages of Public Improvements Programming and Capital Budgeting are many. The process enables the local governments to:

1. Coordinate physical with financial planning;

2. To get maximum benefit from available public funds;

3. Provide for equitable distribution of public improvements;

4. Have adequate time for the technical design necessary for the projects;

5. Attempt to insure that the most essential improvements are provided first;

6. Spread the costs of improvements over a period of years and thus maintain financial stability and a more nearly constant tax rate; and,

7. Coordinate the operating budget with new capital improvements.

The Public Improvements Program and Capital Budget has been an extremely beneficial process, since it urges department heads to anticipate major expenditures which might not otherwise be expected. However, not all departments respond by submitting these major project requests.

The city and the county has used this document in the past as a guideline in formulating its annual budget and projects are often funded which do not appear in the Public Improvements Program. Better participation would be encouraged if the city and the county would take the position that if a project is not reflected in the program, it would not be funded, except in emergency or unusual circumstances.

BUILDING AND CODES

CAPITAL IMPROVEMENTS PROGRAM
Building and Codes
PROPOSED SUMMARY PROJECT DATA SHEET
July 1, 2015 through June 30, 2016

Project Number	Project Description	Priority	Estimated Starting Date For Proposed Expenditures	Budgeted Expenses Prior to 1-Jul-15	Amount Remaining To Be Budgeted	Estimated Total Cost Of Project	Impact on Operating Budget
1	VEHICLE	B	10/01/15	$ 0	$ 69,000	$ 69,000	$ 0
1	VEHICLE	B	10/01/16	0	23,500	23,500	0
1	VEHICLE	B	10/01/17	0	24,000	24,000	0
1	VEHICLE	B	10/01/18	0	24,500	24,500	0
1	VEHICLE	B	10/01/19	0	25,000	25,000	0
2	0	BLANK	01/00/00	0	0	0	0
3	0	BLANK	01/00/00	0	0	0	0
4	0	BLANK	01/00/00	0	0	0	0
5	0	BLANK	01/00/00	0	0	0	0
6	0	BLANK	01/00/00	0	0	0	0
7	0	BLANK	01/00/00	0	0	0	0
8	0	BLANK	01/00/00	0	0	0	0
9	0	BLANK	01/00/00	0	0	0	0
10	0	BLANK	01/00/00	0	0	0	0
11	0	BLANK	01/00/00	0	0	0	0
12	0	BLANK	01/00/00	0	0	0	0
13	0	BLANK	01/00/00	0	0	0	0
14	0	BLANK	01/00/00	0	0	0	0
15	0	BLANK	01/00/00	0	0	0	0
16	0	BLANK	01/00/00	0	0	0	0
17	0	BLANK	01/00/00	0	0	0	0
18	0	BLANK	01/00/00	0	0	0	0
19	0	BLANK	01/00/00	0	0	0	0
20	0	BLANK	01/00/00	0	0	0	0
21	0	BLANK	01/00/00	0	0	0	0
22	0	BLANK	01/00/00	0	0	0	0
23	0	BLANK	01/00/00	0	0	0	0
24	0	BLANK	01/00/00	0	0	0	0
25	0	BLANK	01/00/00	0	0	0	0
26	0	BLANK	01/00/00	0	0	0	0
27	0	BLANK	01/00/00	0	0	0	0
28	0	BLANK	01/00/00	0	0	0	0
29	0	BLANK	01/00/00	0	0	0	0
30	0	BLANK	01/00/00	0	0	0	0
31	0	BLANK	01/00/00	0	0	0	0
32	0	BLANK	01/00/00	0	0	0	0
33	0	BLANK	01/00/00	0	0	0	0
34	0	BLANK	01/00/00	0	0	0	0
35	0	BLANK	01/00/00	0	0	0	0
36	0	BLANK	01/00/00	0	0	0	0
37	0	BLANK	01/00/00	0	0	0	0
38	0	BLANK	01/00/00	0	0	0	0

CAPITAL IMPROVEMENTS PROGRAM
Building and Codes
PROPOSED SUMMARY PROJECT DATA SHEET
July 1, 2015 through June 30, 2016

Project Number		Project Description	Priority	Estimated Starting Date For Proposed Expenditures	Budgeted Expenses Prior to 1-Jul-15	Amount Remaining To Be Budgeted	Estimated Total Cost Of Project	Impact on Operating Budget
81	0		BLANK	01/00/00	0	0	0	0
82	0		BLANK	01/00/00	0	0	0	0
83	0		BLANK	01/00/00	0	0	0	0
84	0		BLANK	01/00/00	0	0	0	0
85	0		BLANK	01/00/00	0	0	0	0
86	0		BLANK	01/00/00	0	0	0	0
87	0		BLANK	01/00/00	0	0	0	0
88	0		BLANK	01/00/00	0	0	0	0
89	0		BLANK	01/00/00	0	0	0	0
90	0		BLANK	01/00/00	0	0	0	0
91	0		BLANK	01/00/00	0	0	0	0
92	0		BLANK	01/00/00	0	0	0	0
93	0		BLANK	01/00/00	0	0	0	0
94	0		BLANK	01/00/00	0	0	0	0
95	0		BLANK	01/00/00	0	0	0	0
96	0		BLANK	01/00/00	0	0	0	0
Total for BUILDING & CODES					$ 0	$ 166,000	$ 166,000	$ 0

CLARKSVILLE FIRE AND RESCUE

CAPITAL IMPROVEMENTS PROGRAM
Clarksville Fire Rescue
PROPOSED SUMMARY PROJECT DATA SHEET
July 1, 2015 through June 30, 2016

Project Number	Project Description	Priority	Estimated Starting Date For Proposed Expenditures	Budgeted Expenses Prior to 1-Jul-15	Amount Remaining To Be Budgeted	Estimated Total Cost Of Project	Impact on Operating Budget
1	NEW STATION 11	A	ASAP	$ 1,400,000	$ 0	$ 1,400,000	$ 0
2	NEW RESCUE 12	A	07/01/15	275,000	0	275,000	0
3	STORAGE FACILITY	A	ASAP	100,000	0	100,000	0
4	EXPAND STATION 1	A	ASAP	650,000	0	650,000	0
5	RENOVATION OF 112 8TH STREET	A	ASAP	225,000	0	225,000	0
6	REPLACING ENGINE 50	A	07/01/17	800,000	0	800,000	0
7	REPLACE RESCUE CHASIS	A	07/01/17	180,000	0	180,000	0
8	NEW STATION 14	A	07/01/17	1,600,000	0	1,600,000	0
9	QUINT FOR STATION 14	A	07/01/17	650,000	0	650,000	0
10	TWO 50' QUINTS	A	07/01/16	1,300,000	0	1,300,000	0
11	ENGINE 70	A	07/01/18	320,000	0	320,000	0
12	RENOVATE MAINTENANCE SHOP	A	07/01/18	225,000	0	225,000	0
13	NEW STATION 15	A	07/01/18	1,700,000	0	1,700,000	0
14	ENGINE FOR STATION 15	A	07/01/18	440,000	0	440,000	0
15	0	BLANK	01/00/00	0	0	0	0
16	0	BLANK	01/00/00	0	0	0	0
17	0	BLANK	01/00/00	0	0	0	0
18	0	BLANK	01/00/00	0	0	0	0
19	0	BLANK	01/00/00	0	0	0	0
20	0	BLANK	01/00/00	0	0	0	0
21	0	BLANK	01/00/00	0	0	0	0
22	0	BLANK	01/00/00	0	0	0	0
23	0	BLANK	01/00/00	0	0	0	0
24	0	BLANK	01/00/00	0	0	0	0
25	0	BLANK	01/00/00	0	0	0	0
26	0	BLANK	01/00/00	0	0	0	0
27	0	BLANK	01/00/00	0	0	0	0
28	0	BLANK	01/00/00	0	0	0	0
29	0	BLANK	01/00/00	0	0	0	0
30	0	BLANK	01/00/00	0	0	0	0
31	0	BLANK	01/00/00	0	0	0	0
32	0	BLANK	01/00/00	0	0	0	0
33	0	BLANK	01/00/00	0	0	0	0
34	0	BLANK	01/00/00	0	0	0	0
35	0	BLANK	01/00/00	0	0	0	0
36	0	BLANK	01/00/00	0	0	0	0
37	0	BLANK	01/00/00	0	0	0	0
38	0	BLANK	01/00/00	0	0	0	0
39	0	BLANK	01/00/00	0	0	0	0
40	0	BLANK	01/00/00	0	0	0	0
41	0	BLANK	01/00/00	0	0	0	0
42	0	BLANK	01/00/00	0	0	0	0

CAPITAL IMPROVEMENTS PROGRAM
Clarksville Fire Rescue
PROPOSED SUMMARY PROJECT DATA SHEET
July 1, 2015 through June 30, 2016

Project Number		Project Description	Priority	Estimated Starting Date For Proposed Expenditures	Budgeted Expenses Prior to 1-Jul-15	Amount Remaining To Be Budgeted	Estimated Total Cost Of Project	Impact on Operating Budget
85	0		BLANK	01/00/00	0	0	0	0
86	0		BLANK	01/00/00	0	0	0	0
87	0		BLANK	01/00/00	0	0	0	0
88	0		BLANK	01/00/00	0	0	0	0
89	0		BLANK	01/00/00	0	0	0	0
90	0		BLANK	01/00/00	0	0	0	0
91	0		BLANK	01/00/00	0	0	0	0
92	0		BLANK	01/00/00	0	0	0	0
93	0		BLANK	01/00/00	0	0	0	0
94	0		BLANK	01/00/00	0	0	0	0
95	0		BLANK	01/00/00	0	0	0	0
96	0		BLANK	01/00/00	0	0	0	0
97	0		BLANK	01/00/00	0	0	0	0
98	0		BLANK	01/00/00	0	0	0	0
99	0		BLANK	01/00/00	0	0	0	0
100	0		BLANK	01/00/00	0	0	0	0
Total for Clarksville Fire Rescue					$ 9,865,000	$ 0	$ 9,865,000	$ 0

GARAGE

CAPITAL IMPROVEMENTS PROGRAM
Garage
PROPOSED SUMMARY PROJECT DATA SHEET
July 1, 2015 through June 30, 2016

Project Number	Project Description	Priority	Estimated Starting Date For Proposed Expenditures	Budgeted Expenses Prior to 1-Jul-15	Amount Remaining To Be Budgeted	Estimated Total Cost Of Project	Impact on Operating Budget
1	40'x100 ' Pole Barn	C	07/01/15	$ 0	$ 85,000	$ 85,000	$ 0
2	Paving Garage lot and Striping	C	08/01/15	0	72,469	72,469	0
3	Purchase of Property	C	08/01/15	0	300,000	300,000	0
4	Lift Truck (Tow Motor)	A	07/01/15	0	24,000	24,000	0
5	20 KW Generator at Fuel Center	A	07/01/15	0	19,141	19,141	0
6	0	0	01/00/00	0	0	0	0
7	0	0	01/00/00	0	0	0	0
8	0	0	01/00/00	0	0	0	0
9	0	0	01/00/00	0	0	0	0
10	0	0	01/00/00	0	0	0	0
11	0	0	01/00/00	0	0	0	0
12	0	0	01/00/00	0	0	0	0
13	0	0	01/00/00	0	0	0	0
14	0	0	01/00/00	0	0	0	0
15	0	0	01/00/00	0	0	0	0
16	0	0	01/00/00	0	0	0	0
17	0	0	01/00/00	0	0	0	0
18	0	0	01/00/00	0	0	0	0
19	0	0	01/00/00	0	0	0	0
20	0	0	01/00/00	0	0	0	0
21	0	0	01/00/00	0	0	0	0
22	0	0	01/00/00	0	0	0	0
23	0	0	01/00/00	0	0	0	0
24	0	0	01/00/00	0	0	0	0
25	0	0	01/00/00	0	0	0	0
26	0	0	01/00/00	0	0	0	0
27	0	0	01/00/00	0	0	0	0
28	0	0	01/00/00	0	0	0	0
29	0	0	01/00/00	0	0	0	0
30	0	0	01/00/00	0	0	0	0
31	0	0	01/00/00	0	0	0	0
32	0	0	01/00/00	0	0	0	0
33	0	0	01/00/00	0	0	0	0
34	0	0	01/00/00	0	0	0	0
35	0	0	01/00/00	0	0	0	0
36	0	0	01/00/00	0	0	0	0
37	0	0	01/00/00	0	0	0	0
38	0	0	01/00/00	0	0	0	0
39	0	0	01/00/00	0	0	0	0
40	0	0	01/00/00	0	0	0	0
41	0	0	01/00/00	0	0	0	0
42	0	0	01/00/00	0	0	0	0

CAPITAL IMPROVEMENTS PROGRAM

Garage

PROPOSED SUMMARY PROJECT DATA SHEET

July 1, 2015 through June 30, 2016

Project Number		Project Description	Priority	Estimated Starting Date For Proposed Expenditures	Budgeted Expenses Prior to 1-Jul-15	Amount Remaining To Be Budgeted	Estimated Total Cost Of Project	Impact on Operating Budget
85	0		0	01/00/00	0	0	0	0
86	0		0	01/00/00	0	0	0	0
87	0		0	01/00/00	0	0	0	0
88	0		0	01/00/00	0	0	0	0
89	0		0	01/00/00	0	0	0	0
90	0		0	01/00/00	0	0	0	0
91	0		0	01/00/00	0	0	0	0
92	0		0	01/00/00	0	0	0	0
93	0		0	01/00/00	0	0	0	0
94	0		0	01/00/00	0	0	0	0
95	0		0	01/00/00	0	0	0	0
96	0		0	01/00/00	0	0	0	0
97	0		0	01/00/00	0	0	0	0
98	0		0	01/00/00	0	0	0	0
99	0		0	01/00/00	0	0	0	0
100	0		0	01/00/00	0	0	0	0
Total for City Garage					$ 0	$ 500,610	$ 500,610	$ 0

GOLF COURSE

CAPITAL IMPROVEMENTS PROGRAM
GOLF COURSES
PROPOSED SUMMARY PROJECT DATA SHEET
July 1, 2015 through June 30, 2016

Project Number	Project Description	Priority	Estimated Starting Date For Proposed Expenditures	Budgeted Expenses Prior to 1-Jul-15	Amount Remaining To Be Budgeted	Estimated Total Cost Of Project	Impact on Operating Budget
1	Cart Storage Shed Replacement	A	07/01/15	$ 0	$ 18,500	$ 18,500	$ 0
2	Clubhouse Renovation & Parking Lot Repairs	A	11/01/15	0	62,900	62,900	0
3	Irrigation Booster Pump for Mason Rudolph G. C.	A	11/01/15	0	19,200	19,200	1,800
4	Large area Rotary Mower	A	11/01/16	0	22,000	22,000	0
5	Old Barn Demolition	A	07/01/16	0	17,500	17,500	0
6	Fertilizer and Open Storage Renovations	A	07/15/17	0	11,250	11,250	0
7	Clubhouse Renovation Mason Rudolph	A	11/15/17	0	11,000	11,000	0
8	Cart Path Repairs	A	09/15/18	0	27,000	27,000	0
9	Maintenance Building Renovation	A	07/01/19	0	11,200	11,200	0
10	Maintenance Vehicle (Turf)	A	07/15/19	0	21,000	21,000	0
11	Golf course Large Area Sprayer	A	07/01/19	0	25,000	25,000	0
12	0	A	01/00/00	0	0	0	0
13	0	A	01/00/00	0	0	0	0
14	0	A	01/00/00	0	0	0	0
15	0	A	01/00/00	0	0	0	0
16	0	A	01/00/00	0	0	0	0
17	0	A	01/00/00	0	0	0	0
18	0	A	01/00/00	0	0	0	0
19	0	A	01/00/00	0	0	0	0
20	0	A	01/00/00	0	0	0	0
21	0	A	01/00/00	0	0	0	0
22	0	A	01/00/00	0	0	0	0
23		A	07/01/15	0	0	0	0
24		A	07/01/15	0	0	0	0
25		A	07/01/15	0	0	0	0
26		A	07/01/15	0	0	0	0
27		A	07/01/15	0	0	0	0
28		A	07/01/15	0	0	0	0
29		A	07/01/15	0	0	0	0
30		A	07/01/15	0	0	0	0
31		A	07/01/15	0	0	0	0
32		A	07/01/15	0	0	0	0
33		A	07/01/15	0	0	0	0
34		A	07/01/15	0	0	0	0
35		A	07/01/15	0	0	0	0
36		A	07/01/15	0	0	0	0
37		A	07/01/15	0	0	0	0
38		A	07/01/15	0	0	0	0
39		A	07/01/15	0	0	0	0
40		A	07/01/15	0	0	0	0

CAPITAL IMPROVEMENTS PROGRAM
GOLF COURSES
PROPOSED SUMMARY PROJECT DATA SHEET
July 1, 2015 through June 30, 2016

Project Number	Project Description	Priority	Estimated Starting Date For Proposed Expenditures	Budgeted Expenses Prior to 1-Jul-15	Amount Remaining To Be Budgeted	Estimated Total Cost Of Project	Impact on Operating Budget
83		A	07/01/15	0	0	0	0
84		A	07/01/15	0	0	0	0
85		A	07/01/15	0	0	0	0
86		A	07/01/15	0	0	0	0
87		A	07/01/15	0	0	0	0
88		A	07/01/15	0	0	0	0
89		A	07/01/15	0	0	0	0
90		A	07/01/15	0	0	0	0
91		A	07/01/15	0	0	0	0
92		A	07/01/15	0	0	0	0
93		A	07/01/15	0	0	0	0
94		A	07/01/15	0	0	0	0
95		A	07/01/15	0	0	0	0
96		A	07/01/15	0	0	0	0
97		A	07/01/15	0	0	0	0
98		A	07/01/15	0	0	0	0
99		A	07/01/15	0	0	0	0
100		A	07/01/15	0	0	0	0
Total for Golf				$ 0	$ 246,550	$ 246,550	$ 1,800

MUSEUM

0 Museum

CAPITAL IMPROVEMENTS PROGRAM

Museum

PROPOSED SUMMARY PROJECT DATA SHEET
July 1, 2015 through June 30, 2016

Project Number	Project Description	Priority	Estimated Starting Date For Proposed Expenditures	Budgeted Expenses Prior to 1-Jul-15	Amount Remaining To Be Budgeted	Estimated Total Cost Of Project	Impact on Operating Budget
1	Renovation of exisitng gallery space	A	08/01/15	$ 0	$ 300,000	$ 300,000	$ 0
2	Upgrading of internal & external lighting	A	08/01/15	0	136,000	136,000	0
3	Security Upgrades with Camera	A	08/01/15	0	25,000	25,000	0
4	Retaining Wall	C	08/01/15	0	100,000	100,000	0
5	Renovation (Interior Water Proofing)	C	08/01/15	0	100,000	100,000	0
6	Replace and upgrade 1996 HVAC system	A	10/01/16	0	400,000	400,000	0
7	Feasibility study and Design Development	A	08/01/17	0	225,000	225,000	0
8	Plans and schematic drawings for 2017/18	A	09/01/19	0	100,000	100,000	0
9	Construction and moving costs	A	09/01/20	0	705,000	705,000	0
10				0	0	0	0
11				0	0	0	0
12				0	0	0	0
13				0	0	0	0
14				0	0	0	0
15				0	0	0	0
16				0	0	0	0
17				0	0	0	0
18				0	0	0	0
19				0	0	0	0
20				0	0	0	0
21				0	0	0	0
22				0	0	0	0
23				0	0	0	0
24				0	0	0	0
25				0	0	0	0
26				0	0	0	0
27				0	0	0	0
28				0	0	0	0
29				0	0	0	0
30				0	0	0	0
31				0	0	0	0
32				0	0	0	0
33				0	0	0	0
34				0	0	0	0
35				0	0	0	0
36				0	0	0	0
37				0	0	0	0
38				0	0	0	0
39				0	0	0	0
40				0	0	0	0
41				0	0	0	0

0 Museum

CAPITAL IMPROVEMENTS PROGRAM

Museum

PROPOSED SUMMARY PROJECT DATA SHEET
July 1, 2015 through June 30, 2016

Project Number	Project Description	Priority	Estimated Starting Date For Proposed Expenditures	Budgeted Expenses Prior to 1-Jul-15	Amount Remaining To Be Budgeted	Estimated Total Cost Of Project	Impact on Operating Budget
84				0	0	0	0
85				0	0	0	0
86				0	0	0	0
87				0	0	0	0
88				0	0	0	0
89				0	0	0	0
90				0	0	0	0
91				0	0	0	0
92				0	0	0	0
93				0	0	0	0
94				0	0	0	0
95				0	0	0	0
96				0	0	0	0
97				0	0	0	0
98				0	0	0	0
99				0	0	0	0
100				0	0	0	0
Total for Museum				$ 0	$ 2,091,000	$ 2,091,000	$ 0

PARKS AND RECREATION

CAPITAL IMPROVEMENTS PROGRAM
Park and Recreation
PROPOSED SUMMARY PROJECT DATA SHEET
July 1, 2015 through June 30, 2016

Project Number	Project Description	Priority	Estimated Starting Date For Proposed Expenditures	Budgeted Expenses Prior to 1-Jul-15	Amount Remaining To Be Budgeted	Estimated Total Cost Of Project	Impact on Operating Budget
1	Swan Lake Ballfield Lighting	A	10/01/15	$ 0	$ 0	$ 0	$ 0
2	Swan Lake Pool Refurbish	A	09/01/16	0	125,000	125,000	0
3	Regional Athletic Complex- Land and Development	A	01/01/16	0	5,000,000	5,000,000	0
4	Gas Wood Chipper	A	09/01/15	0	40,124	40,124	0
5	Downtown Park Development	B	08/01/16	0	1,575,000	1,575,000	0
6	Greenway/Blueway/Bicycle Master Plan	B	08/30/15	0	85,000	85,000	0
7	Trice Landing Renovation	B	08/31/17	0	268,000	268,000	0
8	Pool Salt Water System Conversion	B	09/01/16	0	160,000	160,000	0
9	Lighting at Tennis Complex	A	10/01/17	0	250,000	250,000	0
10	Miracle Field Plans/Development	B	06/30/19	0	175,000	175,000	0
11	New Community Center Master Plan	C	10/01/19	0	80,000	80,000	0
12	Greenway Connection Liberty/McGregor	B	07/01/18	0	20,300,000	20,300,000	0
13	Electric at Liberty Park	B	09/01/19	0	535,000	535,000	0
14	0	B	01/00/00	0	0	0	0
15	Pollard Road Parking Lot	B	11/01/18	0	100,000	100,000	0
16	Wellness Center Master Plans	C	01/01/19	0	2,000,000	2,000,000	0
17	New Skate Park	C	01/01/17	0	195,000	195,000	0
18	0	BLANK	01/00/00	0	0	0	0
19	0	BLANK	01/00/00	0	0	0	0
20	Hillside Mower	A	10/01/15	0	21,670	21,670	0
21	Stokes Field Renovation Phase	A	07/01/15	0	6,215,000	6,215,000	0
22	Dump Truck (New)	B	12/31/15	0	40,000	40,000	0
23	Rotary Splash Pad	B	11/01/15	0	150,000	150,000	0
24	0	B	01/00/00	0	0	0	0
25	Back Hoe	C	10/31/15	0	74,252	74,252	0
26	Championship Disc Golf Course	C	01/01/18	0	65,000	65,000	0
27	Digital Signs at Community Centers	C	09/01/17	0	65,000	65,000	0
28	0	BLANK	01/00/00	0	0	0	0
29	Kleeman Community Center	C	10/01/18	0	14,065,000	14,065,000	0
30	Robert Clark Park Restroom/Walking Trail	A	08/01/15	0	85,000	85,000	0
31	Robert Clark Park Walking Trail/Picnic	B	08/31/16	0	25,000	25,000	0
32	Roller/Ice Hockey Venue	B	01/01/18	0	3,000,000	3,000,000	0
33	Pool Covers - Outdoor Pools	B	09/01/16	0	90,000	90,000	0
34	0	BLANK	01/00/00	0	0	0	0
35	0	BLANK	01/00/00	0	0	0	0
36	Splash Pad at Smith Pool	B	02/01/18	0	1,023,550	1,023,550	0
37	Burchwood Park Renovation	C	12/31/16	0	120,000	120,000	0
38	Utility Vehicle	B	12/01/15	0	23,000	23,000	0
39	Tractor	B	10/31/15	0	17,619	17,619	0
40	Skid Steer	B	12/01/15	0	45,150	45,150	0

CAPITAL IMPROVEMENTS PROGRAM
Park and Recreation
PROPOSED SUMMARY PROJECT DATA SHEET
July 1, 2015 through June 30, 2016

Project Number	Project Description	Priority	Estimated Starting Date For Proposed Expenditures	Budgeted Expenses Prior to 1-Jul-15	Amount Remaining To Be Budgeted	Estimated Total Cost Of Project	Impact on Operating Budget
41	Generators at Crow/Kleeman Community Ctr	C	12/31/20	0	70,000	70,000	0
42	Land Acquisition/Renovation - Dixon Park	C	12/01/18	0	175,000	175,000	0
43	Abandoned Railbeds	B	as available	0	0	0	0
44	One Ton Work Vehicle	C	11/01/14	0	60,000	60,000	0
45	Greenway Acquisition/Expansions	A	As available	0	1,000,000	1,000,000	0
46	Dog Park Sango	C	10/01/18	0	200,000	200,000	0
47	Digital Sign for Liberty Park	B	09/01/16	0	35,000	35,000	0
48	Community Built Playground	C	01/00/00	0	165,000	165,000	0
49	Red River Greenway	A	01/00/00	0	3,590,000	3,590,000	0
50	Liberty South Peay Property Development	A	11/01/15	0	600,000	600,000	0
51	Edith Pettus Renovations	B	01/01/16	0	220,000	220,000	0
52	0	BLANK	01/00/00	0	0	0	0
53	0	BLANK	01/00/00	0	0	0	0
54	Howard Park Blueway Access Plans/Construction	A	07/01/15	0	526,000	526,000	0
55	Smith Trahern Renovations	B	09/01/15	0	800,000	800,000	0
56	Swan Lake ADA Walkways	B	12/31/15	0	75,000	75,000	0
57	Woodstock Park Development	C	01/01/16	0	400,000	400,000	0
58	Paving Maintenance Shop	B	12/31/15	0	75,000	75,000	0
59	Addition to Heritage Park Complex	B	12/01/14	0	2,000,000	2,000,000	0
60	Park Signage Plan /Development	A	08/01/15	0	120,000	120,000	0
61	Skate Park Renovation	B	10/31/16	0	60,000	60,000	0
62	McGregor All Access Fishing Pier	A	09/01/16	0	400,000	400,000	0
63	Greenway Expansion(Ft Defiance to Trice)	A	09/01/15	0	260,000	260,000	0
64	North Extension of McGregor Park Develop	C	08/01/17	0	675,000	675,000	0
65	Master Plan 2015-2025	A	10/01/15	0	125,000	125,000	0
66	0	BLANK	01/00/00	0	0	0	0
67	0	BLANK	01/00/00	0	0	0	0
68	0	BLANK	01/00/00	0	0	0	0
69	0	BLANK	01/00/00	0	0	0	0
70	0	BLANK	01/00/00	0	0	0	0
71	Maintenance Vehicles	B	10/31/15	0	360,583	360,583	0
72	Heritage Park Trails/Picnic Areas	A	10/01/18	0	200,000	200,000	0
73	Beachaven Pool Bathhouse Renovation	B	12/31/15	0	150,000	150,000	0
74	0	BLANK	01/00/00	0	0	0	0
75	0	BLANK	01/00/00	0	0	0	0
76	0	BLANK	01/00/00	0	0	0	0
77	0	BLANK	01/00/00	0	0	0	0
78	0	BLANK	01/00/00	0	0	0	0
79	0	BLANK	01/00/00	0	0	0	0
80	0	BLANK	01/00/00	0	0	0	0

CAPITAL IMPROVEMENTS PROGRAM
Park and Recreation
PROPOSED SUMMARY PROJECT DATA SHEET
July 1, 2015 through June 30, 2016

Project Number	Project Description	Priority	Estimated Starting Date For Proposed Expenditures	Budgeted Expenses Prior to 1-Jul-15	Amount Remaining To Be Budgeted	Estimated Total Cost Of Project	Impact on Operating Budget
81	0	BLANK	01/00/00	0	0	0	0
82	0	BLANK	01/00/00	0	0	0	0
83	0	BLANK	01/00/00	0	0	0	0
84	Paving - Sherwood Forest Park	A	08/31/15	0	40,000	40,000	0
85	HVAC for Heritage Soccer	A	11/01/15	0	22,000	22,000	0
86	0	BLANK	01/00/00	0	0	0	0
87	0	BLANK	01/00/00	0	0	0	0
88	0	BLANK	01/00/00	0	0	0	0
89	Administrative Vehicles	B	08/01/15	0	35,000	35,000	0
90	0	BLANK	01/00/00	0	0	0	0
91	0	BLANK	01/00/00	0	0	0	0
92	0	BLANK	01/00/00	0	0	0	0
93	0	BLANK	01/00/00	0	0	0	0
94	0	BLANK	01/00/00	0	0	0	0
95	0	BLANK	01/00/00	0	0	0	0
96	0	BLANK	01/00/00	0	0	0	0
97	Major Maintenance Package	A	07/01/15	0	700,000	700,000	0
98	Park Restroom Renovations	C	09/01/17	0	300,000	300,000	0
99	Crow Center Renovations	C	09/01/17	0	16,030,000	16,030,000	0
100	Burt Cobb Renovations	C	09/01/18	0	40,000	40,000	0
Total for	Park and Recreation			$ 0	$ 85,521,948	$ 85,521,948	$ 0

POLICE DEPARTMENT

CAPITAL IMPROVEMENTS PROGRAM
Clarksville Police Department
PROPOSED SUMMARY PROJECT DATA SHEET
July 1, 2015 through June 30, 2016

Project Number	Project Description	Priority	Estimated Starting Date For Proposed Expenditures	Budgeted Expenses Prior to 1-Jul-15	Amount Remaining To Be Budgeted	Estimated Total Cost Of Project	Impact on Operating Budget
2	Mobile and Portable Radios	A	08/01/15	$ 0	$ 289,208	$ 289,208	$ 0
3	In-Car Toughbook/Camera Systems/Storage	A	10/01/15	0	1,222,517	1,222,517	0
7	Vehicles	A	10/01/15	0	1,978,830	1,978,830	0
8	Armored Vehicle	A	06/01/16	204,393	68,132	272,525	0
11	District One Precinct Building	A	07/01/14	3,188,796	61,204	3,250,000	0
12	District Three Precinct Building	C	07/01/17	0	2,587,500	2,587,500	0
13	Range Improvements	B	07/01/16	0	57,750	57,750	0
16	Motorcycles	B	10/01/15	0	57,349	57,349	0
17	Computer Aided Dispatch (CAD)	A	12/01/16	0	500,000	500,000	0
19	Consoles for Dispatch	B	10/01/15	0	48,631	48,631	0
20	0	BLANK	01/00/00	0	0	0	0
21	0	BLANK	01/00/00	0	0	0	0
22	0	BLANK	01/00/00	0	0	0	0
23	0	BLANK	01/00/00	0	0	0	0
24	0	BLANK	01/00/00	0	0	0	0
25	0	BLANK	01/00/00	0	0	0	0
26	0	BLANK	01/00/00	0	0	0	0
27	0	BLANK	01/00/00	0	0	0	0
28	0	BLANK	01/00/00	0	0	0	0
29	0	BLANK	01/00/00	0	0	0	0
30	0	BLANK	01/00/00	0	0	0	0
31	0	BLANK	01/00/00	0	0	0	0
32	0	BLANK	01/00/00	0	0	0	0
33	0	BLANK	01/00/00	0	0	0	0
34	0	BLANK	01/00/00	0	0	0	0
35	0	BLANK	01/00/00	0	0	0	0
36	0	BLANK	01/00/00	0	0	0	0
37	0	BLANK	01/00/00	0	0	0	0
38	0	BLANK	01/00/00	0	0	0	0
39	0	BLANK	01/00/00	0	0	0	0
40	0	BLANK	01/00/00	0	0	0	0
41	0	BLANK	01/00/00	0	0	0	0

CAPITAL IMPROVEMENTS PROGRAM
Clarksville Police Department
PROPOSED SUMMARY PROJECT DATA SHEET
July 1, 2015 through June 30, 2016

Project Number	Project Description	Priority	Estimated Starting Date For Proposed Expenditures	Budgeted Expenses Prior to 1-Jul-15	Amount Remaining To Be Budgeted	Estimated Total Cost Of Project	Impact on Operating Budget
108 0		BLANK	01/00/00	0	0	0	0
109 0		BLANK	01/00/00	0	0	0	0
Total for Clarksville Police Department				$ 3,393,189	$ 6,871,121	$ 10,264,310	$ 0

CLARKSVILLE SENIOR CITIZEN CENTER

CAPITAL IMPROVEMENTS PROGRAM
Clarksville Senior Citizens Center
PROPOSED SUMMARY PROJECT DATA SHEET
July 1, 2015 through June 30, 2016

Project Number	Project Description	Priority	Estimated Starting Date For Proposed Expenditures	Budgeted Expenses Prior to 1-Jul-15	Amount Remaining To Be Budgeted	Estimated Total Cost Of Project	Impact on Operating Budget
1	Detailed Drawings for Building Addition	A	07/01/15	$ 0	$ 214,000	$ 214,000	$ 0
2	Building Expansion	A	07/01/16	0	3,200,000	3,200,000	6,000
3	0	BLANK	01/00/00	0	0	0	0
4	0	BLANK	01/00/00	0	0	0	0
5	0	BLANK	01/00/00	0	0	0	0
6	0	BLANK	01/00/00	0	0	0	0
7	0	BLANK	01/00/00	0	0	0	0
8	0	BLANK	01/00/00	0	0	0	0
9	0	BLANK	01/00/00	0	0	0	0
10	0	BLANK	01/00/00	0	0	0	0
11	0	BLANK	01/00/00	0	0	0	0
12	0	BLANK	01/00/00	0	0	0	0
13	0	BLANK	01/00/00	0	0	0	0
14	0	BLANK	01/00/00	0	0	0	0
15	0	BLANK	01/00/00	0	0	0	0
16	0	BLANK	01/00/00	0	0	0	0
17	0	BLANK	01/00/00	0	0	0	0
18	0	BLANK	01/00/00	0	0	0	0
19	0	BLANK	01/00/00	0	0	0	0
20	0	BLANK	01/00/00	0	0	0	0
21	0	BLANK	01/00/00	0	0	0	0
22	0	BLANK	01/00/00	0	0	0	0
23	0	BLANK	01/00/00	0	0	0	0
24	0	BLANK	01/00/00	0	0	0	0
25	0	BLANK	01/00/00	0	0	0	0
26	0	BLANK	01/00/00	0	0	0	0
27	0	BLANK	01/00/00	0	0	0	0
28	0	BLANK	01/00/00	0	0	0	0
29	0	BLANK	01/00/00	0	0	0	0
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31	0	BLANK	01/00/00	0	0	0	0
32	0	BLANK	01/00/00	0	0	0	0
33	0	BLANK	01/00/00	0	0	0	0
34	0	BLANK	01/00/00	0	0	0	0
35	0	BLANK	01/00/00	0	0	0	0
36	0	BLANK	01/00/00	0	0	0	0
37	0	BLANK	01/00/00	0	0	0	0
38	0	BLANK	01/00/00	0	0	0	0
39	0	BLANK	01/00/00	0	0	0	0
40	0	BLANK	01/00/00	0	0	0	0
41	0	BLANK	01/00/00	0	0	0	0
42	0	BLANK	01/00/00	0	0	0	0

CAPITAL IMPROVEMENTS PROGRAM
Clarksville Senior Citizens Center
PROPOSED SUMMARY PROJECT DATA SHEET
July 1, 2015 through June 30, 2016

Project Number		Project Description	Priority	Estimated Starting Date For Proposed Expenditures	Budgeted Expenses Prior to 1-Jul-15	Amount Remaining To Be Budgeted	Estimated Total Cost Of Project	Impact on Operating Budget
85	0		BLANK	01/00/00	0	0	0	0
86	0		BLANK	01/00/00	0	0	0	0
87	0		BLANK	01/00/00	0	0	0	0
88	0		BLANK	01/00/00	0	0	0	0
89	0		BLANK	01/00/00	0	0	0	0
90	0		BLANK	01/00/00	0	0	0	0
91	0		BLANK	01/00/00	0	0	0	0
92	0		BLANK	01/00/00	0	0	0	0
93	0		BLANK	01/00/00	0	0	0	0
94	0		BLANK	01/00/00	0	0	0	0
95	0		BLANK	01/00/00	0	0	0	0
96	0		BLANK	01/00/00	0	0	0	0
97	0		BLANK	01/00/00	0	0	0	0
98	0		BLANK	01/00/00	0	0	0	0
99	0		BLANK	01/00/00	0	0	0	0
100	0		BLANK	01/00/00	0	0	0	0
Total for Clarksville Senior Citizens Center					$ 0	$ 3,414,000	$ 3,414,000	$ 6,000

STREET DEPARTMENT

CAPITAL IMPROVEMENTS PROGRAM
Highways and Streets
PROPOSED SUMMARY PROJECT DATA SHEET
July 1, 2015 through June 30, 2020

Project Number	Project Description	Priority	Estimated Starting Date For Proposed Expenditures	Budgeted Expenses Prior to 1-Jul-15	Amount Remaining To Be Budgeted	Estimated Total Cost Of Project	Impact on Operating Budget
1	1 Ton Truck with utility bed	B	08/01/15	$ 0	$ 100,000	$ 100,000	$ 0
2	Backhoes	A	08/01/15	0	674,000	674,000	0
3	Brine Mixer	A	08/01/15	0	55,000	55,000	0
4	Grader	A	08/01/15	0	255,000	255,000	0
5	Salt Boxes	A	08/01/15	0	265,000	265,000	0
6	Small Salt Box	A	08/01/15	0	58,000	58,000	0
7	Small Ahsphalt Roller	B	08/01/15	0	75,000	75,000	0
8	Snow Plows	A	08/01/15	0	200,000	200,000	0
9	Sweepers	A	08/01/15	0	255,000	255,000	0
#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
13	Tractor for lowboy	C	08/01/15	0	165,000	165,000	0
14	Dozier	B	08/01/15	0	210,000	210,000	0
15	Small Bucket Truck	C	08/01/15	0	95,000	95,000	0
16	Bucket Trucks	A	08/01/15	0	210,000	210,000	0
17	Thermoplastic Applicator	A	08/01/15	0	23,000	23,000	0
18	Hydraulic Ram	C	08/01/15	0	55,000	55,000	0
19	Milling Attachment	A	08/01/15	0	20,000	20,000	0
20	Snow Plow	B	08/01/15	0	20,000	20,000	0
21	Pickup Trucks	A	08/01/15	0	335,000	335,000	0
21	2 1/2 Ton Dump Trucks	A	08/01/15	0	775,000	775,000	0
22	1 Ton Dump Trucks	A	08/01/15	0	220,000	220,000	0
23	ROW Mowers	A	08/01/15	0	675,000	675,000	0
23	Replace Wood Poles	A	08/01/15	0	315,000	315,000	0
24	SIGNAL MAINTENANCE	A	08/01/15	0	750,000	750,000	0
25	TRAFFIC SIGNAL SYSTEM EXPANSION	A	08/01/15	0	500,000	500,000	0
26	UPGRADE SIGNAL TIMING PLANS	A	08/01/15	0	100,000	100,000	0
27	VIDEO DETECTION	A	08/01/15	0	375,000	375,000	0
28	CITY-WIDE LIGHTING IMPROVEMENT	A	08/01/16	0	600,000	600,000	0
29	NEW TRAFFIC SIGNALS	A	08/01/15	0	920,000	920,000	0
#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
30	PURPLE HEART PKY LIGHTING IMPROVEMENTS	A	08/01/17	0	400,000	400,000	0
31	SIGN & SIGNAL SHOP EXPANSION	A	08/01/15	0	100,000	100,000	0
32	SOLAR POWERED ELECTRIC MESS. BOARD	A	08/01/15	0	30,000	30,000	0
33	SCHOOL ZONE PAGER SYSTEM	A	08/01/15	0	100,000	100,000	0
61	PRIORITY CONTROL SYSTEM	A	08/01/15	0	110,000	110,000	0
62	SR 374 LIGHTING	A	08/01/15	0	2,000,000	2,000,000	0
63	CROSSLAND CUMBERLAND INT	A	08/01/15	0	600,000	600,000	0

CAPITAL IMPROVEMENTS PROGRAM
Highways and Streets
PROPOSED SUMMARY PROJECT DATA SHEET
July 1, 2015 through June 30, 2020

Project Number	Project Description	Priority	Estimated Starting Date For Proposed Expenditures	Budgeted Expenses Prior to 1-Jul-15	Amount Remaining To Be Budgeted	Estimated Total Cost Of Project	Impact on Operating Budget
#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!	#REF!
64	Terminal Rd	A	08/01/15	0	925,000	925,000	0
65	TYLERTOWN ROAD IMPROVEMENTS	B	10/01/15	0	9,000,000	9,000,000	0
66	SANGO RD IMPROVEMENTS	A	08/01/15	0	500,000	500,000	0
67	Fencing for Riverview Cemetery	A	09/01/15	0	30,000	30,000	0
68	0	BLANK	01/00/00	0	0	0	0
69	0	BLANK	01/00/00	0	0	0	0
70	0	BLANK	01/00/00	0	0	0	0
71	0	BLANK	01/00/00	0	0	0	0
72	0	BLANK	01/00/00	0	0	0	0
73	0	BLANK	01/00/00	0	0	0	0
74	0	BLANK	01/00/00	0	0	0	0
75	0	BLANK	01/00/00	0	0	0	0
76	0	BLANK	01/00/00	0	0	0	0
77	0	BLANK	01/00/00	0	0	0	0
78	0	BLANK	01/00/00	0	0	0	0
79	0	BLANK	01/00/00	0	0	0	0
80	0	BLANK	01/00/00	0	0	0	0
81	0	BLANK	01/00/00	0	0	0	0
82	0	BLANK	01/00/00	0	0	0	0
83	0	BLANK	01/00/00	0	0	0	0
84	0	BLANK	01/00/00	0	0	0	0
85	0	BLANK	01/00/00	0	0	0	0
86	0	BLANK	01/00/00	0	0	0	0
87	0	BLANK	01/00/00	0	0	0	0
88	0	BLANK	01/00/00	0	0	0	0
89	0	BLANK	01/00/00	0	0	0	0
90	0	BLANK	01/00/00	0	0	0	0
91	0	BLANK	01/00/00	0	0	0	0
92	0	BLANK	01/00/00	0	0	0	0
93	0	BLANK	01/00/00	0	0	0	0
94	0	BLANK	01/00/00	0	0	0	0
95	0	BLANK	01/00/00	0	0	0	0
96	0	BLANK	01/00/00	0	0	0	0
97	0	BLANK	01/00/00	0	0	0	0
98	0	BLANK	01/00/00	0	0	0	0
99	0	BLANK	01/00/00	0	0	0	0
100	0	BLANK	01/00/00	0	0	0	0
101	0	BLANK	01/00/00	0	0	0	0

RESOLUTION 34-2014-15

A RESOLUTION ADOPTING THE MONTGOMERY COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN

WHEREAS, the MONTGOMERY COUNTY MULTI-JURISDICTIONAL HAZARD MITIGATION PLAN (the 'Plan') was developed in accordance with and following the guidelines and requirements established, published and provided by FEMA and TEMA; and

WHEREAS, the City of Clarksville and its various departments, agencies, and operating units actively participated in and contributed to the preparation and development of the 'Plan;" and

WHEREAS, the 'Plan' has been developed to guide each participating jurisdiction in planning for and mitigating local hazards; and

WHEREAS, the completion and adoption of hazard mitigation plan is a condition of qualification for potential future mitigation funding.

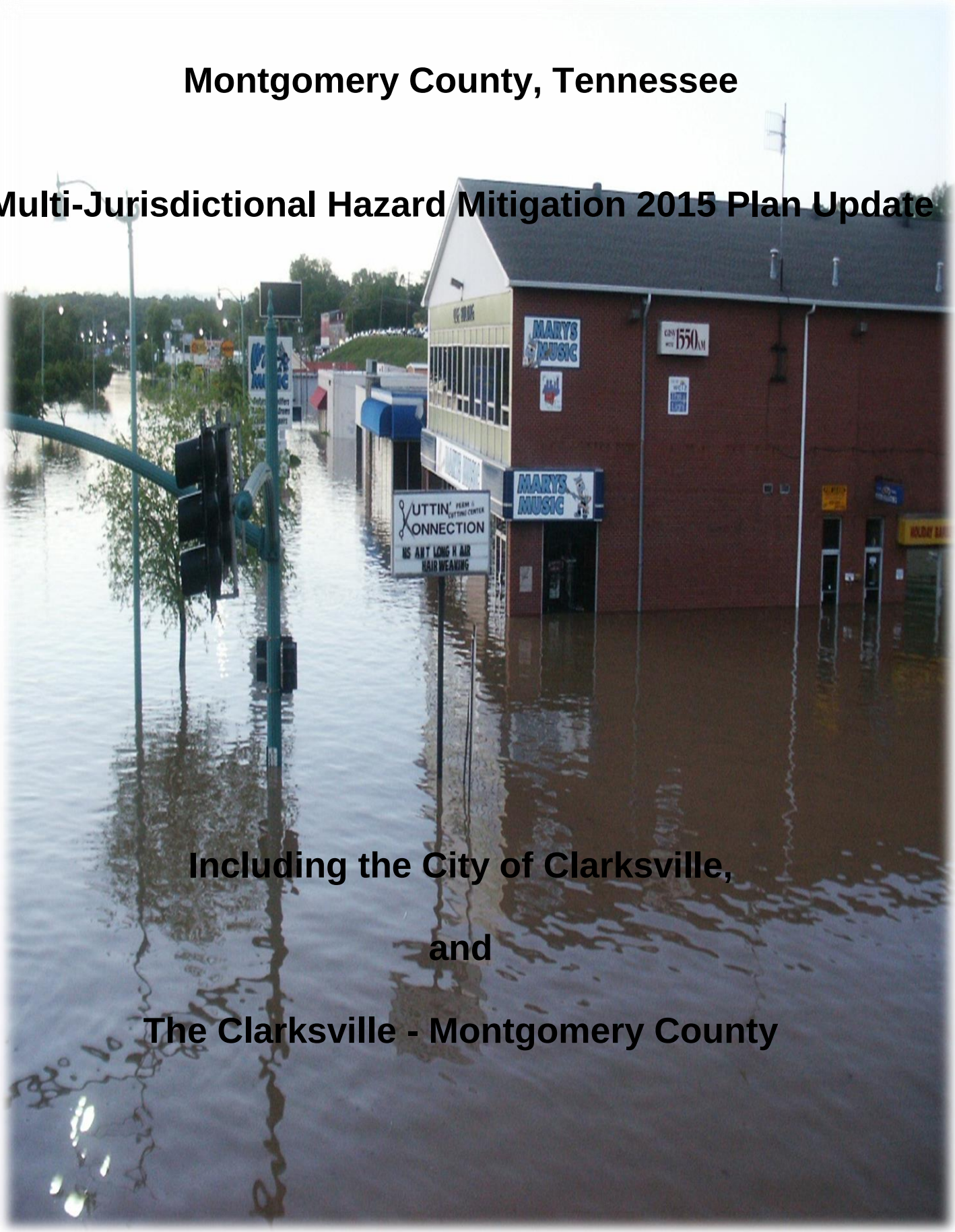
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLARKSVILLE, TENNESSEE

That the Clarksville City Council hereby adopts the Montgomery County Multi-Jurisdictional Hazard Mitigation Plan

ADOPTED:

Montgomery County, Tennessee

Multi-Jurisdictional Hazard Mitigation 2015 Plan Update



Including the City of Clarksville,

and

The Clarksville - Montgomery County

Executive Summary

Montgomery County Tennessee, like many other places in the nation has experienced major disasters. In 1999 a F3 tornado destroyed a large amount of buildings and infrastructure as it covered almost the entire length of the county. In 2010 the county was part of a regional catastrophic flooding event that again destroyed many buildings and caused extensive damage to some of the infrastructure.

The 2015 Montgomery County Multi-Jurisdictional Hazard Mitigation Plan Update is the second update of the plan since becoming a multi-jurisdictional plan including the City of Clarksville and the Clarksville-Montgomery County School System. The 2015 plan update was completed with the assistance of multiple individuals, departments/agencies, private organizations, businesses, non-profits, and academia.

The Montgomery County Multi-Jurisdictional Hazard Mitigation Plan Update process includes efforts to meet the principles and intent of new guidance and directives such as Presidential Policy Directive – 8 (PPD-8) the “Whole Community” concept and the five mission areas: Prevention, Protection, Mitigation, Response, and Recovery. The process also involved the Threat and Hazard Identification and Risk Assessment (THIRA) guidance.

The jurisdictions in the plan continue mitigation efforts in an effort to protect the citizens and property within the jurisdictions and as required by the Disaster Mitigation Act of 2000. This 2015 plan update is in accordance with 44 CFR 201, which requires an updated hazard mitigation plan to be submitted and approved by FEMA every five years.

For additional information, contact

Jerry Buchanan, Director,
Montgomery County Emergency Management Agency
130 S First Street
Clarksville, TN 37040

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I. INTRODUCTION

This 2015 plan update was completed in accordance with the requirements of the Federal Emergency Management Agency (FEMA) to assist in the elimination of losses of life and property in the jurisdictions of Montgomery County, the City of Clarksville, and the Clarksville-Montgomery County School System in Tennessee as a result of natural and manmade hazards. Fort Campbell Military Reservation, while located partially within the borders of Montgomery County is not included in this plan as it is a Federal installation.

Montgomery County has one incorporated entity, the City of Clarksville, and one school system, the Clarksville-Montgomery County School System. Prior to March 2009, both the city and the county had developed and received approval for independent, stand-alone plans. In March 2009 both plans were consolidated into a single, composite plan. During the planning process to include the City of Clarksville in the Montgomery County plan, the Clarksville-Montgomery County School System was notified of their status as a local government as defined by 44CFR Part 201.2. The Clarksville-Montgomery County School System requested to be included in the planning process for the five year 2010 plan update that was to start later in 2009, so that the school system could be included as a local government in the multi-jurisdictional plan. The plan is now referred to as the Montgomery County Multi-Jurisdictional Hazard Mitigation Plan. The Montgomery County Multi-Jurisdictional Hazard Mitigation Plan Update from 2010 has been incorporated into the risk assessment of all planning processes used within the county, the city, and the school system to the extent that it is appropriate. The 2015 Montgomery County Multi-Jurisdictional Hazard Mitigation Plan Update will continue to be incorporated into risk assessment and other applicable areas within the jurisdictions.

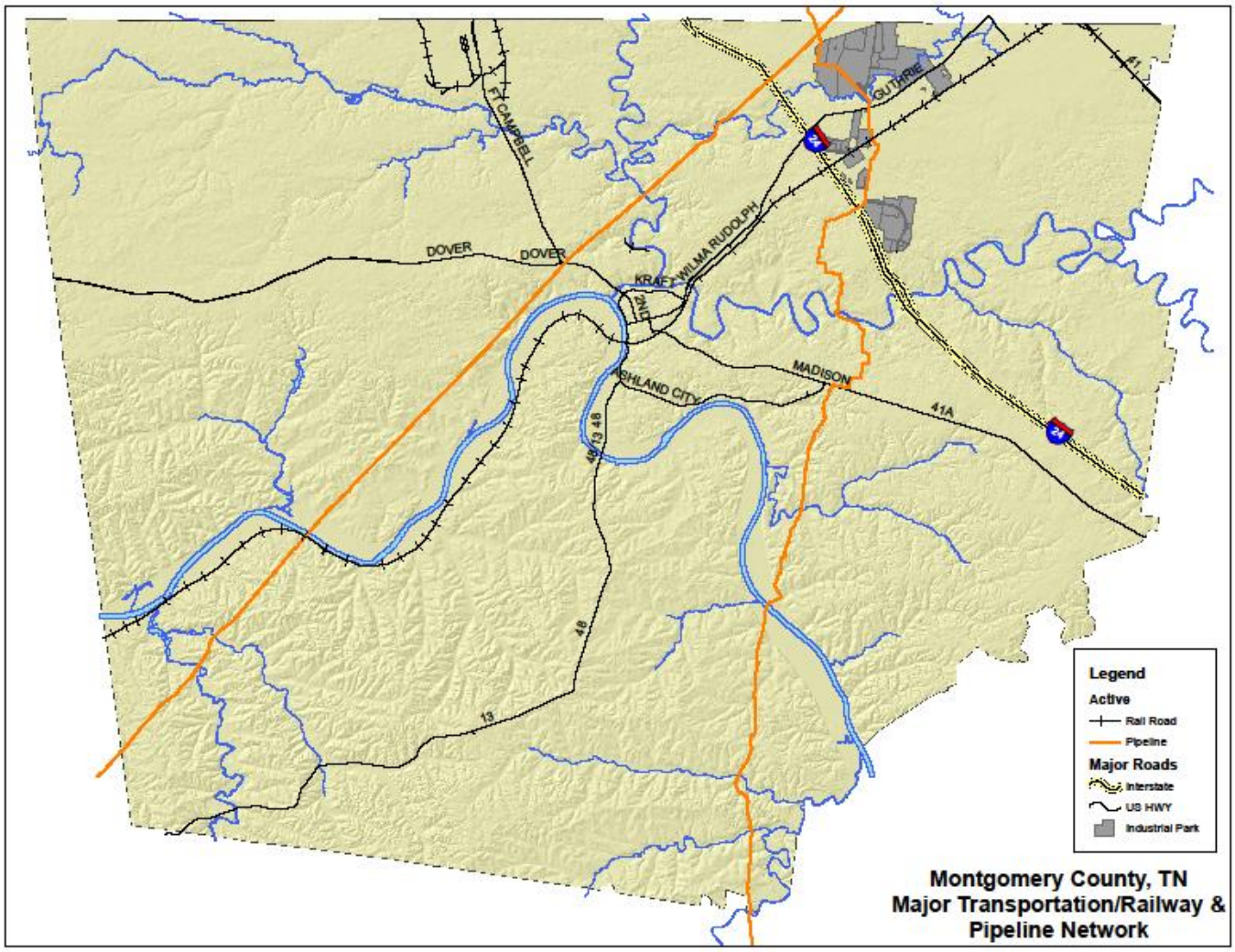
The Community

Montgomery County is located in northern middle Tennessee, on the Tennessee – Kentucky border. The area continues as it was in 2010 as the center of one of the Southeast's largest and most rapidly growing industrial complexes and also serves as one of its premier development locations. Montgomery County is surrounded by five Tennessee counties and two Kentucky counties.

Montgomery County has a total of 539 square miles within its borders and is comprised of multiple unincorporated communities (Palmyra, Woodlawn, etc.) and one incorporated entity, the City of Clarksville (98 square miles). Fort Campbell Military Reservation, home of the 101st Air Assault Division, encompasses an area of 62 square miles within the county.

CMCSS is one of a distinguished group of school districts that has earned whole district accreditation from AdvancEd, which rated the system in the top 2% of school districts internationally. We are one of 10 school districts in the nation with ISO-9001 quality certification, which measures efficiency and effectiveness.

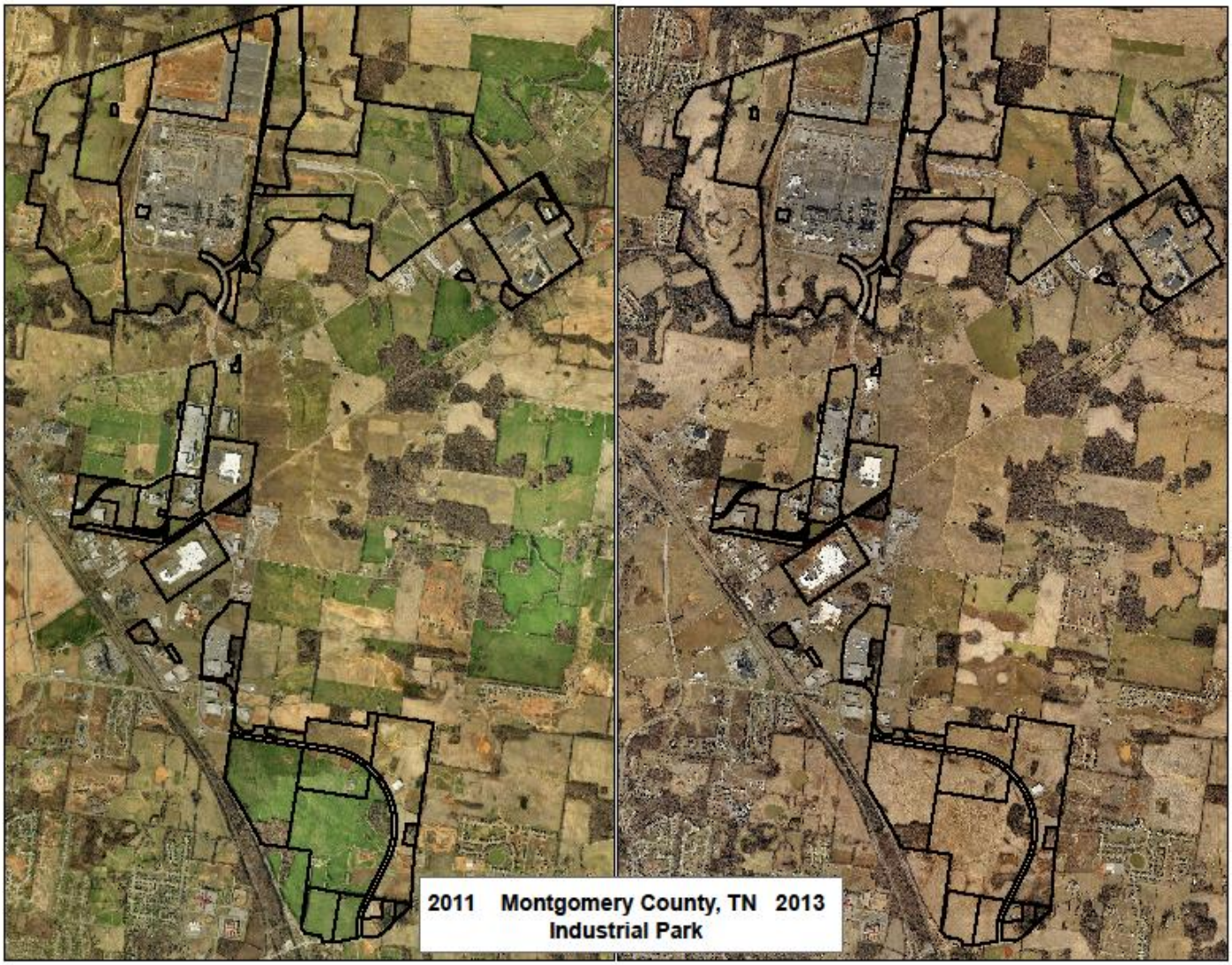
With a graduation rate of 95.2% in 2012 the school system exceeds both state and national averages and receives strong community support for education with an emphasis on 100% graduation for every student. The dropout rate for 2011-12 was 1.9%. In May 2013, 1,810 CMCSS graduates earned $30 million in college scholarships.



Map provided by APSU GIS Center

According to 2010 Census Bureau population for Montgomery County was 172,331 residents. The Census Bureau estimates that the 2012 population will reach 184,468 which equals a 7.0% increase in population in two years.

Although there has been a steady stream of businesses and industries building in Montgomery County, recent development trends have leaned toward large residential subdivisions as more and more people relocate here. The Fort Campbell Military Reservation here brings in a large number of both active duty and retired military, fueling our need for more homes and the supporting infrastructure. A report in the local newspaper by a marketing and research firm dated February 27, 2014 estimated that 8,700 new homes would need to be constructed between now and 2019 to keep pace with expanded demand.



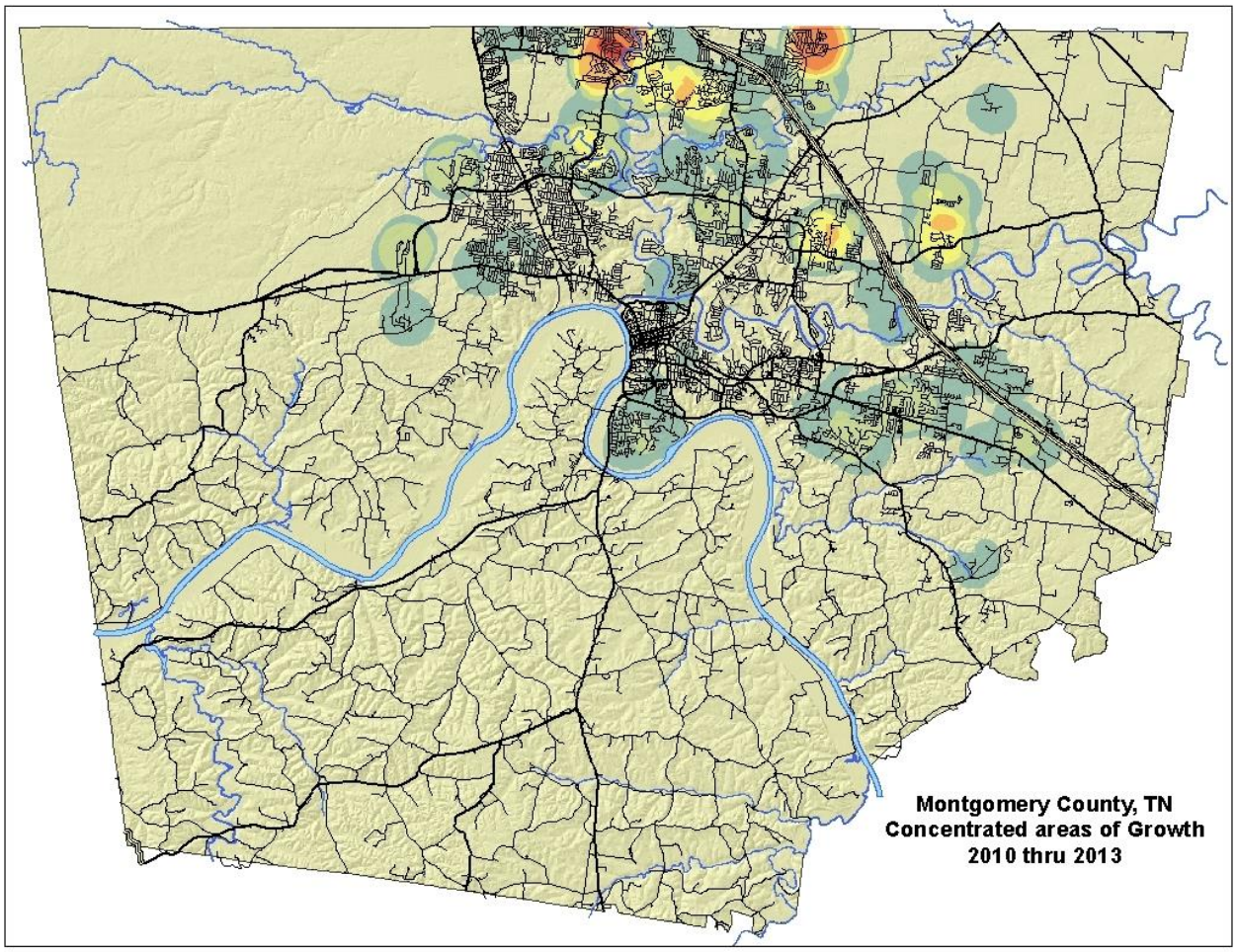
Map provided by APSU GIS Center

The Hemlock Semiconductor plant was completed, but due to global prices for the materials it will produce it is not currently manufacturing any product. A fully operational emergency services crew and equipment is still maintained along with a minimal support staff until the production operations go online.

Several other businesses and industries have or are in the process of expanding or building new facilities in the area. Hankook Tire announced in October 2013 that Montgomery County was selected as the location of their new $800 million American production facility which will employ approximately 1,800 people when it is completed.

On September 18, 2014 an announcement was made that the state department of transportation, the local port authority and other businesses had reached an agreement to create an expanded port at the Nystar Zinc Plant. The agreement will expand the current facility into a much larger port with for a broader use and create the “Cumberland River Regional Waterway Intermodal Facility.” This port officially became part of the state’s Transportation Improvement Program (TIP) after a vote by the Clarksville Area Urbanized Metropolitan Planning Organization (MPO).

Development, whether residential, commercial, or industrial, is controlled through zoning regulations adopted by both the city and the county. These regulations contain specific requirements for development such as lot size, distance from neighbors and property lines, and zoning classifications.



Map provided by APSU GIS Center

Local Government

Montgomery County is governed by an elected County Mayor and Board of Commissioners while the City of Clarksville is governed by an elected Mayor and City Council.

The Clarksville-Montgomery County School System is governed by an elected school board who sets the policies that govern the system.

Infrastructure

Montgomery County is crossed by eight Federal and State highways (including Interstate 24), two rail lines, one petro-chemical (Xylene) pipeline, one crude oil pipeline, numerous natural gas pipelines from three separate carriers, the Cumberland and Red Rivers, and a regional airport.

There are 1,786 miles of roadway and 167 bridges inside Montgomery County, including two railroad bridges, one railroad tunnel, and 71 miles of railroad.

Natural gas service does not extend to all parts of the county, with the predominant service area being the City of Clarksville, adjacent residential developments, and the industrial park. The local natural gas distribution system consists of 572 miles of pipeline of various sizes.

The City of Clarksville's wastewater collection system (731 miles of lines) is a complex network which includes 220 lift stations, collection lift stations, and overflow facilities.
While some sewer service is provided for county residents by the City of Clarksville, most of the county is not serviced by sewer and relies on septic tanks for wastewater collection.

Montgomery County is serviced by four water utilities serving nearly 10,000 homes and businesses. Some areas of the county are served by the City of Clarksville's water utility, which serves nearly 150,000 residents. Some rural homes still depend upon wells for potable water.

All water systems have a redundant, looped design and water can flow in either direction in a main, depending on where the greater pressure exists. Thus it is possible that a single break in a main could be isolated by shut-off valves, and water service could continue for most customers with little or no interruption.

Agriculture

Montgomery County (excluding Ft. Campbell) contains 305,280 acres of which 147,371 were in agricultural use as of 2012 per the USDA 2012 Census of Agriculture County Profile. This was comprised of 783 farms growing/raising a wide range of products (soybeans, corn, cattle, tobacco, etc.) accounting for $47,254,000 in agri-business in 2012.

Climate

Winters (December – February) are cold and wet with an average low of 27.5 degrees and average annual snowfall of 10.6 inches. Occasional winter storms can be brutal with frigid temperatures and accompanying ice and snow.

Summers (June – August) are hot and humid, with an average high of 88.6 degrees with a period of low rainfall amounts during the summer, particularly July and August.

The area's prevailing winds are Southerly at an average of 6 mph. The area has an average relative humidity of 85% at its peak (6 AM) and 59% at its low (noon).

Hazards

Historically, a variety of natural hazards have impacted Montgomery County, including floods, earthquakes, wind storms, tornadoes, ice and snow storms, and land subsidence (sinkholes). Typically, the natural hazards including land subsidence (sinkholes), that impact the county generally would include the City of Clarksville and the Clarksville-Montgomery County School System also, since they lie within the county boundaries. With the exception of service disruptions to utilities such as natural gas and wastewater treatment, which are predominately only available within the city limits, the extent from a disaster including land subsidence (sinkholes), would not be different because of jurisdictional boundary lines. Man-made hazards also occur, to date primarily as hazardous material incidents.
Across-the-street proximity to Ft. Campbell and a large active military population also creates a possibility for terrorist incidents. An earlier threat assessment for Montgomery County brought this fact to light and plans were made for response and prevention. Due to the sensitive nature of this subject it was decided to not include a section on terrorism within this plan.

Partnerships

The Hazard Mitigation Team consists of representatives from Montgomery County, The City of Clarksville, The Clarksville-Montgomery County School System, emergency services agencies, academia, non-profits, businesses, regional planning, and the private sector. The planning reflects the same types of partnerships that exist in many of the on-going jurisdiction activities. Many members are involved with various other advisory groups or organizations which helped bring unique perspectives in the compilation of this plan.

Resources

A majority of the statistics used to develop this plan were derived from governmental, technical, and historical resources including, but not limited to the following: the United States Geological Survey, the Tennessee Emergency Management Agency, NOAA Archives and Reports Section, local print media, U.S. Census Bureau, and the GIS Center at Austin Peay State University.

Software used in the compilation of data included, Arc Map, HAZUS-MH, and Microsoft Office.

Additional resources used in the formulation of the plan include City Ordinances, County Resolutions, school system policies, the Hazard Mitigation Team, and various subject-matter experts.

Challenges/Obstacles/Limitations

The challenges from the 2010 update concerning unknown data sources or methodologies used have been eliminated by maintaining yearly review notes and saving them along with continuing the use of the same methodologies as much as possible in the 2015 update process.

The primary obstacle for the mitigation team for the 2015 plan update is still the inability to overcome schedule conflicts for all members in order to have more concise meeting with all the members at the same time.
We are still able to overcome this problem through dissemination of minutes from the meetings to members who were unable to attend. Those members would then respond with their own comments, suggestions, etc. for inclusion.

New Benefits and Capabilities

Since the 2010 plan update was completed several new benefits and capabilities have occurred, some as the results of lessons learned during the catastrophic flooding of 2010.

The working relationships between agencies and organizations involved with disaster planning and response have increased. New partners are involved such Hemlock Semiconductor and the Coast Guard Auxiliary Flotilla 07 was officially Chartered in Montgomery County on 27 July 2013

New training methods such as working with the National Weather Service (Nashville) to build a more realistic weather scenario, graphics, and then onsite participation in the exercise with weather updates as it progressed.

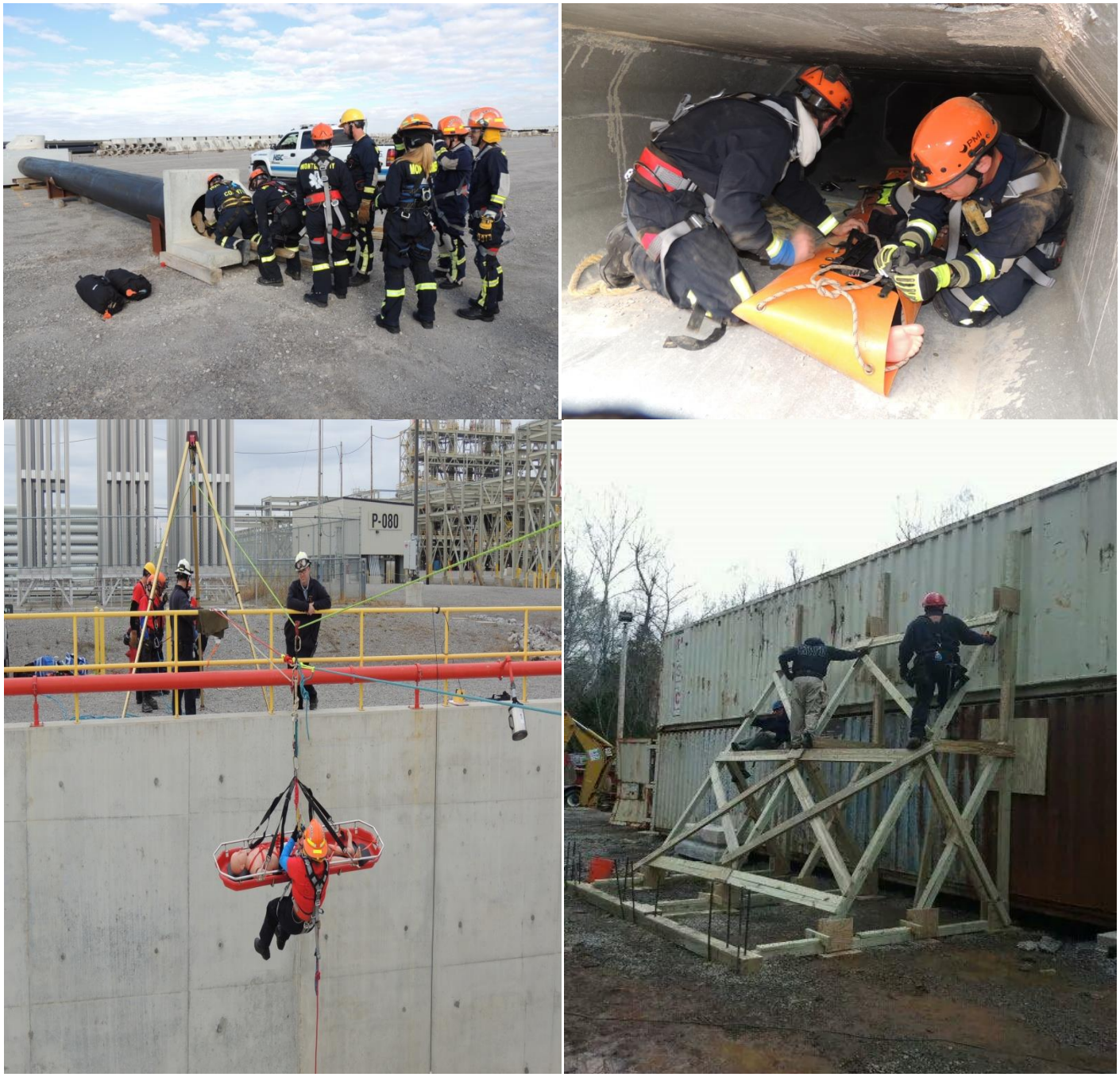
A two year process by the county volunteer fire service meet the requirements for training and equipment to lower the fire protection rating from a class 9 to a class 6. These improvements will help mitigate fire losses and lower insurance premiums.

In an effort to build on the “Whole Community” concept two Montgomery County Emergency Management Agency representatives joined a newly formed Mid-Cumberland Regional Safety Council. The Montgomery County Emergency Management Agency Planner also accepted a position on the Board of Directors. This Council has a geographic area of defined as a 50 mile radius around Clarksville, Tennessee. This area covers all of the surrounding counties and across the state line into Kentucky.

An increased focus of the Tennessee Homeland Security District 7 counties of which Montgomery County serves as the host county to equip, train, and support a Type 2 regional Search and Rescue team.

The Clarksville-Montgomery County School System converted a 6,000 gallon diesel fuel storage tank to gasoline at its facility across the Cumberland River in August 2011. This was done as part of mitigation actions after the 2010 flood waters blocked bridge access to that area. The gasoline will be made available to all emergency assets in the event of another disaster blocks refueling capabilities within the city again.

Train Derailment – March 25, 2009 - Picture from Clarksville Fire Rescue



Montgomery County and District 7 SAR team members and Hemlock Semiconductor loss prevention team member training

II. LOCAL HAZARD MITIGATION PLANNING PROCESS AND TEAM

This plan, its development, and the processes which were followed, adhere to the principles and stipulations outlined in 44CFR201. The three Jurisdictions involved in the planning process are Montgomery County, The City of Clarksville, and the Clarksville-Montgomery County School System. ***A summary of changes from the 2015 plan update process is listed as appendix 8A***

Hazard Mitigation PlanningTeam

The Montgomery County Multi-Jurisdictional Hazard Mitigation Team is currently composed of 20 agencies within the county, city, and the school system with at least one representative from each. The latest meeting of the Hazard Mitigation Team was held on August 14, 2014 at the Montgomery County Emergency Operations Center to discuss the plan update process and the schedule of the upcoming plan update that would begin in 2014. The Montgomery County Emergency Management Agency planner led the meeting and requested information from various agencies and departments to be used in the 2015 plan update. Minutes and attendance sheets are kept on record at the Montgomery County Emergency Management Agency and copies are located in appendix section of this plan.

Composition of the Hazard Mitigation Team is as follows:

Montgomery County Emergency Management Agency (project lead)
Montgomery County Building and Codes
Montgomery County Highway Department
Montgomery County Emergency Medical Services
Clarksville Building and Codes
Clarksville Street Department
Clarksville Gas & Water
Clarksville Police Department
Clarksville-Fire/Rescue
Clarksville Department of Electricity
Clarksville Finance Department (Grants Division)
Clarksville- Montgomery County School System
Clarksville- Montgomery County Regional Planning Commission
Clarksville-Montgomery County Industrial Development Board
Cumberland Electric Membership Corporation
Austin Peay State University Geographic Information System Center
Austin Peay State University Police Department
Hemlock Semiconductor
Red Cross
CERT

Planning Team Method of Approach

Evaluation of this 2015 plan update began with a meeting with the Tennessee Emergency Management Agency (TEMA) Mitigation Planner and the Montgomery County Emergency Management Agency Planner, Deputy Director, and Director on February 5, 2014 to discuss the planning process following the current protocol established by FEMA. This meeting involved an overall assessment of the current plan and some minor structural changes to include in the new plan update. These included items such as taking steps to incorporate new members to fulfill the "Whole Community" concept that FEMA has introduced since the previous update was approved.

Some recommendations included adding non-profit organizations and private sector members on the hazard mitigation team. The TEMA Mitigation Planner advised that the planning process steps used to evaluate the current plan could be used for the 2015 update process. The risk assessment should be reviewed, along with updated weather, census information, NFIP repetitive losses, building trends, and other data used in the plan to reflect the current conditions.

The latest meeting of the Hazard Mitigation Team was held on August 14, 2014, and consisted of a discussion over the 2015 plan update process, and the next steps to be covered in the process. Four new members on the team were introduced. The meeting also covered updated mitigation strategies as they have been updated through the process and any final information needed prior to the draft and final review components. Each jurisdiction through team member participation has provided updated data relevant to their respective jurisdictions to incorporate into the multi-jurisdictional plan.

Processes used to review and analyze each section of the plan during the 2015 update including the planning process, risk assessment, mitigation strategies, and plan maintenance.

Each hazard mitigation team member followed the same review process format in the 2015 plan update process that was used in the 2010 update, to include review, analysis, and update of the current plan. Each section of this plan was revised as needed during the update process. Most of the revisions were due to updated data, some were changes in terminology, and certain areas within the plan were rewritten to clarify the subject material.

Initiation of the plan update process began with the Montgomery County Emergency Management Agency Planner revisiting data sources utilized in developing the risk assessment for each hazard included within the plan, and where new data existed, the information resources were updated. This information was used to modify or verify the sections of the plan pertaining to risk assessment, which were then presented to the team.

The amended risk information, particularly event frequency and probability, were presented to team members, where each team member reviewed the existing exposure and impact analysis based upon the exposure information for each hazard. In turn, they presented recommendations for amendment or modification, if the revised risk analysis data appeared to have any change implications on subsequent elements of the plan update process.

Each team member then reviewed the consequences of the hazard and potential event to assess if the current status in the plan was appropriate. From that determination, the loss estimation was modified, but only in those situations where loss estimates were deemed out of line with the amended risk analysis.

Finally, each team member re-examined the existing mitigation strategies in the plan to determine if the needs of their jurisdiction were adequately being addressed should natural hazard events occur and objectives were amended, added, or deleted by team participants.

Because of this organizational structure to the review process, each team member was apprised of the total picture and the elements involved in the risk analysis procedure. Team members reviewed the risk analysis based on several elements including:

▪If the risk assessment is still valid and in line with current conditions?
▪Have the nature, magnitude, and/or types of risks changed since the plan was approved?
▪Are the current resources still appropriate as when the plan was approved?

Any changes or modifications were submitted to the Montgomery County Emergency Management Agency Planner who was tasked with administering the plan review and modification process for incorporation into the plan update document. The draft update with the changes and modifications was submitted to the hazard mitigation team members for another review for concurrence that the updated plan does meet the new hazard mitigation guidance as well as the needs of the jurisdictions represented in the plan.

A summary of the section by section 2015 review process including changes is provided as an appendix 8A in this plan.

As components of the plan update unfolded and were developed, each jurisdiction reviewed critical dimensions of the plan to ensure that they met all federal, state, and local guidelines. As a consequence of the evaluation process by the team members, the final plan was assessed as being comprehensive, fair, and effective for each of the partners.

The opportunity for any plan maintenance issues with the 2010 plan update were addressed as part of the 2015 update was also discussed. Team members were asked to review and analyze each section of the existing plan, recognize and identify hazards which affect our community, identify new hazard mitigation opportunities, and develop objectives and strategies to maximize those opportunities. The members were asked to make all recommendations and changes for each section of the plan through email as an electronic document rather than hard copies that would require retyping. The Montgomery County Emergency Management Agency Planner as the plan leader will condense and redistribute any changes to all of the members for review prior to incorporation into the update.

A Public Briefing announcing the draft plan update was available for review and comment by the general public, business, and academia was posted on the News and Information section of the Montgomery County Web Site and Facebook Page, and also in the Community Calendar section of The Leaf-Chronicle (local daily newspaper). A copy of the Public Briefing Announcement is located in the appendix 3 of this plan.

In addition, existing local government ordinances (both City and County), school system policies, land-use plans, industrial development strategies, and other pertinent updated data were discussed individually with affected team members, reviewed, and included in the assessment. Multiple meetings of this type were held outside of the formal team meetings.

The final draft of the plan was then assembled and reviewed by the Hazard Mitigation Team. A Public Briefing announcing the final draft of plan update was available for review and comment by the general public, business, and academia was posted on the News and Information section of the Montgomery County Web Site and Facebook Page, and also in the Community Calendar section of The Leaf-Chronicle (local daily newspaper).A copy of the Public Briefing Announcement is located in the appendix 3 of this plan.

Note: The method of approach was followed for the 2015 plan update also with some changes in 2010 due to the catastrophic floods. A variation of the team was formed based on current members and augmented by several more in direct response to problems related to the floods and mitigation of future. The augmented team was named the Flood Mitigation Core Team.
Several meetings occurred between September – December 2010 to guide mitigation efforts and determine if any home buyout projects of repetitive flood loss properties should be pursued.
A summary of the section by section review process including changes is provided as an appendix 8A in this plan.

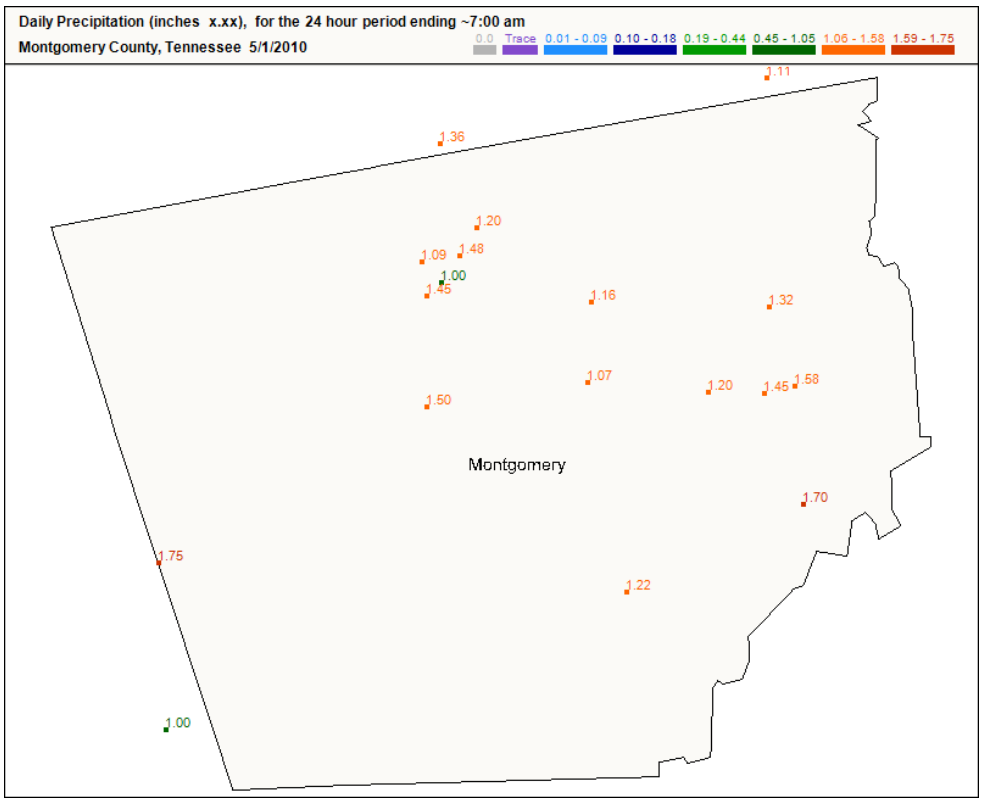
III. RISK ASSESSMENT

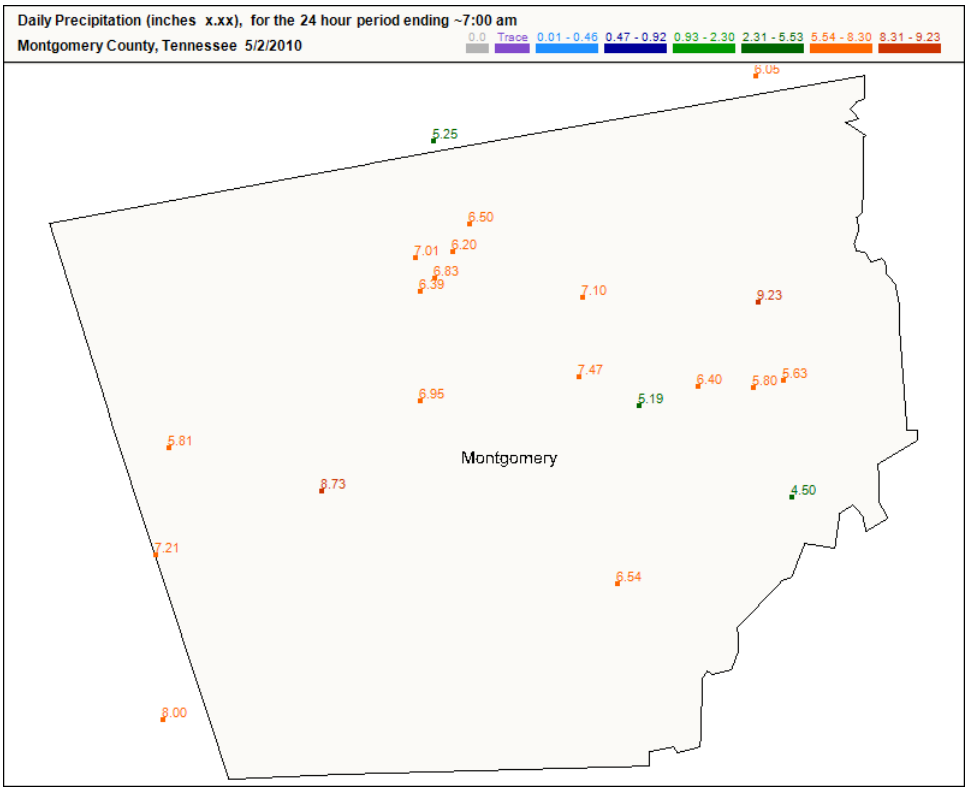
The Hazard Mitigation Team has determined that the hazards identified in the 2010 update still represent the most *significant hazards* affecting the jurisdictions during the 2015 plan update process.

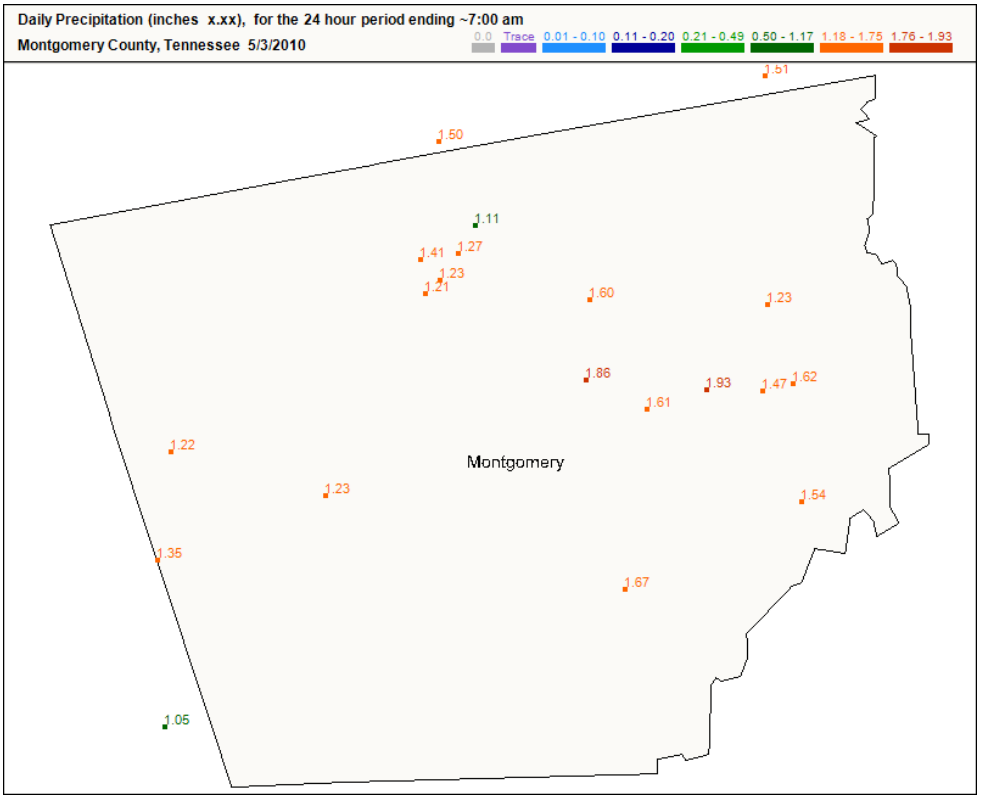
FLOOD HAZARDS

The Cumberland River (with a watershed of 17,914 square miles), the Red River (with a watershed of 1,482 square miles), and multiple small tributaries flow through Montgomery County. Over the years the Army Corps of Engineers and the Tennessee Valley Authority have constructed a series of upstream locks, dams, and flood control reservoirs that collectively reduce the probability of major floods on the Cumberland in our area. Before the Corps' efforts, major flood events on the section of the Cumberland occurred in 1882, 1927, and 1937. The last major flood event on this section of the Cumberland was in May 2010.

The other streams within the county have no flood control structures and are of a smaller scale than the Cumberland and the Red rivers, but are still significant flood areas. Due to the topography of Montgomery County with its rolling hills and deep valleys flood events are prone to occur on these streams. Flooding does not occur only in land areas adjacent to flowing streams. Many subdivisions and industries within Montgomery County and the City of Clarksville utilize sinkholes as drainage structures and as injection wells. As a natural drainage structure these sinkholes allow water to pool and then infiltrate through a natural, vertical drain channel to the groundwater system. Injection wells are simply sinkholes which have been improved to facilitate and improve the drainage properties of the sinkhole. These sinkholes, injection wells, and the drainage ways leading to them may become clogged, resulting in localized flooding. Localized heavy rains with rapid runoff characteristics, as well as flash flooding along the drainage routes, can also lead to local area flooding. Other hazards related to sinkholes will be discussed further in another section of this plan.







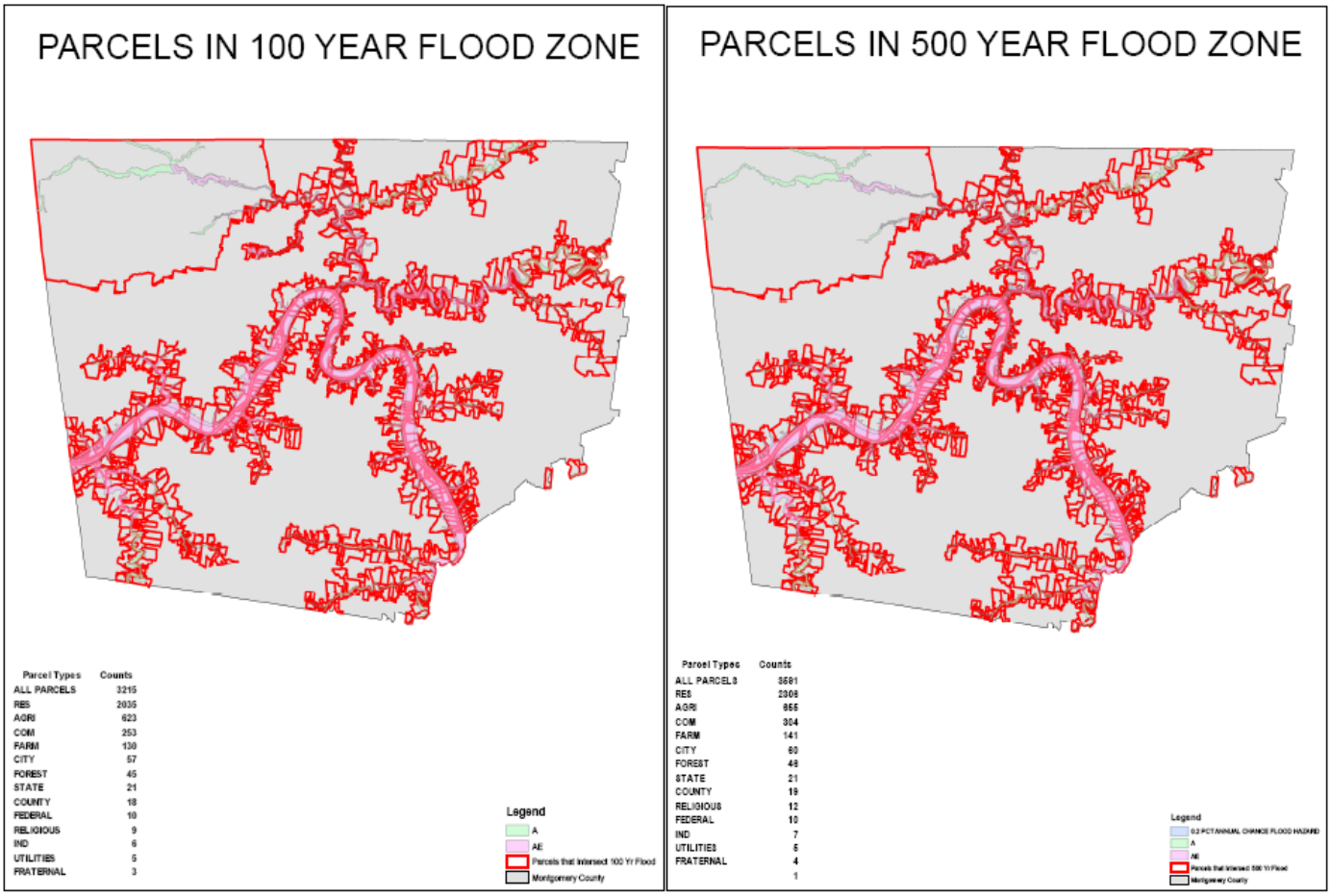
NOAA, NWS CoCoRaHS Daily Precipitation Maps for Montgomery County, May 1-3, 2010

Probability and Frequency

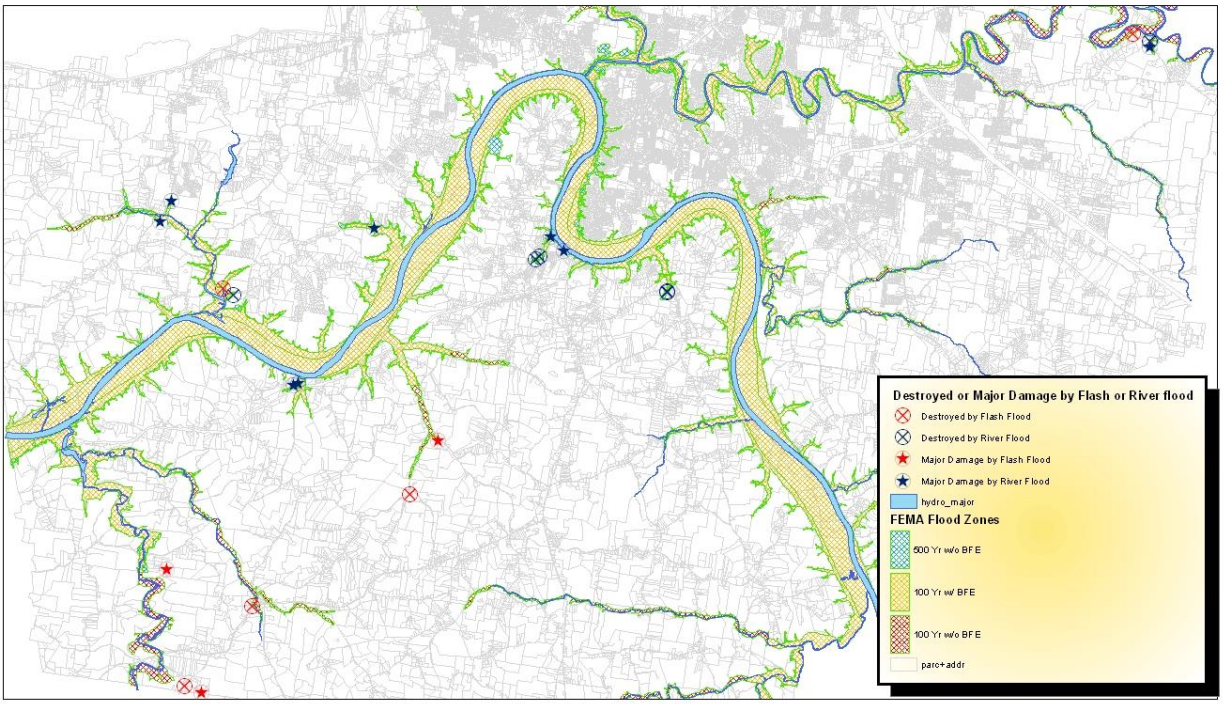
In the 14 year period from May 4, 2000 to July 5, 2013, the city/county experienced 22 reported flood and flash flood events causing approximately $3,297,000 in property damage. Various degrees of flooding occurred with each of these events ranging from short-term flooding of lands in the primary flood plain to damage to homes and other property. The flood event that occurred on May 1, 2010 and caused over $1,900,000 in damage according to NWS storm data. Actual damages including infrastructure repairs were much higher.

The Clarksville Wastewater Treatment Plant is the official weather reporting agency submitting climactic data to the National Weather Service.
Although the area receives an average of about 50 inches of precipitation annually, few of those events involve heavy rain over an extended period of time.

It is reasonable to expect that based on yearly average data, the county can expect an average of two flood/flash flood events annually.

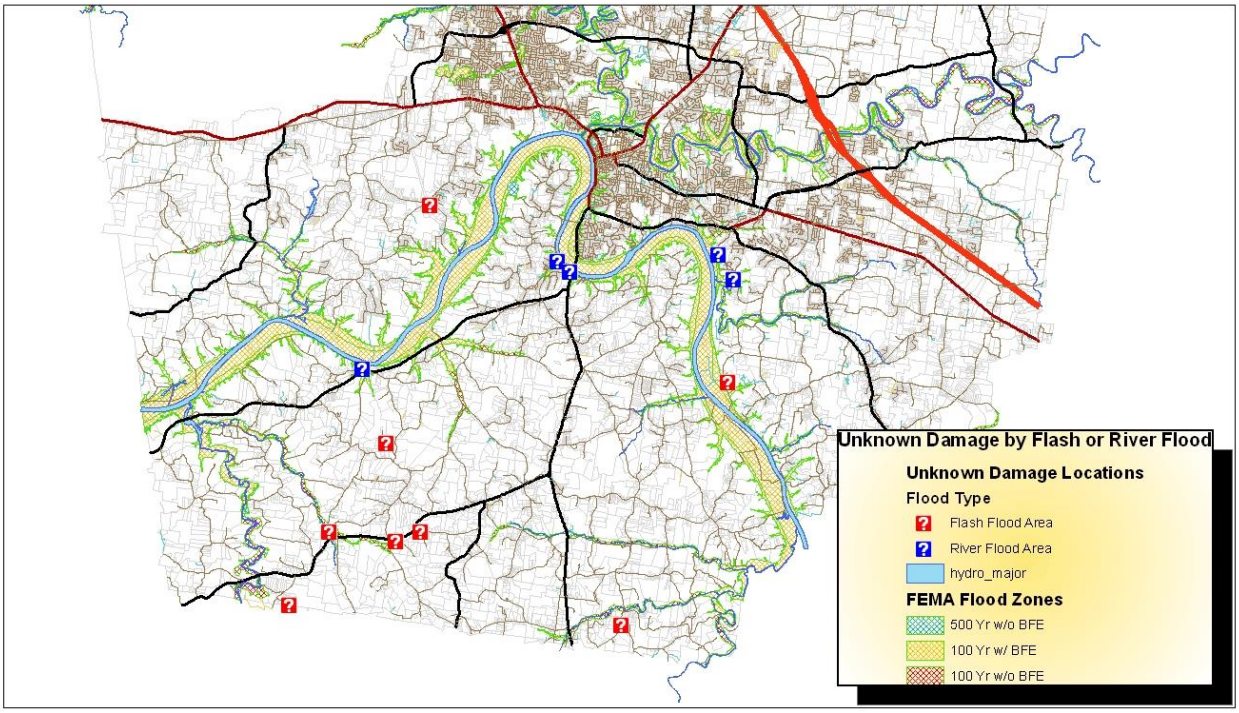


Maps produced by the Austin Peay GIS Center



Maps produced by the Austin Peay GIS Center

2010 Residential Flood Damage Map



Maps produced by the Austin Peay GIS Center

2010 Residential Flood Damage Map (Reported but not verified when the map was made)

Exposure and Impact

Exposure to runoff flooding and flash flooding events occurs most frequently in four (4) types of topography across the county: (1) flood plain areas adjacent to smaller streams and river tributaries which have no flood control structures, (2) over roadways that traverse drainage flowage paths, (3) land in primary flood plains, and (4) in most areas where excessive rainfall is impounded.

There is always the potential for pollution and noxious conditions that accompany standing, slowly draining water accumulations after heavy rains.

The extent of damage based on a scale of low, medium, and high where “low” equals minor curb-deep street flooding and “high” equals major flooding from the rivers above flood stage. “High” would be the worst case scenario for all three jurisdictions.

Damage in paths of drainage typically is caused by either an abnormally large volume of runoff that exceeds the capacity of the drainage system, or trash and debris accumulation during runoff which blocks drainage outlets. In these situations, the runoff water may seek other routes resulting in damage to areas normally unaffected.

Because such runoff often lasts for a relatively brief time, the damage may be limited to short term isolation, minor flooding of outbuildings, and for drivers not alert to conditions, vehicle drown-out or loss of control. If residential structures are affected the damage is normally minor although an inconvenience due to the brief inundation.

Many pumping stations related to water and sewer service are located within floodplains. Heavy rains causes these stations to be flooded which disables them and has caused problems related to wastewater backing up into the floodwaters or in some cases entering the drinking water lines causing a serious public health problem.

UPDATE: Many of the main pump stations have been raised since the 2010 flood. The wastewater treatment plant is still being repaired and a higher flood wall has been constructed around the facility as an additional mitigation effort during the repairs.

Flash flooding with its high, rapid volume of runoff damages infrastructure by undercutting roads; washing away road shoulders, ditches, and culverts; and by depositing debris and silt on transportation routes. All these factors may affect roadways and railroads within Montgomery County.

Montgomery County and the City of Clarksville both began participation in the National Flood Insurance Program in June, 1984. Using data generated from the APSU GIS Center based on parcels intersecting with the ‘100 year’ and ‘500 year’ flood zones from a FEMA flood zone overlay. The overlay yielded an intersection of 2,288 parcels in 100-year flood zones (2,035 residential and 253 non-residential) and an additional 322 parcels (271 residential and 51 non-residential) within the 500-year flood zone. Of these 2,610 parcels within the flood zone, only 189 NFIP policies were in effect within the city, and another 172 within the county.

According to information provided by FEMA as of March 2013, there are currently 649 NFIP policies in effect for Montgomery County, including the City of Clarksville for a combined coverage of $154,869,900.00. According to official records, there are twenty one (21) properties in Montgomery County or the City of Clarksville covered by the NFIP that have experienced *repetitive* flood losses. The total of these losses is $1,116,475.30.

NFIP Policy Data for Montgomery County			
Jurisdiction	Policies In-Force	Insurance In-Force Whole $	Written Premium In-Force
Montgomery Co.	169	40,523,600	80,617
Clarksville	480	114,346,300	373,797

Policies In-force: number of NFIP flood insurance policies
Insurance In-force whole $: value of building and contents insured by the NFIP
Written Premium In-force: total premiums paid for NFIP insurance policies

NFIP Loss Data for Montgomery County					
Jurisdiction	Total Losses	Closed Losses	Open Losses	CWOP Losses	Total Payments
Montgomery Co.	66	50	0	11	1,831,902.74
Clarksville	152	121	4	27	5,872,722.03

Total Losses: number of flood insurance claims filled by policyholders
Closed Losses: number of flood insurance claims paid to policyholders
Open Losses: claims that are still being processed
CWOP Losses: claims that were "closed without payment"
Total Payments: total dollars paid to policyholders

According to the National Flood Insurance Program, repetitive flood loss is defined as a facility or structure that has experienced two or more insurance claims of at least $1,000 in any given 10 year period since 1978. Within the NFIP, repetitive flood loss properties are usually considered the most vital structures to mitigate. The chart below provides a summary of repetitive losses for Montgomery County.

Repetitive Loss Properties for Montgomery County						
Jurisdiction	Type of Structure	Flood Zone	Number of Losses	Total Building Payment	Total Contents Payment	Total Paid
CLARKSVILLE, CITY OF	SINGLE FMLY	AE	3	258,209.54	4,377.29	262,586.83
CLARKSVILLE, CITY OF	NON RESIDNT	EMG	2	33,976.76	0	33,976.76
CLARKSVILLE, CITY OF	SINGLE FMLY	EMG	2	13,667.28	0	13,667.28
CLARKSVILLE, CITY OF	SINGLE FMLY	AE	3	92,275.49	11,025.49	103,300.98
CLARKSVILLE, CITY OF	SINGLE FMLY	X	6	16,931.59	8,244.44	25,176.03
CLARKSVILLE, CITY OF	SINGLE FMLY	X	3	148,694.79	89,125.02	237,819.81
CLARKSVILLE, CITY OF	SINGLE FMLY	AE	2	14,704.47	0	14,704.47
CLARKSVILLE, CITY OF	SINGLE FMLY	X	2	32,392.38	0	32,392.38
CLARKSVILLE, CITY OF	SINGLE FMLY	X	2	18,682.19	25,646.56	44,328.75
CLARKSVILLE, CITY OF	SINGLE FMLY	X	2	12,848.57	2,612.56	15,461.13
CLARKSVILLE, CITY OF	SINGLE FMLY	X	2	15,693.88	1,181.57	16,875.45
CLARKSVILLE, CITY OF	SINGLE FMLY	AE	2	3,973.55	0	3,973.55
CLARKSVILLE, CITY OF	SINGLE FMLY	AE	2	48,875.91	20,000.00	68,875.91
CLARKSVILLE, CITY OF	SINGLE FMLY	C	2	4,973.54	3,907.93	8,881.47
CLARKSVILLE, CITY OF	SINGLE FMLY	X	2	58,172.81	7,325.67	65,498.48
MONTGOMERY COUNTY	SINGLE FMLY	X	2	10,238.63	0	10,238.63
MONTGOMERY COUNTY	SINGLE FMLY	X	2	53,233.77	0	53,233.77
MONTGOMERY COUNTY	SINGLE FMLY	C	3	96,637.86	27,308.94	123,946.80
MONTGOMERY COUNTY	SINGLE FMLY	A17	2	19,554.96	0	19,554.96
MONTGOMERY COUNTY	SINGLE FMLY	X	2	43,923.51	5,924.01	49,847.52
MONTGOMERY COUNTY	SINGLE FMLY	EMG	2	27,800.00	8,157.20	35,957.20

Provided by the Tennessee Emergency Management Agency

To continue compliance with the NFIP, the jurisdictions have identified, analyzed, and prioritized three mitigation strategies to stay active with the program.

1. Continue to evaluate improved standards that are proven to reduce flood damage.

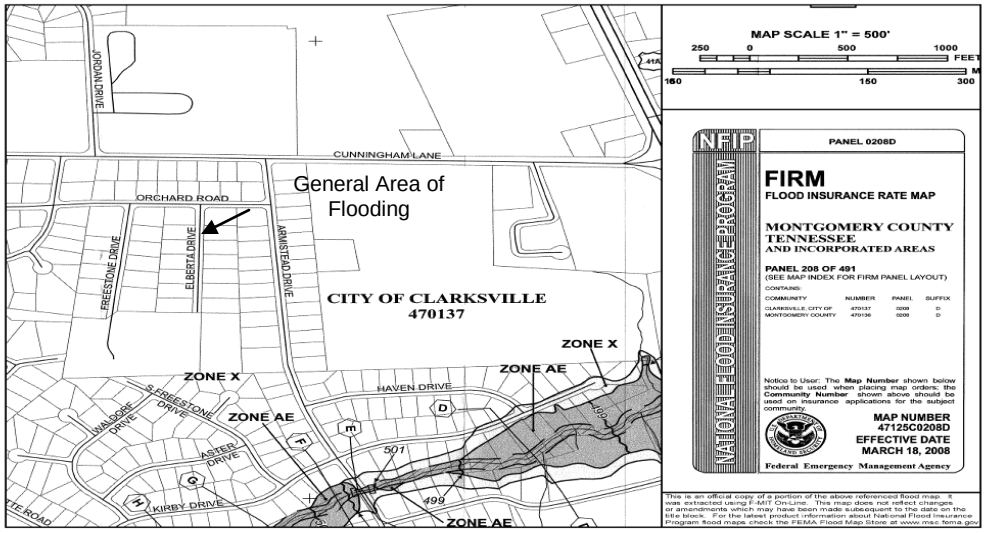
2. Maintaining supplies of FEMA/NFIP materials to help homeowners evaluate measures to reduce damage.

3. Maintaining a map of areas that flood frequently and prioritizing those areas for inspection immediately following heavy rains or flooding event.

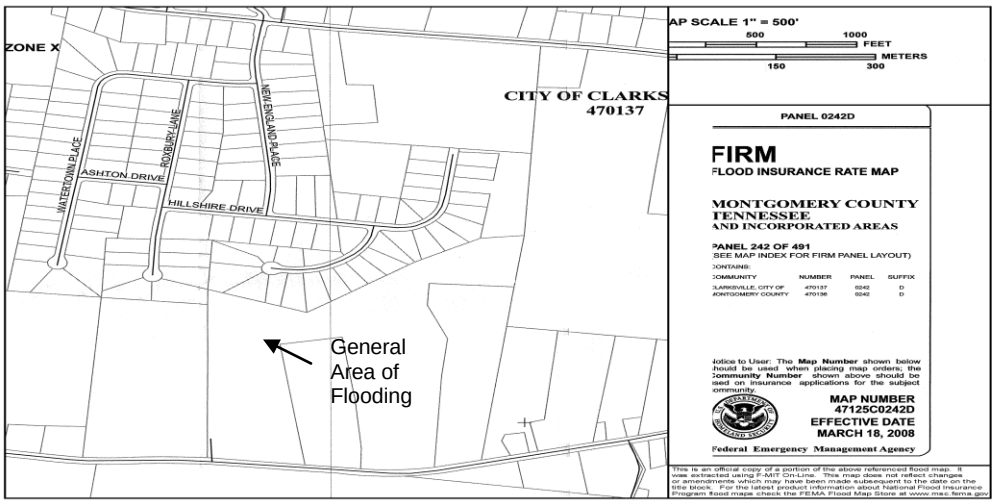
The following FIRMette Graphics from the FEMA Map Service Center show the general area of some repetitive loss locations in Montgomery County or the City of Clarksville.

Update: ***After the 2010 flood, the City of Clarksville had two (2) home buyout projects. The first project was for repetitive flood properties within riverine flood zones that had insurance. This project had four (4) properties approved. Three of the four have been completed, with the fourth property opting out later and then going bankrupt. The property was purchased and the home demolished for rebuilding. The city codes department stopped reconstruction due to the flooding potential.***

The second project was for five (5) properties with repetitive losses, NOT within riverine flood zones. Mapping models were constructed to illustrate the flood potential and two of the five homes were bought and demolished after FEMA approved the model maps.



Provided by the Tennessee Emergency Management Agency



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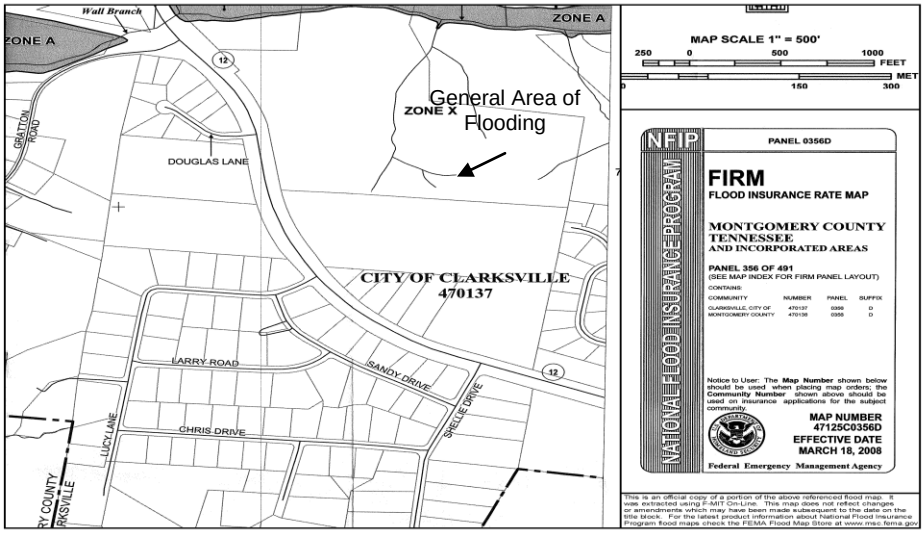

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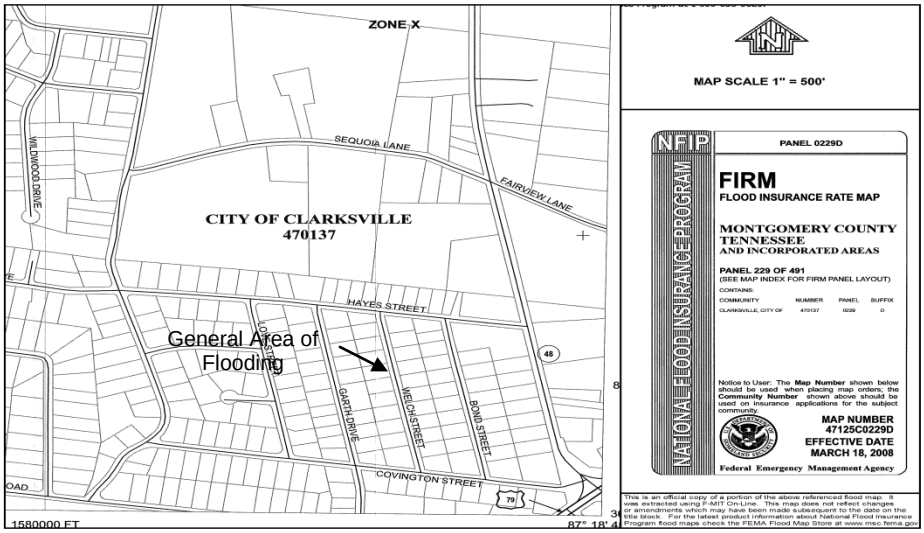


Provided by the Tennessee Emergency Management Agency

Consequences

For residential property owners, the consequences of flooding are potential exposure to mold, deposited pollutants, loss of access to personal property, economic diversion of disposable income for recovery expenses in lieu of normal living expenditures, loss of time from employment and expense for alternate living accommodations. And, for the non-residential property owner, there is loss of business, sometimes layoff for employees, loss of inventory, and recovery operations to manage.

For local governments, the most significant consequence is a diversion of resources away from normal use and the imposition of overtime pay related to maintenance and emergency operations (sandbagging, temporary signage and barricades, etc.). Limited school closures could be expected mainly due to road blockages, and possibly some minor flooding around facilities.

Loss Estimation

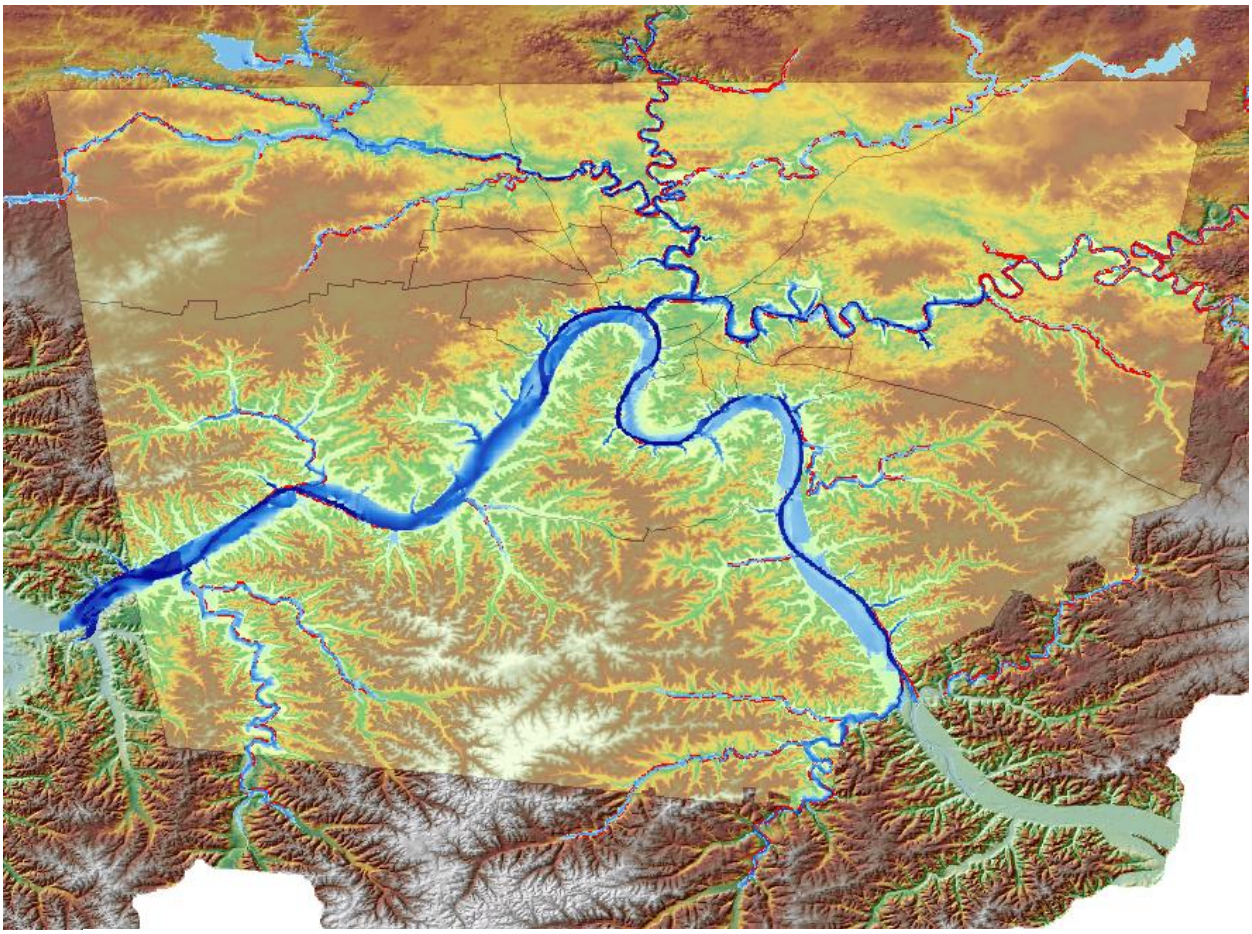
Flooding Extent – The severity of flooding in Montgomery County is measured by inches of rainfall and by feet of flooding. Based on previous occurrences, it is possible for the extent of a flooding event to exceed 10 inches of rainfall locally and upstream amounts in the same record flood event of over 15 inches of rain. This rain caused the Cumberland at Clarksville to reach a historical flood stage of 62.58 feet in the span of 2 days in Montgomery County.

Given a worst-case scenario, with generally heavy rainfall over a prolonged period, the potential exists for as many as 2,306 residential parcels and as many as 304 other parcels in the floodplain to be flooded for at least one or more days. Due to the topographic character of the county, it is estimated that no more than 30% of the potential structures subject to flood damage would be affected in this scenario.

As discussed earlier, the impact on residences that is caused by the blockage or overloading of drainage systems is usually minor but still causes losses through overtime and materials expended by the street and highway departments in attempting to control the rising waters.

Montgomery County HAZUS Results for 100 year flood event countywide

(Provided by TEMA Mitigation Planner)



Disclaimer:

Totals only reflect data for those census tracts/blocks included in the user's study region.

The estimates of social and economic impacts contained in this report were produced using Hazus loss estimation methodology software which is based on current scientific and engineering knowledge. There are uncertainties inherent in any loss estimation technique. Therefore, there may be significant differences between the modeled results contained in this report and the actual social

General Description of the Region

Hazus is a regional multi-hazard loss estimation model that was developed by the Federal Emergency Management Agency (FEMA) and the National Institute of Building Sciences (NIBS). The primary purpose of Hazus is to provide a methodology and software application to develop multi-hazard losses at a regional scale. These loss estimates would be used primarily by local, state and regional officials to plan and stimulate efforts to reduce risks from multi-hazards and to prepare for emergency response and recovery.

The flood loss estimates provided in this report were based on a region that included 1 county(ies) from the following state(s):

- Tennessee

Note:
Appendix A contains a complete listing of the counties contained in the region.

The geographical size of the region is 539 square miles and contains 2,448 census blocks. The region contains over 48 thousand households and has a total population of 134,768 people (2000 Census Bureau data). The distribution of population by State and County for the study region is provided in Appendix B.

There are an estimated 52,025 buildings in the region with a total building replacement value (excluding contents) of 8,929 million dollars (2006 dollars). Approximately 93.61% of the buildings (and 77.67% of the building value) are associated with residential housing.

General Building Stock

Hazus estimates that there are 52,025 buildings in the region which have an aggregate total replacement value of 8,929 million (2006 dollars). Table 1 and Table 2 present the relative distribution of the value with respect to the general occupancies by Study Region and Scenario respectively. Appendix B provides a general distribution of the building value by State and County.

Table 1
Building Exposure by Occupancy Type for the Study Region

Occupancy	Exposure ($1000)	Percent of Total
Residential	6,935,031	77.7%
Commercial	1,296,221	14.5%
Industrial	290,281	3.3%
Agricultural	24,198	0.3%
Religion	217,443	2.4%
Government	30,210	0.3%
Education	135,554	1.5%
Total	**8,928,938**	**100.00%**

Table 2
Building Exposure by Occupancy Type for the Scenario

Occupancy	Exposure ($1000)	Percent of Total
Residential	1,612,469	83.0%
Commercial	228,792	11.8%
Industrial	30,303	1.6%
Agricultural	7,370	0.4%
Religion	55,618	2.9%
Government	4,019	0.2%
Education	5,032	0.3%
Total	**1,943,603**	**100.00%**

Building Damage

General Building Stock Damage

Hazus estimates that about 691 buildings will be at least moderately damaged. This is over 94% of the total number of buildings in the scenario. There are an estimated 349 buildings that will be completely destroyed. The definition of the 'damage states' is provided in Volume 1: Chapter 5.3 of the Hazus Flood Technical Manual. Table 3 below summarizes the expected damage by general occupancy for the buildings in the region. Table 4 summarizes the expected damage by general building type.

Table 3: Expected Building Damage by Occupancy

	1-10		11-20		21-30		31-40		41-50		Substantially	
Occupancy	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Agriculture	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Commercial	0	0.00	1	50.00	0	0.00	0	0.00	0	0.00	1	50.00
Education	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Government	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Industrial	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Religion	0	0.00	6	100.00	0	0.00	0	0.00	0	0.00	0	0.00
Residential	0	0.00	1	0.15	49	7.17	45	6.59	240	35.14	348	50.95
Total	**0**		**8**		**49**		**45**		**240**		**349**	

Table 4: Expected Building Damage by Building Type

Building Type	1-10		11-20		21-30		31-40		41-50		Substantially	
	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)	Count	(%)
Concrete	0	0.00	1	100.00	0	0.00	0	0.00	0	0.00	0	0.00
ManufHousing	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	30	100.00
Masonry	0	0.00	3	6.52	2	4.35	2	4.35	17	36.96	22	47.83
Steel	0	0.00	1	100.00	0	0.00	0	0.00	0	0.00	0	0.00
Wood	0	0.00	3	0.48	47	7.53	45	7.21	227	36.38	302	48.40

Induced Flood Damage

Debris Generation

Hazus estimates the amount of debris that will be generated by the flood. The model breaks debris into three general categories: 1) Finishes (dry wall, insulation, etc.), 2) Structural (wood, brick, etc.) and 3) Foundations (concrete slab, concrete block, rebar, etc.). This distinction is made because of the different types of material handling equipment required to handle the debris.

The model estimates that a total of 30,185 tons of debris will be generated. Of the total amount, Finishes comprises 21% of the total, Structure comprises 44% of the total. If the debris tonnage is converted into an estimated number of truckloads, it will require 1,207 truckloads (@25 tons/truck) to remove the debris generated by the flood.

Social Impact

Shelter Requirements

Hazus estimates the number of households that are expected to be displaced from their homes due to the flood and the associated potential evacuation. Hazus also estimates those displaced people that will require accommodations in temporary public shelters. The model estimates 1,347 households will be displaced due to the flood. Displacement includes households evacuated from within or very near to the inundated area. Of these, 3,063 people (out of a total population of 134,768) will seek temporary shelter in public shelters.

Economic Loss

The total economic loss estimated for the flood is 242.19 million dollars, which represents 12.46 % of the total replacement value of the scenario buildings.

Building-Related Losses

The building losses are broken into two categories: direct building losses and business interruption losses. The direct building losses are the estimated costs to repair or replace the damage caused to the building and its contents. The business interruption losses are the losses associated with inability to operate a business because of the damage sustained during the flood. Business interruption losses also include the temporary living expenses for those people displaced from their homes because of the flood.

The total building-related losses were 241.35 million dollars. 0% of the estimated losses were related to the business interruption of the region. The residential occupancies made up 61.92% of the total loss. Table 6 below provides a summary of the losses associated with the building damage.

Table 6: Building-Related Economic Loss Estimates

(Millions of dollars)

Category	Area	Residential	Commercial	Industrial	Others	Total
Building Loss						
	Building	94.73	20.32	1.68	5.62	122.35
	Content	55.08	37.31	2.47	22.46	117.32
	Inventory	0.00	1.13	0.47	0.09	1.69
	Subtotal	**149.80**	**58.76**	**4.62**	**28.18**	**241.35**
Business Interruption						
	Income	0.01	0.19	0.00	0.05	0.25
	Relocation	0.11	0.03	0.00	0.03	0.17
	Rental Income	0.04	0.02	0.00	0.00	0.06
	Wage	0.02	0.18	0.00	0.16	0.36
	Subtotal	**0.18**	**0.42**	**0.00**	**0.24**	**0.84**
ALL	**Total**	**149.98**	**59.18**	**4.62**	**28.42**	**242.19**

Note that this loss estimate does not take into consideration costs for temporary shelter for dislocated residents, the value of functional downtime nor displacement time for affected businesses.

No human losses are projected for the flood event scenarios. Tragically, as seen in the 2010 floods, some of the deaths that occurred in the region occurred from vehicles entering water on the roadways or other accidents not related to homes or businesses being flooded.

Mitigation Approaches

Mitigation options for flooding are of several forms. Flood control structures on the Cumberland demonstrate the effectiveness of major, long-term flood control measures. On a smaller, community basis however, the economics of such efforts do not have an apparent, similar cost-benefit. It is easier to control and restrict the use of the land in flood prone areas than it is to build and maintain dams and levees.

Warning signage, both of permanent and temporary nature in areas subject to runoff flooding have been and continue to be utilized to advise vehicle operators to be alert for flood conditions and standing water in roadways. Placement of such signage is predicated upon years of experience and identification of flood prone areas, whether adjacent to riverine areas or in impoundment areas on “high ground.”

Social media is being used more often now as an additional tool to get information out to the public in a timely manner. County and local governments use media outlets and also have websites, Facebook, and Twitter accounts that send out updates as needed to assist in community awareness.

Continuous improvement in weather forecasting and local alerts and advisories via mass media (radio, cable, and broadcast television) has given local residents improved opportunity for watchfulness and personal planning. Special NOAA radio receivers are available to receive not only weather watches and warnings for the community as well as routine weather information from the National Weather Service Emergency Broadcasting System, but also all-hazards notifications. In 2004 the city installed an outdoor early warning system in large outdoor assembly areas (major parks and school stadiums) with voice advisories having the capability of giving advance warning of potential flood and flash flood conditions, as well as any other impending hazard. Driven by the National Weather Service information system with automated USGS stream gauging system data, anticipated flash flood warnings are available around the clock.

Land use planning conducted via the Clarksville-Montgomery County Regional Planning Commission, the City of Clarksville building and Codes, the Montgomery County Building and Codes Storm Water Division, flood plain mapping, and cooperative efforts from the risk management industry assure that proactive efforts to reduce or eliminate damage from flood events in our populated areas are aggressively pursued.

Rigorous zoning and permit enforcement by both city and county, and compliance with floodway management regulations are not only cost efficient, but they also contribute to maintenance of nature's handiwork.
Both county and city permit issuance practices contribute to reduction of the potential for flood hazard damage. All county and city planning and permitting actions are analyzed to ensure that when permits are issued they will be in compliance with NFIP standards.
Any flood mitigation projects will be prioritized based on a benefit-cost analysis to maximize the benefits of each project based on the cost associated with it.

Other options available to mitigate damage from flood events include elevation of structures in flood prone areas. New construction requires such measures and both city and county permitting and codes enforcement units ensure this is the case.
Elevation of existing structures in flood areas can alleviate the potential for flood event damage. Relocation of structures or acquisition and demolition of subject areas and converting the areas into permanent public greenways, parks, and public use facilities are other options. At this stage, however, public funding has not been available for mitigation activities.

Maps produced by the Austin Peay GIS Center

Ongoing Repairs and Flood Mitigation Projects from the 2010 flood (**arrow on right indicates new flood wall**)

FLOOD HAZARDS FROM INUNDATION DUE TO DAM FAILURE

In its 2007 annual review of the city's Local Hazard Mitigation Plan, the City of Clarksville review team noted that a significant condition had developed on the Cumberland River above the city when the Corps of Engineers reclassified the Wolf Creek Dam at Lake Cumberland, Kentucky, as being one of its five most at-risk dam structures from among the 610 that they manage. The Corps assessed the dam as having a high risk for failure due to a continuing and increasing seepage through the karst foundation base. This information precipitated a more intense review of local scenarios.

The flood risk assessment during the plan development stage in 2002 and 2003 reviewed the potential for flooding from upstream sources, but weighted rain and storm runoff events within the Cumberland and Red River watershed areas as the most likely source of flood events for The City of Clarksville, and Montgomery County. Upstream dam failures were reviewed, but not given significant weight due to the distance of the Wolf Creek Dam and the presence of flood control structures between Wolf Creek and Clarksville, Montgomery County. The team noted that the Wolf Creek Dam provided upstream flood control for the Cumberland and that other dam structures on major tributaries near their confluence with the Cumberland (Dale Hollow Dam – Obey River, Center Hill Dam – Caney Fork River, and Percy Priest Dam – Stone River) had been constructed to reduce major upstream flood water contributions.

Additional dam structures between Lake Cumberland and the City of Clarksville, Montgomery County on the Cumberland River were noted as structures designed for improving navigation but not useful for nor intended to be of value for flood control (Cordell Hull lock and dam, Old Hickory Lake lock and dam, Cheatham lock and dam).

The USACE has estimated potential for loss of as many as 100 lives and as much as $3 billion in property losses within the Cumberland system downstream from the dam, should the structure fail. To reduce the pressure on the dam, the Corps drew down the lake level to approximately 75% of its normal conservation pool and began a process of grouting cavities under the dam to impede seepage while major remediation construction work was underway. The timetable for project completion is in the 2012 to 2014 period.

The Wolf Creek Dam issue has served notice that any major dam/impoundment structure within the karst area of northern Tennessee and Southern Kentucky is subject to erosion, seepage, and potential failure.

***Update:* As of December 2013 the Wolf Creek Dam repair was essentially completed and the threat of a failure eliminated. Further assessment of repair work on major upstream dams show that rehabilitation work on the Center Hill Dam that began in December 2012 is in the second stage of a three stage project that is scheduled for completion in 2017. The threat from this particular dam at full stage was 5-8 feet lower the level of the Wolf Creek Dam Although the reduced water levels involved in the Center Hill Dam rehabilitation is significantly lower than a full stage threat, the <u>FLOOD HAZARDS FROM INUNDATION DUE TO DAM FAILURE section</u> of the risk assessment will remain in the plan for the 2015 update cycle.**

Probability and Frequency

The probability of a major upstream dam failure within the karst subsoil strata of our region is now low since the remediation work on the Wolf Creek Dam has been completed. With intervention measures (conservation pool drawdown and implementation of remediation programs) such as those now being exercised at the Center Hill dam, failure is reduced, but not eliminated as a possibility.

Although the major flood control dams above and within Tennessee are not regulated by the state since they are USACE structures, the history of dam failures due to excessive rain events or due to seepage show that such an event is possible, given an excessive rainfall event or closely spaced series of such events.

Both probability and frequency of dam failure of concrete structures are considered low, but possible.

Exposure and Impact

In assessing our vulnerability for a Wolf Creek or other upstream flood control dam failure event, the Austin Peay State University GIS Center and Montgomery County Emergency Management Agency produced inundation mapping for the alternate flood level scenarios developed by the Corps, using a new GIS/aerial photo database. The city and county are vulnerable to inundation flooding from one or more upstream flood control structure failures.

The extent of damage using the scale low, medium, and high where "low" equals minor curb-deep street flooding and "high" equals major flooding from the rivers above flood stage causing a dam failure. "High" would be the worst case scenario for all three jurisdictions.

Exposure to inundation flooding in the event of an upstream dam failure was evaluated by visual examination of relatively recent aerial photography overlain with the inundation maps. The Corps scenario for a Wolf Creek Dam failure assumes a series of rainfall events above Lake Cumberland that would drive the flood control pool to a maximum level, followed by a 100-year rain event. The scenario does not take into account any effects of rainfall events below the Wolf Creek dam areas of the Cumberland watershed below the dam, nor local river level/flood type conditions. They have only dealt with the watershed above and the dam itself.

Assuming the worst case situation as hypothesized by the Corps, the major impacts in the City of Clarksville, and Montgomery County, including the Clarksville-Montgomery County School System would be (1) inundation of the public wastewater treatment facility, (2) inundation of the raw water intake pumping station at the drinking water treatment facility, and (3) flooding (partial to total inundation) for as many as 50 residential structures, and 110 structures containing business and commercial enterprises located adjacent to the Cumberland River, Red River, and smaller tributaries that would be backed up by high water levels. Exposure in the county's rural areas would be primarily agricultural land and crops, rural roads, and surcharging of drainage systems. Inspection of the inundation maps revealed few structures other than agricultural use outbuildings. Additionally, the city and county are bisected by numerous bridges that would have to be inspected by city, county, state, and railroad engineers before they could be reopened. The inspection process for the bridges will cause a major disruption of vehicle and rail traffic.

Fortunately, as it may be, a Wolf Creek Dam or any other flood control structure failure would allow sufficient advance notice due to distance upstream from the City of Clarksville and Montgomery County to enable evacuation of residents, livestock, and elevation or removal of some personal property prior to flooding.

This particular type of flood event would not be characteristic of a flash flood, with little notice, since the release of water is approximately 320 'river' miles upstream from the city. The City of Clarksville and Montgomery County would not see a river-level change for approximately four (4) days following a Wolf Creek failure. Consequently, no loss of life is anticipated for this type of event.

The greatest vulnerability is loss of utility lifelines, most notably the water intake for the potable water treatment facility and the wastewater treatment plant processing capability. The drinking water utility produces 24 million gallons of treated water daily (an upgrade project in progress now will boost capacity to 30 million gallons per day).

17 Water Tanks
4 Water Booster Stations
900 miles of water mains

Topographically, the wastewater system cannot depend totally upon gravity to move wastewater to the treatment facility and a major system of lift and pumping stations are key to the operation of the system.

220 wastewater pump stations
17,125 manholes
731 miles of gravity sewer mains
164 miles of force mains

Consequences

The loss of availability of potable water is difficult to fathom for anyone who has not endured other than a brief interruption of water service, such as when maintenance work is done in a neighborhood when a water main requires service or repair.

With no free-flowing water supply, virtually all residential water uses would be curtailed or significantly diminished such as availability of drinking and cooking supplies, bathing, dishwashing, laundry, toilet flushing. Food service businesses would be closed as would bakeries, and food processing enterprises. Schools, colleges, day care facilities would be closed, as would many businesses and governmental units with large workforces. Industrial operations which use treated water for processing would be unable to continue functioning. Medical facilities would be forced to cut back to critical, emergency operations. Fire suppression would have to depend upon tanker water supplies drawn from ponds, pools, and floodwaters.

Loss of the wastewater treatment plant and a number of the pumping stations required to lift low area wastewater to higher elevations for the gravity-based section of the system to function would mean inability to process wastewater through the sanitary sewer system.

Loss Estimation

Loss estimation for residences and non-residential structures was discussed in the preceding section. For inundation flooding due to dam failure, the discussion will focus on the economic impact of the loss of the two utilities.

Utility loss impact is greater than the cost of the commodity or the service. The direct economic impact of loss of utilities on the functioning of a modern community has been estimated by several federal agencies using nationwide data.

The key point made in the economic impact studies was that there is an economic value to the major disruption of normal activities that result from the loss of a utility – people's time has economic value whether it is devoted to remunerative work or to leisure pursuits.

The simplest concept is that that time has the same value, regardless of how any individual spends it. Following a model established by the USDOT, an average compensation rate (wages and benefits) is the best evaluative measure of the economic value of people's time.

These values are applied to both the impact on the "region" and impact on individuals.

Potable Water Supply

For a potable water supply, the loss contains two components –loss of water "safe for drinking" and loss of wastewater treatment. FEMA preparedness guidelines are at least one gallon of drinking water per day/person. Based on a family size of four people the cost economic Impact on residential customers is estimated at $4/day/family. The total cost per day/family for drinking water supply for a family of four would be $4.

Wastewater Treatment

A similar analysis was applied to the loss of wastewater treatment and the need for an alternate method of human waste disposal. The rationale was that industrial operations would be non-existent during wastewater treatment plant shutdown, and the fact that residential customers would have to be provided with another sanitary source for waste disposal. Portable toilets provided under Red Cross requirements of 1 portable toilet per 40 people due to the total loss of waste treatment capabilities would be a worst case scenario. Using a local cost per/month rate of $55.00 per toilet, for 40 people. Using a population figure of 172,331 divided by 40 people would indicate a need for 4,308 portable toilets. The total cost per month for sanitary waste disposal would be $236,940.00

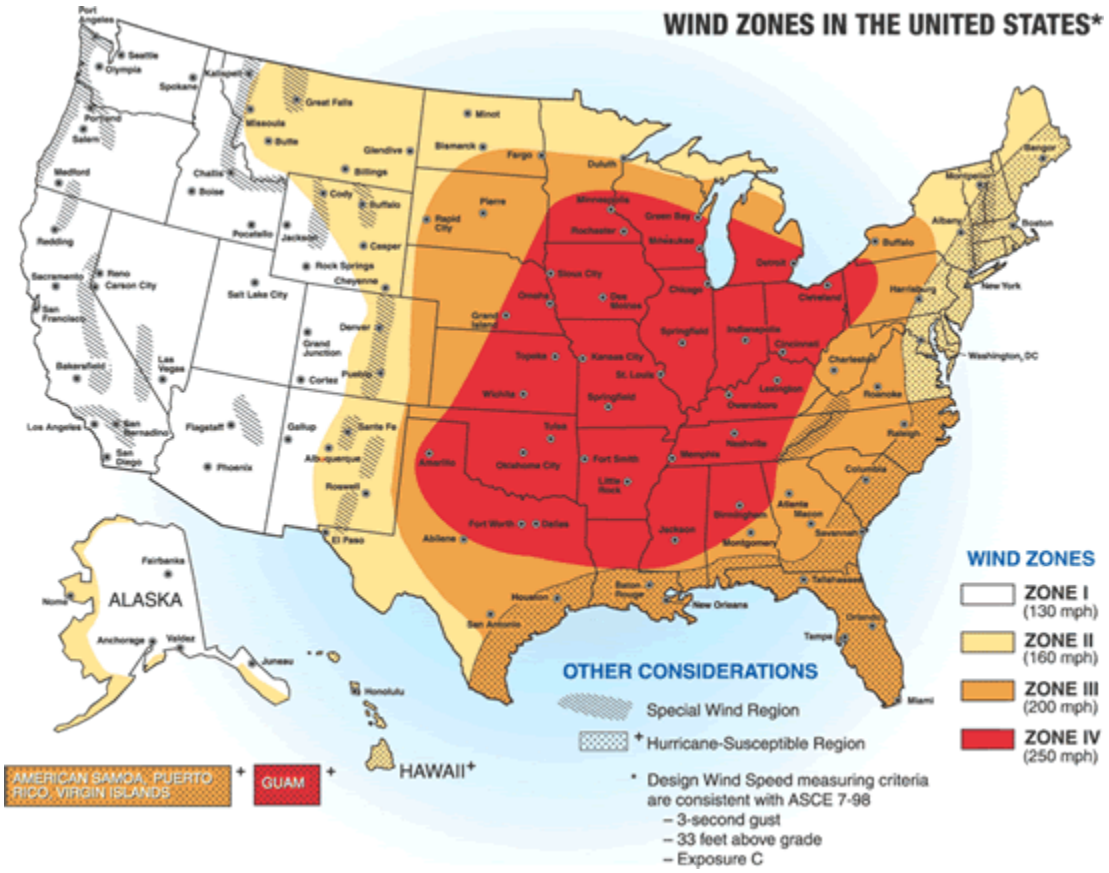
Mitigation Approaches

In as much as our utilities are unable to relocate as a method of avoiding hazards, the options become fewer. Additionally, elevation of sewer treatment structures, which need to be at the lowest point in a treatment system, is not an option. Elevation or construction of an alternate lower pumping facility for the potable water plant is an option.

The remaining alternative is the construction of flood protection structures. For the wastewater treatment plant, this would consist of a floodwall (as high as 24 feet in some sections of the plant grounds) with access through floodgates. For some of the pumping stations, additional permanent floodwall structures may be indicated, where for others, bladder-style flood barriers could provide temporary, but effective protection.

SEVERE STORMS
TORNADO/ WIND STORMS
WINTER STORMS

Montgomery County (Including the City of Clarksville and The Clarksville-Montgomery County School System) is located just northwest of Nashville, Tennessee on the Kentucky/Tennessee border. This places us in Zone IV (highest level) of the FEMA Design Wind Speed Map for structural design of community shelters, as shown below.



http://www.fema.gov/safe-rooms/wind-zones-united-states on March 14, 2014

Climatology records (http://www.ncdc.noaa.gov/stormevents indicate 19 tornadoes have been recorded in Montgomery County (Including the City of Clarksville, and The Clarksville-Montgomery County School System) since January 1, 1950. Of these tornados, 6 were graded F0, 8 were F1, 3 were F2, and 2 were F3. The total damage from these events is 75.595 million dollars. The January 22, 2009 F3 tornado that struck downtown Clarksville and areas within Montgomery County produced 72.7 million dollars in damages.

Four of the EF1 tornadoes struck on the same day on May 2, 2008 causing damage in the county and the city.

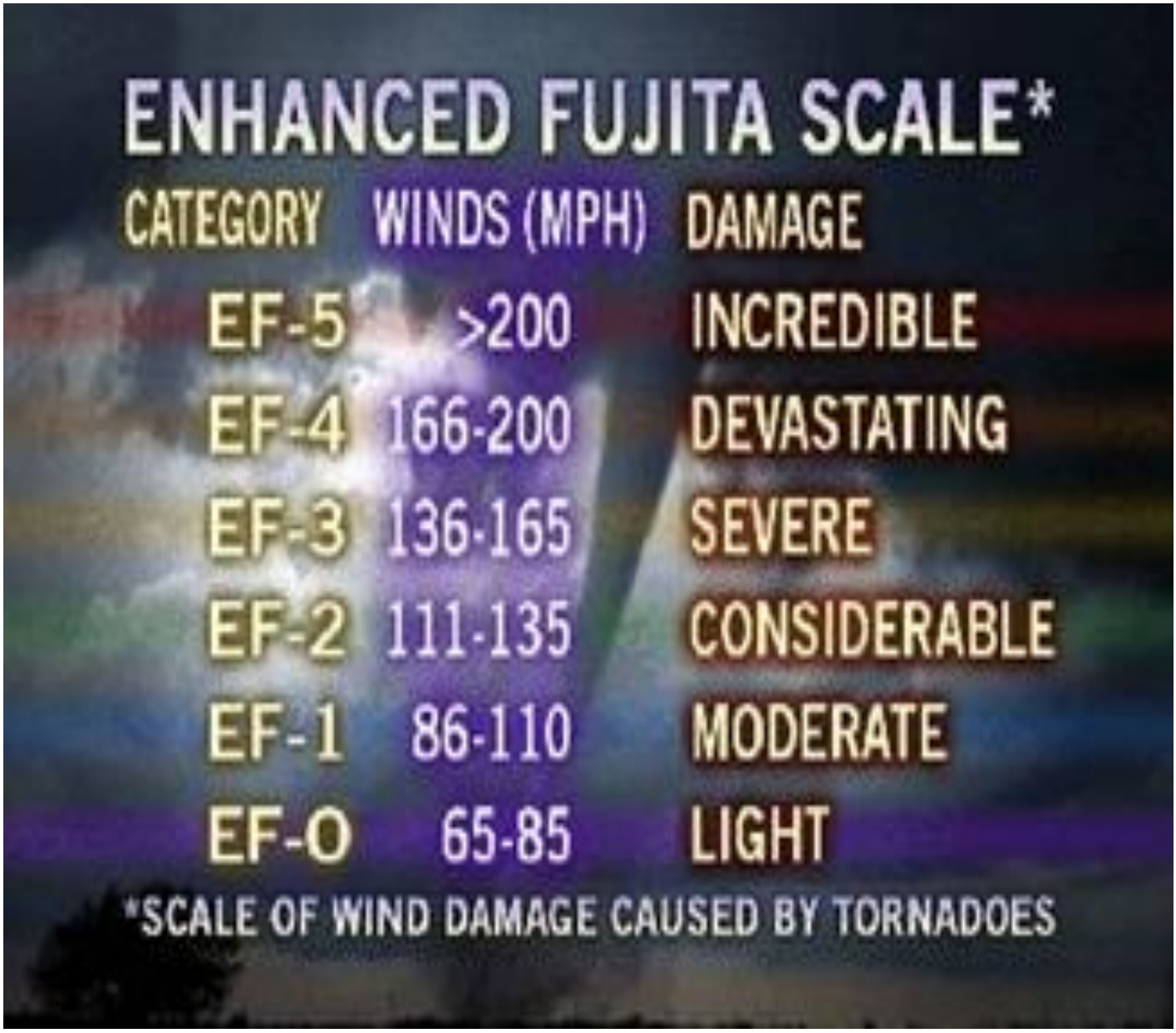
Note: The May 2, 2008 tornados were classified with the enhanced fujita scale that went into effect on February 1, 2007. The EF5 tornado would be the worst case scenario for all three jurisdictions. A graphical plot of the locations of tornados which have struck the county shows that the preponderance of the events have been located in the southern half of the county (it should be noted that the amount of damage in the southern half of the county comprises a very small percentage of the damage from these tornadoes due to the rural nature of the area and less dense industrial concentration. Storms with damaging winds showed no preponderance to any particular area.

From February 18, 2000, through December 21, 2013, the County (Including the City of Clarksville, and The Clarksville-Montgomery County School System) experienced 128 thunderstorm and high wind events, with cumulative damage estimated at $1,701,700.00. It is believed that tornadoes or severe wind damage in the rural and sometimes rugged southern sections of the county may have gone unreported until the early 1980's when the county began to experience a building boom. Longtime residents of these areas support this supposition.

Probability and Frequency

Based on the historical data, damaging wind storms can be expected to occur nine times annually within the jurisdictions. The most "busy" season for damaging winds is the May-June-July period, with the peak occurring during June.

Local tornado events, based upon historical frequency over the past 59 years of recorded events, leads to a prediction of a tornado in the county on the average of once each 3.1 years. However, in some years and even on some dates (such as May 5, 2008) multiple occurrences occur.



***** IMPORTANT NOTE ABOUT ENHANCED F-SCALE WINDS:** *The Enhanced F-scale still is a set of wind estimates (not measurements) based on damage.* Its uses three-second gusts estimated at the point of damage based on a judgment of 8 levels of damage to the 28 indicators listed below. These estimates vary with height and exposure. **Important**: The 3 second gust is not the same wind as in standard surface observations. Standard measurements are taken by weather stations in open exposures, using a directly measured, "one minute mile" speed.

2-24-11 DR1974

2-24-11 DR1974

Exposure and Impact

As the county (Including The City of Clarksville, and The Clarksville-Montgomery County School System) becomes more urbanized and more subdivisions are developed, the “windbreaks” planted or that occurred naturally have been replaced by rows of residential structures. The mature, aging trees which are left in place often are more susceptible to damage from winds without the partial protection from brush and smaller trees.

A second factor contributing to damage from wind events is the widespread use of mobile homes. Data shows that the rate of loss for residential structures is twice as high for mobile homes as it is for site-built homes. Residents of mobile homes are at greater risk since these homes do not withstand high wind speeds as well as permanent, site-built structures due to the nature of their construction, and antiquated anchoring methods. Hurricane proof anchoring systems have been developed, but a tiny percentage of local mobile homes have had this technique applied.

The extent of damage based on The Enhanced Fajita - Scale and EF5 tornado would be the worst case scenario for all three jurisdictions.

Consequences

The damage from a tornado or severe thunderstorm varies from trees in roadways to entire homes demolished. They can leave a community without power and interrupt other utilities.
During the 1999 F3 tornado which hit all three jurisdictions, buildings were ripped from their foundations causing gas and water lines to break and leak. This added another element to an already hazardous situation.

The impact of these storms or tornadoes on people’s lives must also be taken into account, in addition to the destruction of buildings and infrastructure. During the 1999 tornado there were no deaths and 5 minor injuries yet a 2002 F1 tornado caused the deaths of two citizens who resided in a mobile home. The preponderance of mobile homes in some areas of Montgomery County could prove deadly were a tornado or severe storm to strike.

Loss Estimation

Tornado/Wind Storm Extent – The severity of Tornadoes in Montgomery County is measured by historical events and current population and building trends. Based on previous occurrences, it is possible for the extent of a tornado to reach the EF-4/5 scale. An EF-5 tornado following the same storm path as the January 1999 F-3 tornado during normal business hours or a weekend using current growth trends in commercial, residential, and industrial buildings could be catastrophic in damage and fatalities.

Tornadoes which have occurred in the last few years caused property damage ranging from $10,000 to the central city devastation at $118 million. Our history of damage from the smaller tornados has averaged $185,000 per event. Severe thunderstorm events in the past 14 years have caused average per event damage over $13,000. All tornadoes and storms have caused damage such as downed trees, power lines, and debris covering roadways. Overtime and equipment costs were incurred during the clean-up of these items.

Loss estimations in terms of vulnerability to damage from tornados and wind storms are virtually impossible to classify based on any type of scale such as the hundred year flood plain that limits the scope of damage to a predictable geographic location, along with a known amount of buildings, critical facilities, and transportation and utilities within that geographic area.

The only damage values that are reliable are the cost of replacement or repair of private property and government facilities / infrastructure after the event. For the purpose of planning for a worst case scenario the mitigation team determined that using the 30% estimate of damage for an event would be a plausible worse case destruction scenario.

HAZUS MH information summarized in the following paragraphs for buildings, critical facility, and transportation and utility lifeline inventory was used as a basis to define worst case scenario replacement values as our loss estimation.

Building Inventory

Building Inventory

HAZUS estimates that there are 52 thousand buildings in the study region with an aggregate total replacement value of $8.928 billion. Building construction types found in the region are 78% wood frame construction. The remaining percentage is distributed between the other general building types.

30% of 52,000 buildings is 15,600
30% of the $8.928 billion replacement value would be $2,678,400 million

Building stock – Throughout the county many buildings and the majority of the infrastructure networks can be vulnerable to tornado impacts. Montgomery County's building stock can be broken down to the following percentage categories based on the HAZUS information provided by the state mitigation section: 77.7% Residential, 14.5% Commercial, 3.3% Industrial, 0.3% Agricultural, 2.4% Religion, 0.3% Government, and 1.5% Education.

Mitigation Approaches

Three predominant strategies exist as key measures for mitigating life and property losses associated with wind events. The first is regulatory in nature and includes land use planning and zoning -- including reduction of building density -- and the subsequent adoption, enforcement and compliance of appropriate codes to assure that construction standards resistant to thunderstorm winds, wind shear, and tornadic events are in place. Montgomery County has adopted the 2009 International Code Council Building Codes on September 12, 2011. These codes require buildings to be designed and built to withstand wind speeds of 90 MPH.

Second, is an aggressive public awareness program of the dangers of wind hazards and the self-help options available to home owners to reduce their vulnerability and the possibility of damage to their personal property, as well as other information resources that are available to the public in the form of storm tracking and weather advisories. The electronic siren/warning system project developed by the city with TEMA assistance augments public awareness of impending destructive storm watches and warnings.

The third approach is the design and construction of shelters, whether personal or community shelters, for protection from wind events. Unfortunately, even with recent events involving fatalities, public outreach and education, the community is generally uninformed about tornado and strong wind protection.

There is little difference in the mitigation approaches for tornado events and severe wind events. Of primary consideration is the insistence upon quality construction practices and an aware, informed population.

WINTER STORM HAZARDS

Montgomery County (Including the City of Clarksville and The Clarksville-Montgomery County School System) generally has mild winters but property damaging winter storms do occur. Much of this can be attributed to our location on the Northern border of Tennessee and the proximity to one of the major jet streams of the United States which carries arctic air southward into the United States.

Probability and Frequency

From January 22, 2000 through December 7, 2013, Montgomery County experienced 17 significant snow and ice events. Some years multiple storms hit while some have none. An average of one major winter storm per year can be expected.

A recent event that began on March 2, 2014 dumped from 2 inches up to reports of localized amounts of over 6-8 inches of sleet, followed by additional fresh snow. Temperatures remained in the twenties and teens for much of the next week which kept the ice and snow on the ground and on the streets. Road salt and brine were ineffective on ice with temperatures below 28 degrees Fahrenheit so some secondary roads and streets remained ice covered for nearly a week. Luckily no residences were damaged significantly.

Exposure and Impact

Due to the nature of this hazard the entire County is exposed to this hazard, including the City of Clarksville, and the Clarksville-Montgomery County School System.

The following is the terminology used by the National Weather Service to classify the strength/hazard potential of winter weather.

Winter Weather Advisory- It is expected to create hazardous or restricted travel conditions, but not as severe as expected with a winter storm.

Winter Storm Watch- A significant winter storm may affect your area, but its occurrence, location, and timing are still uncertain. A winter storm watch is issued to provide 12 to 36 hours notice of the possibility of severe winter weather.

Winter Storm Warning- A warning is used for winter weather conditions posing a threat to life and property.

The extent of damage using the weather terminology classification as a damage scale with a Winter Weather Advisory equals the low end of the scale and high equals a Winter Storm Warning. The Winter Storm Warning would be the worst case scenario for all three jurisdictions.

Besides the obvious impact of ice and snow there is often the problem of accompanying high winds that causes drifting and later, flooding once melting begins. Areas prone to flooding are then inundated with the melt off from the remaining snow and ice.

Consequences

Loss of utilities is not unusual during these winter storms. Common causes are falling trees and large branches from the weight of the snow and ice, frozen pipes, and ice accumulation on overhead utility lines. Repair crews are slowed by road conditions as the Street and Highway Departments work to clear the roadways.

Transportation also becomes a problem during these storms. The general public is unable to operate as they normally do thereby causing a negative impact on the local economy due to their being unable to report to work and inability to go about their normal business.

Due to the distances traveled by salt trucks and snowplows significant time is added to getting roads cleared or treated and reopened. Experiments with temporary stockpiling salt in some school parking lots with impending storm announcements have proven to be useful if the storm hits as predicted.

Response times of emergency services are also affected by these storms. Response times are extended due to road conditions and the danger of running emergency traffic is multiplied many times over.

Loss Estimation

Winter Storm Extent – The severity of Winter Storms in Montgomery County is measured by historical events and current population and building trends. Based on previous occurrences, it is possible for the extent of an event to exceed 6 inches of sleet and ice in a single storm. There have been snow fall amounts exceeding 6 inch amounts several times in the past, but the impacts of snow alone are typically easier to recover from. An ice/sleet event on March 2, 2014 consisted of localized amounts of over 6-8 inches of sleet on top of freezing rain, followed by additional fresh snow. Temperatures remained in the twenties and teens for much of the next week which kept the ice and snow on the ground and on the streets. Road salt and brine were ineffective on ice with temperatures below 28 degrees Fahrenheit so some secondary roads and streets remained ice covered for nearly a week. The mixed precipitation caused significant problems road crews who could not keep the roads cleaned. Emergency services units in some cases could not event get out of their parking lots. Many units were stuck or damaged while on calls. Regular vehicle traffic ground to a halt, and multi-vehicle accidents were common. Current growth trends in commercial, residential, and industrial building locations will continue to strain current levels of equipment for winter road treatments and clearing.

Losses in utility operation and in transportation are difficult to estimate. Interruption of these services affects so many variables it is nearly impossible to calculate. Losses to commerce and industry can be substantial due to reduced workforce availability during and following the storms (i.e. – transportation difficulties) and possible utility losses (water, electricity, natural gas, etc.).

The 20 notable historical storms of record caused property damage ranging as high as $1.5 million and totaling $3.026 million. Average losses from these storms were $168,000 in property damage, plus uncalculated valuation of road and street crew overtime and equipment operation costs. Because our community is not plagued with numerous recurring winter storms annually, neither the city nor the county has extensive snow removal equipment inventories which does slow the removal process when heavy accumulations occur.

Loss estimations in terms of vulnerability to damage from winter storms are virtually impossible to classify based on any type of scale such as the hundred year flood plain that limits the scope of damage to a predictable geographic location, along with a known amount of buildings, critical facilities, and transportation and utilities within that geographic area. The only damage values that are reliable are the cost of replacement or repair of private property and government facilities / infrastructure after the event. For the purpose of planning for a worst case scenario the mitigation team determined that using the 30% estimate of damage for an event would be a plausible worse case destruction scenario

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30% of 52,000 buildings is 15,600
30% of the $8.928 billion replacement value would be $2,678,400 million

Building stock – Throughout the county many buildings and the majority of the infrastructure networks can be vulnerable to winter storm impacts. Montgomery County's building stock can be broken down to the following percentage categories based on the HAZUS information provided by the state mitigation section: 77.7% Residential, 14.5% Commercial, 3.3% Industrial, 0.3% Agricultural, 2.4% Religion, 0.3% Government, and 1.5% Education.

Mitigation Approaches

One mitigation approach for winter storm hazards is the adoption and enforcement of building codes and regulations designed to reduce losses in new and retrofit construction whether they be structures or utility infrastructure. Enforcing the building codes relative to snow loads and wind loads for the area would be a cornerstone of any mitigation for this hazard.

Another approach to address snow and ice removal during and after winter storms would be the construction of salt sheds throughout the county and city. This would significantly reduce the distances that these trucks currently travel for supplies thereby reducing the time available to clear the roads and streets. This would have the added benefit of reduced overtime and fuel costs during these storms.

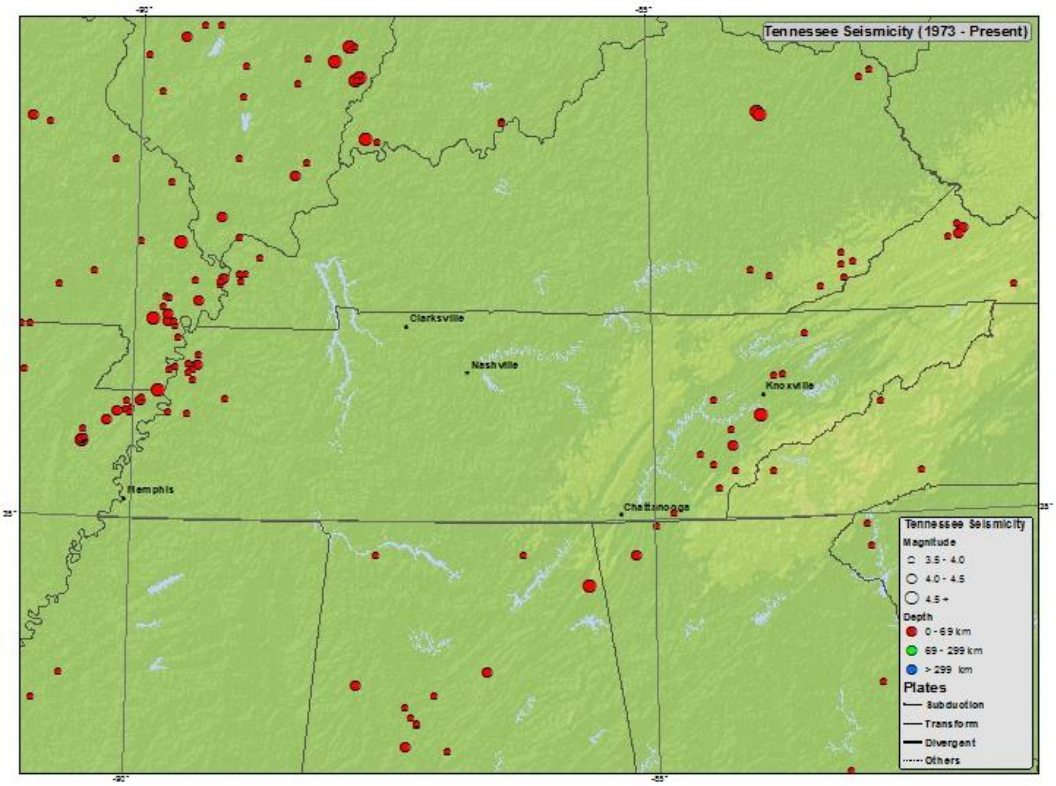
EARTHQUAKE HAZARDS

No portion of the United States is immune from the potential for an earthquake hazard. Geologic hazard maps of Tennessee indicate that while no earthquakes of substance have occurred in the three jurisdictions, we would feel the results of events elsewhere such as the massive earthquakes of December 1811 – February 1812 in the New Madrid Seismic Zone, approximately 120-130 miles due west of Clarksville.

Different scales have been developed to measure seismic activity. The Richter Scale is used to measure magnitude and is reported in whole numbers and decimals ranging from 1 to 10. For example, a quake with a magnitude of 5.0 is classified as a moderate event. The major earthquakes of the New Madrid events are estimated to have ranged from magnitude of 7.0 to a magnitude of 8.6.

The effect on the earth's surface of an earthquake is called the intensity. This scale (the Modified Mercalli Intensity scale – MMI) is arranged in 12 different levels from imperceptible to catastrophic. The New Madrid quakes were estimated to be in the X to XII range. With an intensity of V, for example, nearly everyone would feel the quake, some dishes, and windows may be broken, and unstable objects would be overturned.

Geologic studies indicate that three jurisdictions appear to sit in the center of an "island" in relation to the surrounding regions which have faults. There is one small, inactive fault near the north edge of Montgomery County, and two other fault structures nearby. The largest is the Wells Creek Structure near the southwest corner of the county, and the other is a single fault line running southwest to northeast just north of Nashville. The fault lines in the Wells Creek site are resultant of a meteor impact.



Tennessee Seismicity Map 1973-March 2012 - USGS.Gov

Probability and Frequency

A review of the mass of literature on the rate of occurrence of earthquakes in the Montgomery County (Including The City of Clarksville, and The Clarksville-Montgomery County School System) area shows little evidence that we can "look forward" to such an event centered here, although historical records indicate that Clarksville was at the epicenter of a small earthquake on April 3, 1924, with a Mercalli rating of III-IV. People indoors may have felt this event, while most who were outside may not have even noticed it. The greatest likelihood of an event that might impact the county is a recurrence of a major event in the New Madrid Seismic Zone, rather than a new event in our own community.

There is broad agreement in the scientific community that a continuing concern exists for a major destructive earthquake in the New Madrid seismic zone. There are published reports based on GPS instruments with results of geodetic measurements of strain in the Earth's crust that indicated the New Madrid seismic zone may be shutting down. A USGS workshop of experts convened in 2006 to evaluate the latest findings of earthquake hazards in the Eastern United States. The experts did not find the GPS data to be a convincing reason to lower the assessment of earthquake hazard in the New Madrid region, especially in light of the many other types of data that are used to construct hazard assessments. Based on (USGS Fact Sheet 2009-3071)
Based on this history of past earthquakes, the USGS estimates the chance of having an earthquake similar to one of the 1811–12 sequence in the next 50 years is about 7 to 10 percent, and the chance of having a magnitude 6 or larger earthquake in 50 years is 25 to 40 percent. (USGS Fact Sheet 2009-3071)

A debate has swirled in recent years, fueled in part by past studies suggesting that continuing New Madrid seismic activity could be the tail end of a long-lived aftershock sequence following the 1811-1812 earthquakes. If modern activity is an aftershock sequence, the argument goes, then there is no evidence that stress is currently building in the zone. Instead, Page and Hough conclude that the current level of activity must be the signature of active, ongoing processes that continue to generate stress in the region –stress that we expect will eventually be released in future large earthquakes. In other words, the New Madrid Seismic Zone is not dead.

Excerpt from "The New Madrid Seismic zone: Not Dead Yet," from the journal "Science" found on the USGS website.

Exposure and Impact

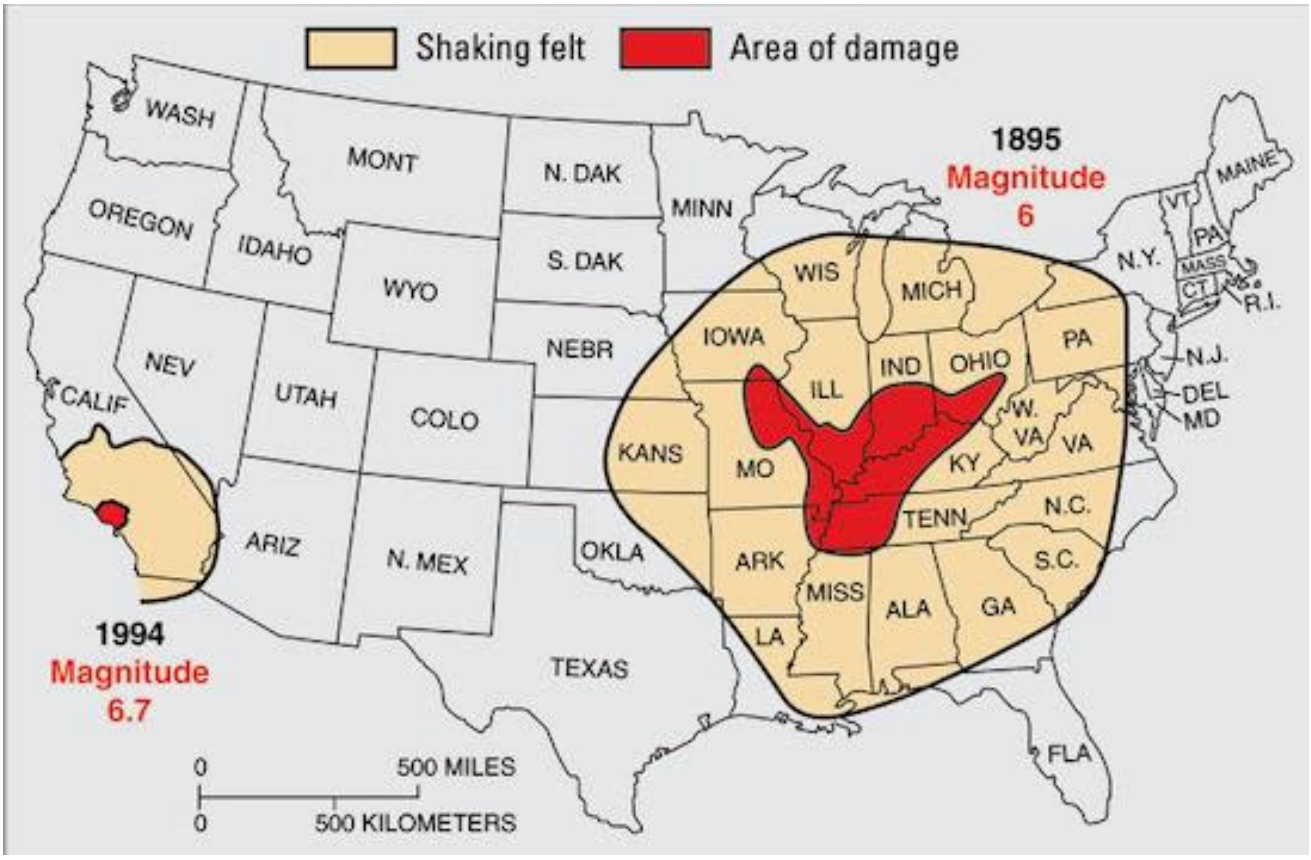
The New Madrid events of the early 1800s saw little if any damage to property, primarily because the area was not heavily populated. St. Louis, for example, was just a small frontier settlement at the time, and there was virtually no development beyond the settlement/village in any part of the territory. Today, however, a repetition of the New Madrid, or a new event nearby, would have much different consequences.

The extent of damage using the Richter Scale of 1-10 would indicate that 7.0 would be the worst case scenario based on current hazard maps for all three jurisdictions. In reality the damage caused to the multi-state regional transportation, electrical, and emergency response infrastructure alone by an earthquake of magnitude 8 along the New Madrid Fault could cause catastrophic consequences.

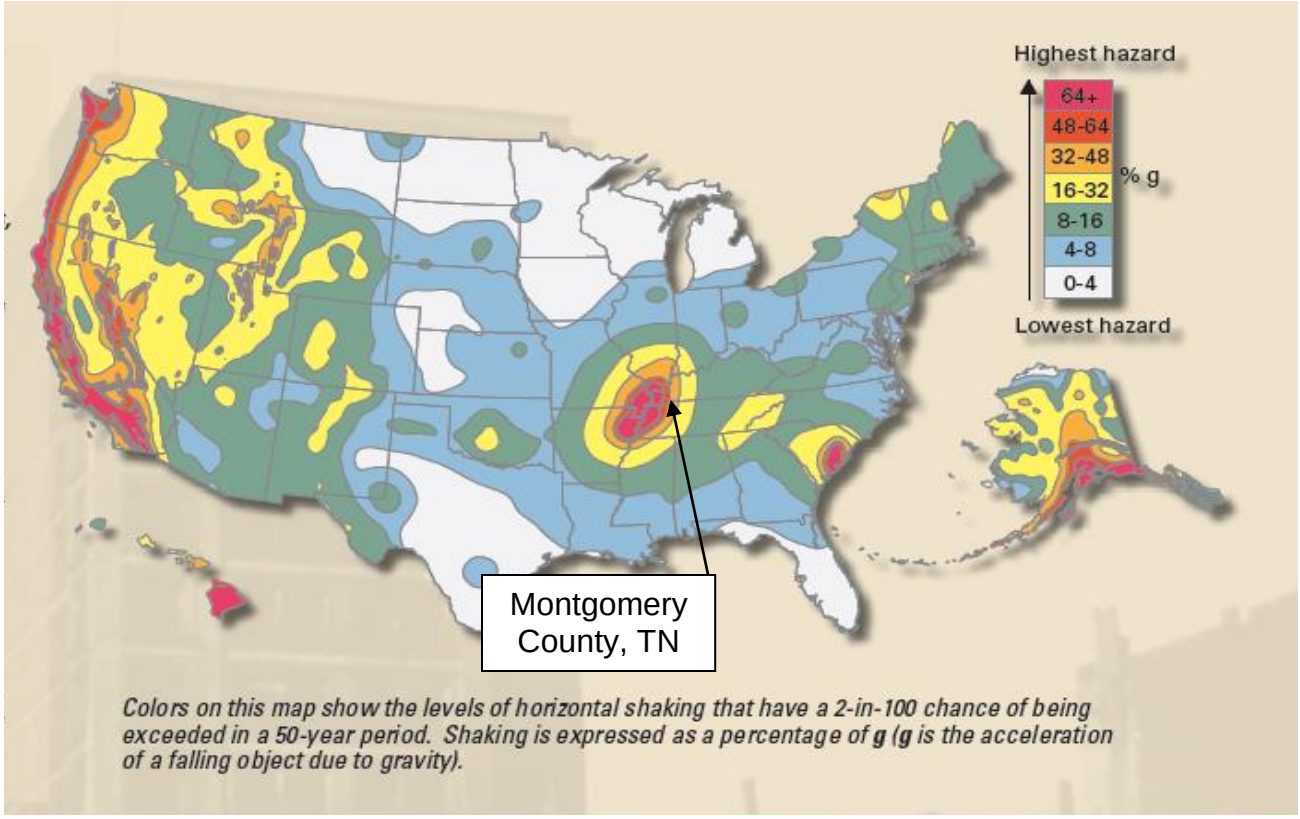
The seismic hazard in the Central United States is relatively low due to the infrequency of large magnitude earthquakes. However, the seismic risk is considerable due in part to the lower attenuation of soil and rock in this region, the sometimes inadequate enforcement of seismic building codes, and the lack of earthquake preparedness.

What makes an event here different from the West Coast is that the Mississippi basin faults are buried under sedimentary deposits as much as a mile deep allowing seismic waves to travel up to 20 times further than in California which has firm rock sub-soil strata.

The map below compares seismic wave travel from a Magnitude 6.7 earthquake which occurred in San Francisco in 1996 and a Magnitude 6.8 earthquake which occurred in the New Madrid Seismic Zone in 1895.



Montgomery County (Including The City of Clarksville and the Clarksville-Montgomery County School System) is located in a seismic risk zone classified by the United States Geological Survey as being at Medium Risk from a New Madrid earthquake. The Geological Survey's National Seismic Hazard Mapping Project places most of the county in the 8% to 16% Peak Acceleration boundary zones, while the extreme western portion of the County is in the 16% to 24% zone.



To consider the potential impact of an earthquake to be negligible would be foolhardy, if simply based upon the premise that it has never happened in the past. Whether the county is located in a minimal risk zone or in a high risk zone is less important than recognizing that the entire county is at risk to the effects of a significant earthquake event.

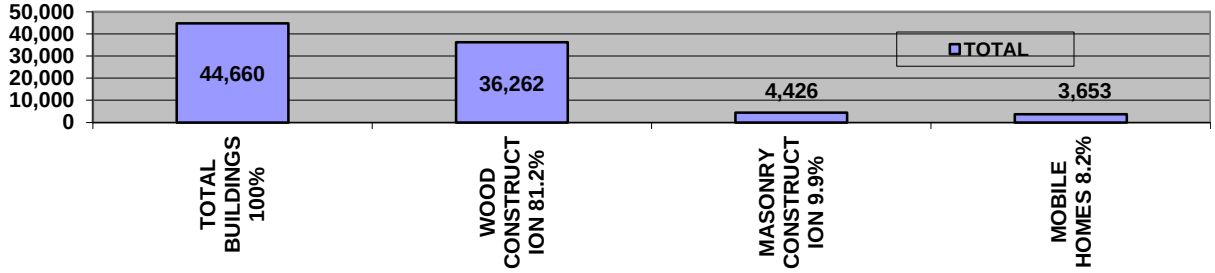
Consequences

A large magnitude event could directly affect more than 50% of the state's population. A 7.5 magnitude event somewhere along the New Madrid Seismic Zone would be felt across the entire region and would cause significant damage across most of the western 2/3 of the State. Scientists estimate that the probability of a magnitude 6.0 or larger earthquake occurring in this seismic zone within any 50 year period is 25% to 40%. (http://www.cusec.org/earthquake-information/new-madrid-seismic-zone.html).

The following table shows potential Mercalli ratings for various New Madrid earthquake events.

Category	Effects	Richter Scale (approximate)
I. Instrumental	Not felt	1-2
II. Just perceptible	Felt by only a few people, especially on upper floors of tall buildings	3
III. Slight	Felt by people lying down, seated on a hard surface, or in the upper stories of tall buildings	3.5
IV. Perceptible	Felt indoors by many, by few outside; dishes and windows rattle	4
V. Rather strong	Generally felt by everyone; sleeping people may be awakened	4.5
VI. Strong	Trees sway, chandeliers swing, bells ring, some damage from falling objects	5
VII. Very strong	General alarm; walls and plaster crack	5.5
VIII. Destructive	Felt in moving vehicles; chimneys collapse; poorly constructed buildings seriously damaged	6
IX. Ruinous	Some houses collapse; pipes break	6.5
X. Disastrous	Obvious ground cracks; railroad tracks bent; some landslides on steep hillsides	7
XI. Very disastrous	Few buildings survive; bridges damaged or destroyed; all services interrupted (electrical, water, sewage, railroad); severe landslides	7.5
XII. Catastrophic	Total destruction; objects thrown into the air; river courses and topography altered	8

The possible damage to wood and masonry structures is of particular concern. The following table is derived from HAZUS-MH inventory data:



Building stock – Throughout the county many buildings and the majority of the infrastructure networks can be vulnerable to earthquake impacts. Montgomery County's building stock can be broken down to the following percentage categories based on the HAZUS information provided by the state mitigation section: 77.7% Residential, 14.5% Commercial, 3.3% Industrial, 0.3% Agricultural, 2.4% Religion, 0.3% Government, and 1.5% Education.

Loss Estimation

As can be seen in the preceding chart, the majority of buildings within Montgomery County (Including The City of Clarksville, and The Clarksville-Montgomery County School System) are of wood and masonry construction. Calculations taken from HAZUS-MH also show that 99.04% of all buildings within the County are residential occupancies (single family, apartments, duplexes, etc.).
From these calculations it is easy to deduce that the majority of the wood and masonry construction buildings are residential, adding to the probability of lives endangered particularly if a quake were to occur outside of normal working hours when residences have their lowest occupancy level.
Drawing upon a worst case scenario of a massive quake striking in the New Madrid Seismic Zone outside of normal working hours we could also expect high financial losses.

A 2014 Real Property Assessment Summary for Montgomery County shows over $3,293,922,000 worth of property. The 2014 assessment is almost double the 2009 assessment of $1,664,494,000. Taking into account the figures shown in the above chart and considering the total assessment it can be reasoned that any quake causing massive damage to masonry and unbolted frame houses would have a devastating financial effect also.

Loss estimations in terms of vulnerability to damage from earthquakes are virtually impossible to classify based on any type of scale such as the hundred year flood plain that limits the scope of damage to a predictable geographic location, along with a known amount of buildings, critical facilities, and transportation and utilities within that geographic area. The only damage values that are reliable are the cost of replacement or repair of private property and government facilities / infrastructure after the event. For the purpose of planning for a worst case scenario the mitigation team determined that using the 30% estimate of damage for an event would be a plausible worse case destruction scenario

HAZUS MH information summarized in the following paragraphs for buildings, critical facility, and transportation and utility lifeline inventory was used as a basis to define worst case scenario replacement values as our loss estimation.

Building Inventory

Building Inventory

HAZUS estimates that there are 52 thousand buildings in the study region with an aggregate total replacement value of $8.928 billion. Building construction types found in the region are 78% wood frame construction. The remaining percentage is distributed between the other general building types.

30% of 52,000 buildings is 15,600
30% of the $8.928 billion replacement value would be $2,678,400 million

Building stock – Throughout the county many buildings and the majority of the infrastructure networks can be vulnerable to earthquake impacts. Montgomery County's building stock can be broken down to the following percentage categories based on the HAZUS information provided by the state mitigation section: 77.7% Residential, 14.5% Commercial, 3.3% Industrial, 0.3% Agricultural, 2.4% Religion, 0.3% Government, and 1.5% Education.

Mitigation Approaches

Both The City of Clarksville and Montgomery County are old, historic entities with many aged structures. Being located in a seismically complacent geographical location, the voluntary inclusion of earthquake resistant features in past construction projects, particularly residential projects, has not been of notable consideration, nor considered economically feasible. The primary mitigation approach for seismic hazards is the adoption of building codes and regulations designed to reduce losses in new and retrofit construction whether they be structures or utility infrastructure. Resources include FEMA, the local Building Codes Department, and structural engineer associations.

LAND SUBSIDENCE (SINKHOLE) HAZARDS

Montgomery County including the City of Clarksville and the Clarksville-Montgomery County School System lies in an area dominated by karst topography. The term karst describes a distinctive topography that involves the dissolution of the underlying limestone by surface water or ground water. Underground voids occur when the limestone is dissolved by exposure to water movement through cracks and channels in the limestone. When the surface material collapses into the underground void, the resulting depression is referred to as a sinkhole.

The major concentration of sinkholes in Montgomery County lies in the northern half of the county, and includes part of the jurisdictional area within the City of Clarksville, and the Clarksville-Montgomery County School System (Karst Hazard Map, TDEC Groundwater Division 2002 305b report). This is also an area of rapid development, increasing the possibility that sinkhole formations can result in property damage and/or a danger to public health.

Sinkhole rim collapse and secondary throat formations can be dangerous for persons working at a collapse site and economic loss due to structural damage can be significant. Subsidence can result in foundation failures, damage to roadways, parking lots, and buried utilities.

Sinkholes provide a direct connection of area runoff with ground water supplies. Due to the large number of sinkholes in the area, new developments sometimes convert area sinkholes into Class V Injection Wells in order to facilitate drainage of the development. Injection well design area required including a detention area capable of holding the area runoff that would result from a 100 year, 24 hour rain event and these designs must assume that the injection well is completely clogged. In this way, Montgomery County is able to limit damage from flooding due to injection well failure. The injection wells also provide easy access for pollutants to come in contact with the local groundwater system which is already listed as a vulnerable aquifer (Vulnerable Aquifers for Public Water Systems, TDEC Groundwater Division 2002 305b Report).

Probability and Frequency

The probability of new sinkholes occurring is a 100% reality in Montgomery County. The karst subsoil structure is a predominant land form feature affecting all of Montgomery County, and each jurisdiction within it.

There is currently no technology, modeling, or prediction algorithm that can forecast the location, the probability of, nor the frequency of sinkhole collapse. The probability of sinkholes occurring in areas that have not had notable historic problems increases with change in land use, diversion of runoff water from naturally occurring paths to forced routes, the addition of impermeable surfaces that concentrate runoff, and subsoil vibration caused by heavy construction.

As a result of recent business and industrial growth adjacent to the route of Interstate 24 across the northeast corner of the county, and the desire to locate housing, commercial, and industrial development close to that corridor, the northeastern section of the county continues to experience substantial development. Much of this development is in an area with high sinkhole density. Urban growth persists with residential, commercial, and industrial development continuing at a fast pace.

Exposure and Impact

As the transition from agricultural use to urban use has occurred in the county, more sinkholes have been identified. According to the Natural Resources Conservation Service, the total number of existing sinkholes in the county is unknown. Over 460 sinkholes within the 96 square mile corporate area of the city have been identified since the city was founded in 1785.
The distribution of these sink holes covers the entire area within the corporate limits of the City. No area is immune, no area is without its sinkhole network. The majority of these have not been plotted on GIS databases, since many of them were identified prior to the availability of convenient and accurate location and mapping tools. The most recent county soil survey, issued in 1975, indicates soil types prone to flooding due to their properties and the soil profile. Location of these soil types might be used in conjunction with aerial photography and GIS information, plus currently identified sinkholes to project potential sinkhole collapse.

The event of sinkhole collapse presents substantive economic impact, particularly in highly developed areas. Roadbeds and street surfaces can be damaged, structures settle at irregular rates and levels, utilities are disrupted, traffic is detoured, projects can be delayed while remediation measures are completed. It is not common, but occasionally persons can be injured by driving into a new sinkhole, and heavy equipment can be lost or damaged by sliding or rolling into the collapsed area.

For roads/public works/utility departments, sinkhole collapses affecting the infrastructure mean unbudgeted expense as well as the diversion of work crews. For the home or property owner, a sinkhole can mean dislocation and even the eventual loss of the structure.

Consequences

In general, sinkhole collapse is primarily an economic issue more than a safety and welfare issue in terms of the event. Of course there are human safety issues related to some sinkhole events – the undiscovered opening in a street, or the collapse of a foundation footing, or even the possible involvement of an equipment operator at the site of a sudden collapse, but these tend to be unusual events. In the main, however, the greatest consequence of this type of hazard is financial. A homeowner who suffers damage to or loss of a residence, a merchant whose customers cannot access his establishment due to a street closing, the municipal utility that loses a primary potable water pipeline all suffer economic loss due to the incident in addition to the inconvenience and the cost of remediation and recovery.
Fortunately, sinkholes tend to form over time, and thus most local sinkhole incidents are not catastrophic. The consequences of sinkhole events may result from improper engineering, conservation, construction, or land use planning practices. Or, they may be caused by failure of aged, brittle materials in an underground utility system. Whatever the cause, the remediation measures require time, financial and human capital resources -- often to the detriment of other important work.

Repairing a caved in street requires detours, diversion of equipment and labor from other projects, expenditure for construction materials, repair and replacement of curbs, signage, and traffic markings. Public safety personnel are required to assure safety of workers, and all this may occur under the pressure of an imminent event such as an approaching storm, or the need to quickly restore utilities for public health and welfare.

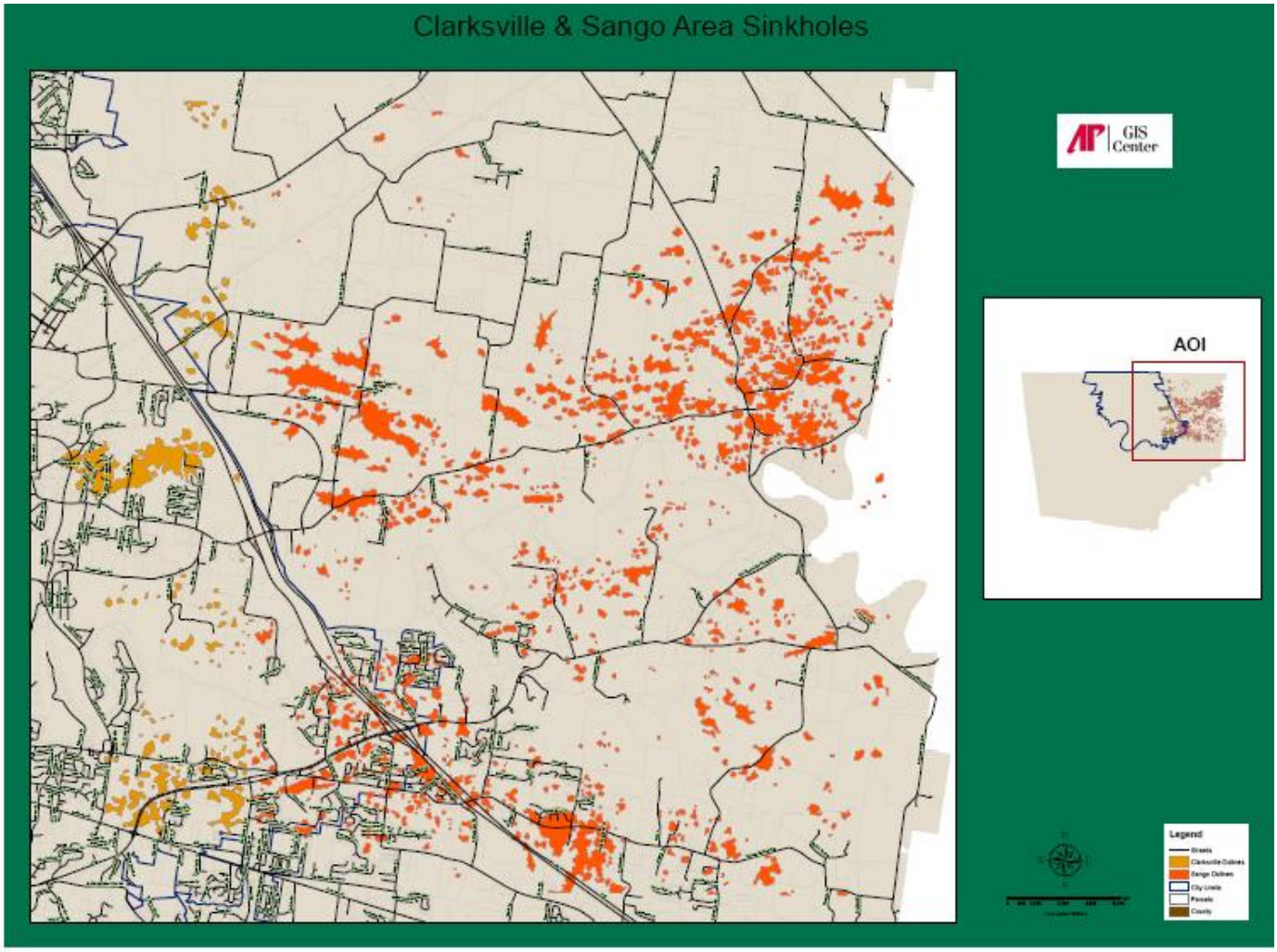
Picture is from the Leaf Chronicle Newspaper Website

A sinkhole opened on Sango Rd - December 11, 2012

Loss Estimation

Sinkhole Extent – The severity of sinkholes in Montgomery County are not measured by historical events that are tracked by NOAA, rather they are based on previous occurrences known by local residents. It is possible and likely that sinkholes are developing on a daily basis somewhere in the county. Only the very large ones such as the photo above that close major roadways are normally news worthy or tracked locally. Normally, the sinkholes are noticed as depressions in roadways or other areas and some even develop "throat" openings that are visible. Sinkholes in this area are not *usually* prone to the rapid openings that swallow buildings within minutes or hours. The corvette museum in Kentucky is a very graphic illustration that rapid openings are possible in this region though. The extent of damage from a sinkhole is in most cases is the need to excavate large areas to bedrock depth to "fix" the source rather than fill in voids above it.

Loss estimations in terms of vulnerability to damage from sinkholes are virtually impossible to classify based on any type of scale such as the hundred year flood plain that limits the scope of damage to a predictable geographic location, along with a known amount of buildings, critical facilities, and transportation and utilities within that geographic area. The only damage values that are reliable are the cost of replacement or repair of private property and government facilities / infrastructure after the event. It is not likely to damage from a sinkhole would cover a large area like other weather related events. A more likely worst case scenario would be the total loss of a single residence, building, or roadway repairs at a cost of possibly $200,000.00



Maps produced by the Austin Peay GIS Center

The City of Clarksville is outlined in blue in the AOI box above

Mitigation Approaches

The best mitigation approaches for dealing with sinkholes are aggressive land use planning and informed engineering design. The Clarksville-Montgomery County Regional Planning Commission plays an active role in land use planning and in recommending projects from a zoning/site plan perspective.

The city and county building codes departments, along with the city and county engineers who deal with utilities, storm water, land use issues, streets and roads in several municipal and county departments play a vital role in permitting that considers the implications of sinkhole “management.” Structures to be placed in collapse-prone areas must be adapted to sinkhole terrain. Minimizing disturbance of the land surface during site preparation and construction is important.
The amount of disturbance that can be accommodated involves a number of variables, including type of structure, depth of excavation required, and foundation settlement allowed, fill requirements to bring area up to grade, and the effectiveness of the natural surface drainage.

Development is not permitted over or even at the edge of a known sinkhole, and certainly not over fill placed in a sinkhole to bring development areas to grade. Natural surface drainage paths should be maintained or if modified, should be channeled to areas least likely to generate problems.

These requirements must be enforced by permitting and code enforcement activities. Acquisition and demolition (or property owner sponsored demolition) may be the only alternative for some sinkhole events.

HAZARDOUS MATERIALS

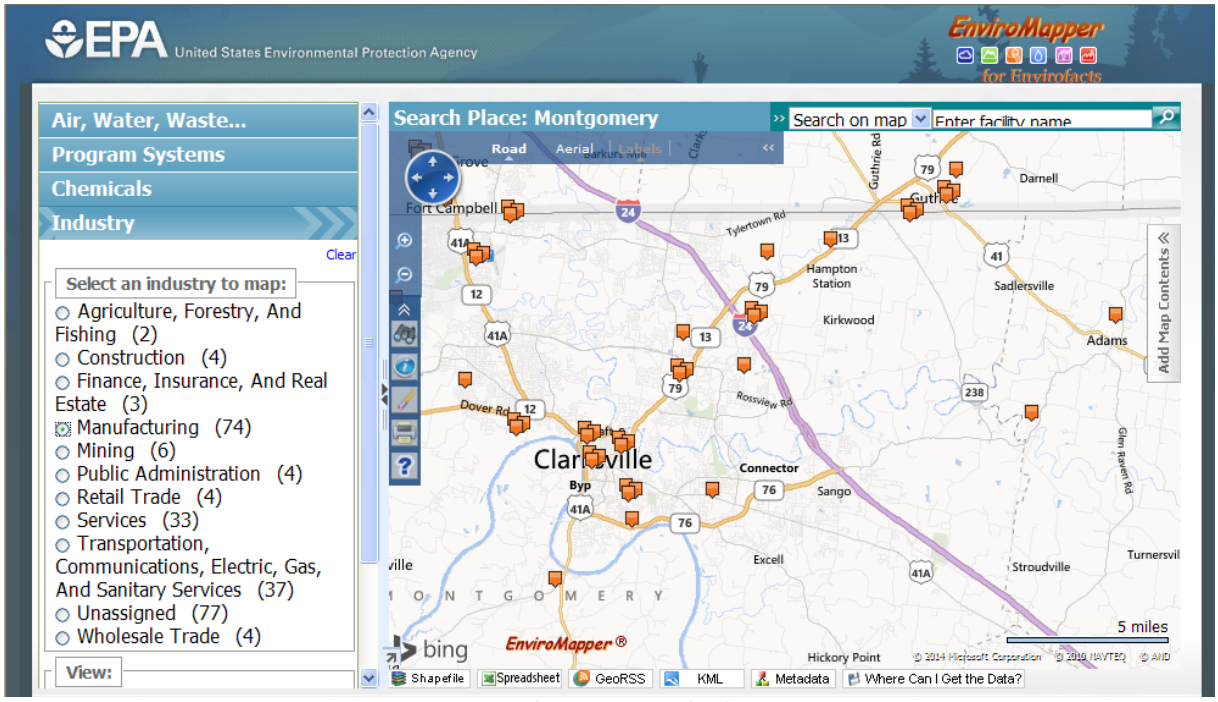
Hazardous materials are found in every community. They range from the gasoline at the local convenience store to the ammonia used in agricultural operations. They are found everywhere from our homes to the largest local industry and even the local fire department. Hazardous materials are part of our everyday life and they are often taken for granted.

Probability and Frequency

A September 28, 2009 report from U.S. Department of Transportation Hazardous Materials Information System recorded 3,659 HAZMAT events from 1999 to 2008. Approximately 86% are highway events, the remaining are primarily railroad events, and less than 1% by air. These events may involve collisions (or derailments), spills, leakage from container vehicles, or violation(s) of regulations.

Best estimates from TEMA are that approximately 250,000 shipments of hazardous materials cross Tennessee annually. Major incidents are not common, but do occur at the rate of about 50 per year for the state. Fixed facility events are even rarer, with incidents that require evacuation occurring at the rate of six per year in Tennessee. There are many hazardous materials calls each year, most involving small amounts of fuel spilled. There are also calls involving tractor trailer accidents hauling chemicals and some industrial releases. There are 74 manufacturing sites that contain hazardous materials throughout Montgomery County.

EPA ENVIROMAPPER - MONTGOMERY COUNTY, TENNESSEE



EPA Enviromapper, 4/11/2014

Transportation hazardous materials incidents are likely, as are events at the many fixed facilities in Montgomery County (Including The City of Clarksville, and The Clarksville-Montgomery County School System). Prediction of the frequency and probability is virtually impossible due to the number of uncontrollable variables.

Anhydrous Ammonia Tanker – August 22, 2013

Exposure and Impact

An interstate, various state and local highways, two railroads, and two pipelines cross Montgomery County (Including The City of Clarksville, and The Clarksville-Montgomery County School System). Four barge terminals, including a large amount of barge traffic, operate on the Cumberland River in Montgomery County. All transport hazardous materials whether it is just passing through or being delivered to or shipped from a local industry.

With nearly 3,000 acres of industrial sites, the potential for additional HAZMAT events exists.
An example of the types and amounts of hazardous materials which traverse the County (Including The City of Clarksville, and The Clarksville-Montgomery County School System) on a daily basis are those that are shipped from a zinc refining operation located on the Cumberland River. This facility has both an onsite barge off loading point and a railroad line which crosses the property. On a daily basis this rail line transports substantial quantities of sulfuric acid (approximately 400 tons) across the Cumberland and Red Rivers, through the downtown Clarksville area (the seat of City and County government), and then continues through the County. Each trip holds a significant, potential risk to not only the residents, but to the environment, if a mishap were to occur.

Due to the large agricultural base in the County a large amount of pesticides, herbicides and fertilizers (all with toxic potential) are transported throughout the county on a regular basis.
These products are then stored at commercial agricultural supply houses as well as in tanks and/or warehouses located on farms throughout the County.

Add to this the numerous service stations receiving and dispensing fuel and the number of water treatment plants within the county where large amounts of chlorine are stored, and the potential exposure is substantive.

The extent of damage using the low, medium, and high scale, with “low” equals a small fuel spill at a service station that closed the business for a few hours while the cleanup operation was completed. An evacuation of residents and businesses downwind from the release of a hazardous chemical at a bulk container for an extended period of time would equals “high” on the scale. High would be a worst case scenario type of event.

Montgomery County has had a relatively low rate of exposure of the general population to hazardous materials to date. Clarksville Fire Rescue and the County Fire Service, in addition to plant personnel, and the Department of Defense at Ft. Campbell provide trained personnel and equipment for hazmat event response to reduce significant incident impact in both the community and the region.

Additionally, law enforcement agencies are continuously contending through aggressive enforcement activities with the growth and expansion of meth labs, both mobile and fixed, in an attempt to reduce potential community exposure to the dangers of the manufacturing process.

Consequences

The consequences of a HAZMAT event can be as varied as the nature of the hazardous material involved. In the worst case scenario, a HAZMAT incident could lead to the loss of life, or the long-term disability of personnel exposed to the substance.

Overturned gasoline tanker with approximately 6,800 gallons of gas 11-27-2013
(the tanker did not breach)

Loss Estimation

A “typical” event for a non-plant site with built-in containment facilities, which involves a Level A entry team, a decontamination team, engine and rescue companies, EMS units, police/sheriff patrols for traffic and security, plus expended supplies and equipment can easily generate $20,000-$25,000 in costs for a low to moderate level event. Not measurable for such a “typical” event is the loss of business revenue, the down-time, the inconvenience time for re-routed travelers, or the medical expenses of one or more victims.

Loss estimation for HAZMAT events in the Montgomery County (Including the City of Clarksville, and The Clarksville-Montgomery County School System area does not include the potential loss of life. Loss estimation for illicit drug events such as containment, dismantling and destruction of a meth lab, may approach $35,000, depending on the site, the quantity, the nature of the operation, and the agencies involved.

Industrial facilities are required by 40 CFR Part 355 to maintain worst case scenario plans in the event of a catastrophic release of chemicals. There is a potential for having to evacuate homes and businesses due to hazardous materials releases, but the potential for destruction of Building lifeline inventories is remote.

Loss estimations in terms of vulnerability to damage from hazardous materials are difficult to predict because there are a multitude of potential scenarios where buildings would need to be decontaminated or could be destroyed or rendered unusable due to a hazardous materials release, and hundreds plume maps could be developed for these scenarios. There is also the possibility of terrorist strikes at the major military post that borders the three jurisdictions. A first strike scenario to incapacitate this major military post although slight is still a potential.

The only way to provide a plausible estimate of damage for an event is to use a worst case scenario of 30% destruction scenario that would potentially occur in the event of a very large scale event.

HAZUS MH information summarized in the following paragraphs for buildings, critical facility, and transportation and utility lifeline inventory was used as a basis to define worst case scenario replacement values as our loss estimation.

Mitigation Approaches

Avoidance of HAZMAT events can come from two types of efforts: physical and sociological. Physical adjustments to avoid HAZMAT events precipitated by the impact of natural hazards include design and construction to withstand prevalent natural hazards, identification, and avoidance of potential event locations, and natural hazard prediction efforts.

Social adjustments to avoid impacts associated with natural hazards include land use restrictions, activity by the Local Emergency Planning Committee, initiation of public awareness programs in areas where hazardous materials are present, design of emergency preparedness and evacuation plans to protect life and property, creating emergency notification systems (including the use of the early warning siren system within the city), and spreading economic loss through a larger segment of the population through insurance and taxation efforts.

IV. CAPABILITY ASSESSMENT

Incorporation of Mitigation into Existing Plans and Policies

The mitigation strategies in the original plan were incorporated into other existing mitigation planning mechanisms, such as policies, procedures, or other plans through the corresponding legislative bodies that are part of the multi-jurisdictional plan. The multi-jurisdictional hazard mitigation plan will continue to be used as the primary mitigation guidance document and incorporated into future policies, procedures, or other plans when feasible. The following examples below are provided as illustrations of current incorporations of the hazard mitigation plan.

EXAMPLE: The Montgomery County Highway Department incorporated the strategy to build satellite salt storage facilities throughout the county to speed response times, and lower transportation cost during snow and ice events. Additional satellite salt storage facilities have been built to date and another is proposed in the next budget year.

EXAMPLE 2: The city and county building and codes departments as part of their mitigation planning are considering upgrading from the 2003 International Building Codes to newer version within the next year to make sure that the codes are consistent with newer technologies and safety standards within the construction industry. A Resolution to upgrade existing building codes would first have to be passed by the City Council or County Commission before the change could occur.
Codes departments have moved to the 2009 standards**.**

EXAMPLE 3: The Montgomery County Storm Water department has developed a data base of known sinkholes, and has implemented a public education program as part of their efforts to mitigate the use sinkholes as trash and debris dumping sites, and limit the use of sinkholes as storm water disposal structures. Specific policies and guidance have been developed for the public and developers will be made accessible in the future via the department website.

The three examples above are a few, but not all of the cases where the hazard mitigation plan was incorporated into other policies, procedures, or plans to demonstrate the progress in local mitigation efforts.

Existing Mitigation Policies

Existing policies, plans, resolutions, and programs were reviewed by the Hazard Mitigation Team for applicability to Hazard Mitigation. Those that were deemed related are listed below. All information from these sources that is applicable to Hazard Mitigation has been included in this plan.

- **National Flood Insurance Program (NFIP):** Montgomery County and the City of Clarksville are participants in the National Flood Insurance Program which provides flood insurance to homes and a business located in floodplains at a reasonable cost, and encourages the location of new development away from the floodplain. The program is based upon mapping areas of flood risk, and requiring local implementation to reduce that risk, primarily through guidance of new development in floodplains.

- **The City and County Building & Codes offices:** will not perform final inspections on structures within the floodplain without an elevation certificate signed by an engineer or surveyor stating that the structure was built to NFIP standards. All other applicable information is included in this plan.

- **Montgomery County Emergency Management Agency:** The Montgomery County Emergency Management Agency was created by Montgomery County for the purpose of developing plans and procedures that would provide the most effective and efficient coordination of resources available in the mitigation of, planning and preparedness for, response to and recovery from emergencies and disasters. The agency is also responsible for helping prepare the citizens of Montgomery County to deal with emergencies and their consequences.

- **Montgomery County Emergency Operations Plan:** This plan establishes the framework for the development of a comprehensive emergency management program within and for Montgomery County and its various political subdivisions.

- The emergency management program's purpose is to mitigate the potential effects of the various hazards that might impact the county, to prepare for the implementation of measures which will preserve life and minimize damage, to respond effectively to the needs of the citizens and local jurisdictions during emergencies, and to provide a recovery system to return the county and its communities to a normal status as soon as possible after such emergencies. This plan defines the roles and responsibilities associated with the mitigation, preparedness, response, and recovery efforts directed at natural disasters, technological accidents, enemy attacks, and other major events that might impact Montgomery County.

- F **Clarksville Fire Rescue Hazardous Materials Team (HAZMAT):** The Clarksville Fire Rescue Hazardous Materials Team was established with funds from the City of Clarksville to provide response for hazardous materials situations for the City of Clarksville and neighboring entities if requested. (Clarksville Fire Rescue and Montgomery County Fire Service HAZMAT personnel train yearly as a combined team for larger incidents).

- F **Montgomery County Fire Service Hazardous Materials Team (HAZMAT):** The Montgomery County Hazardous Materials Team was established with funds from Montgomery County to provide response for hazardous materials situations for Montgomery County and neighboring entities if requested. (Clarksville Fire Rescue and Montgomery County Fire Service HAZMAT personnel train yearly as a combined team for larger incidents).

- F **Montgomery County Emergency Medical Services HAZMAT Support:** The Montgomery County Emergency Medical Services personnel provide dedicated medical support throughout any hazardous materials response operations within Clarksville and Montgomery County.

- **Warning System:** Warning sirens have been installed in the City of Clarksville to alert the citizens when natural or manmade emergencies occur that require rapid dissemination to the populace (tornado warning, hazardous material release, etc.). The warning system is tested on a regular basis to ensure that each siren is working properly.

- **Geographic Information Systems (GIS):** Montgomery County began GIS in 1997, when the county learned it would be one of the first in the state to participate in the Tennessee Base Mapping Program. As a result of the project, Montgomery County has high-quality GIS data and is well ahead of most counties in Tennessee. The GIS Center is responsible for coordinating GIS data sharing and creating base map layers for use by these agencies and the

public. The GIS Center is located at Austin Peay State University in Clarksville and is manned by employees of Austin Peay State University, and some student workers.

- **American Red Cross:** Clarksville and Montgomery County are served by the Mid-South Chapter of the American Red Cross, which provides emergency preparedness and disaster awareness programs relating to floods, severe storms, tornadoes, earthquakes and other disasters that might affect Clarksville and Montgomery County.

- **The National Weather Service:** The National Weather Service (NWS) provides weather, hydrologic, and climate forecasts and warnings for the protection of life and property and the enhancement of the national economy. NWS data and products form a national information database and infrastructure which can be used by other governmental agencies, the private sector, the public, and the global community.

- **NOAA Alert System**: NOAA, the voice of the National Weather Service, provides up to date weather information, 24 hours a day, every day of the year. Watches, Warnings, and weather statements from the NWS are given out over the NOAA Alert System. It is also a major part of the Emergency Alert System that speeds critical information through commercial broadcast outlets. A tower was constructed in Montgomery County to increase the coverage of the NOAA alert system.

- **The Central United States Earthquake Consortium (CUSEC):** CUSEC is an organization of 7 states (Tennessee, Arkansas, Illinois, Indiana, Kentucky, Missouri, and Mississippi) dedicated to earthquake awareness, hazard reduction, and research.

  CUSEC's goal is to ensure that planners, developers, building officials, lenders, insurance representatives and other key players understand the potential consequences of earthquakes, and begin to incorporate mitigation into the daily decisions that are made on sitting, design, and construction of buildings and lifelines.

- **Department of Agriculture (USDA):**

  Forest Service – Their primary responsibility lies in prevention and suppression of wild land fires on all land outside of municipalities. All activities are aimed at reducing the number of fires and the acres burned through fire prevention, fire suppression, training, and working with rural fire departments.

  Soil Conservation Service – The SCS can provide technical assistance in the conservation, development, and productive use of soil and water resources. Their activities include:

  (1) Watershed Protection and Flood Prevention

  The SCS provides technical and financial assistance to local organizations to plan and install works of improvement for watershed protection, flood prevention, agricultural water management, and other approved purposes. (Watershed Protection and Flood Protection Act, Public Law 83-566)

  (2) Floodplain Management Studies

  Assistance for cooperative floodplain management studies is provided to local communities or units of government to provide information and large-scale mapping

needed in alleviating potential flood dangers. Funding is 80/20. (Public Law 83-566, Section 6)

(3) Emergency Watershed Protection

Emergency watershed protection assistance is provided to reduce hazards to life and property in watersheds damaged by severe natural events. (Section 403-405, Agricultural Credit Act of 1978; Section 216, Flood Control Act of 1950, Public Law 81-576)

(4) Conservation Technical Assistance

In addition to the specific program activities, the SCS can provide technical assistance to land users in the planning and application of conservation treatments to control erosion and reduce upstream flooding along with other purposes such as sediment reduction. (Public Law 74-46)

- **Clarksville-Montgomery County Regional Planning Commission:** The C-MC Regional Planning Commission consists of a 9 member board appointed by the Montgomery County Commission and the Clarksville City Council. The commission promotes orderly growth and development in The City of Clarksville and Montgomery County by maintaining a comprehensive planning program which minimizes land use conflicts, coordinates the provision of public service, and optimizes the quality of life for all county residents.

- **Montgomery County Building & Codes:** A Resolution which regulates the location, height, bulk, number of stories and size of buildings and other structures, the percentage of the lot which may be occupied, the sizes of yards, courts and other open spaces, the density of population, and the use of buildings, structures and land for trade, industry, residence, recreation, agriculture, forestry, soil and water conservation, public activities and other purposes including areas subject to flooding in the portion of Montgomery County outside the limits of the City of Clarksville.

- **City of Clarksville Building & Codes:** An Ordinance which regulates the location, height, bulk, number of stories and size of buildings and other structures, the percentage of the lot which may be occupied, the sizes of yards, courts and other open spaces, the density of population, and the use of buildings, structures and land for trade, industry, residence, recreation, agriculture, forestry, soil and water conservation, public activities and other purposes including areas subject to flooding within the limits of the City of Clarksville.

- **U.S. Army Corps of Engineers (USACE):** The Civil Works Program of the Corps encompasses a broad range of resource development activities for navigation, flood control, major drainage, shore and beach restoration and protection, flood protection, related hydroelectric power development, water supply, water quality control, fish and wildlife conservation and enhancement, outdoor recreation, and development, including consideration of environmental impacts of proposals and alternatives.

- **Tennessee Department of Economic and Community Development:** The Tennessee Floodplain Management Coordinator for the National Flood Insurance Program is housed in the TDECD. The Coordinator assists communities with preparation, adoption, and administration of floodplain management ordinances or resolutions and integrates floodplain

management into comprehensive community planning documents and processes. (Executive Orders, TCA Title 13)

- **Tennessee Department of Commerce and Insurance (TDCI), State Fire Marshal's Office:** The State Fire Marshal's Office investigates and prosecutes arson; enforces fire and building codes (including seismic codes); regulates users of explosives; regulates LP gas facilities; inspects electrical installations; coordinates Public Fire Education campaigns through the dissemination of educational videos and literature and produces and designs "Duck and Cover" and Fire Safety videos for schools and civic groups.

- **Tennessee Department of Transportation:** Primary mitigation responsibility involves strengthening and hardening of roads and bridges as a result of repair or replacement. TDOT maintains an inventory of barricades and high water signs for use in the event of roadway flooding; personnel monitor streams as flood warnings dictate. TDOT maintains personnel and equipment to clear roadways in the event of blockage from storms, tornadoes, winter storms, and landslides. Engineers from the city, county, state, and railroads inspect the bridges in the three jurisdictions.

- **EPA Clean Water Act Phase II Regulations** – Both the City and County must meet these requirements. These regulations dictate that a program must be put in place for the review of drainage and construction plans in regards to quality and quantity. Both the City and County passed Storm Water Management Ordinances to address these issues. Plans for projects disturbing one acre or more are reviewed for completeness and accuracy, after approval these plans are used in inspections of the project to ensure that the approved plans are being followed; the project is then signed off by the inspector for release for further development. The project must then be released by a final inspection before any lots can be sold or the land can be occupied.

** It should be noted that the Montgomery County Highway Department reviews plans for items within the right-of-way as these are located within their jurisdiction. Montgomery County Building & Codes reviews all other structures and is responsible for the overall compliance of Montgomery County with the above mentioned regulations.

- **Monthly Site Plan and Plat Reviews** – Monthly meetings are held by the Regional Planning Commission at which water, electric, sewer, natural gas, street, and drainage officials from both the City and County are present. All plans and property plats submitted for that month are then reviewed in the presence of the owner or their agent and must be signed off by each of the entities before the plan can go any further. This allows City and County officials and the owner to each be aware of the other's concerns.

- **Project approval process** – After the site review meeting all adjoining property owners are contacted to make them aware of the project and to advise them the date of the next RPC meeting. The Regional Planning Commission then meets and will either approve or disapprove the project after taking into consideration the concerns that are brought up in the site review and also after a public hearing at which members of the general public can speak for or against the project.

  No matter the outcome of the RPC hearing the project can then go in front of the County Commission or City Council (depending on location of project) for another public hearing and final approval or disapproval.

- **National Flood Insurance Program Participation** – Clarksville and Montgomery County have been part of the National Flood Insurance Program since 1984.

- **Building Code Compliance** – Through the adoption and enforcement of various building related codes both the City and County Building Codes Departments work to ensure that all structures are built to wind, snow, and earthquake design loads for the area. Both Departments employ several certified building Inspectors. As stated earlier, these Departments also enforce flood plain regulations.

Risk Exacerbating Policies

Montgomery County is in the process of developing a karst policy. This policy will encourage isolation of sinkholes, and discourage the use of injection wells to drain area runoff. This will tend to limit the possibility of groundwater contamination to existing injection wells that can be more easily monitored. Maintenance policies for sinkholes and injection wells are also being developed that will help increase the stability of these structures.

Currently, construction in floodplains may occur if an elevation certificate showing that the structure is at least one foot above 100 yr flood elevation is provided during or after construction.

Potential Mitigation Policy under Existing Authority

Storm Water Regulations: The City and County both were required under Phase II of the Environmental Protection Agency Clean Water Act to create and adopt guidelines related to the quality and quantity of storm water discharge from their respective jurisdiction. These regulations assign maintenance responsibility for storm water structures to the individual landowner. While the County has jurisdiction to go off the right-of-way for drainage structure maintenance, financial constraints limit this option.

The Clean Water Act requires both the City and the County to map the storm water systems, and both jurisdictions have ongoing mapping programs to fulfill this requirement

V. GOALS, OBJECTIVES, AND STRATEGIES

Recap on Hazards

Flood Hazards: The jurisdictions can expect three or four flood/flash flood events annually. In 100 year flood zones, an estimated 2,035 residential and 253 non-residential parcels are at risk while only 649 NFIP policies are in effect in Montgomery County as of January 2014 per TEMA Mitigation Section. Non-riverine, run-off flooding due to blocked drainage, improper building and development, etc. appears to be the biggest flooding problem. With continued development in all jurisdictions generating greater areas of impermeable surfaces, the use of sinkholes for drainage and the problems related to their use, the frequency and extent of loss due to flooding, riverine or otherwise may be expected to increase. Inundation flooding from failure of upstream flood control dams is a low probability event, but should it occur, worst case scenarios indicate catastrophic results.

Wind, Tornado and Winter Storm Hazards: Over a number of years, climatology records indicate a frequency of severe wind/thunderstorms can be expected about 9 times annually, primarily during late spring.
Averaging tornadic event frequency for over 59 years would lead us to expect such events less than once per year. However, more recent data moves that frequency closer to one event per year, due either to a shift in the jet stream or better recognition and reporting, or both. Fourteen years of reporting data lead us to expect one major winter storm annually. Of this set of events, our greatest vulnerability is to wind-related hazards.

Earthquake Hazards: The probability of an earthquake event in Clarksville-Montgomery County is relatively low due to the absence of active subsurface faults and the infrequency of large magnitude quakes in upper Middle Tennessee. The county does, however, lie in a high seismic risk area due to its proximity to the New Madrid event area.
The State Geologist classifies Montgomery County as being in a Moderate Risk status. Data are limited, but it is safe to hypothesize that few property owners carry risk insurance for earthquake event losses.

Subsidence (Sinkhole) Hazards: Clarksville and Montgomery County sit within the State of Tennessee's most vulnerable areas for sinkhole events. The probability of new sinkhole development is significant as land use changes and as rapid urban development occurs forcing rainfall and snow melt to seek alternate routes of entry into the karst underlayment. The City of Clarksville already manages over 460 sinkholes within its 96 square mile corporate limits. With structural density increasing and expansion into more sinkhole prone areas, vulnerability exposure is increasing.

Hazardous Materials: Hazardous materials are a fact of life in the Clarksville-Montgomery County area. As an agricultural area and at the center of the fastest growing, and one of the largest industrial centers in the Southeastern United States, the potential exists for HAZMAT incidents. Couple these variables with the area being a focal point for land, air and water transportation and the opportunities are magnified.

GOALS

The goals of local hazard mitigation fit the public welfare mission of all jurisdictions, and are intended to include existing and future new buildings and infrastructure. They include the following to the extent possible within the constraints for available resources and jurisdictional capabilities:

- Reduction of future damages to current buildings and infrastructure due to natural hazards
- Reduction of future damages including new buildings and infrastructure due to natural hazards
- Reduction of future damages due to man-made hazards
- Adoption of hazard analysis and mitigation in land use and development planning and approval
- Promotion of public awareness to natural hazards and their effects
- Promotion of public awareness to man-made hazards and their effects
- Promotion of individual activities which can lessen exposure to these hazards
- Provide the residents and students of all jurisdictions a safe environment through minimum exposure to the risks of natural hazards
- Provide safe areas as part of all new construction for government offices, schools, and outdoor training areas.

OBJECTIVES

Hazard mitigation objectives outlined with this plan have been identified to aid in achievement of the goals established by the officials of all jurisdictions.

- To create an ongoing community-wide public information program targeting natural hazard preparedness
- To continue as members in good standing with the National Flood Insurance Program through enforcement of local codes and regulations
- To identify, annually evaluate, and implement a hazard mitigation planning process for the purpose of eliminating risks associated with natural and manmade hazards
- To provide for maintenance and construction of the community's storm water drainage system
- To require new structures in the flood plain be elevated above the 100 year flood level
- To retrofit existing utility structures to ensure continued operation can occur during extended power outages and flooding
- To enforce standards and codes related to building and land use, and work to adopt the latest editions of said codes.

STRATEGIES

These strategies have been developed by the Hazard Mitigation Team and have been prioritized according to need and possible funding sources. Benefit Cost Analysis have not been performed at this time.
These strategies should not be construed as being the final list of strategies as problems will arise which require new strategies and new projects.
All future strategies and projects will also come through the Hazard Mitigation Team before insertion into the Multi-Jurisdictional Hazard Mitigation Plan. If the strategy encompasses all jurisdictions, the lead agency for each entity is listed for the strategy.

FEMA Benefit-Cost-Analysis software will be used in the preparation of grant applications for specific projects. The Benefit-Cost-Analysis for these projects may change the prioritization schedule for the listed projects and will exclude strategies and projects from FEMA Hazard Mitigation Grant funding if they are found to not be cost-effective. Detailed budget estimates as well as the above Benefit Cost Analysis will be included with applications to request funding for specific projects. All projects will be reviewed to maintain compliance with NFIP standards as part of project development.

The mitigation strategies from the original plan had status checks performed on them during the plan maintenance and update process. Some of the strategies such as the one involving updating the flood maps for Montgomery County were completed. Others fall into a category that is designated as implemented and ongoing which indicates that the process is continuous and will likely not reach a "completed" status during the next plan cycle. A few of the strategies after thorough review and analysis by the hazard mitigation team were removed due to being not feasible for various reasons. The original strategies are bench marks for progress since the approval of the original plan.

A complete listing of the original strategies and their status is listed in Appendix 9 of this plan.

The strategies listed during the update process are new, along with the implemented and ongoing strategies, which will be used as bench marks for progress in the next plan cycle.

FLOODING

Objectives and Strategies

Objective: 1

Problem Statement:

Drainage structures are not being properly maintained.

These structures are usually left up to the property owner to maintain but they lack the training to do this. Improper maintenance contributes to flooding problems and also health issues related to stagnant water and the dangers of having a large body of water in a residential development. There is also the problem of property changing hands and having to educate new owners.

Mitigation strategy:

Continue to educate the owners of property where drainage structures are located on care for the structures such as removing trash and debris. Educate property owners about the National Flood Insurance Program (NFIP). Post information regarding drainage structure care on websites for easy public access. Continue to make use of public outreach programs to teach mitigation actions to stop blockages before they occur.

Lead Agency for each Jurisdiction:

Montgomery County Building and Codes Department Storm Water Division.

City of Clarksville Street Department would implement the policy within the city limits.

Implementation Schedule:

Implemented and ongoing/deferred, based on general cost effectiveness and funding priorities.

This strategy was developed for existing buildings and infrastructure, but will be a priority on new buildings and infrastructure design and construction where possible.

Source of Funding:

City/County General Funds,

Estimated Cost: $10,000 per year

<u>2015 Update: This objective is current and continuing.</u>

Objective: 2

Problem Statement:

Use of sinkholes to drain developed areas may be overloading the underground drainage system thereby causing flooding and land subsidence

Mitigation Strategy:

Continue to monitor known sinkholes and add new sinkholes as they are encountered. Perform an annual sinkhole map/location update from the information provided by all jurisdictional agencies that have new information.

Lead Agency for each Jurisdiction:

Montgomery County Building and Codes – Storm Water Division

City of Clarksville Street Department

Implementation schedule:

Implemented and ongoing/deferred, based on general cost effectiveness and funding priorities.

This strategy was developed for existing buildings and infrastructure, but will be a priority on new buildings and infrastructure design and construction where possible.

Source of funding:

City/County General Funds,

Estimated Cost: $50,000 per year

2015 Update: This objective is current and continuing.

Objective: 3

Problem Statement:

Multiple businesses close to the downtown Clarksville area suffer flooding problems during periods of heavy rainfall.

Mitigation strategy:

Continue to work with the state highway department to determine a cost effective solution to the problem.

Lead Agency:

City of Clarksville Street Department (In conjunction with state highway authorities)

Implementation schedule:

Implemented and ongoing/deferred, based on general cost effectiveness and funding priorities.

This strategy was developed for existing buildings and infrastructure, but will be a priority on new buildings and infrastructure design and construction where possible.

Source of funding: City/County/State Highway Funds

Estimated Cost: In excess of $ 100,000

2015 Update – clarification: The flooding problem that remains is on Riverside Drive (Highway 41A) and is mostly contained to roadways and some parking lots. This is a state highway and as such is not going to be repaired by local government agencies alone.

2015 Update: This objective is *DELETED*

Objective: 4

Problem Statement:

Wastewater pumping stations located in low-lying areas are susceptible to flooding events that exceed the 100 year flood event criteria. The pump stations are designed not to “float” and release waste water during a 100 year flood event, but do suffer from flooding that exceeds the 100 year standard occasionally.

Mitigation strategy:

Continue to build pump stations that are designed to the 100 flood event standard while evaluating new technologies or methods that could prevent future occurrences of flooding.

Lead Agency:

Clarksville Gas and Water Department

Implementation schedule:

Implemented and ongoing/deferred, based on general cost effectiveness and funding priorities.

This strategy was developed for existing buildings and infrastructure, but will be a priority on new buildings and infrastructure design and construction where possible.

Source of funding:

FEMA Hazard Mitigation Grant funds, Community Development Block Grants, City/County General Funds

Estimated Cost: $100,000 - $500,000

2015 Update – ***COMPLETED***: The affected pump stations have been raised or replaced as a result of the 2010 floods which exceeded the 100 year flood levels.

2015 Update: This objective is *DELETED*

Objective: 5

Problem Statement:

Structures in the floodplain must be built to NFIP requirements.

Mitigation strategy:

Continue to enforce NFIP requirements when structures are built in the floodplain. All projects will be reviewed and prioritized based on a benefit-cost analysis study to maximize benefits.

Lead Agency for each Jurisdiction:

Montgomery County Building and Codes

City of Clarksville Building and Codes

Implementation schedule:

Implemented and ongoing/deferred, based on general cost effectiveness and funding priorities.

This strategy was developed for existing buildings and infrastructure, but will be a priority on new buildings and infrastructure design and construction where possible.

Source of funding: City/County General Fund

Estimated Cost: $10,000 per year

2015 Update: This objective is current and continuing.

SEVERE STORMS
TORNADO/HIGH WIND HAZARDS/ WINTER STORM

Objectives and Strategies

Objective: 1

Problem Statement:

Structures need to be built to meet applicable building codes including wind load requirements, strapping, etc.

Mitigation strategy:

Continue to enforce building codes to ensure structures are built to the requirements of the local adopted building code.

Lead Agency for each Jurisdiction:

Montgomery County Building and Codes

City of Clarksville Building and Codes

Implementation schedule:

Implemented and ongoing/deferred, based on general cost effectiveness and funding priorities.

This strategy was developed for existing buildings and infrastructure, but will be a priority on new buildings and infrastructure design and construction where possible.

Source of funding:

City/County General funds

Estimated Cost: $10,000 per year

2015 Update: This objective is current and continuing.

Objective: 2

Problem Statement:

Dead, overhanging, and otherwise dangerous trees located in the right-of-way fall into the roadways during severe weather causing road closures and driving hazards.

Mitigation strategy:

Continue programs to trim and/or remove trees/limbs which appear to be as described above.

Lead Agency for each Jurisdiction:

Montgomery County Highway Department

City of Clarksville Street Department

Clarksville Department of Electricity

Cumberland Electric Membership Corporation

Implementation schedule:

Implemented and ongoing/deferred, based on general cost effectiveness and funding priorities.

This strategy was developed for existing buildings and infrastructure, but will be a priority on new buildings and infrastructure design and construction where possible.

Source of funding:

City/County General funds, Maintenance funds for electric companies

Estimated Cost: $50,000 - $100,000 per year

2015 Update: This objective is current and continuing.

Objective: 3

Problem Statement:

Some of the older school complexes in the Clarksville-Montgomery County School System need to be retrofitted with storm safe rooms that are built to current technical standards.

Mitigation strategy:

Retrofit the older schools with safe rooms within quick access to all students and staff.

Lead Agency:

Clarksville-Montgomery County School System

Implementation schedule:

Implemented and ongoing/deferred, based on general cost effectiveness and funding priorities.

This strategy was developed for existing buildings and infrastructure, but will be a priority on new buildings and infrastructure design and construction where possible.

Source of funding:

FEMA Hazard Mitigation Grant funds, FEMA Pre-Disaster Mitigation Program Funds, Construction budget

Estimated Cost: In excess of $5,000,000 to retrofit all of the current schools

2015 Update: This objective is current and continuing.

EARTHQUAKE

Objectives and Strategies

Objective: 1

Problem Statement:

Structures need to be built to meet applicable building codes that relate to seismic activity (i.e., anchor bolt placement, footing requirements)

Mitigation strategy:

Continue to enforce building codes to ensure structures are built to the requirements of the local adopted building code.

Lead Agency for each Jurisdiction:

Montgomery County Building and Codes

City of Clarksville Building and Codes

Clarksville-Montgomery County School System

Implementation Schedule:

Implemented and ongoing/deferred, based on general cost effectiveness and funding priorities.

This strategy was developed for existing buildings and infrastructure, but will be a priority on new buildings and infrastructure design and construction where possible.

Source of funding:

City/County General Funds

Estimated Cost: $10,000 per year

2015 Update: This objective is current and continuing.

Objectives and Strategies

Objective: 2

Problem Statement:

The area of Clarksville and Montgomery County has a high population of military personnel and new community members that move to the area for jobs for new industries and such. Many of these people do not realize that the area is susceptible to damage to an earthquake.

Mitigation strategy:

Continue public education through outreach programs to keep people aware of the earthquake hazard that this area is susceptible to.

Lead Agency for each Jurisdiction:

Montgomery County Building and Codes

City of Clarksville Building and Codes

Clarksville-Montgomery County School System

Implementation Schedule:

Implemented and ongoing/deferred, based on general cost effectiveness and funding priorities.

This strategy was developed for existing buildings and infrastructure, but will be a priority on new buildings and infrastructure design and construction where possible.

Source of funding:

City/County General Funds

Estimated Cost: $5,000 per year

2015 Update: This objective is new.

LAND SUBSIDENCE (SINKHOLES)

Objectives and Strategies

Objective: 1

Problem statement:

Use of sinkholes to drain developed areas may be overloading the underground drainage system thereby causing flooding and land subsidence

Mitigation Strategy:

Continue to monitor known sinkholes and add new sinkholes as they are encountered. Perform an annual sinkhole map update from the information provided by all jurisdictional agencies that have new information. Continue to enforce land use through codes permitting actions.

Lead agency for each Jurisdiction:

Montgomery County Building and Codes – Storm Water Division

City of Clarksville Building and Codes

Clarksville-Montgomery County School System

Implementation schedule:

Implemented and ongoing/deferred, based on general cost effectiveness and funding priorities.

This strategy was developed for existing buildings and infrastructure, but will be a priority on new buildings and infrastructure design and construction where possible.

Source of funding:

City/County General Funds

Estimated Cost: $10,000 per year

<u>2015 Update: This objective is current and continuing.</u>

HAZARDOUS MATERIALS

Objectives and Strategies

Objective: 1

Problem Statement:

Facilities that use or store hazardous materials should be constructed to meet applicable building codes and other federal and state requirements related to hazardous material storage and use.

Mitigation strategy:

Continue to enforce building codes to ensure structures are built to the requirements of the local adopted building code. All non-bulk chemicals in the structures will be stored in accordance with 29 CFR. Each agency will be responsible for maintaining storage in accordance with 29 CFR standards.

Lead Agency for each Jurisdiction:

Montgomery County Building and Codes / and Risk Management

City of Clarksville Building and Codes / and Risk Management

Clarksville-Montgomery County School System Risk Management

Implementation schedule:

Implemented and ongoing/deferred, based on general cost effectiveness and funding priorities.

This strategy was developed for existing buildings and infrastructure, but will be a priority on new buildings and infrastructure design and construction where possible.

Source of funding: City/County/School System General funds, FEMA Hazard Mitigation Grant funds

Estimated Cost: $10,000 per year

<u>2015 Update: This objective is current and continuing.</u>

Objective: 2

Problem Statement:

The need to maintain and update training and equipment for Clarksville Fire Rescue and Montgomery County Fire Service Hazardous Materials Teams and recruit and prepare new members. Also, train senior HAZMAT technicians up to the HAZMAT Specialist level.

Mitigation strategy:

Continue with the current programs that are in place to maintain the training and equipping of hazardous materials technicians from all jurisdictions.

Lead Agency for each Jurisdiction:

Montgomery County Emergency Management Agency

Montgomery County Emergency Fire Service

Clarksville Fire Rescue

Implementation schedule:

Implemented and ongoing/deferred, based on general cost effectiveness and funding priorities.

This strategy was developed for existing buildings and infrastructure, but will be a priority on new buildings and infrastructure design and construction where possible.

Source of Funding:

City/County General Funds, Assistance to firefighter grants

Estimated Cost: $50,000 per year

2015 Update: This objective has been updated due to increased hazards.

Objective: 3

Problem Statement:

There is a need for more public safety personnel to be trained to the Hazardous Materials Awareness Level to assist with initial response to hazardous material incidents. Many times emergency medical service and law enforcement are often the first units to the scene. Training them to awareness level will help ensure their own safety as well as the public's safety by knowing how to respond and secure a hazardous materials incident site.

Mitigation strategy:

Continue to train all emergency services public service personnel to the Awareness Level to aid in their response to hazardous incidents.

Lead Agency for each Jurisdiction:

Montgomery County Emergency Management Agency

Montgomery County Emergency Fire Service

Montgomery County Emergency Medical Services

City of Clarksville Fire Rescue

Implementation schedule:

Implemented and ongoing/deferred, based on general cost effectiveness and funding priorities.

This strategy was developed for existing buildings and infrastructure, but will be a priority on new buildings and infrastructure design and construction where possible.

Source of Funding:

City/County General Funds, FEMA Hazard Mitigation Grant Funds

Estimated Cost: $20,000 per year

2015 Update: This objective is current and continuing.

Objective: 4

Problem Statement:

There is a rising need to have hazardous materials technicians and Specialist from the city and county fire departments that can operate boats safely and properly deploy spill response equipment. Due to the continued growth in manufacturing and commodities distribution in and around Montgomery County, the transportation of bulk materials such as fuel on the Cumberland River will be increasing. The increase in barge traffic containing hazardous materials will add to the potential for a hazardous material release into the river. The Montgomery County Rescue Squad Members and Clarksville Fire Rescue boat personnel provide boat operations within Montgomery County, but most of the members are not hazardous materials technicians. The Montgomery County Rescue Squad is centrally located within the City of Clarksville at the mouth of the Red River and the Cumberland River. Having the hazardous materials technicians from the city and county fire departments trained as boat operators could potentially allow for a faster launch time for the boats due to more trained personnel in the vicinity of the rescue squad.

Mitigation strategy:

Train the city and county hazardous materials technicians for enhanced responses to river releases and deployment of spill response equipment. The ability to rapidly respond to a hazardous materials release with properly trained and equipped personnel will decrease the extent of the release and the impact on the environment.

Lead Agency:

Montgomery County Emergency Management Agency

Montgomery County Fire Service

Montgomery County Emergency Medical Services

Clarksville Fire Rescue

Implementation schedule:

Implemented and ongoing/deferred, based on general cost effectiveness and funding priorities.

This strategy was developed for existing buildings and infrastructure, but will be a priority on new buildings and infrastructure design and construction where possible.

Source of Funding:

City/County General Funds, FEMA Hazard Mitigation Grant Funds, Port Security Grant Funds

Estimated Cost: $300,000

2015 Update: This objective is current and continuing.

Objective: 5

Problem Statement:

A new Regional Waterway Intermodal Facility on the Cumberland River is being developed that will increase the amount of potential hazardous materials that are now delivered by truck from Nashville ports to Montgomery County by barge. Many of these materials will now be shipped by rail or truck through the city to destinations at the industrial park on the opposite side of the county. The products that pass through the barge port could also be shipped to other businesses outside of the county that would benefit from the lower cost of transportation from this location rather than those ports farther away. This increased truck traffic raises the possibility of incidents within the city that were formally in more rural areas on the interstate and state highways. With the increased risk from amount and types of products that could pass through the intermodal port comes a need for additional specialized HAZMAT equipment to handle spill response both on and off the waterway.

Mitigation strategy:

Equip the city and county HAZMAT team technicians and Specialists for enhanced responses to river and land releases including deployment of specialized spill response and monitoring equipment. The ability to rapidly respond to a hazardous materials release with properly trained and equipped personnel will decrease the extent of the release and the impact on the environment.

Lead Agency:

Montgomery County Emergency Management Agency

Montgomery County Fire Service

Montgomery County Emergency Medical Services

Clarksville Fire Rescue

Implementation schedule:

Implemented and ongoing/deferred, based on general cost effectiveness and funding priorities.

This strategy was developed for existing buildings and infrastructure, but will be a priority on new buildings and infrastructure design and construction where possible.

Source of Funding:

City/County General Funds, FEMA Hazard Mitigation Grant Funds, Port Security Grant Funds

Estimated Cost: $30,000

2015 Update: This objective is new

ALL HAZARDS

Objectives and Strategies

Objective: 1

Problem Statement:

Lack of public awareness about the impact of natural and man-made hazards on our community and the actions to take to protect their homes, their property, and their lives.

Mitigation Strategy:

Continue with Public Awareness programs to inform the public of the dangers of these hazards and actions to take to protect themselves, their families, and their property.

Lead Agency:

Montgomery County Emergency Management Agency

Implementation schedule:

Implemented and ongoing/deferred, based on general cost effectiveness and funding priorities.

This strategy was developed for existing buildings and infrastructure, but will be a priority on new buildings and infrastructure design and construction where possible.

Source of funding:

City/County General Funds, grants

Estimated Cost: $5,000 - $10,000 per year

2015 Update: This objective is current and continuing.

Objective: 2

Problem Statement:

The Hazard Mitigation Planning capabilities need to be continually upgraded with training and equipment.

Mitigation Strategy:

Continually evaluate (at least annually), improve, and implement the current local Hazard Mitigation Planning process for the purpose of eliminating risks associated with natural and manmade hazards. Purchase equipment, software, training, and other needs to support the Montgomery County Hazard Mitigation Committee and their mission.

Lead Agency:

Montgomery County Emergency Management Agency

Implementation Schedule:

Implemented and ongoing/deferred, based on general cost effectiveness and funding priorities.

This strategy was developed for existing buildings and infrastructure, but will be a priority on new buildings and infrastructure design and construction where possible.

Source of Funding:

FEMA Hazard Mitigation Grant funds, City/County General Funds

Estimated Cost: $20,000 per year

2015 Update: This objective is current and continuing.

Objective: 3

Problem Statement:

While HAZUS-MH is currently being utilized by the jurisdictions in planning for hazards, it is not the only source used due to the limitations of the software, and the training required to use it. Personnel changes within the jurisdictions also create the need for continuous training of the new personnel.

Mitigation Strategy:

Continue to send personnel to attend the courses related to HAZUS-MH and GIS training to learn how to fully utilize this software within its capabilities. Upgrade computers to be able to perform the software analysis along with full GIS capabilities. Upgrade to new versions of the software and utilize new training methods as they become available.

Lead Agency:

Montgomery County Emergency Management Agency

Implementation Schedule:

Implemented and ongoing/deferred, based on general cost effectiveness and funding priorities.

This strategy was developed for existing buildings and infrastructure, but will be a priority on new buildings and infrastructure design and construction where possible.

Source of Funding:

City/County General Funds, FEMA Hazard Mitigation Grant Funds

Estimated Cost: $20,000

2015 Update: This objective is current and continuing.

Objective: 4

Problem Statement:

The City of Clarksville-Montgomery County School System locations are spread across the county. Some of the schools located within the city limits are within range of current siren warning systems. Considering the student population is not always inside of a building where some protection exists from hazards, along with after school sports events when the buildings might not be readily available. The ability to provide early warning through sirens is an important tool in keeping the children and staff safe. Future school complexes would require the siren installation as part of the construction process.

Mitigation Strategy:

Begin installing warning sirens on all of the Clarksville-Montgomery County School System complexes to allow for warning of impending hazards as soon as possible.

Lead Agency:

Clarksville-Montgomery County School System

Implementation Schedule:

Implemented and ongoing/deferred, based on general cost effectiveness and funding priorities.

This strategy was developed for existing buildings and infrastructure, but will be a priority on new buildings and infrastructure design and construction where possible.

Source of Funding:

County General Funds, Community Development Block Grants, FEMA Hazard Mitigation Grant Funds

Estimated Cost: $100,000 for current facilities

2015 Update: This objective is current and continuing.

Objective: 5

Problem Statement:

Montgomery County is part of the Tennessee Homeland Security District 7. Montgomery County is the most populated county in the 7 county district and as such functions as the host county. The district is working to train and equip a type 2 regional search and rescue (SAR) team.

Mitigation Strategy:

Continue to build on existing equipment and personnel, and attain needed training and refresher courses as they become available. Each county involved with the SAR team is providing personnel and storage space for equipment.

Lead Agency:

Montgomery County Emergency Management Agency

Montgomery County Fire Service

Montgomery County Emergency Medical Services

Clarksville Fire Rescue

Implementation Schedule:

Implemented and ongoing/deferred, based on general cost effectiveness and funding priorities.

This strategy was developed for existing buildings and infrastructure, but will be a priority on new buildings and infrastructure design and construction where possible.

Source of Funding:

Homeland Security Grant Funds, City and County funds as available from district agencies

Estimated Cost: $100,000 - $250,000 for initial costs and training

2015 Update: This objective is *New*

Objective: 6

Problem Statement:

All three jurisdictions have limited access to safe rooms that can provide proven protection by design and construction, from imminent threats. These threats include natural hazards such as sudden tornados, as well as the unfortunate rising threats from domestic problems in households that erupt in public locations, and the increasingly common active shooter threat. The active shooter component of hazards has become so common that every agency, department, school, and most other offices and facilities now plan for an active shooter possibility. Unfortunately there is minimal funding available for the construction of safe rooms or barriers that can provide the ballistic protection along with delaying access to the facility occupants until law enforcement personnel arrive.

Mitigation Strategy:

Continue to educate and train personnel on the safest locations and delaying tactics for imminent threats. When possible build multi-purpose safe rooms that could provide a safer location for natural hazards and the ballistic protection from an active shooter.

Lead Agency:

Montgomery County Emergency Management Agency

Jurisdiction Risk Management personnel

Implementation Schedule:

Implemented and ongoing/deferred, based on general cost effectiveness and funding priorities.

This strategy was developed for existing buildings and infrastructure, but will be a priority on new buildings and infrastructure design and construction where possible.

Source of Funding:

Homeland Security Grant Funds, FEMA Hazard Mitigation Grant Funds, City, County, and school system funds as available.

Estimated Cost: $100,000 - $250,000

2015 Update: This objective is *New*

VI. PLAN MAINTENANCE

The Disaster Mitigation Act of 2000 requires that local plans be monitored, evaluated, and updated within a five-year cycle. The Montgomery County Emergency Management Agency as the lead agency for the Hazard Mitigation Team will continuously monitor and evaluate the Hazard Mitigation Plan. In an effort to comply with the requirements of the DMA 2000 the Montgomery County Emergency Management Agency will call meetings of the Hazard Mitigation Team at one the following times:

- Annually
- Following disaster events
- In the event of emerging hazards

Evaluation of this plan update began with a plan review by the Montgomery County Emergency Management Agency Planner, following the "Local Mitigation Handbook, March 2013) protocol established by FEMA. As components of the plan update unfolded and were developed, each jurisdiction reviewed critical dimensions of the plan with senior management personnel within their jurisdictional agencies to insure that the leadership of the agencies was part of the process.
The following are some of the criteria that the Montgomery County Emergency Management Agency planner used as part of the evaluation of the plan during the scheduled hazard mitigation team meetings (annually, following a disaster, in the event of emerging hazards) :

- Are the goals and objectives addressed still current and in line with conditions?
- Have the nature, magnitude, and/or type of risks changed since the plan was approved?
- Are the current resources still appropriate as when the plan was implemented?
- Are there any implementation problems, technical, political, legal, or coordination issues with other agencies that need to be addressed?
- Are the hazard mitigation team members and other partners participating as intended?
- Are the requirements of the Local Mitigation Plan Review Crosswalk met?
- Has the Local Multi-Hazard Mitigation Planning Guidance, July 2008 requirements been addressed?

The information gathered from the above evaluation criteria will be used as part of the monitoring and evaluation process that will be incorporated into the plan maintenance and update processes.

The Hazard Mitigation Team will meet a minimum of once a year, while in some years it may be necessary to hold multiple meetings. Participation in mitigation planning training and continued modeling with HAZUS-MH and benefit-cost analyses will assist the Hazard Mitigation Team in refining the plan and modifying the plan to fit emerging needs.

Public involvement will be encouraged throughout the plan maintenance process and in future mitigation project planning through public hearings. Also, the public will be invited to attend the meetings of Hazard Mitigation Team. These meetings and public hearings for projects will be advertised to the public through public notices and advertisements.

Should it be deemed necessary to modify the plan such modifications will be appended to the plan upon agreement of the Hazard Mitigation Team and TEMA officials. The modifications will then be submitted to TEMA and FEMA for inclusion in the current plan.

It is our intention to initiate the plan update process approximately 12 months prior to plan expiration. The Montgomery County Emergency Management Agency Planner will initiate the process, involving the partners' staff personnel designated by the various participating jurisdictions. The process will follow the then current protocol for plan revision activity, and will integrate the evaluative indicators suggested through the preceding four years' annual evaluations, plus additional expectations levied by the approving agency. Some of the update processes are listed below:

● Meetings of the Hazard Mitigation Team

● Information gathered from Hazard Mitigation Team monitoring or evaluation meetings (Annually, following a disaster, in the event of emerging hazards) during the current plan cycle.

● Information gathered from opportunities provided for the general public, businesses, academia, and any others with an interest in the hazard mitigation plan to review and comment on the plan.

● An updated evaluation of the plan

● The updated plan process should be completed and submitted for approval six months prior to the expiration of the current plan.

VII PLAN ADOPTION

Montgomery County Resolution to Adopt

City of Clarksville Resolution to Adopt

Clarksville - Montgomery County School System Resolution to Adopt

VIII APPENDIX'S

TABLE OF CONTENTS

Appendix 1 - Hazard Mitigation Team Roster

Appendix 2 - Hazard Mitigation Team Meeting Sign-in Roster

Appendix 3 - Public Briefing Advertisements

Appendix 4 - NCDC Flood records for Montgomery County

Appendix 5- NCDC Tornado records for Montgomery County

Appendix 6- NCDC Snow/Ice Storm records for Montgomery County

Appendix 7 - NCDC Thunderstorm and High Wind records for Montgomery County

Appendix 8 – Summary of Changes from the 2010 plan update process

Appendix 8a – Summary of Changes from the 2015 plan update process

Appendix 9 – Review of the 2010 mitigation strategy updates –

2015 updates are documented here as well

Appendix 10 - Pictures of some of the 2010 Flood Buy-Out properties

Appendix 11 – Pictures of the reconstruction and mitigation work from the 2010 flood and construction of the flood wall around the waste water treatment plant.

This appendix also includes photos of pump station elevation projects that have occurred since the 2010 floods as mitigation efforts continue.

Appendix 12 – Bibliography and References

Appendix 13 – Example of the "Whole Community" concept and partnership

APPENDIX 1

Hazard Mitigation Team

1. Rodney Grimsley – Montgomery County Emergency Management Agency (Planner)
2. Ron McClurg - City Finance (Grants Manager)
3. Bronson Gibbs – Clarksville Gas & Water (Safety/Risk Management)
4. Phillip Whittinghill - Clarksville Gas & Water (Water Treatment Plant Superintendent)
5. Earl Snyder – Clarksville Department of Electricity (Vice President of Operations)
6. Randy Holt – Cumberland Electric Membership Corporation (Operations Manager)
7. Mike Evans – Industrial Development Board (Director)
8. Jack Frazier – Clarksville Street Department (Senior Engineer)
9. Mike Frost – Montgomery Co. Highway Dept. (Supervisor)
10. Rod Streeter – Montgomery Co. Building & Codes (Commissioner)
11. John Doss – Montgomery Co. Storm Water (Coordinator)
12. Audrea Smithson – Regional Planning Commission (Planning Manager)
13. Mike Wilson – Austin Peay State University GIS Center (Manager)
14. Howell Albright – Clarksville Fire Rescue (Deputy Chief)
15. Mike Baker – Clarksville Building & Codes (Director)
16. Sharla Adams – Clarksville-Montgomery County School System
    (Risk Management - Safety Department - Nurse Manager)
17. Tommy Butler - Clarksville-Montgomery County School System
    (Risk Management – Safety - Department Risk Manager)
18. Jennifer Hood - Montgomery Co. (Safety & Risk Manager)
19. Dustin Haas – Montgomery Co. EMS (Lt. – SORT Team Commander)
20. Randy Ellis - Clarksville Fire Rescue (Assistant Chief)
21. Tim Topolinski – Hemlock Semiconductor (Loss Prevention Tactical Leader)
22. Derek Oliver - Austin Peay State University Police Department (Sergeant)
23. Douglas Catellier - Austin Peay State University GIS Center (GIS Functional Support Specialist)
24. Scott Audet – Clarksville Transit System (Operations Supervisor)
25. Chris Lambert - Clarksville Gas & Water (Water/Wastewater Operations Manager)
26 Dennis Bushnell – Two Rivers Red Cross (Government Liaison)

APPENDIX 2

Hazard Mitigation Team Meeting Sign-In Rosters

Mitigation Team (Flood Event 2010)

Phil Harpel - Director of Administration, Montgomery County

Steve Jones – Director, Montgomery County EMA

Rodney Grimsley – Planner, Montgomery County EMA

Erinne Hester – Director, Montgomery County Accounts and Budgets

Betty Burchett – Montgomery County Property Assessor

Jerry Allbert – Director, Montgomery County Parks and Recreation

Pete Reed – Director, Bi-County Solid Waste Management

Mary Anderson – Assistant Director of Administration, Bi-County Solid Waste Management

John Bartee – Tennessee Agriculture Extension Agent

John Doss – Montgomery County Storm Water Coordinator

Rod Streeter – Building Commissioner, Montgomery County Building and Codes

Mike Frost – Highway Supervisor, Montgomery County Highway Department

Monty Fleet - Assistant Highway Supervisor, Montgomery County Highway Department

Charlie Riggins – Grants Department

Clint Camp - ~~Facilities Mgr~~ Dir. of Facilities

Meeting Dates:

9-14-2010, 10-5-2010, 10-26-2010, and 11-4-2010

Main Topics

Possible projects and potential property buy-outs. Mitigation benefits of each.

2011 Hazard Mitigation
Team Meeting

10/20/2011

NAME	AGENCY/DEPARTMENT	EMAIL	Phone	COPY # OF 2010 HAZMIT PLAN RECEIVED
JACK FRAZIER	ST. DPT.	JACK.FRAZIER@CITYOFCLARKSVILLE.COM	645-7669	1
Monty R. Fleet	MCHD	MRFleet@montgomerycountytn.org	648-5780	2
MIKE FROST	MCHD	RMFROST@MONTGOMERYCOUNTYTN.ORG	648-5780	
ELIZABETH Warner	MCB&C	EJWARNER@montgomerycountytn.org	648-5718	3
Tommy Butler	CMCSS	tommy.butler@cmcss.net	216 1971	4
MIKE BAKER	Bldg Codes	mbaker@cityofclarksville.com	645-7426	5
BRUCE WALKER	CDE	BWALKER@CLARKSVILLEDE.COM	320-2809	6
Doug Catellier	APSU GIS	Catelliard@apsu.edu	221-7145	7
Ron McClurg	City	Ron.McClurg@cityofclarksville.com		8
Rodney Grimsley	Montgomery Co EMA	RGrimsley@montgomerycountytn.org	645-5702	—

2012 Montgomery County Hazard Mitigation Team Meeting

Date: December 19, 2012

	Name	Phone	Agency	EMAIL
	1. TOMMY ROSS	648-5719	BLDG & CODES	TMROSS@MCGTN.NET
	2. Mike MAUSER	444-9322	HEC, LLC	M.J.MAUSER@DOWCORNING.COM
	3. MIKE BAKER	645-7426	Bldg Codes	mbaker@cityofclarksville.com
	4. JEFF BRYANT	645-7464	STREET	JEFF.BRYANT@CITYOFCLARKSVILLE.COM
X	5. Sharla Smith	920-7806	CMCSS	sharla.smith@cmcss.net
X	6. Tommy Butler	920-7836	CMCSS	tommy.butler@cmcss.Net
	7. Ron McClang	931-226-6741	City	rmcclang@cityofclarksville.com
	8. Rodney Grimsley	320-2395	MCEMA	rgrimsley@MCGTN-NET
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	18.			
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	20.			

2013 Hazard Mitigation
Team Meeting

12/17/2013

NAME	AGENCY/DEPARTMENT	EMAIL	Phone
Rodney Grimsley	EMA	RAGrimsley@mcgtn.net	931-648-5702
Tommy Butler	CMCSS	tommy.butler@cmcss.net	931 216 1971
Ron McClurg	City	Ron.McClurg@cityofclarksville.com	931-221-0741
Douglas Catelliere	APSU GIS	Catelliered@apsu.edu	931-221-7145
John Ross	BLNG & CODES	JHross@mcgtn.net	931-648-5718
Mike Wilson	APSU	wilsonm@apsu.edu	931-221-7500
Mike BAKER	City Clarksville B&C	MBAKER@City of Clarksville.com	931-645-7426
Bronson Gibbs	Gas and Water	bgibbs@cityofclarksville.com	931-627-3063
Chris Cherry	Gas + Water	Chris.Cherry@cityofclarksville.com	615-829-2790
Chris Lambert	CGW	Chris.lambert@cityofclarksville.com	931-216-0845(c)
Tom Heath	CGW	tom.heath@cityofclarksville.com	931-645-7418

2014 Hazard Mitigation
Team Meeting

8/12/2014

NAME	AGENCY/DEPARTMENT	TITLE/POSITION	EMAIL	PHONE
Rodney Grimsley	MC EMA	PLANNER	RAGrimsley@mcgtn.net	648-5702
Randy Ellis	CER	Asst. Chief	rellis@cityofclarksville.com	320-2469
Tim Topalinski	HSC	Loss Prevention Tactical Leader	timothy.topalinski@dancoming.com	931-494-7151
~~[illegible]~~	~~[illegible]~~	~~[illegible]~~		
John Eskew	City of Clarksville	Risk Manager	john.eskew@cityofclarksville.com	931-648-6160
Tommy Butler	CMCSS		tommy.butler@cmcss.net	920-7836
Jennifer Hood	MCG	Risk Mgr	Jnhood1277@yahoo.com	216-0872
Dustin Haas	MCEMS	Lieutenant, Special Ops Commander	dahaas@mcgtn.net	320-2679
Ron McClurg	City of Clksvl	Grants Analyst	rmcclurg@cityofclarksville.com	221-0741
Jerry J. Buchanan	EMA	DIRECTOR	JJBUCHANAN@MCGTN.NET	320-2203
Ed Baggett	EMA	Deputy Director	EEBaggett@MCGTN.NET	320-0545

APPENDIX 2A

HAZMIT TEAM/Public Comments/Sign-In Sheet
(2015 Plan Update Draft/Final Draft)

Rodney,

I'm reviewing the mitigation plan. It looks very thorough and the content is solid and fantastic. Most of what I saw that may need revising were writing issues. Here are some of the items I saw:

1. Page 2, paragraph 2 – the phrase "is the is the second update of the plan…" this "is the" is a duplicate phrase that can be deleted.
2. Page 6, last paragraph – "The Clarksville-Montgomery County School System is one of a distinguished group of schools that has earned accreditation system wide…" Should we reword that to say "a distinguished group of school districts" because it is the district that has earned the accreditation, not only individual schools.
3. The flood section is very good. It has the new information, the elevated CGW facilities and equipment, how that elevated equipment can reduce the risk of flooding even though those pieces of equipment are in the same general place. You may want to add this part though. Page 21, "UPDATE" section, add a line that says "As a result of elevating some of these sewer system pumping stations, some of these pumping stations can now be classified in the less hazardous flood plains under FEMA's Flood Insurance Rate Maps due to their increased elevation further mitigating any potential flood damages and damage to critical sewer processing and electrical equipment that may affect the proper functionality of the sewer system."
4. Page 45, "Building Inventory" it references $8,928 million. I am not familiar with that type of numbering system, but maybe this is correct. My first thought it was $892.8 million, but I do not know. I know that $8,928 million is another way of saying $8 billion, 928 million, and perhaps that is what its for. I just wanted to bring it to your attention. I see that number phrased like that frequently, so I am guessing it is not a mistake, but just the way that HAZUS writes it.
5. Good discussion on Sinkholes. I forgot about the sinkhole on Sango road over a year ago so I like that you included that as a recent example of the risk and how it was fixed and built to hopefully alleviate another incident at that location.
6. I read the rest of it through the appendix. A lot of it was graphs and other data that is self-explanatory. The updates included were helpful too so I can see what new changes were made in the past five years.

Those are my thoughts. Please let me know if you need anything else or have any questions.
Thank you,
John Eskew

John Eskew
Risk Manager
One Public Square, Suite 200
Clarksville, TN 37040
(931) 645-7451
(931) 551-3075 - Fax

CLARKSVILLE
TENNESSEE'S TOP SPOT

1

Rodney A. Grimsley

From: Dustin A. Haas
Sent: Thursday, August 28, 2014 7:37 PM
To: Rodney A. Grimsley
Subject: Hazard Mitigation Plan Update

Rodney,

Looks like a lot of work has gone into your plan. I hope some of the pictures I gave you will be useful.

On page 62, the existing mitigation policies, should MCEMS be included? MCEMS will assist with decon, rescuer monitoring, and patient care and evacuation.

On page 89, should MCEMS be mentioned here as well in reference to the local and district SAR team being that MCEMS coordinates the local training and is responsible for SAR equipment maintenance and oversight?

Other than that, I thank you for including me with this task.

Best regards,

Dustin

Dustin A. Haas, AAS, EMT-P
Lieutenant-ERT Commander
Montgomery County EMS
1608 Haynes St
Clarksville, TN 37043
ph (931)320-2679
fax (931)645-5702
dahaas@montgomerycountytn.org
www.mcemstn.org

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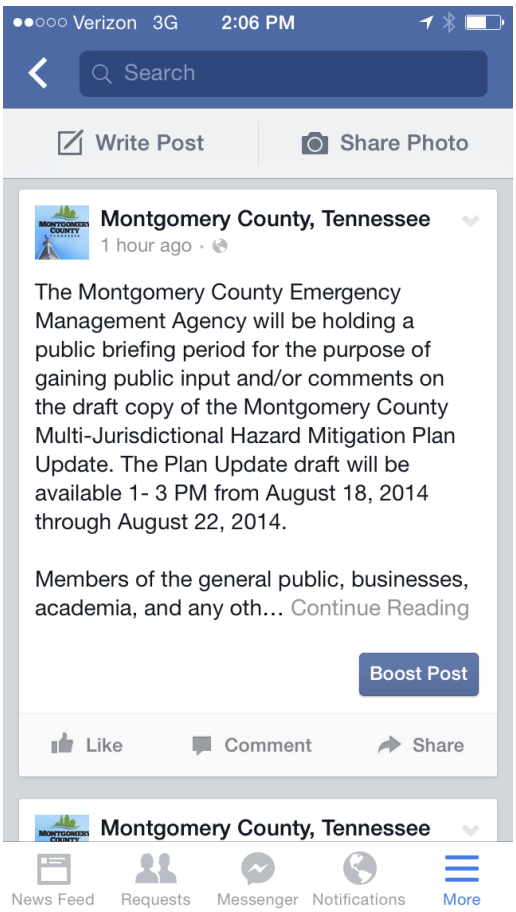
1

APPENDIX 3

PUBLIC BRIEFING ADVERTISEMENT
(Draft)

Montgomery County Website



Montgomery County Facebook Page

COMMUNITY

WEDNESDAY, AUG. 20, 2014 • THE LEAF-CHRONICLE • CLARKSVILLE, TN

WHAT'S HAPPENING

Multi-Jurisdictional Hazard Mitigation Plan Update

What: The Montgomery County Emergency Management Agency will be holding a public briefing period for the purpose of gaining public input and/or comments on the draft copy of the Montgomery County Multi-Jurisdictional Hazard Mitigation Plan Update.

When: Update draft available 1- 3 p.m. Aug. 18 – Aug. 22.

Contact: Rodney Grimsley at 648-5702 to schedule a review time.

From the Leaf Chronicle Newspaper

Montgomery County

Multi-Jurisdictional Hazard Mitigation Plan Update Public Review

Name	Organization	Date	Email
1. Richard H. Gatewood	Citizen	Aug 22, 2014	richgate15@yahoo.com
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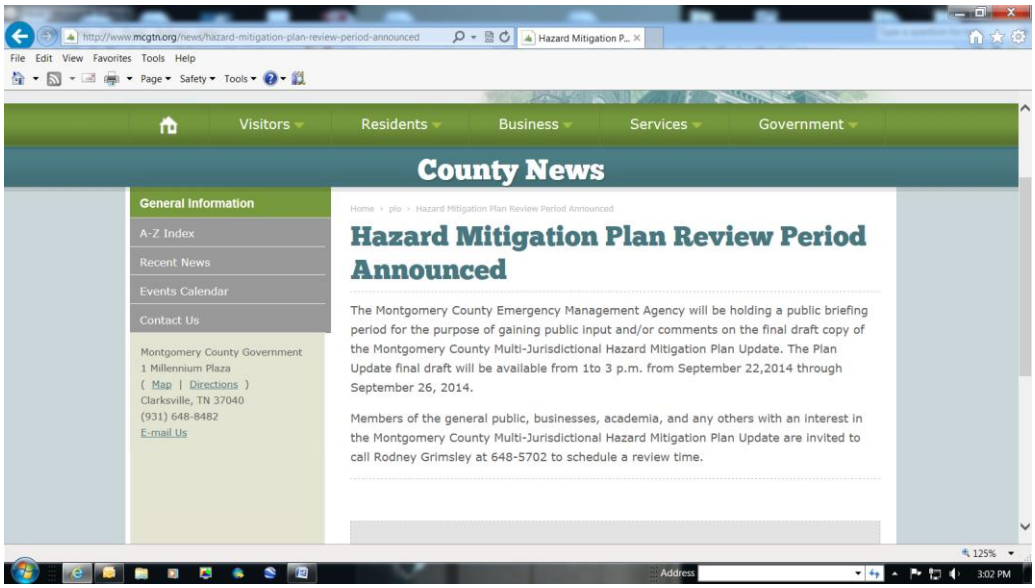
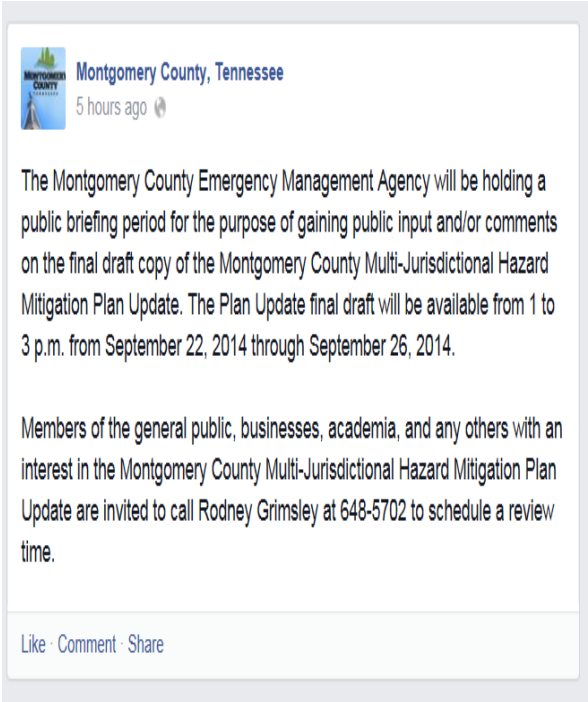
Date: _____ Instructor: _____ Instructor: _____

PUBLIC BRIEFING

FINAL DRAFT





COMMUNITY

MONDAY, SEPT. 22, 2014 • THE LEAF-CHRONICLE • CLARKSVILLE, TN

WHAT'S HAPPENING

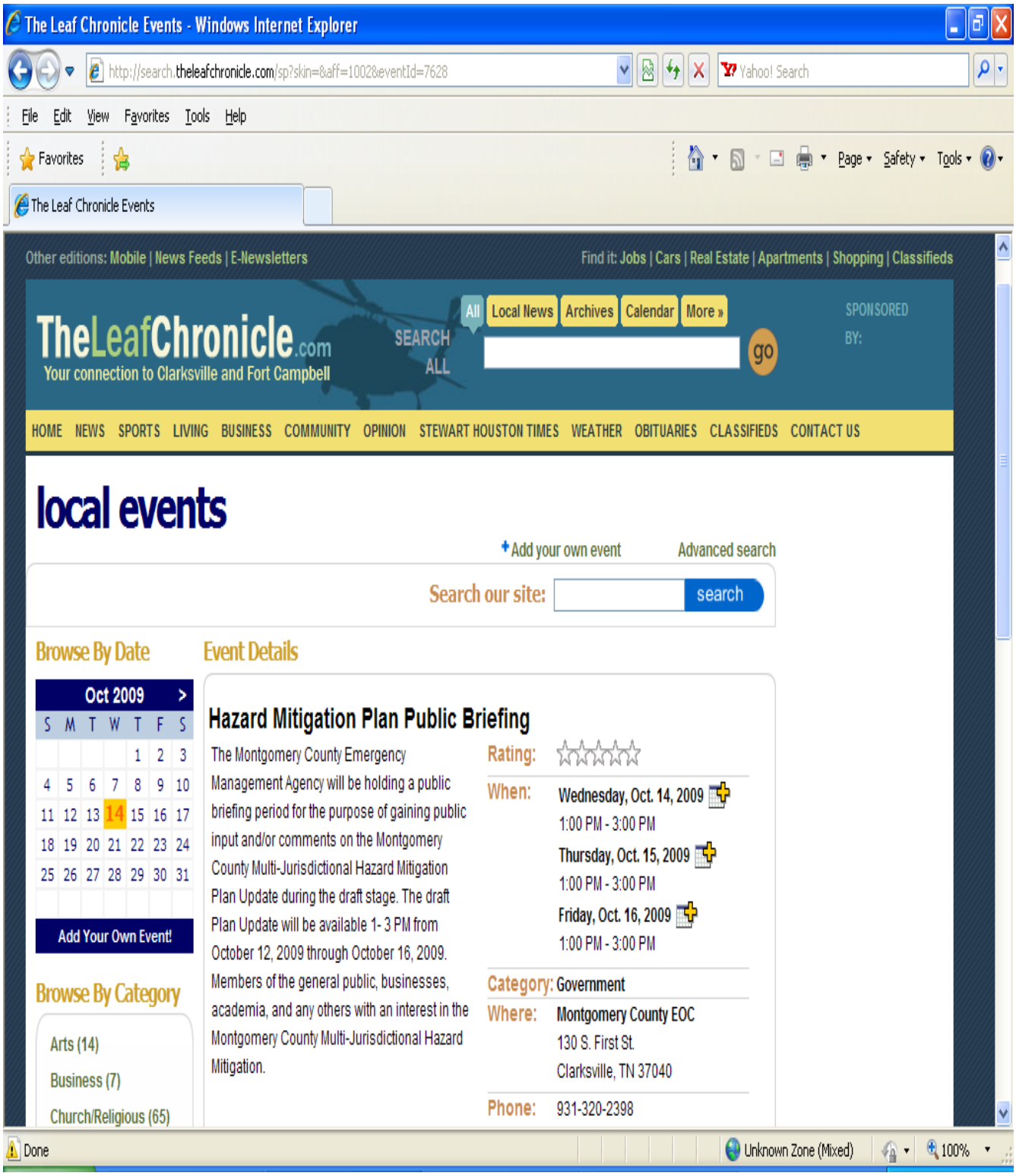
Hazard Mitigation Plan Update

What: Montgomery County Emergency Management Agency public briefing period on final draft of Multi-Jurisdictional Hazard Mitigation Plan Update

When: 1-3 p.m. Sept. 22-26

Call: Rodney Grimsley at 648-5702 to schedule a review time.

2010 Public Notice Information



Montgomery County, Tennessee Government Official Web Site - Windows Internet Explorer
http://www.montgomerycountytn.org/county/default.aspx
File Edit View Favorites Tools Help
Favorites
Montgomery County, Tennessee Government Official ...
Page Safety Tools
8:56 am, Wed Oct 14 2009
Montgomery County TENNESSEE
Carolyn Bowers
Mayor of Montgomery County
Subscribe to County News Updates Click Here
Home
Elected Officials
Committees
Departments
Welcome from Mayor Carolyn Bowers
I invite you to browse our website and see all that Montgomery County has to offer.
About Mayor Bowers...
Latest News and Information
Hazard Mitigation Plan To Be Updated
The Montgomery County Emergency Management Agency will be holding a public briefing period for the purpose of gaining public input and/or comments on the Montgomery County Multi-Jurisdictional Hazard Mitigation Plan Update during the draft stage. The draft Plan Update will be available 1- 3 PM from October 12 through October 16, 2009. Members of the general public, businesses, academia, and any others with an interest in the Montgomery County Multi-Jurisdictional Hazard Mitigation Plan Update are invited to call Rodney Grimsley at 648-5702 to schedule a review time.
1 2 3 4 5 6 7 8 9 10
search
Related Links
City of Clarksville
Clarksville Visitor Information
Clarksville Chamber of Commerce
Economic Development
Public Library
School System
Sheriff's Office
Internet
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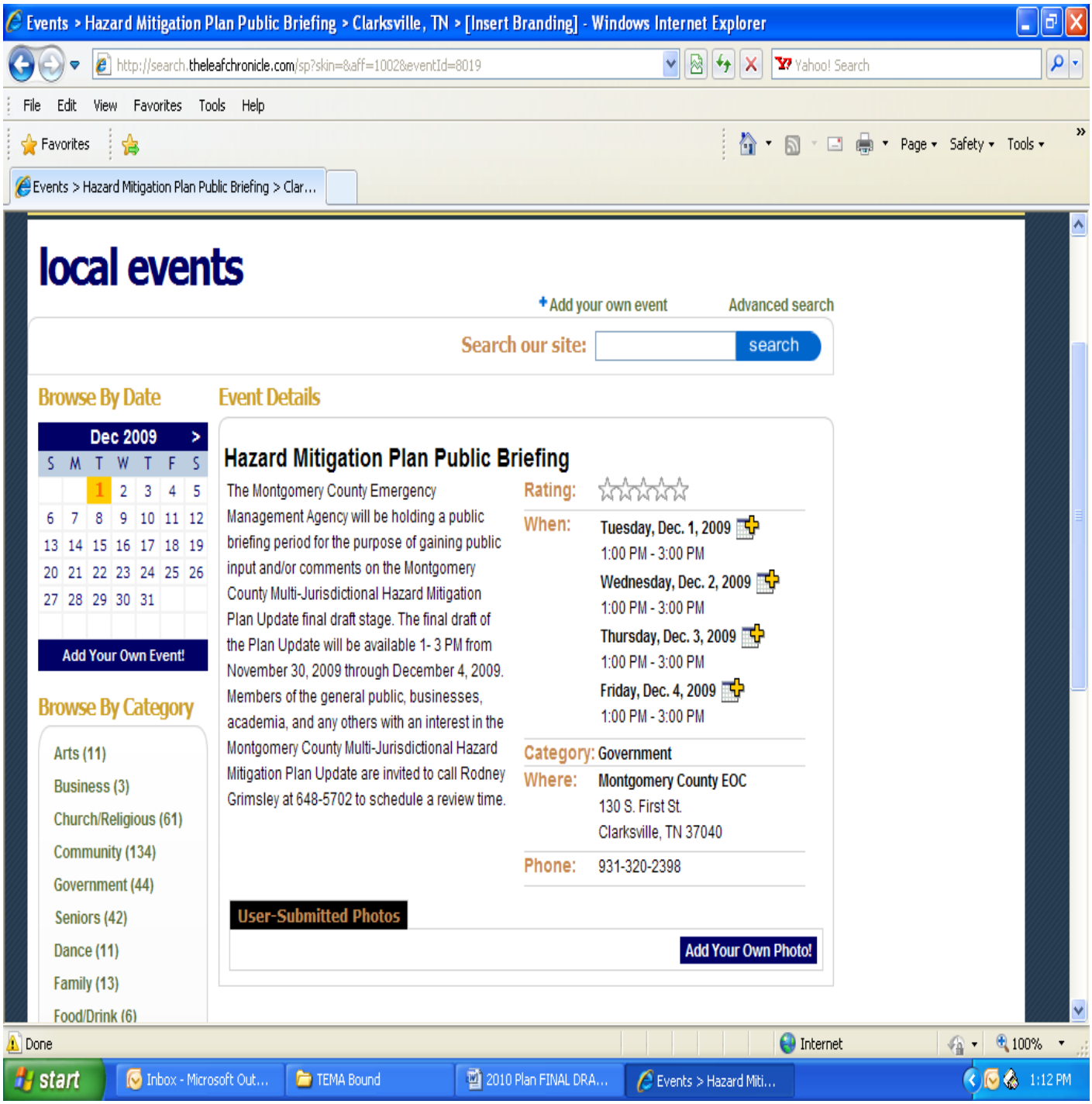
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File Edit View Favorites Tools Help
Favorites
Page Safety Tools
Events > Hazard Mitigation Plan Public Briefing > Clar...
local events
Add your own event
Advanced search
Search our site:
search
Browse By Date
Event Details
Dec 2009
S M T W T F S
Add Your Own Event!
Hazard Mitigation Plan Public Briefing
The Montgomery County Emergency Management Agency will be holding a public briefing period for the purpose of gaining public input and/or comments on the Montgomery County Multi-Jurisdictional Hazard Mitigation Plan Update final draft stage. The final draft of the Plan Update will be available 1- 3 PM from November 30, 2009 through December 4, 2009. Members of the general public, businesses, academia, and any others with an interest in the Montgomery County Multi-Jurisdictional Hazard Mitigation Plan Update are invited to call Rodney Grimsley at 648-5702 to schedule a review time.
Rating:
When:
Tuesday, Dec. 1, 2009
1:00 PM - 3:00 PM
Wednesday, Dec. 2, 2009
1:00 PM - 3:00 PM
Thursday, Dec. 3, 2009
1:00 PM - 3:00 PM
Friday, Dec. 4, 2009
1:00 PM - 3:00 PM
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Clarksville, TN 37040
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Hazard Mitigation Plan To Be Updated
The Montgomery County Emergency Management Agency will be holding a public briefing period for the purpose of gaining public input and/or comments on the Montgomery County Multi-Jurisdictional Hazard Mitigation Plan Update during the final draft stage. The final draft plan update will be available from 1 to 3 p.m. from November 30 to December 4, 2009. Members of the general public, businesses, academia, and any others with an interest in the Montgomery County Multi-Jurisdictional Hazard Mitigation Plan Update are invited to call Rodney Grimsley at 648-5702 to schedule a review time.
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APPENDIX 4 Flood

2015 Update Data

Location	County/Zone	St.	Date	Time	Type	Dth	Inj	PrD
CLARKSVILLE	MONTGOMERY CO.	TN	5/4/2000	19:00	Flash	0	0	0.00K
WEST PORTION	MONTGOMERY CO.	TN	11/29/2001	2:00	Flash	0	0	0.00K
MONTGOMERY (ZONE)	MONTGOMERY (ZONE)	TN	12/12/2001	16:55	Flood	0	0	0.00K
COUNTYWIDE	MONTGOMERY CO.	TN	3/17/2002	23:00	Flash	0	0	0.00K
SOUTH PORTION	MONTGOMERY CO.	TN	3/20/2002	6:00	Flash	0	0	0.00K
CLARKSVILLE	MONTGOMERY CO.	TN	9/27/2002	0:12	Flood	1	0	0.00K
CLARKSVILLE	MONTGOMERY CO.	TN	5/7/2003	0:25	Flash	0	0	0.00K
CLARKSVILLE	MONTGOMERY CO.	TN	6/18/2003	3:30	Flash	0	0	0.00K
COUNTYWIDE	MONTGOMERY CO.	TN	6/18/2003	4:00	Flash	0	0	0.00K
CLARKSVILLE	MONTGOMERY CO.	TN	8/4/2004	21:35	Flash	0	0	10.00K
CLARKSVILLE	MONTGOMERY CO.	TN	8/4/2004	21:40	Flash	0	0	1.00K
CLARKSVILLE	MONTGOMERY CO.	TN	12/7/2004	3:43	Flash	0	0	1.00K
CLARKSVILLE	MONTGOMERY CO.	TN	5/9/2009	1:40	Flash	0	0	300.00K
HAMPTON STATION	MONTGOMERY CO.	TN	7/30/2009	21:18	Flash	0	0	5.00K
OAKRIDGE	MONTGOMERY CO.	TN	9/22/2009	11:00	Flood	0	0	25.00K
FT CAMPBELL	MONTGOMERY CO.	TN	5/1/2010	15:40	Flood	1	0	1.900M
CLARKSVILLE	MONTGOMERY CO.	TN	5/20/2010	10:19	Flash	0	0	50.00K
KENNEDY	MONTGOMERY CO.	TN	2/24/2011	22:15	Flood	0	0	1.00K
WOODLAWN	MONTGOMERY CO.	TN	2/28/2011	6:50	Flash	0	0	1.00K
BRIARWOOD	MONTGOMERY CO.	TN	3/8/2012	16:56	Flash	0	0	1.00K
OAKWOOD	MONTGOMERY CO.	TN	4/27/2013	19:00	Flash	0	0	1.000M
OAKWOOD	MONTGOMERY CO.	TN	7/5/2013	20:15	Flash	0	0	2.00K

2010 Data

Location or County	Date	Time	Type	Mag	Dth	Inj	PrD	CrD
1 Clarksville	03/29/1994	1200	Flash Flooding	N/A	0	0	50K	0
2 Clarksville	05/18/1995	0930	Flash Flooding	N/A	0	0	5K	0
3 Clarksville	08/09/1995	1145	Flash Flood	N/A	0	0	0	0
4 Clarksville	12/16/1996	10:35 PM	Flash Flood	N/A	0	0	0	0
5 Clarksville	02/04/1997	01:40 AM	Flash Flood	N/A	0	0	10K	0
6 Countywide	02/04/1997	03:06 AM	Flash Flood	N/A	0	0	0	0
7 Countywide	02/04/1997	05:45 AM	Flash Flood	N/A	0	0	0	0

8 Countywide	03/01/1997	03:00 PM	Flash Flood	N/A	0	0	0	0
9 Countywide	03/01/1997	09:20 PM	Flash Flood	N/A	0	0	10K	0
10 Clarksville	03/02/1997	03:15 PM	Flood	N/A	0	0	0	0
11 TNZ006	03/02/1997	12:00 AM	Flood	N/A	0	0	500K	0
12 Clarksville	03/02/1997	12:30 AM	Flash Flood	N/A	0	0	500K	0
13 Countywide	03/05/1997	01:00 PM	Flash Flood	N/A	0	0	0	0
14 Clarksville	06/13/1997	11:30 PM	Flash Flood	N/A	0	0	0	0
15 Clarksville	06/28/1997	08:33 AM	Flash Flood	N/A	0	0	10K	0
16 Clarksville	06/30/1997	02:05 PM	Flash Flood	N/A	0	0	0	0
17 Clarksville	06/10/1998	10:10 AM	Flash Flood	N/A	0	0	0	0
18 Port Royal	06/10/1998	10:10 AM	Flash Flood	N/A	0	0	0	0
19 Clarksville	07/23/1998	07:43 PM	Flash Flood	N/A	0	0	50K	0
20 St Bethlehem	01/22/1999	04:30 PM	Flood	N/A	0	0	0	0
21 Clarksville	05/05/1999	10:00 PM	Flash Flood	N/A	0	0	50K	0
22 Clarksville	07/02/1999	08:15 AM	Flash Flood	N/A	0	0	0	0
23 St Bethlehem	07/02/1999	10:00 AM	Flash Flood	N/A	0	0	0	0
24 Clarksville	05/04/2000	07:00 PM	Flash Flood	N/A	0	0	0	0
25 West Portion	11/29/2001	02:00 AM	Flash Flood	N/A	0	0	0	0
26 TNZ005>006 - 022	12/12/2001	04:55 PM	Flood	N/A	0	0	0	0
27 Countywide	03/17/2002	11:00 PM	Flash Flood	N/A	0	0	0	0
28 South Portion	03/20/2002	06:00 AM	Flash Flood	N/A	0	0	0	0
29 Clarksville	09/27/2002	12:12 AM	Urban/sml Stream Fld	N/A	1	0	0	0
30 Clarksville	05/07/2003	12:25 AM	Flash Flood	N/A	0	0	0	0
31 Clarksville	06/18/2003	03:30 AM	Flash Flood	N/A	0	0	0	0
32 Countywide	06/18/2003	04:00 AM	Flash Flood	N/A	0	0	0	0
33 Clarksville	08/04/2004	09:35 PM	Flash Flood	N/A	0	0	10K	0
34 Clarksville	08/04/2004	09:40 PM	Flash Flood	N/A	0	0	1K	0
35 Clarksville	12/07/2004	03:43 AM	Flash Flood	N/A	0	0	1K	0
36 Clarksville	05/09/2009	01:40 AM	Flash Flood	N/A	0	0	300K	0K

APPENDIX 5 Tornado

2015 Update Data
(The 2015 Data remains the same as the 2010 Data)

Location	County/Zone	Date	Time	Type	Mag	Dth	Inj	Prd
_	MONTGOMERY CO.	11/18/1957	04:00	Tornado	F1	0	0	3.00K
_	MONTGOMERY CO.	4/25/1961	18:15	Tornado	F2	0	2	25.00K
_	MONTGOMERY CO.	4/27/1970	14:00	Tornado	F4	0	0	2.500M
_	MONTGOMERY CO.	7/3/1970	18:50	Tornado	F1	0	1	25.00K
_	MONTGOMERY CO.	5/7/1971	2115	Tornado	F0	0	0	0.00K
_	MONTGOMERY CO.	5/22/1973	19:15	Tornado	F1	0	0	0.00K
_	MONTGOMERY CO.	5/7/1984	13:00	Tornado	F1	0	0	0.00K
_	MONTGOMERY CO.	8/30/1985	19:00	Tornado	F1	0	0	0.00K
FT CAMPBELL	MONTGOMERY CO.	6/17/1997	18:13	Tornado	F0	0	0	130.00K
HILLTOP	MONTGOMERY CO.	4/3/1998	14:10	Tornado	F2	0	0	100.00K
PORT ROYAL	MONTGOMERY CO.	4/16/1998	9:18	Tornado	F2	0	0	10.00K
WOODLAWN	MONTGOMERY CO.	1/17/1999	19:28	Tornado	F1	0	0	20.00K
CLARKSVILLE	MONTGOMERY CO.	1/22/1999	4:15	Tornado	F3	0	5	72.700M
CLARKSVILLE	MONTGOMERY CO.	5/5/1999	17:58	Tornado	F0	0	0	0.00K
CLARKSVILLE	MONTGOMERY CO.	5/27/2000	14:10	Tornado	F0	0	0	0.00K
CLARKSVILLE	MONTGOMERY CO.	11/10/2002	0:50	Tornado	F0	0	0	0.00K
PORT ROYAL	MONTGOMERY CO.	11/10/2002	1:00	Tornado	F1	2	0	100.00K
CLARKSVILLE	MONTGOMERY CO.	5/4/2003	23:53	Tornado	F3	0	1	750.00K
SHILOH	MONTGOMERY CO.	11/15/2005	16:35	Tornado	F1	0	0	500.00K
CUNNINGHAM	MONTGOMERY CO.	11/15/2005	16:36	Tornado	F1	0	0	600.00K
CUNNINGHAM	MONTGOMERY CO.	11/15/2005	16:37	Tornado	F0	0	0	0.00K
CLARKSVILLE	MONTGOMERY CO.	11/15/2005	16:44	Tornado	F2	0	0	500.00K
CLARKSVILLE	MONTGOMERY CO.	9/23/2006	3:00	Tornado	F0	0	0	40.00K
SHILOH	MONTGOMERY CO.	5/2/2008	22:57	Tornado	EF1	0	0	5.00K
SHILOH	MONTGOMERY CO.	5/2/2008	23:00	Tornado	EF1	0	0	20.00K
PALMYRA	MONTGOMERY CO.	5/2/2008	23:05	Tornado	EF1	0	3	20.00K
CUMBERLAND HGTS	MONTGOMERY CO.	5/2/2008	23:10	Tornado	EF1	0	0	100.00K

2010 Data

Location or County	Date	Time	Type	Mag	Dth	Inj	PrD	CrD
1 MONTGOMERY	11/18/1957	0400	Tornado	F1	0	0	3K	0
2 MONTGOMERY	04/25/1961	1815	Tornado	F2	0	2	25K	0
3 MONTGOMERY	04/27/1970	1400	Tornado	F4	0	0	2.5M	0
4 MONTGOMERY	07/03/1970	1850	Tornado	F1	0	1	25K	0
5 MONTGOMERY	05/07/1971	2115	Tornado	F0	0	0	0K	0
6 MONTGOMERY	05/22/1973	1915	Tornado	F1	0	0	0K	0
7 MONTGOMERY	05/07/1984	1300	Tornado	F1	0	0	0K	0
8 MONTGOMERY	08/30/1985	1900	Tornado	F1	0	0	0K	0
9 Ft Campbell	06/17/1997	06:13 PM	Tornado	F0	0	0	130K	0
10 Hilltop	04/03/1998	02:10 PM	Tornado	F2	0	0	100K	0
11 Port Royal	04/16/1998	09:18 AM	Tornado	F2	0	0	10K	0
12 Woodlawn	01/17/1999	07:28 PM	Tornado	F1	0	0	20K	0
13 Clarksville	01/22/1999	04:15 AM	Tornado	F3	0	5	72.7M	0
14 Clarksville	05/05/1999	05:58 PM	Tornado	F0	0	0	0	0
15 Clarksville	05/27/2000	02:10 PM	Tornado	F0	0	0	0	0
16 Port Royal	11/10/2002	01:00 AM	Tornado	F1	2	0	100K	0
17 Clarksville	11/10/2002	12:50 AM	Tornado	F0	0	0	0	0
18 Clarksville	05/04/2003	11:53 PM	Tornado	F3	0	1	750K	0
19 Shiloh	11/15/2005	04:35 PM	Tornado	F1	0	0	500K	0
20 Cunningham	11/15/2005	04:36 PM	Tornado	F1	0	0	600K	0
21 Cunningham	11/15/2005	04:37 PM	Tornado	F0	0	0	0	0
22 Clarksville	11/15/2005	04:44 PM	Tornado	F2	0	0	500K	0
23 Clarksville	09/23/2006	03:00 AM	Tornado	F0	0	0	40K	0
24 Shiloh	05/02/2008	22:57 PM	Tornado	F1	0	0	5K	0K
25 Shiloh	05/02/2008	23:00 PM	Tornado	F1	0	0	20K	0K
26 Palmyra	05/02/2008	23:05 PM	Tornado	F1	0	3	20K	0K
27 Cumberland Hgts	05/02/2008	23:10 PM	Tornado	F1	0	0	100K	0K

APPENDIX 6

Severe Winter Storms

2015 Update Data

County/Zone	Date	Time	Type	Dth	Inj	PrD
MONTGOMERY	1/22/2000	14:30	Winter Storm	0	0	0.00K
MONTGOMERY	12/4/2002	6:00	Winter Storm	0	0	0.00K
MONTGOMERY	1/16/2003	11:00	Heavy Snow	0	6	0.00K
MONTGOMERY	2/9/2003	21:00	Heavy Snow	0	0	0.00K
MONTGOMERY	12/22/2004	20:00	Winter Storm	0	0	0.00K
MONTGOMERY	2/10/2006	22:00	Heavy Snow	0	0	0.00K
MONTGOMERY	3/7/2008	18:00	Winter Storm	0	0	0.00K
MONTGOMERY	1/27/2009	0:00	Ice Storm	0	0	20.00K
MONTGOMERY	1/29/2010	8:00	Heavy Snow	0	0	0.00K
MONTGOMERY	2/8/2010	17:00	Heavy Snow	0	0	0.00K
MONTGOMERY	12/24/2010	19:00	Heavy Snow	0	0	0.00K
MONTGOMERY	1/26/2011	1:00	Heavy Snow	0	0	250.00K
MONTGOMERY	2/7/2011	9:00	Heavy Snow	0	0	0.00K
MONTGOMERY	2/9/2011	13:00	Heavy Snow	0	0	0.00K
MONTGOMERY	1/15/2013	17:00	Ice Storm	0	0	0.00K
MONTGOMERY	12/6/2013	16:00	Ice Storm	0	0	0.00K
MONTGOMERY	12/7/2013	21:00	Ice Storm	0	0	0.00K

2010 Data

Location or County	Date	Time	Type	Dth	Inj	PrD	CrD
1 Montgomery Co.	02/21/1993	1300	Snow	0	0	5K	0
2	03/12/1993	1500	Winter Storm	1	2	500K	5.0M
3	01/16/1994	1800	Snow	0	0	5K	0
4	02/09/1994	2000	Ice Storm	0	0	500K	0
5	01/17/1995	0400	Heavy Snow	0	0	0	0
6	01/17/1995	1700	Ice	0	0	500K	0
7	02/07/1995	1200	Snow	0	0	1K	0
8	01/06/1996	05:00 PM	Winter Storm	0	0	10K	0
9	01/06/1996	05:50 AM	Winter Storm	0	0	0	0
10	03/19/1996	01:00 AM	Heavy Snow	0	0	5K	0
11	12/23/1998	07:30 AM	Winter Storm	0	11	1.5M	0
12	01/22/2000	02:30 PM	Winter Storm	0	0	0	0
13	12/04/2002	06:00 AM	Winter Storm	0	0	0	0
14	01/16/2003	11:00 AM	Heavy Snow	0	0	0	0
15	02/09/2003	09:00 PM	Heavy Snow	0	0	0	0

16	12/22/2004	08:00 PM	Winter Storm	0	6	0	0
17	02/10/2006	10:00 PM	Heavy Snow	0	0	0	0
18	03/07/2008	18:00 PM	Winter Storm	0	0	0K	0K
19	01/27/2009	00:00 AM	Ice Storm	0	0	0K	0K
20	01/28/2009	06:00 AM	Winter Weather	0	0	0K	0K

APPENDIX 7

Thunder Storms/High Winds

2015 Update Data

Location	Date	Time	Type	Dth	Inj	PrD
COUNTYWIDE	2/18/2000	18:20	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	4/17/2000	1:00	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	4/20/2000	16:00	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	5/13/2000	1:45	Thunderstorm Wind	0	0	0.00K
COUNTYWIDE	5/24/2000	20:42	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	5/26/2000	18:10	Thunderstorm Wind	0	0	5.00K
HILLTOP	5/27/2000	14:20	Thunderstorm Wind	0	0	10.00K
CLARKSVILLE	7/12/2000	12:45	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	8/3/2000	18:05	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	8/3/2000	18:10	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	8/4/2000	3:30	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	11/9/2000	11:05	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	2/24/2001	23:30	Thunderstorm Wind	0	0	0.00K
WOODLAWN	5/7/2001	15:40	Thunderstorm Wind	0	0	0.00K
COUNTYWIDE	5/20/2001	4:00	Thunderstorm Wind	0	0	0.00K
WOODLAWN	6/27/2001	14:41	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	7/18/2001	16:50	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	8/26/2001	20:00	Thunderstorm Wind	0	0	5.00K
CLARKSVILLE	9/6/2001	18:00	Thunderstorm Wind	0	0	0.00K
COUNTYWIDE	10/24/2001	18:15	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	11/24/2001	9:10	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	4/28/2002	4:00	Thunderstorm Wind	0	0	0.00K
COUNTYWIDE	5/13/2002	8:20	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	7/2/2002	12:45	Thunderstorm Wind	0	0	0.00K
SOUTH	7/2/2002	23:19	Thunderstorm Wind	0	0	0.00K
DOTSONVILLE	7/2/2002	23:35	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	7/3/2002	14:54	Thunderstorm Wind	0	0	0.00K
FT CAMPBELL	7/10/2002	12:35	Thunderstorm Wind	0	0	0.00K
COUNTYWIDE	11/10/2002	18:00	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	5/4/2003	23:44	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	5/5/2003	0:15	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	5/7/2003	0:25	Thunderstorm Wind	0	0	250.00K
CLARKSVILLE	7/28/2003	17:25	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	7/28/2003	17:30	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	7/28/2003	17:30	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	8/29/2003	19:00	Thunderstorm Wind	0	0	0.00K
COUNTYWIDE	3/20/2004	13:10	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	7/4/2004	14:25	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	7/6/2004	14:50	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	7/13/2004	20:15	Thunderstorm Wind	0	0	5.00K
PALMYRA	10/14/2004	16:16	Thunderstorm Wind	0	0	5.00K
HILLTOP	10/14/2004	16:22	Thunderstorm Wind	0	0	5.00K
SANGO	10/14/2004	16:32	Thunderstorm Wind	0	0	10.00K
CLARKSVILLE	1/13/2005	7:30	Thunderstorm Wind	0	0	0.00K

CLARKSVILLE	5/19/2005	12:40	Thunderstorm Wind	0	1	50.00K
CLARKSVILLE	5/19/2005	12:52	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	11/6/2005	3:45	Thunderstorm Wind	0	0	0.00K
CUMBERLAND HGTS	4/2/2006	19:14	Thunderstorm Wind	0	0	2.00K
WOODLAWN	4/2/2006	19:14	Thunderstorm Wind	0	0	5.00K
WOODLAWN	4/2/2006	22:50	Thunderstorm Wind	0	0	4.00K
CUNNINGHAM	4/2/2006	22:55	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	4/2/2006	22:55	Thunderstorm Wind	0	0	2.00K
CLARKSVILLE	4/2/2006	23:00	Thunderstorm Wind	0	0	5.00K
CLARKSVILLE	8/14/2006	20:00	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	8/14/2006	20:00	Thunderstorm Wind	0	0	0.00K
CUNNINGHAM	9/23/2006	2:50	Thunderstorm Wind	0	0	50.00K
CLARKSVILLE	9/23/2006	3:00	Thunderstorm Wind	0	0	0.00K
WOODLAWN	9/27/2006	21:00	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	2/20/2007	21:45	Thunderstorm Wind	0	0	0.00K
PALMYRA	4/24/2007	12:17	Thunderstorm Wind	0	0	0.20K
CLARKSVILLE	4/24/2007	12:25	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	5/15/2007	18:45	Thunderstorm Wind	0	0	0.30K
WOODLAWN	6/2/2007	16:15	Thunderstorm Wind	0	0	0.50K
CLARKSVILLE	6/24/2007	12:57	Thunderstorm Wind	0	0	0.20K
RINGGOLD	10/18/2007	21:30	Thunderstorm Wind	0	0	0.00K
WOODLAWN	10/18/2007	21:34	Thunderstorm Wind	0	0	0.00K
OAKWOOD	1/29/2008	18:22	Thunderstorm Wind	0	0	20.00K
CLARKSVILLE	2/5/2008	21:43	Thunderstorm Wind	0	0	100.00K
CLARKSVILLE	4/10/2008	23:35	Thunderstorm Wind	0	0	0.50K
CLARKSVILLE	6/12/2008	13:10	Thunderstorm Wind	0	0	0.20K
CLARKSVILLE	7/7/2008	15:25	Thunderstorm Wind	0	0	10.00K
CLARKSVILLE	7/22/2008	9:00	Thunderstorm Wind	0	0	0.50K
CLARKSVILLE	5/9/2009	0:30	Thunderstorm Wind	0	0	100.00K
ROUND POND	5/9/2009	0:35	Thunderstorm Wind	0	0	150.00K
ST_B	6/16/2009	12:35	Thunderstorm Wind	0	0	7.00K
CLARKSVILLE	6/17/2009	18:05	Thunderstorm Wind	0	0	50.00K
SALEM	7/4/2009	18:30	Thunderstorm Wind	0	0	10.00K
CLARKSVILLE	7/12/2009	17:35	Thunderstorm Wind	0	0	50.00K
DOTSONVILLE	7/15/2009	14:04	Thunderstorm Wind	0	0	10.00K
KENNEDY	8/4/2009	18:30	Thunderstorm Wind	0	0	25.00K
CLARKSVILLE	4/24/2010	15:53	Thunderstorm Wind	0	2	18.00K
HAMPTON STAT	4/24/2010	16:03	Thunderstorm Wind	0	0	5.00K
CLARKSVILLE	6/17/2010	14:29	Thunderstorm Wind	0	0	15.00K
SALEM	7/11/2010	16:05	Thunderstorm Wind	0	0	50.00K
BELDON	10/26/2010	10:15	Thunderstorm Wind	0	0	0.00K
KENNEDY	11/25/2010	15:30	Thunderstorm Wind	0	0	10.00K
HAMPTON	11/25/2010	15:45	Thunderstorm Wind	0	0	100.00K
KENWOOD	2/24/2011	21:15	Thunderstorm Wind	0	0	25.00K
BELDON	2/24/2011	21:15	Thunderstorm Wind	0	0	10.00K
WOODLAWN	4/19/2011	23:44	Thunderstorm Wind	0	0	50.00K
SHADY GROVE	4/19/2011	23:58	Thunderstorm Wind	0	0	5.00K
SANGO	4/20/2011	0:10	Thunderstorm Wind	0	0	11.00K
CLARKSVILLE	4/26/2011	0:04	Thunderstorm Wind	0	0	0.00K
ST BETHLEHEM	4/26/2011	0:05	Thunderstorm Wind	0	0	20.00K
CLARKSVILLE	5/25/2011	21:20	Thunderstorm Wind	0	0	25.00K
KENNEDY	6/28/2011	2:05	Thunderstorm Wind	0	0	10.00K
NEW PROVIDENCE	8/21/2011	1:35	Thunderstorm Wind	0	0	50.00K
CLARKSVILLE	1/23/2012	0:30	Thunderstorm Wind	0	0	25.00K
CLARKSVILLE	1/23/2012	0:30	Thunderstorm Wind	0	0	10.00K

PARK LANE	5/29/2012	15:50	Thunderstorm Wind	0	0	30.00K
PORT ROYAL	5/29/2012	15:55	Thunderstorm Wind	0	0	30.00K
KENNEDY	5/29/2012	16:00	Thunderstorm Wind	0	0	10.00K
CLARKSVILLE	5/29/2012	16:00	Thunderstorm Wind	0	0	5.00K
SHILOH	5/29/2012	16:15	Thunderstorm Wind	0	0	5.00K
RINGGOLD	6/11/2012	16:19	Thunderstorm Wind	0	0	8.00K
EXCELL	7/4/2012	15:50	Thunderstorm Wind	0	0	50.00K
HICKORY PT	7/4/2012	16:15	Thunderstorm Wind	0	0	20.00K
CLARKSVILLE	7/5/2012	15:55	Thunderstorm Wind	0	0	25.00K
CLARKSVILLE	7/6/2012	12:36	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	7/6/2012	13:04	Thunderstorm Wind	0	0	0.00K
CLARKSVILLE	7/6/2012	13:05	Thunderstorm Wind	0	0	10.00K
CLARKSVILLE	7/8/2012	19:30	Thunderstorm Wind	0	0	25.00K
SANGO	7/18/2012	15:35	Thunderstorm Wind	0	0	5.00K
MC ALLISTERS	7/18/2012	16:15	Thunderstorm Wind	0	0	10.00K
KENWOOD	7/19/2012	23:35	Thunderstorm Wind	0	0	1.00K
BRIARWOOD	7/19/2012	23:40	Thunderstorm Wind	0	0	25.00K
ROUND POND	7/19/2012	23:45	Thunderstorm Wind	0	0	25.00K
BELDON	8/5/2012	18:50	Thunderstorm Wind	0	0	2.00K
CLARKSVILLE	8/16/2012	20:20	Thunderstorm Wind	0	0	1.00K
PALMYRA	9/7/2012	22:40	Thunderstorm Wind	0	0	1.00K
DOTSONVILLE	9/7/2012	22:43	Thunderstorm Wind	0	0	25.00K
EXCELL	9/7/2012	22:53	Thunderstorm Wind	0	0	5.00K
WOODLAWN	4/27/2013	18:20	Thunderstorm Wind	0	0	3.00K
CLARKSVILLE	7/18/2013	15:33	Thunderstorm Wind	0	0	1.00K
SHILOH	7/18/2013	16:01	Thunderstorm Wind	0	0	1.00K
KENWOOD	11/17/2013	17:41	Thunderstorm Wind	0	0	1.00K
CLARKSVILLE	12/21/2013	20:19	Thunderstorm Wind	0	0	0.00K

2010 Data

Location or County	Date	Time	Type	Mag	Dth	Inj	PrD
1 MONTGOMERY	03/20/1955	1600	Tstm Wind	0 kts.	0	0	0
2 MONTGOMERY	08/07/1962	0830	Tstm Wind	0 kts.	0	0	0
3 MONTGOMERY	01/19/1964	2215	Tstm Wind	0 kts.	0	0	0
4 MONTGOMERY	09/16/1965	0200	Tstm Wind	0 kts.	0	0	0
5 MONTGOMERY	11/19/1970	2240	Tstm Wind	0 kts.	0	0	0
6 MONTGOMERY	07/27/1972	2330	Tstm Wind	0 kts.	0	0	0
7 MONTGOMERY	06/22/1974	1500	Tstm Wind	0 kts.	0	0	0
8 MONTGOMERY	07/07/1974	1730	Tstm Wind	0 kts.	0	0	0
9 MONTGOMERY	07/19/1974	2300	Tstm Wind	0 kts.	0	0	0
10 MONTGOMERY	01/10/1975	1340	Tstm Wind	0 kts.	0	0	0
11 MONTGOMERY	03/20/1976	1845	Tstm Wind	85 kts.	0	0	0
12 MONTGOMERY	03/20/1976	1900	Tstm Wind	0 kts.	0	0	0
13 MONTGOMERY	06/12/1977	1630	Tstm Wind	57 kts.	0	0	0
14 MONTGOMERY	07/13/1978	1115	Tstm Wind	0 kts.	0	0	0

15 MONTGOMERY	05/22/1982	1600	Tstm Wind	0 kts.	0	0	0
16 MONTGOMERY	05/28/1982	2020	Tstm Wind	0 kts.	0	0	0
17 MONTGOMERY	12/25/1982	1800	Tstm Wind	0 kts.	0	0	0
18 MONTGOMERY	08/28/1983	1720	Tstm Wind	0 kts.	0	0	0
19 MONTGOMERY	03/24/1984	2100	Tstm Wind	0 kts.	0	0	0
20 MONTGOMERY	06/23/1984	1000	Tstm Wind	0 kts.	0	0	0
21 MONTGOMERY	07/05/1985	1430	Tstm Wind	0 kts.	0	0	0
22 MONTGOMERY	10/02/1986	1445	Tstm Wind	0 kts.	0	0	0
23 MONTGOMERY	07/05/1987	1600	Tstm Wind	0 kts.	0	0	0
24 MONTGOMERY	11/04/1988	1630	Tstm Wind	0 kts.	0	0	0
25 MONTGOMERY	06/12/1989	1330	Tstm Wind	0 kts.	0	0	0
26 MONTGOMERY	06/03/1990	0300	Tstm Wind	0 kts.	0	0	0
27 MONTGOMERY	06/06/1990	1700	Tstm Wind	0 kts.	0	0	0
28 MONTGOMERY	09/07/1990	1530	Tstm Wind	0 kts.	0	0	0
29 MONTGOMERY	04/09/1991	1145	Tstm Wind	0 kts.	0	0	0
30 MONTGOMERY	06/04/1991	1320	Tstm Wind	0 kts.	0	0	0
31 MONTGOMERY	05/12/1992	1710	Tstm Wind	0 kts.	0	0	0
32 MONTGOMERY	06/25/1992	1700	Tstm Wind	0 kts.	0	0	0
33 MONTGOMERY	07/03/1992	0130	Tstm Wind	0 kts.	0	0	0
34 MONTGOMERY	09/10/1992	0220	Tstm Wind	0 kts.	0	0	0
35 Clarksville	05/06/1993	1730	Tstorm Winds	0 kts.	0	0	5K
36 Clarksville	12/13/1993	2030	High Winds	0 kts.	0	0	1K
37 Clarksville	06/21/1994	1222	Tstorm Winds	0 kts.	0	0	1K
38 Clarksville	06/22/1994	0015	Tstorm Winds	0 kts.	0	0	1K
39 TNZ004>010 -	04/11/1995	0630	High Winds	0 kts.	0	4	1.0M
40 Clarksville	05/14/1995	1630	Tstorm Winds	0 kts.	0	0	5K
41 Clarksville	06/06/1995	1545	Tstorm Winds	0 kts.	0	0	5K
42 Clarksville	06/07/1995	1750	Tstorm Winds	0 kts.	0	0	2K
43 Clarksville	07/22/1995	1345	Tstorm Winds	0 kts.	0	0	0.0M
44 Clarksville	07/24/1995	1315	Tstorm Winds	0 kts.	0	0	5K
45 Clarksville	08/08/1995	1110	Tstorm Winds	0 kts.	0	0	0K
46 Clarksville	03/16/1996	01:45 PM	Tstm Wind	0 kts.	0	0	1K
47 Port Royal	03/16/1996	02:00 PM	Tstm Wind	0 kts.	0	0	20K
48 Countywide	04/20/1996	01:40 AM	Tstm Wind	0 kts.	0	0	0
49 Woodlawn	04/20/1996	01:45 AM	Tstm Wind	0 kts.	0	0	0
50 Clarksville	05/27/1996	01:30 PM	Tstm Wind	50 kts.	0	0	0
51 Clarksville	06/15/1996	05:25 PM	Tstm Wind	50 kts.	0	0	0

52 Dotsonville	06/23/1996	07:58 PM	Tstm Wind	0 kts.	0	0	1K
53 Clarksville	06/23/1996	08:05 PM	Tstm Wind	50 kts.	0	0	0
54 Clarksville	07/21/1996	07:33 PM	Tstm Wind	50 kts.	0	0	3K
55 Clarksville	07/29/1996	10:45 AM	Tstm Wind	0 kts.	0	0	0K
56 Countywide	09/27/1996	02:45 AM	Tstm Wind	50 kts.	0	0	0
57 Clarksville	11/07/1996	12:30 PM	Tstm Wind	50 kts.	0	0	1K
58 Countywide	02/21/1997	07:40 AM	Tstm Wind	50 kts.	0	0	0
59 Cunningham	05/26/1997	08:55 AM	Tstm Wind	50 kts.	0	0	0
60 Clarksville	06/13/1997	06:00 PM	Tstm Wind	0 kts.	0	0	20K
61 Clarksville	07/04/1997	03:00 AM	Tstm Wind	0 kts.	0	0	15K
62 Clarksville	07/04/1997	03:25 AM	Tstm Wind	0 kts.	0	0	1K
63 Clarksville	07/14/1997	08:15 PM	Tstm Wind	50 kts.	0	0	0
64 Port Royal	07/14/1997	08:15 PM	Tstm Wind	50 kts.	0	0	0
65 Clarksville	07/28/1997	05:40 PM	Tstm Wind	50 kts.	0	0	0
66 Hilltop	04/03/1998	02:20 PM	Tstm Wind	80 kts.	0	0	100K
67 Clarksville	04/08/1998	11:00 AM	Tstm Wind	60 kts.	0	0	0
68 Northwest	04/08/1998	11:05 AM	Tstm Wind	50 kts.	0	0	0
69 Clarksville	05/21/1998	05:00 PM	Tstm Wind	0 kts.	0	0	80K
70 Clarksville	05/21/1998	05:10 PM	Tstm Wind	50 kts.	0	0	0
71 Woodlawn	05/25/1998	06:20 PM	Tstm Wind	50 kts.	0	0	0
72 Mc Allisters	05/31/1998	09:30 PM	Tstm Wind	57 kts.	0	0	0
73 Clarksville	11/10/1998	09:45 AM	Tstm Wind	50 kts.	0	0	1K
74 Clarksville	01/17/1999	07:53 PM	Tstm Wind	0 kts.	0	0	5K
75 Sango	02/07/1999	04:00 AM	Tstm Wind	50 kts.	0	0	0
76 Clarksville	06/04/1999	09:30 PM	Tstm Wind	50 kts.	0	0	0
77 Clarksville	06/04/1999	09:57 PM	Tstm Wind	52 kts.	0	0	0
78 Clarksville	06/04/1999	10:10 PM	Tstm Wind	50 kts.	0	0	0
79 Cunningham	06/04/1999	10:23 PM	Tstm Wind	52 kts.	0	0	0
80 Clarksville	06/28/1999	01:45 PM	Tstm Wind	50 kts.	0	0	0
81 Clarksville	07/01/1999	08:10 PM	Tstm Wind	50 kts.	0	0	0
82 Countywide	07/01/1999	10:35 PM	Tstm Wind	50 kts.	0	0	50K
83 Countywide	02/18/2000	06:20 PM	Tstm Wind	50 kts.	0	0	0
84 Clarksville	04/17/2000	01:00 AM	Tstm Wind	60 kts.	0	0	0
85 Clarksville	04/20/2000	04:00 PM	Tstm Wind	50 kts.	0	0	0
86 Clarksville	05/13/2000	01:45 AM	Tstm Wind	50 kts.	0	0	0
87 Countywide	05/24/2000	08:42 PM	Tstm Wind	50 kts.	0	0	0
88 Clarksville	05/26/2000	06:10 PM	Tstm Wind	55 kts.	0	0	5K

89 Hilltop	05/27/2000	02:20 PM	Tstm Wind	60 kts.	0	0	10K
90 Clarksville	07/12/2000	12:45 PM	Tstm Wind	50 kts.	0	0	0
91 Clarksville	08/03/2000	06:05 PM	Tstm Wind	52 kts.	0	0	0
92 Clarksville	08/03/2000	06:10 PM	Tstm Wind	52 kts.	0	0	0
93 Clarksville	08/04/2000	03:30 AM	Tstm Wind	60 kts.	0	0	0
94 Clarksville	11/09/2000	11:05 AM	Tstm Wind	50 kts.	0	0	0
95 Clarksville	02/24/2001	11:30 PM	Tstm Wind	50 kts.	0	0	0
96 Woodlawn	05/07/2001	03:40 PM	Tstm Wind	50 kts.	0	0	0
97 Countywide	05/20/2001	04:00 AM	Tstm Wind	50 kts.	0	0	0
98 TNZ006 -	06/04/2001	07:12 PM	High Wind	52 kts.	0	0	0
99 Woodlawn	06/27/2001	02:41 PM	Tstm Wind	61 kts.	0	0	0
100 Clarksville	07/18/2001	04:50 PM	Tstm Wind	50 kts.	0	0	0
101 Clarksville	08/26/2001	08:00 PM	Tstm Wind	55 kts.	0	0	5K
102 Clarksville	09/06/2001	06:00 PM	Tstm Wind	50 kts.	0	0	0
103 Countywide	10/24/2001	06:15 PM	Tstm Wind	50 kts.	0	0	0
104 Clarksville	11/24/2001	09:10 AM	Tstm Wind	50 kts.	0	0	0
105 Clarksville	04/28/2002	04:00 AM	Tstm Wind	55 kts.	0	0	0
106 Countywide	05/13/2002	08:20 AM	Tstm Wind	50 kts.	0	0	0
107 South Portion	07/02/2002	11:19 PM	Tstm Wind	50 kts.	0	0	0
108 Dotsonville	07/02/2002	11:35 PM	Tstm Wind	50 kts.	0	0	0
109 Clarksville	07/02/2002	12:45 PM	Tstm Wind	50 kts.	0	0	0
110 Clarksville	07/03/2002	02:54 PM	Tstm Wind	50 kts.	0	0	0
111 Ft Campbell	07/10/2002	12:35 PM	Tstm Wind	50 kts.	0	0	0
112 Countywide	11/10/2002	06:00 PM	Tstm Wind	60 kts.	0	0	0
113 Clarksville	05/04/2003	11:44 PM	Tstm Wind	65 kts.	0	0	0
114 Clarksville	05/05/2003	12:15 AM	Tstm Wind	50 kts.	0	0	0
115 Clarksville	05/07/2003	12:25 AM	Tstm Wind	50 kts.	0	0	250K
116 Clarksville	07/28/2003	05:25 PM	Tstm Wind	50 kts.	0	0	0
117 Clarksville	07/28/2003	05:30 PM	Tstm Wind	55 kts.	0	0	0
118 Clarksville	07/28/2003	05:30 PM	Tstm Wind	60 kts.	0	0	0
119 Clarksville	08/29/2003	07:00 PM	Tstm Wind	50 kts.	0	0	0
120 Countywide	03/20/2004	01:10 PM	Tstm Wind	50 kts.	0	0	0
121 Clarksville	07/04/2004	02:25 PM	Tstm Wind	50 kts.	0	0	0
122 Clarksville	07/06/2004	02:50 PM	Tstm Wind	50 kts.	0	0	0
123 Clarksville	07/13/2004	08:15 PM	Tstm Wind	78 kts.	0	0	5K
124 Palmyra	10/14/2004	04:16 PM	Tstm Wind	50 kts.	0	0	5K
125 Hilltop	10/14/2004	04:22 PM	Tstm Wind	50 kts.	0	0	5K

126 Sango	10/14/2004	04:32 PM	Tstm Wind	50 kts.	0	0	10K
127 Clarksville	01/13/2005	07:30 AM	Tstm Wind	50 kts.	0	0	0
128 Clarksville	05/19/2005	12:40 PM	Tstm Wind	60 kts.	0	1	50K
129 Clarksville	05/19/2005	12:52 PM	Tstm Wind	50 kts.	0	0	0
130	08/30/2005	01:00 AM	Strong Wind	35 kts.	0	0	49K
131 Clarksville	11/06/2005	03:45 AM	Tstm Wind	50 kts.	0	0	0
132 Cumberland Hgts	04/02/2006	07:14 PM	Tstm Wind	55 kts.	0	0	2K
133 Woodlawn	04/02/2006	07:14 PM	Tstm Wind	55 kts.	0	0	5K
134 Woodlawn	04/02/2006	10:50 PM	Tstm Wind	55 kts.	0	0	4K
135 Clarksville	04/02/2006	10:55 PM	Tstm Wind	55 kts.	0	0	2K
136 Cunningham	04/02/2006	10:55 PM	Tstm Wind	50 kts.	0	0	0
137 Clarksville	04/02/2006	11:00 PM	Tstm Wind	55 kts.	0	0	5K
138 Clarksville	08/14/2006	08:00 PM	Tstm Wind	50 kts.	0	0	0
139 Clarksville	08/14/2006	08:00 PM	Tstm Wind	50 kts.	0	0	0
140 Cunningham	09/23/2006	02:50 AM	Tstm Wind	65 kts.	0	0	50K
141 Clarksville	09/23/2006	03:00 AM	Tstm Wind	50 kts.	0	0	0
142 Woodlawn	09/27/2006	09:00 PM	Tstm Wind	50 kts.	0	0	0
143 Clarksville	02/20/2007	21:45 PM	Tstorm Wind	50 kts.	0	0	0K
144 Palmyra	04/24/2007	12:17 PM	Tstorm Wind	50 kts.	0	0	0K
145 Clarksville	04/24/2007	12:25 PM	Tstorm Wind	50 kts.	0	0	0K
146 Clarksville	05/15/2007	18:45 PM	Tstorm Wind	50 kts.	0	0	0K
147 Woodlawn	06/02/2007	16:15 PM	Tstorm Wind	50 kts.	0	0	1K
148 Clarksville	06/24/2007	12:57 PM	Tstorm Wind	50 kts.	0	0	0K
149 Ringgold	10/18/2007	21:30 PM	Tstorm Wind	50 kts.	0	0	0K
150 Woodlawn	10/18/2007	21:34 PM	Tstorm Wind	50 kts.	0	0	0K
151 TNZ006	01/29/2008	18:10 PM	High Wind	50 kts.	0	0	0K
152 Oakwood	01/29/2008	18:22 PM	Tstorm Wind	55 kts.	0	0	20K
153 TNZ006 - 058	01/29/2008	18:45 PM	High Wind	50 kts.	0	0	20K
154 Clarksville	02/05/2008	21:43 PM	Tstorm Wind	70 kts.	0	0	100K
155 Clarksville	04/10/2008	23:35 PM	Tstorm Wind	50 kts.	0	0	1K
156 Clarksville	06/12/2008	13:10 PM	Tstorm Wind	50 kts.	0	0	0K
157 Clarksville	07/07/2008	15:25 PM	Tstorm Wind	50 kts.	0	0	10K
158 Clarksville	07/22/2008	09:00 AM	Tstorm Wind	50 kts.	0	0	1K
159 Clarksville	05/09/2009	00:30 AM	Tstorm Wind	60 kts.	0	0	100K
160 Round Pond	05/09/2009	00:35 AM	Tstorm Wind	69 kts.	0	0	150K

Appendix 8

Summary of changes from the 2010 plan update process

Cover Page:

1. Changed the plan name from Montgomery County/Clarksville, TN Hazard Mitigation Plan to: **Montgomery County (Including The City of Clarksville, and The Clarksville-Montgomery County School System) Multi-Jurisdictional Hazard Mitigation Plan.**

Unless otherwise specified a reference indicating a condition or event affecting the entire county including the City of Clarksville and the Clarksville-Montgomery County School System, might be indicated only by "the county" or "Montgomery County".

2. The cover page graphic was also updated

Foreword:

Updated to include the Clarksville-Montgomery County School System and the change to a Multi-Jurisdictional Plan.

Section I

Introduction:

1. The Clarksville-Montgomery County School System was included as a local government as defined by 44CFR Part 201. 2
2. An explanation of how the Clarksville-Montgomery County School System became involved in the planning process.

The Community:

1. The Clarksville-Montgomery County School System background information was provided by the school system for addition into the section.
2. Population data was updated with U.S. Census Bureau 2008 Estimates.
3. Residential and Business units were updated as of September 10, 2009 figures.
4. Information referencing the Hemlock Semiconductor plant was updated to show construction has started and future construction of support businesses in the region is expected.

Local Government:

1. Added the Clarksville-Montgomery County School System as a local government as defined by 44 CFR Part 201.2.

Infrastructure:

1. No changes were made in this sub-section.

Agriculture:

1. Updated the information in this sub-section with 2007 data from the USDA website.

Climate:

1. No changes were made in this sub-section.

Hazards:

1. Updated this sub-section with an explanation of why the hazards (drought and lightning) were not profiled in the update.

Partnerships:

1. This sub-section was changed to reflect the addition of representatives of The Clarksville-Montgomery County School System were a part of the planning process.

Resources:

1. School system policies were added into this sub-section.

Challenges/Obstacles/Limitations:

1. No changes were made in this sub-section.

New Benefits and Capabilities:

1. A paragraph explaining the benefit of three jurisdictions working together as one team. Also, includes information of the planning process regarding reading each section of the original combined plan, and review of the mitigation action and addition of new ones.

Section II

Hazard Mitigation Team:

1. The number of agencies represented on the team was changed to 15.
2. Information on when the last planning meeting occurred.

Planning team method of approach:

1. Information summary from the last meeting when the team members were able to meet face to face. The meeting also discussed briefly regarding the addition of the school system, how the school system is able to be classified as a local government, and how it took part in the plan update planning process. Updated the information to clarify the process used to review, analyze, and evaluate each section of the plan during the update process

Section III

RISK ASSESSMENT:

Flood Hazards from runoff:

1. NOAA, NWS Community Collaborative Rain, Hail and Snow Network (CoCoRaHS) Daily Precipitation Map for Montgomery County, May 9, 2009 was added

Probability and Frequency:

1. Updated flood event information
2. Added a narrative from NOAA for the May 29, 2009 flood event
3. Updated rainfall data from the water treatment facility

Exposure and Impact:

1. Verified the NFIP data and repetitive loss data

Consequences:

1. Added one sentence to reflect school closures due to road flooding

Loss Estimation:

1. Updated property values used in the estimates.

Mitigation Approaches:

1. No changes were made in this sub-section

Research and Data Collection:

1. No changes were made in this sub-section

Bibliography and References:

1. Updated with new reference information

FLOOD HAZARDS FROM INUNDATION DUE TO DAM FAILURE

Probability and Frequency:

1. No changes were made for this sub-section

Exposure and Impact:

1. No changes were made for this sub-section

Consequences:

1. No changes were made for this sub-section

Loss Estimation:

1. The economic impact and property loss figures were updated to reflect the population changes based on the U.S. Census Bureau's 2008 estimates

Mitigation Approaches:

1. No changes were made for this sub-section

Research and Data Collection:

1. No changes were made for this sub-section

Bibliography and References:

1. Updated with new reference information

SEVERE STORMS - TORNADO/ WIND STORMS/WINTER STORMS

Probability and Frequency:

1. The data on tornado and high wind events as well as damage information was updated through May 31, 2009. The data time frame was changed to reflect a 59 year period. Added a Enhanced Fujita Scale graphic

Exposure and Impact:

1. No changes were made for this sub-section

Consequences:

1. No changes were made for this sub-section

Loss Estimation:

1. Revised this sub-section with information from HAZUS to demonstrate the vulnerability to damage

Mitigation Approaches:

1. No changes were made for this sub-section

Research and Data Collection:

1. No changes were made for this sub-section

Bibliography and References:

1. Updated with new reference information

Winter Storms

Probability and Frequency:

1. The data on tornado and high wind events as well as damage information was updated through May 31, 2009.

Exposure and Impact:

1. Revised this sub-section to clarify the levels of exposure

Consequences:

1. No changes were made for this sub-section

Loss Estimation:

1. Revised this sub-section with information from HAZUS to demonstrate the vulnerability to damage

Mitigation Approaches:

1. No changes were made for this sub-section

Research and Data Collection:

1. No changes were made for this sub-section

Bibliography and References:

1. Updated with new reference information

Earthquake Hazards

Probability and Frequency:

1. No changes were made for this sub-section

Exposure and Impact:

1. No changes were made for this sub-section

Consequences:

1. Updated event information from USGS

Loss Estimation:

1. Updated real property figure with data from the 2009 Montgomery County property assessment summary. Revised this sub-section with information from HAZUS to demonstrate the vulnerability to damage

Mitigation Approaches:

1. No changes were made for this sub-section

Research and Data Collection:

1. No changes were made for this sub-section

Bibliography and References:

1. Updated with new reference information

LAND SUBSIDENCE (SINKHOLE) HAZARDS

Probability and Frequency:

1. Revised this sub-section to

Exposure and Impact:

1. Revised this sub-section to clarify the exposure of all jurisdictions

Consequences:

1. No changes were made for this sub-section

Loss Estimation:

1. Revised this sub-section with information from HAZUS to demonstrate the vulnerability to damage

Mitigation Approaches:

1. No changes were made for this sub-section

Research and Data Collection:

1. No changes were made for this sub-section

Bibliography and References:

1. No changes were made for this sub-section

HAZARDOUS MATERIALS

Probability and Frequency:

1. Updated statistics with data from US DOT

Exposure and Impact:

1. Updated toxic release information for Montgomery County with 2007 data from the EPA

Consequences:

1. No changes were made for this sub-section

Loss Estimation:

1. Revised this sub-section with information from HAZUS to demonstrate the vulnerability to damage

Mitigation Approaches:

1. No changes were made for this sub-section

Research and Data Collection:

1. No changes were made for this sub-section

Bibliography and References:

1. Updated with new reference information

Section IV

Capability Assessment:

1. No changes were made in the section

Section V

Goals, Objectives, and Strategies

Recap on Hazards:

1. Updated all hazard areas with information from the hazard sections
2. Added an additional information paragraph in the strategies sub-section explaining the review process used on the Objectives and Strategies for each hazard, and the implementation schedule changes.

A summary of changes was developed and added as Appendix 8 of the plan update

Objectives and Strategies

A status update of the original strategies was performed and each one is listed in Appendix 9 of the plan update.

Appendix 9 was added

Appendix 8A

Summary of changes from the 2015 plan update process

Cover page was changed

Executive summary was added

Section I

All section 1 information was updated to match current information including, development trends, new business information, census data, maps, etc.

Section II

Section 2 information was updated to reflect the current information including changes in the hazard mitigation team and how the planning team method of approach for this 5 year update process.

Section III

Section 3 risk assessment information was updated with current statistics; maps, graphics, and a current HAZUS run. Loss estimations in some sections that were formally set at the “worst case” scenario from an unrealistic “total destruction” to a more realistic worst case value of 30%. The 30% value is still probably high, but it is based on one of the highest population growth areas of the county which also has the highest concentration of retail, food, commercial businesses, several schools and business colleges, the hospital, and the industrial park. This area also has a large amount of infrastructure as well as city and county emergency services assets due to the population density, businesses, and the industrial park. The hazard mitigation team evaluated this from several perspectives and agrees that 30% is a more realistic worst case value to work with.

Section IV

Section 4 was reviewed and minor changes were made in the structure.

Montgomery County Emergency Medical Services was added as a component of emergency services that had not been included before. They also are a critical and required component of any hazardous materials response.

Section V

Section 5 was reviewed to insure that the existing goals objectives and strategies were still relevant.

Flooding – Objective 3 & 4 will be deleted

Severe Storms – All objectives are current and continuing

Earthquake – Objective 2 is new

Land Subsidence - All objectives are current and continuing

Hazardous Materials – Objective 4 was updated to more accurately reflect current conditions.

Objective 5 is new

All Hazards

Objective 5 & 6 are new

Section VI

Section 6 was reviewed and minor changes to reference material dates and grammar changes were made.

Section VII

Section 7 is in place for approval letters and resolutions one an approved pending adoption is received from FEMA.

Section VIII

All appendixes were updated with current information

Appendix 8A was added as the 2015 changes in the plan update process

Appendix 9 changed to 2010 strategy status

Appendix 10 was added – pictures from flood buy-out properties

Appendix 11 was added – this shows the reconstruction and mitigation work at the waste water plant after the 2010 flood. Photos of some the pump station elevation and upgrade projects are here as well.

Appendix 12 was added as the bibliography and references. This includes previous references and new ones.

Appendix 13 was added as a whole community partnership/outreach section references.

Appendix 9

2005 Strategy status check for benchmark progress

The mitigation strategies from the original plan have been reviewed and analyzed by the hazard mitigation team during the plan update process to determine the status.

Flooding

Reference 1 was implemented and ongoing

Statement of problem: Drainage structures are not being maintained properly; due to this lack of maintenance the structures frequently get clogged or even collapse in some cases. These structures are usually left up to the property owner to maintain but they lack the training and resources to do this. Improper maintenance contributes to flooding problems and also health issues related to stagnant water and the dangers of having a large body of water in a residential development.

Drainage structure maintenance in the county remains the responsibility of the land owner by county resolution at this time. Increased public education and site visits are performed by the storm water personnel to help with drainage issues. The city maintains many of the drainage structures as resources are available.

Reference 2 is completed

Statement of problem: Current, updated flood maps are needed for Montgomery County. The maps currently in use are over twenty years old and do not reflect the massive amount of development which the County and City have both seen. Updated maps would be extremely helpful in making land use decisions and developing land use regulations.

Flood Maps were updated

Reference 3 was Implemented and ongoing

Statement of problem: Use of sinkholes to drain developed areas may be overloading the underground drainage system thereby causing flooding and land subsidence

City and county codes departments along with the storm water department map sinkholes as they are made aware of them. Data bases are being developed and updated through this process. Developers and land owners are given alternate methods of water drainage during permitting and public education events.

Reference 4 Implemented and ongoing

Statement of problem: Multiple businesses close to the downtown Clarksville area suffer flooding problems during periods of heavy rainfall.

The water drainage system is being updated as funds are available. New businesses must be constructed at higher elevations to prevent flood damage.

Reference 5 was implemented and ongoing

Statement of problem: waste water pumping stations located in low-lying areas float during periods of extended rainfall causing system failure and the danger of waste water “floating” out of the system and causing a danger to the health of the surrounding neighborhoods and downstream areas.

New construction and older pump stations that are retrofitted are engineered to withstand the effects of a 100 year flood based on FEMA flood maps. The engineering and construction processes should minimize the waste water “floating” issue.

Reference 6 Implemented and ongoing

Statement of Problem: Structures in the floodplain must be built to NFIP requirements.

All new construction must be in accordance with NFIP standards

Reference 7 Removed

Statement of Problem: Residences at end of Elberta Drive and at Michaels Drive have constant flooding problems.

Severe Storm/Tornado

Reference 1 Removed

Statement of Problem: lack of storm shelters in the area

Reference 2 Implemented and ongoing

Statement of Problem: structures need to be built to meet applicable building codes including wind load requirements, strapping, etc

The County/City codes departments have adopted standards of construction based on local conditions and requirements for natural hazards.

Reference 3 Implemented and ongoing

Statement of Problem: Dead, overhanging, and otherwise dangerous trees located in the right-of-way fall into the roadways during severe weather causing road closures and driving hazards.

Both agencies have plans in place to address and mitigate the hazards on a continuous basis.

Winter Storms

Reference 1 Implemented and ongoing

Statement of Problem: During snow and ice removal operations salt-distribution trucks must return to their respective facility for reloading of salt. Both the City and County have one salt shed each where salt is stored. In some cases, trucks must drive 20 miles through hazardous conditions back to their loading facility. This is not a very efficient method and adds on to the time it takes to clear roads for safe passage.

The county highway department has constructed two satellite salt barns in the county and one more is in the next budget year.

Reference 2 Removed

Statement of Problem: Clarksville Department of Electricity has a back-up power plan for Gateway Medical Center but automation of the process is needed to ensure a continuous power supply.

Reference 3 Implemented and ongoing

Statement of Problem: Structures need to be built to meet applicable building codes that relate to snow loads for our area.

The County/City codes departments have adopted standards of construction based on local conditions and requirements for natural hazards.

Reference 4 Implemented and ongoing

Statement of Problem: Dead, overhanging, and otherwise dangerous trees located in the right-of-way fall into the roadways during severe weather causing road closures and driving hazards.

Both agencies have plans in place to address and mitigate the hazards on a continuous basis.

Earthquakes

Reference 1 Implemented and ongoing

Statement of Problem: Structures need to be built to meet applicable building codes that relate to seismic activity (i.e., anchor bolt placement, footing requirements)

The County/City codes departments have adopted standards of construction based on local conditions and requirements for natural hazards.

Land Subsidence (Sinkholes)

Reference 1 Implemented and ongoing

Statement of problem: Use of sinkholes to drain developed areas may be overloading the underground drainage system thereby causing flooding and land subsidence

The Montgomery County Storm Water department has developed a data base of known sinkholes, and has implemented a public education program as part of their efforts to mitigate the use sinkholes as trash and debris dumping sites, and limit the use of sinkholes as storm water disposal structures.

Reference 2 Removed

Statement of problem: Sudden formation of sinkholes under streets, subdivisions, houses, etc.

Reference 3 Implemented and ongoing

Statement of Problem: City has program in place to map sinkholes and currently has a sinkhole layer on their GIS mapping layer. Montgomery County does not currently have a mapping system. A map of these sinkholes would be very helpful during all phases of land development and the land use decision making process.

The Montgomery County Storm Water department has developed a data base of known sinkholes, and has implemented alternate methods for developers to use for storm water retention during construction projects. Montgomery County is supported by the Austin Peay State University GIS Center for related projects.

Hazardous Materials

Reference 1 Implemented and ongoing

Statement of Problem: structures need to be built to meet applicable building codes related to hazardous material storage and use

The County/City codes departments have adopted standards of construction based on local conditions and requirements for hazardous materials storage.

Reference 2 Implemented and ongoing

Statement of Problem: Need to maintain and update training and equipment for Clarksville Fire Rescue and Montgomery County Hazardous Materials Teams and recruit and prepare new members.

The Montgomery County EMERGENCY MANAGEMENT AGENCY and Clarksville Fire/Rescue have a schedule in place to continue training and equipment acquisition for hazmat technicians, as well as preparing new personnel that are interested in becoming hazmat technicians to attain the hazmat technician certification.

Reference 3 Implemented and ongoing

Statement of Problem: There is a need for more public safety personnel to be trained to the Hazardous Materials Awareness Level to assist with initial response to hazardous material incidents.

All emergency services personnel as well as other public service personnel from all of the jurisdictions are trained to the awareness level for hazardous materials. Yearly refresher training is also conducted.

Reference Number 4 Implemented and ongoing

Statement of Problem: Dead, overhanging, and otherwise dangerous trees located in the right-of-way fall into the roadways during severe weather causing road closures and driving hazards.

Both agencies have plans in place to address and mitigate the hazards on a continuous basis.

All Hazards

Reference 1 Implemented and ongoing

Statement of problem: lack of public awareness about the impact of natural and man-made hazards on our community and the actions to take to protect their homes, their property, and their lives.

Reference Number 2 Implemented and ongoing

Statement of Problem: Need to continue the Hazard Mitigation Planning process which the construction of this plan has begun

This strategy is continued through the plan maintenance and update process

Reference number 3 planning team is in place - ongoing

Statement of Problem: While the City of Clarksville has several sirens in place there are currently no warning sirens located in Montgomery County outside the limits of the City of Clarksville to provide those residents with warning of imminent manmade or natural hazards.

As part of the plan maintenance and update process along with the inclusion of the Clarksville Montgomery County School System as a member of this multi-jurisdictional plan, other options and avenues for funding are being considered for meeting this strategy.

Reference Number 4 Implemented and ongoing

Statement of Problem: While HAZUS-MH is currently being utilized by Montgomery County in planning for hazards, it is not being utilized to its fullest potential. This software could conceivably be used in land use planning in addition to its “normal” uses.

HAZUS-MH is used to some extent, but is not the only means for data acquisition. The new version of HAZUS-MH will be installed when new computers that have the capacity to operate it are purchased. Training opportunities will pursued for new personnel after the new systems are in place.

Appendix 10

Home Buy-out Properties

Overview looking SW
11/04/2010

11/04

04/08/2013

902 Hunter - Front
(looking SSW)

900 Hunter - Front
(looking WSW)

Appendix 11

Photos of repairs to the wastewater treatment plant that was damaged in the 2010 floods

GRADALL

GRADALL
XL4100

Silenced
Dri-Prime
HEARTLAND PUMP
godwin
pumps

Appendix 12

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NOAA. National Weather Service. Calendar of Significant Weather Events in Middle Tennessee (1868-2013). May, 2013.

NOAA. Events Narrative for Montgomery County. May 29, 2009

NOAA. CoCoRaHS Daily Precipitation Map, Montgomery County, May, 2010

Enhanced fajita scale graphic noaa.gov/efscale November 2013

Appendix 13

Whole Community Partnership/Outreach

Three Agencies on the Hazard Mitigation Team hold Board of Director Positions

MID- CUMBERLAND REGIONAL SAFETY COUNCIL

Mission Statement

The Mid-Cumberland Regional Safety Council is a community based service organization comprised of industry professionals providing focused outreach on occupational safety and health, behavioral and environmental concerns. Using the most current information, products, services and training to implement best practices impacting manufacturing, education, medical, construction, public safety and utility industries.

Austin Peay's role will be to partner with the council in things such as training, research and planning assistance, best practices and the resources to convene the group.

If you are interested in participating in the Safety Council, please contact the Center for Extended and Distance Education at (931) 221-7175 or email stolzl@apsu.edu

Board of Directors

NAME	COMPANY	OFFICER	INDUSTRY SECTOR
Tremayne Anderson, SGE	Hendrickson Trailer Suspension Systems	President	Manufacturing/Large
Lisa Darnall	A.O. Smith	Vice-President	Manufacturing/Large
Holly Burgess	Brazeway, Inc.	Secretary	Manufacturing/Large
Cory Edwards	Purity Zinc Metals	Treasurer	Manufacturing/Small
Tommy Butler	Clarksville Montgomery County Schools		Education
Robert Forest	Clarksville Fire Rescue		Public Safety
Rodney Grimsley	Montgomery County Emergency Management Agency		Public Safety
Nina Jackson	Gateway Medical Center		Health Care
Chip Miller	Cumberland Electric Membership Corporation		Utilities/Service
	vacant		Construction
	vacant		Agriculture
Julia McGee	Austin Peay State University	ex-officio	

This is one example of efforts by the Montgomery County Emergency Management Agency to partner with other organizations to expand opportunities and outreach within the Whole Community Concept. The Montgomery County Emergency Management Agency's the Deputy Director and planner attended the initial meeting on organizing a safety council and joined the council once it was formed. The accepted Montgomery County Emergency Management Agency's planner also accepted a position on the Board of Directors.

RESOLUTION 35-2014-15

A RESOLUTION AUTHORIZING THE GRANT APPLICATION AND ADOPTING THE 2015-2020 CONSOLIDATED PLAN AND THE 2015-2016 ANNUAL ACTION PLAN AND THE 2015-2016 BUDGET FOR COMMUNITY DEVELOPMENT BLOCK GRANT AND HOME PROGRAMS

WHEREAS, the Citizens' Advisory Task Force was established by the Mayor and City Council to identify community needs and to recommend a program for community development and;

WHEREAS, the Citizens' Advisory Task Force has adopted a budget and program of expenditures for the City of Clarksville's Community Development Block Grant Program and HOME Program and;

WHEREAS, the Consolidated Plan and Annual Action Plan have been developed to guide the development of program activities and implementation.

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

That the 2015-2020 Consolidated Plan and the 2015-2016 Annual Action Plan and the 2015-2016 “Budget and Program of Expenditures” is hereby adopted.

BE IT FURTHER RESOLVED that the Mayor, as the official representative of the City of Clarksville, is hereby authorized to submit an application, including all understandings and assurances therein, to act in connection with the application, and to provide any such additional information as may be required.

ADOPTED:

2015-2016 HOUSING AND COMMUNITY DEVELOPMENT
BUDGET AND PROGRAM OF EXPENDITURES

ACTIVITY	**BUDGET**	
CDBG		
Public Service		CAP 15%
Light House Ministries	$ 37,000.00	
Urban Ministries – Grace Assist	$ 30,000.00	
Urban Ministries – Safe House	$ 25,000.00	
Community Action Agency	$ 15,000.00	
Flourishing Families	$ 15,000.00	
Manna Café Ministries	$ 15,000.00	
Serenity House	$ 5,000.00	
Rehabilitation	$219,378.00	
Acquisition	$150,000.00	
Demolition and Clearance	$ 75,000.00	
Infrastructure	$100,000.00	
Neighborhood Public Facilities	$ 75,000.00	
Administration		
General Administration	$175,345.00	
Planning	$ 10,000.00	
Fair Housing	$ 5,000.00	
Total CDBG	**$951,723.00**	
HOME		
Low Income Housing Tax Credit	$125,000.00	
Rehabilitation	$110,147.00	
CHDO Set Aside	$ 51,029.00	
Homebuyers Assistance	$ 20,000.00	
Administration	$ 34,020.00	
Total HOME	**$340,196.00**	
EMERGENCY SOLUTIONS GRANT		
Community Action Agency	$ 75,000.00	
United Methodist Urban Ministries	$ 32,768.00	
Salvation Army	$ 32,768.00	
Serenity House	$ 8,387.00	
Flourishing Families	$ 5,000.00	
Radical Missions	$ 5,000.00	
Rehabilitaion	$ 50,000.00	
Administration	$ 9,845.00	
Total Emergency Solutions Grant	**$218,768.00**	

SHELTER PLUS CARE GRANT

Rental Assistance	$102,900.00	
Administration	$ 6,044.00	
Total Shelter Plus Care Grant	**$108,944.00**	

PROGRAM INCOME

CDBG 3% Loan Repayments	$125,000.00	To be used for rehabilitation
HOME Loan Repayments	$125,000.00	To be used for rehabilitation
Community Outreach Loan Repayments	$ 15,000.00	To be used for housing activities
MADC Loan Pool	$ 15,000.00	To be retained in the loan pool
Total Program Income	**$280,000.00**	

Total Grant Resources **$1,899,631.00**

2015-2020 Consolidated Plan
2015 Action Plan

City of Clarksville

1 Public Square Suite 201
Clarksville, TN 37040
www.cityofclarksville.com

OMB Control No: 2506-0117 (exp. 07/31/2015)

2015-2019 Consolidated Plan

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2015-2016 HOUSING AND COMMUNITY DEVELOPMENT

BUDGET AND PROGRAM OF EXPENDITURES

ACTIVITY	**BUDGET**	
CDBG		
Public Service		CAP 15%
Light House Ministries	$ 37,000.00	
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HOME		
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Homebuyers Assistance	$ 20,000.00	
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Total HOME	**$340,196.00**	
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Salvation Army	$ 32,768.00	
Serenity House	$ 8,387.00	
Flourishing Families	$ 5,000.00	
Radical Missions	$ 5,000.00	
Rehabilitaion	$ 50,000.00	
Administration	$ 9,845.00	
Total Emergency Solutions Grant	**$218,768.00**	

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SHELTER PLUS CARE GRANT		
Rental Assistance	$102,900.00	
Administration	$ 6,044.00	
Total Shelter Plus Care Grant	**$108,944.00**	
PROGRAM INCOME		
CDBG 3% Loan Repayments	$125,000.00	To be used for rehabilitation
HOME Loan Repayments	$125,000.00	To be used for rehabilitation
Community Outreach Loan Repayments	$ 15,000.00	To be used for housing activities
MADC Loan Pool	$ 15,000.00	To be retained in the loan pool
Total Program Income	**$280,000.00**	
Total Grant Resources	**$ 1,899,631.00**	

OMB Control No: 2506-0117 (exp. 07/31/2015)

Executive Summary

ES-05 Executive Summary - 24 CFR 91.200(c), 91.220(b)

1. Introduction

Purpose of the Consolidated Plan

Every five years the City of Clarksville must prepare a strategic plan (known as the Consolidated Plan) which governs the use of federal housing and community development grant funds that it receives from the United States Department of Housing and Urban Development (HUD):

- Community Development Block Grant (CDBG) Program
- HOME Program
- Emergency Solutions Grant
- Shelter + Care Grant

The City must also submit to HUD separate Annual Action Plans for each of the five years during the Consolidated Plan period (2015-2020). The Action Plans serve as the City's annual applications to HUD that are required for the City to receive yearly allocations from the four grant programs. The annual grant amounts to be received by the City are determined by a formula administered by HUD, rather than City deciding the amount of funding that it chooses to request from the CDBG, HOME, and ESG, and Shelter + Care programs. These HUD grants are known as entitlement grant programs because communities receive the funds every year if they meet program requirements and criteria associated with each of the grants. The City is classified by HUD as an Entitlement city.

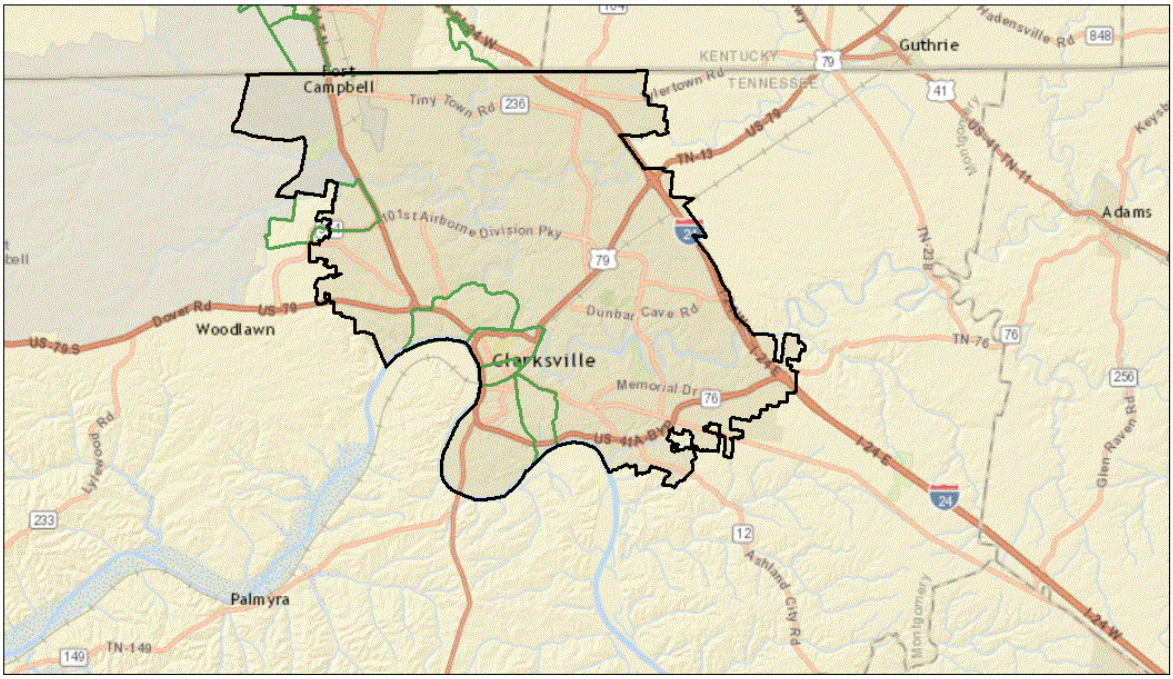
The City Consolidated Plan follows requirements of the U.S. Department of Housing and Urban Development (HUD), and uses HUD's format and data tables required for plans adopted by the city council. The Consolidated Plan is implemented and updated through annual Action Plans and Consolidated Annual Performance Evaluation Reports (CAPER). The Action Plans establish the priority for projects and funding for the upcoming year. The CAPER report details the results of funded projects during the individual project years. There is a Citizen's Advisory Task Force appointed by the Mayor and charged with reviewing annual grant applications and making recommendations that are presented to the City Council and Mayor for approval.

Location and Geography

The City of Clarksville, Tennessee, is located in the northwestern section of the state in Montgomery County, which borders the state line of Kentucky. It is the fifth largest municipality in the state of Tennessee. The 95-square-mile city is the county seat of Montgomery County and is located 45 miles northwest of Nashville, the state capital, along Interstate Highway 24. The 2010 census population of Clarksville was 136,950 persons.

Clarksville is a sprawling community that is growing at a phenomenal rate. The City of Clarksville is home to Austin Peay State University, which has 10,000 students enrolled centered in its downtown area. The vast 105,000- acre Fort Campbell military base is situated on the north side of the city bordering the Kentucky state line. Fort Campbell the 164.17-square mile military post has 49 ranges, 5 drop zones, 3 impact areas, 2 demolition areas, 46 maneuver areas and 309 artillery firing points. Fort Campbell supports an estimated post population of 40,000. Clarksville has a strong economy, and has experienced job growth and new industrial investment over the last several years. Clarksville is broadening and becoming more sophisticated by opening up a greenway, marina, and visitors center at Fort Defiance. There are 36 schools in the Clarksville Montgomery County school district serving approximately 29,000 children from pre-kindergarten through twelfth grade.

CPD Maps - Consolidated Plan and Continuum of Care Planning Tool



December 11, 2014

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Sources: Esri, HERE, DeLorme, USGS, Intermap, increment P Corp., NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri (Thailand), TomTom, Mapmyindia, © OpenStreetMap contributors, and the GIS User Community

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2. Summary of the objectives and outcomes identified in the Plan Needs Assessment Overview

5 YEAR GOALS

Increase and preserve affordable housing:

- Fund homeowner rehab program
- Fund First Time Homebuyer Program
- Fund Low Income Housing Rental Projects with HOME Funds
- Continue to promote fair housing through education and training

Support accessibility improvements Revitalize targeted neighborhoods:

- Define "Targeted" neighborhoods using updated demographic data
- Review public infrastructure and ADA needs when determining project
- Purchase, construct and improve public facilities
- Reduce blight

Provide supportive services for people who are homeless and those at the risk of homelessness:

- Target individuals who meet the chronically homeless definition
- Connect people who are homeless with services, shelter and food
- Provide services for people with special needs
- Promote services that improve overall efficiency of the homeless system

Five-year priorities:

- Increase and preserve affordable housing
- Revitalize targeted neighborhoods
- Provide support services for persons who are homeless or persons at risk of homelessness
- Increase economic opportunity

3. Evaluation of past performance

The following summary information addresses the Clarksville's performance

Year	FTHB	REHAB	LIHTC	DEMO	RECONST
2009-2010	31	54	0	0	1
2010-2011	7	28	0	4	6
2011-2012	11	24	0	1	5
2012-2013	9	14	180	5	4
2013-2014	9	15	0	3	2
totals	**67**	**135**	**180**	**13**	**18**

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4. Summary of citizen participation process and consultation process

The following measures were taken to encourage citizen participation:

- Online survey
- Posted draft plans electronically on the City website
- Published all meetings with the City Council in the local newspaper
- Solicited comments from interested social service agencies.
- Held two meetings at local school next to public housing targeting public housing residents
- Facilitated the Mayors Homeless Forum

5. Summary of public comments

The following items were discussed during the public meetings held March 03, and March 18, 2015

- Applying for Choice Neighborhood grant
- More help for homeless service providers
- Revitalize blighted areas
- Clean up neighborhoods
- Clean up trailer parks
- More single family housing in low income areas

6. Summary of comments or views not accepted and the reasons for not accepting them

Most public comments were included but some ideas are beyond the resources of CDBG and the City.

7. Summary

The City of Clarksville's 2015-2020 Consolidated Plan will help the city prepare for the future, it is a vision of what is possible. The plan will help create vibrant, healthy neighborhoods and create affordable housing opportunities, and use public resources more efficiently and effectively. The extensive public input into this process, as well as in-depth data analysis has created a realistic but ambitious strategic plan that has broad public support.

MONTGOMERY COUNTY/CLARKSVILLE POPULATION AND INCOME/POVERTY BY CENSUS TRACT										
Census Tract	Total Population	Overall % Minority	African American Population	% African-American	Hispanic Population	% Hispanic	Income Level	2011 Median Family Income	Median Family Income - % of MSA	% of Population Below Poverty
1001.00	859	35.2%	244	28.4%	35	4.1%	Moderate	30,575	57.1%	38.9%
1002.00	2,002	24.4%	358	17.9%	66	3.3%	Moderate	39,472	73.8%	15.8%
1003.00	4,552	31.3%	1,154	25.4%	124	2.7%	Middle	50,183	93.8%	14.2%
1004.00	3,168	57.7%	1,638	51.7%	115	3.6%	Moderate	30,650	57.3%	35.1%
1005.00	4,474	22.5%	721	16.1%	144	3.2%	Middle	46,764	87.4%	12.9%
1006.01	2,271	11.2%	128	5.6%	45	2.0%	Upper	75,205	140.6%	1.7%
1006.02	2,917	11.5%	177	6.1%	83	2.8%	Upper	66,463	124.2%	10.1%
1007.00	1,357	41.3%	512	37.7%	15	1.1%	Middle	43,795	81.9%	9.4%
1008.00	2,579	54.9%	1,260	48.9%	36	1.4%	Moderate	26,943	50.4%	39.7%
1009.00	3,275	54.3%	1,299	39.7%	309	9.4%	Moderate	34,154	63.8%	21.1%
1010.01	4,560	37.6%	995	21.8%	404	8.9%	Middle	44,758	83.7%	9.6%
1010.02	3,830	47.7%	1,153	30.1%	313	8.2%	Middle	53,259	99.5%	12.4%
1011.01	2,628	42.2%	685	26.1%	205	7.8%	Middle	50,681	94.7%	9.4%
1011.02	7,658	39.7%	1,914	25.0%	618	8.1%	Middle	51,430	96.1%	7.9%
1011.03	2,189	19.9%	252	11.5%	85	3.9%	Middle	53,976	100.9%	11.5%
1012.00	5,493	37.2%	1,097	20.0%	481	8.8%	Middle	50,723	94.8%	8.8%
1013.01	11,091	47.1%	3,365	30.3%	994	9.0%	Middle	49,846	93.2%	12.9%
1013.02	6,482	45.1%	1,801	27.8%	545	8.4%	Middle	58,064	108.5%	6.7%
1014.00	6,242	35.0%	1,208	19.4%	613	9.8%	Middle	55,084	103.0%	7.2%
1015.00	7,253	13.8%	424	5.8%	257	3.5%	Upper	66,827	124.9%	7.6%
1016.00	4,999	13.3%	474	9.5%	83	1.7%	Middle	60,776	113.6%	11.5%
1017.00	7,369	5.4%	193	2.6%	86	1.2%	Middle	57,523	107.5%	9.3%
1018.01	7,585	11.2%	419	5.5%	147	1.9%	Upper	82,379	154.0%	3.7%
1018.02	7,143	7.1%	253	3.5%	114	1.6%	Upper	67,244	125.7%	4.1%
1019.01	6,532	20.7%	944	14.5%	195	3.0%	Upper	67,731	126.6%	5.9%
1019.02	2,560	16.2%	196	7.7%	78	3.0%	Upper	90,137	168.5%	2.4%
1020.00	13,700	30.4%	2,632	19.2%	770	5.6%	Middle	62,895	117.6%	6.4%

Clarksville/Montgomery County Census Tracts

The Process

PR-05 Lead & Responsible Agencies 24 CFR 91.200(b)

1. Describe agency/entity responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source

The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.

Agency Role	Name	Department/Agency
CDBG Administrator		Office of Housing and Community Development
HOME Administrator		Office of Housing and Community Development

Table 1 – Responsible Agencies

Narrative

The Clarksville Office of Housing and Community Development is the lead agency overseeing the development of the Consolidated Plan, and the administration and development of Community Development Block Grant Funds. These funding sources are programs of HUD and provide for public services for homeless and low and moderate income persons, development of low income housing, minor home repair services to low and moderate income homeowners, improvements to public infrastructure including parks, business loans as well as neighborhood and business community revitalization projects.

The office is responsible for collaborating with other planning agencies, groups, organizations and persons participating in the consolidated plan development. Partners include, but are not limited to the following:

Clarksville Citizens; Community Service providers to end homelessness; Parks and Recreation Office of the Mayor Clarksville; City Council ; Community Action Agency; Lincoln Homes Resident Council ; Clarksville Montgomery County Planning Commission; Cumberland Region Tomorrow, Greater Nashville Regional Council.

Consolidated Plan Public Contact Information

Mr. Lampkin's telephone number is 931-648-6144: mailing address is Suite 201 One Public Square, Clarksville TN 37040 – 3463. He can also be reached via e-mail at keith.lampkin@cityofclarksville.com

PR-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

Consultation with the community and affected service providers is a fundamental component of the Consolidated Plan and Action Plan process. The City of Clarksville welcomes and encourages the participation of all of its citizens in the development of these plans and in the review of progress in implementing plan activities. The City particularly encourages involvement by low and moderate income households residing in areas targeted for program activities (such as neighborhood revitalization areas and other neighborhoods), minorities and non-English speaking persons, as well as persons with disabilities. In addition, residents of public housing and other assisted housing are encouraged to participate. Finally, local and regional institutions and other organizations including businesses, neighborhood associations, housing developers, the Clarksville Housing Authority, and community and faith based organizations are encouraged to become involved in the planning process. A special effort is made to assure that low and moderate income persons, households in areas assisted by program activities and persons special needs have opportunities to participate. The City will provide translators for non-English speaking persons who request assistance at least 3 days prior to hearings or other meetings in the planning process. Persons who need auxiliary aids or other assistance to be able to fully participate may request assistance at least 3 days in advance of the hearing or meeting. Drafts of the plans have been posted on the City CDBG webpage, City Hall and placed in local library branches. Notices of public meetings and hearings have been published in the local newspaper.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

- Mayor appoints housing authority board members
- Worked with other jurisdictions including Montgomery County, the Housing Authority, the Continuum of Care provider, and Tennessee Housing Development Agency (THDA) to help prioritize housing needs, provide homeless services to leverage federal and state funds for affordable housing, community development and related services.
- Continuing to participate in coordinated efforts for shelter and services assisting homeless individuals and families.
- Attendance by staff for the Homeless No More steering committee.
- Facilitated the Mayors symposium on Homelessness in Clarksville
- Participate in local service provider coalition meetings
- Worked with THDA on Homeless issues

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness

The City of Clarksville is represented on the Homeless No More Steering Board and actively coordinates others in the Continuum to address the needs of homeless individuals and families including the chronically homeless, veterans and unaccompanied youth. The City of Clarksville holds local homeless coalition meetings that in turn are taken to the Homeless No More Steering Board for inclusion into the Continuum of Care goals and objectives.

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards and evaluate outcomes, and develop funding, policies and procedures for the administration of HMIS

- As member of HNM Board, the City of Clarksville has contributed to the development of policies and procedures for the administration of the HMIS
- The Point-in-Time and Housing Inventory County serves as a part of the foundation in determining how to allocate ESG funds and in the development of performance standards & outcomes set forth by HUD's overall goals.
- At a minimum, the HNM CoC HMIS provides the city with HMIS reports, i.e., are ESG funded agencies enrolling homeless individuals/families into the HMIS; level of quality data being entered into the HMIS; & outcomes.

2. Describe Agencies, groups, organizations and others who participated in the process and describe the jurisdictions consultations with housing, social service agencies and other entities

Table 2 – Agencies, groups, organizations who participated

1	**Agency/Group/Organization**	CLARKSVILLE COMMUNITY ACTION AGENCY
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy

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	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for housing and development of programs for homeless persons.
2	**Agency/Group/Organization**	BUFFALO VALLEY INC.
	Agency/Group/Organization Type	Housing Services - Housing Services-Persons with Disabilities Services-homeless Regional organization
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for housing and development of programs for homeless persons.
3	**Agency/Group/Organization**	Centerstone
	Agency/Group/Organization Type	Services-Persons with Disabilities Services-homeless Services-Health
	What section of the Plan was addressed by Consultation?	Housing Need Assessment
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for housing and development of programs for homeless persons.
4	**Agency/Group/Organization**	Salvation Army
	Agency/Group/Organization Type	Housing Services - Housing Services-Children Services-homeless

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	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for housing and development of programs for homeless persons.
5	**Agency/Group/Organization**	Clarksville Montgomery County School System
	Agency/Group/Organization Type	Services-Children Services-homeless Other government - County Other government - Local
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for housing and development of programs for homeless persons.
6	**Agency/Group/Organization**	First Church of the Nazarene
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Families with children Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for housing and development of programs for homeless persons.
7	**Agency/Group/Organization**	Workforce Essentials
	Agency/Group/Organization Type	Services-Employment Other government - State

OMB Control No: 2506-0117 (exp. 07/31/2015)

	What section of the Plan was addressed by Consultation?	Economic Development
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for housing and development of programs for homeless persons.
8	**Agency/Group/Organization**	Clarksville Montgomery County Public Library
	Agency/Group/Organization Type	Services-Education Other government - County
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for housing and development of programs for homeless persons.
9	**Agency/Group/Organization**	operation stand down
	Agency/Group/Organization Type	Housing Services-homeless Services-Employment
	What section of the Plan was addressed by Consultation?	Homelessness Needs - Veterans
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for housing and development of programs for homeless persons.
10	**Agency/Group/Organization**	LEAP Organization
	Agency/Group/Organization Type	Services-Children Services-Education Services-Employment
	What section of the Plan was addressed by Consultation?	Economic Development Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for housing and development of programs for homeless persons.

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11	**Agency/Group/Organization**	Manna Cafe Ministries
	Agency/Group/Organization Type	Services-homeless
	What section of the Plan was addressed by Consultation?	Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for housing and development of programs for homeless persons.
12	**Agency/Group/Organization**	Flourishing Families
	Agency/Group/Organization Type	Housing Services - Housing Services-homeless
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Homelessness Strategy Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Unaccompanied youth Anti-poverty Strategy
	How was the Agency/Group/Organization consulted and what are the anticipated outcomes of the consultation or areas for improved coordination?	Consultation occurred through reoccurring meetings and solicited comments. Anticipated outcomes are identifying areas of opportunity for housing and development of programs for homeless persons.

Identify any Agency Types not consulted and provide rationale for not consulting

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care		

Table 3 – Other local / regional / federal planning efforts

Describe cooperation and coordination with other public entities, including the State and any adjacent units of general local government, in the implementation of the Consolidated Plan (91.215(l))

Narrative (optional):

PR-15 Citizen Participation

1. Summary of citizen participation process/Efforts made to broaden citizen participation

Summarize citizen participation process and how it impacted goal setting

The citizen participation process was broken into two parts. One was an online survey to help gauge citizen opinions and priorities on neighborhood revitalization, housing programs, city services, and homeless needs. Additionally, four (4) public meetings were held, and two (2) citizens participation meetings. These were a combination of neighborhood organizations and tenant organizations and average citizens. Citizen input provides an opportunity for the City to gather on-the-ground knowledge about neighborhood conditions and concerns, as well as opinions on City programs and services aimed at neighborhood revitalization. Comments were recorded and summarized by staff; everyone got a chance to speak... Online survey was also summarized and prioritized by staff.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community	Meeting with general public held in New Providence policing center low to moderate income target area	Residents spoke about cleaning up neighborhoods, better housing choices, abandoned houses, applying for grants to help the neighborhood		
2	Newspaper Ad	Non-targeted/broad community	Meeting with general public help at the main public library five residents attended	Draft consolidated/action plan was distributed and discussed. Needs of the homeless were also discussed.	all comments accepted	

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Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
3	Public Meeting	Persons with disabilities Residents of Public and Assisted Housing	meeting held at Burt School 30 people in attendance	Residents were not happy with living conditions, felt unsafe, and could not leave their public housing residence after dark. Wanted programs to help get jobs, programs to help the youth stay out of trouble. Talked about Choice Neighborhoods.	all comments accepted	
4	Public Meeting	Residents of Public and Assisted Housing	meeting held at Burt School 20 people in attendance	Talked about Choice Neighborhoods, what could be done to improve the living conditions of the red River district?	all comments accepted	

Table 4 – Citizen Participation Outreach

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Needs Assessment

NA-05 Overview

Needs Assessment Overview

The median monthly housing costs for mortgaged owners was $1,120, nonmortgage owners $352, and renters $773. Thirty-one percent of owners with mortgages, 17 percent of owners without mortgages, and 46 percent of renters in Clarksville city, Tennessee spent 30 percent or more of household income on housing.

Clarksville has 54,485 housing units as of 2010 ACS figures. However, 7480 units, 13.7 percent are vacant. This figure is higher than the States' 13.3 percent. The vacancies are concentrated in three census tracts 1009, 1008, 1002, which are also the low-income and minority concentration tracts. The majority of housing units in Clarksville are single-family detached structures. The housing stock in Clarksville is relatively young. In the decade between 2000 and 2010 over 15,000 housing units were built. 28.4 percent of the City's current total. The older housing stock is located in Census tracts 1010.01,1009,1008,1004, which include CDBG-eligible tracts, and those with the largest percentages of minority populations.

In 2010, 19 percent of people were in poverty. Twenty-six percent of related children under 18 were below the poverty level, compared with 15 percent of people 65 years old and over. Sixteen percent of all families and 41 percent of families with a female householder and no husband present had incomes below the poverty level.

OMB Control No: 2506-0117 (exp. 07/31/2015)

NA-10 Housing Needs Assessment - 24 CFR 91.205 (a,b,c)

Summary of Housing Needs

The 2010 ACS figures show Clarksville with 54,485 housing units, with 13.7 percent of those vacant. This figure is higher than the US 13.1 percent and the State's 13.3 percent. The Clarksville homeowner vacancy rate (3.6%) is higher than that of either the State or the nation, and the rental vacancy rate (14.8%) is significantly higher than that of the State (10.3%).

The housing stock in Clarksville is relatively young. In the decade between 2000 and 2010 over 15,000 housing units were built, 28.4 percent of the City's current total. Approximately 20,000 units (37.1% of the total) were constructed before 1980, and thus might have a lead-based paint hazard, though only 2.5 percent of the units were constructed before 1940 and only 11.3 percent were built before 1960. Because of the surge in growth in the preceding two decades, the median age for housing units in Clarksville is 1989.

The demand for affordable housing for low-and moderate-income households has been persistent in Clarksville. As described below, the Clarksville Housing Authority has a long waiting list for its units and the waiting list for Section 8 vouchers has been closed because demand so far exceeds supply.
The median rent in Clarksville was $773 in 2010, which was 10% below the national median rent of $855. Despite the apparent low rent, the impact of this level of expense is that 34.2 percent of households spent 35.0 percent or more of their income for rent, a figure that places them in the "severely cost burdened" category.

Homeownership has its advantages in Clarksville. While the median Clarksville home was worth $134,400 in 2010 compared to $179,900 for the United States the median mortgage payment for a home in Clarksville was $1,120 in 2010 compared to $1,496 for the nation, per the ACS data. This $376 difference meant that only 21.6 percent of homeowners were paying 35.0 percent or more for housing, compared to 21.9 percent nationally.

The demand for housing in Clarksville has been remarkably consistent over the past five years, Except for a significant dip in late 2010 and early 2011, sales in the Clarksville area have been steady, even as the real estate market collapsed in 2008.

Demographics	Base Year: 2000	Most Recent Year: 2010	% Change
Population	103,582	126,148	22%
Households	37,019	46,512	26%
Median Income	$37,548.00	$46,742.00	24%

Table 5 - Housing Needs Assessment Demographics

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Number of Households Table

	0-30% HAMFI	>30-50% HAMFI	>50-80% HAMFI	>80-100% HAMFI	>100% HAMFI
Total Households *	4,800	3,980	7,000	4,935	25,785
Small Family Households *	2,265	1,704	3,615	2,365	15,795
Large Family Households *	273	230	614	640	2,129
Household contains at least one person 62-74 years of age	397	352	949	598	3,154
Household contains at least one person age 75 or older	285	424	533	248	1,264
Households with one or more children 6 years old or younger *	1,685	924	2,093	1,338	4,358
* the highest income category for these family types is >80% HAMFI					

Table 6 - Total Households Table

Data Source: 2006-2010 CHAS

Housing Needs Summary Tables

1. Housing Problems (Households with one of the listed needs)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Substandard Housing - Lacking complete plumbing or kitchen facilities	25	0	50	20	95	10	10	0	0	20
Severely Overcrowded - With >1.51 people per room (and complete kitchen and plumbing)	19	14	0	4	37	0	15	0	0	15
Overcrowded - With 1.01-1.5 people per room (and none of the above problems)	145	80	159	20	404	0	20	29	105	154
Housing cost burden greater than 50% of income (and none of the above problems)	2,020	1,210	90	30	3,350	709	675	429	29	1,842
Housing cost burden greater than 30% of income (and none of the above problems)	285	865	2,295	440	3,885	148	355	1,105	930	2,538
Zero/negative Income (and none of the above problems)	545	0	0	0	545	555	0	0	0	555

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Table 7 – Housing Problems Table

Data Source: 2006-2010 CHAS

2. Housing Problems 2 (Households with one or more Severe Housing Problems: Lacks kitchen or complete plumbing, severe overcrowding, severe cost burden)

	Renter					Owner				
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**>80-100% AMI**	**Total**
NUMBER OF HOUSEHOLDS										
Having 1 or more of four housing problems	2,210	1,300	299	74	3,883	719	720	459	134	2,032
Having none of four housing problems	504	1,170	3,880	2,100	7,654	280	805	2,330	2,625	6,040
Household has negative income, but none of the other housing problems	545	0	0	0	545	555	0	0	0	555

Table 8 – Housing Problems 2

Data Source: 2006-2010 CHAS

3. Cost Burden > 30%

	Renter				Owner			
	0-30% AMI	**>30-50% AMI**	**>50-80% AMI**	**Total**	**0-30% AMI**	**>30-50% AMI**	**>50-80% AMI**	**Total**
NUMBER OF HOUSEHOLDS								
Small Related	870	963	1,420	3,253	479	549	865	1,893
Large Related	169	160	155	484	23	20	204	247
Elderly	204	135	129	468	238	223	293	754
Other	1,200	909	765	2,874	140	278	210	628
Total need by income	2,443	2,167	2,469	7,079	880	1,070	1,572	3,522

Table 9 – Cost Burden > 30%

Data Source: 2006-2010 CHAS

4. Cost Burden > 50%

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
NUMBER OF HOUSEHOLDS								
Small Related	775	469	80	1,324	424	419	330	1,173
Large Related	99	60	0	159	19	0	10	29
Elderly	169	90	10	269	159	103	79	341
Other	1,105	595	10	1,710	125	148	30	303
Total need by income	2,148	1,214	100	3,462	727	670	449	1,846

Table 10 – Cost Burden > 50%

Data Source: 2006-2010 CHAS

5. Crowding (More than one person per room)

	Renter					Owner				
	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	>80-100% AMI	Total
NUMBER OF HOUSEHOLDS										
Single family households	130	94	159	20	403	0	20	29	105	154
Multiple, unrelated family households	30	0	0	4	34	0	15	0	0	15
Other, non-family households	4	0	0	0	4	0	0	0	0	0
Total need by income	164	94	159	24	441	0	35	29	105	169

Table 11 – Crowding Information – 1/2

Data Source: 2006-2010 CHAS

	Renter				Owner			
	0-30% AMI	>30-50% AMI	>50-80% AMI	Total	0-30% AMI	>30-50% AMI	>50-80% AMI	Total
Households with Children Present	0	0	0	0	0	0	0	0

Table 12 – Crowding Information – 2/2

Data Source Comments:

Describe the number and type of single person households in need of housing assistance.

There are 1,710 renters, and 303 homeowners who have a 50% cost burden. 1,200 renters and 628 homeowners who are 30% cost burden. These households fall between the 0 to 80 % HAMFI. Type of household's male householder (no wife present) 53.3 % owners, 46.7% renters, and female householder (no husband present) 45% owner, 55% renter. 2013 ACS S1101

Estimate the number and type of families in need of housing assistance who are disabled or victims of domestic violence, dating violence, sexual assault and stalking.

Domestic Violence shelter received 721 cases in 2014, The 2010 figures for disability indicate that 11.3 % of the City's population has some disability. This represents 14,297 persons. This percentage is slightly below the national figure of 11.9 percent. While only 4.5 percent of persons under 18 years have a disability, the Census reports that 43.7 percent of persons over 65 (4,310 people) are disabled. Information about specific types of disability is not available. The elderly, 65 and over, constituted 7.3 percent of the total population in City of Clarksville in the 2010 ACS. The Frail Elderly, those 75 and over, may need additional assistance to live independently and have additional requirements for their housing, such as elevators, grab bars in the bathroom, and special types of kitchen and bathroom fixtures. There are an estimated 4,033 frail elderly in Clarksville.

What are the most common housing problems?

These low-income figures mean that it is more difficult for households to meet monthly expenses, especially when housing costs more than 30% of their income, more difficult to save for a down payment for a home, and more difficult to qualify for a mortgage to purchase home, especially in light the current tight lending market.

Figures from the National Low Income Housing Coalition indicate that the Fair Market Rent in Clarksville for a studio type apartment is $550 per month. This figure is $156 greater than the maximum affordable rent for a household with an income at 32 percent of Area Median Income (AMI), though such a unit is affordable to households at 50 percent of AMI. To afford the smallest unit, a minimum wage worker would have to work 58 hours per week for 52 weeks a year and 70 hours a week to afford a two-bedroom apartment. The wage required in order to afford a studio apartment at the area's fair market rent would be $10.58, compared to the area minimum wage of $7.25. Overall, the 2010 fair market rent for apartments in Clarksville has increased 35 percent between 2000 and 2010. The median income of households in Clarksville city, Tennessee was $43,326. Sixteen percent of households had income below $15,000 a year and 3 percent had income over $150,000 or more.

Are any populations/household types more affected than others by these problems?

The elderly, especially in very low-income households, face housing difficulties based upon their particular housing needs (size of units, and types of fixtures and amenities), and on the basis of the cost burden they bear for housing and the fact that most are limited by fixed incomes.

In 2010, 19 percent of people were in poverty. Twenty-six percent of related children under 18 were below the poverty level, compared with 15 percent of people 65 years old and over. Sixteen percent of

all families and 41 percent of families with a female householder and no husband present had incomes below the poverty level.

Describe the characteristics and needs of Low-income individuals and families with children (especially extremely low-income) who are currently housed but are at imminent risk of either residing in shelters or becoming unsheltered 91.205(c)/91.305(c)). Also, discuss the needs of formerly homeless families and individuals who are receiving rapid re-housing assistance and are nearing the termination of that assistance

Lower income families and individuals at imminent risk of homelessness typically lack sustainable living wage employment, lower rent housing, and adequate transportation.

If a jurisdiction provides estimates of the at-risk population(s), it should also include a description of the operational definition of the at-risk group and the methodology used to generate the estimates:

The city of Clarksville does not provide estimates of at risk populations

Specify particular housing characteristics that have been linked with instability and an increased risk of homelessness

Although those at risk for homelessness reside in a range of housing types, they are more likely to live in less expensive rental housing or group housing, and to have moved frequently in the past.

NA-15 Disproportionately Greater Need: Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate 10 percentage points or greater than for the income level as a whole. The 2006-2010 CHAS data table below summarizes the percentage of each racial/ethnic group experiencing housing problems by HUD Area Median Income (AMI) levels.

Housing problems include:

- · Housing units lacking complete kitchen facilities,
- · Housing units lacking complete plumbing facilities,
- · Overcrowding (more than one person per room), and
- · Cost burden greater than 30%.

Income classifications are as follows:

- · Extremely low income: 0%-30% of AMI,
- · Low income: >30%-50% of AMI,
- · Moderate income: >50%-80% of AMI, and
- · Middle income: >80%-100% of AMI.

0%-30% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,464	434	632
White	1,614	229	408
Black / African American	1,544	190	119
Asian	100	4	60
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	170	0	39

Table 13 - Disproportionally Greater Need 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

30%-50% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,409	850	0
White	1,913	565	0
Black / African American	985	184	0
Asian	75	35	0
American Indian, Alaska Native	29	15	0
Pacific Islander	40	0	0
Hispanic	249	25	0

Table 14 - Disproportionally Greater Need 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

50%-80% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,685	3,795	0
White	2,280	2,645	0
Black / African American	893	849	0
Asian	129	50	0
American Indian, Alaska Native	110	0	0
Pacific Islander	0	45	0
Hispanic	259	174	0

Table 15 - Disproportionally Greater Need 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

80%-100% of Area Median Income

Housing Problems	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,099	3,825	0
White	674	2,830	0
Black / African American	375	708	0
Asian	0	10	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	45	168	0

Table 16 - Disproportionally Greater Need 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than one person per room, 4.Cost Burden greater than 30%

NA-20 Disproportionately Greater Need: Severe Housing Problems – 91.205 (b)(2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction

HUD defines a disproportionately greater housing need when a racial or ethnic group experiences housing problems at a rate 10 percentage points or greater than for the income level as a whole. The distinction between housing problems and severe housing problems is the degree of cost burden and overcrowding. Severe housing problems include:

- · Housing units lacking complete kitchen facilities,
- · Housing units lacking complete plumbing facilities,
- · Overcrowding (more than 1.5 person

0%-30% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	3,025	879	632
White	1,394	444	408
Black / African American	1,324	405	119
Asian	100	4	60
American Indian, Alaska Native	4	0	0
Pacific Islander	0	0	0
Hispanic	155	15	39

Table 17 – Severe Housing Problems 0 - 30% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

30%-50% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	1,789	2,455	0
White	1,068	1,410	0
Black / African American	454	714	0
Asian	30	80	0
American Indian, Alaska Native	29	15	0
Pacific Islander	0	40	0
Hispanic	150	124	0

Table 18 – Severe Housing Problems 30 - 50% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

50%-80% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	677	6,775	0
White	393	4,530	0
Black / African American	125	1,600	0
Asian	64	115	0
American Indian, Alaska Native	0	110	0
Pacific Islander	0	45	0
Hispanic	83	346	0

Table 19 – Severe Housing Problems 50 - 80% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

80%-100% of Area Median Income

Severe Housing Problems*	Has one or more of four housing problems	Has none of the four housing problems	Household has no/negative income, but none of the other housing problems
Jurisdiction as a whole	145	4,790	0
White	45	3,470	0
Black / African American	85	1,000	0
Asian	0	10	0
American Indian, Alaska Native	0	15	0
Pacific Islander	0	0	0
Hispanic	0	213	0

Table 20 – Severe Housing Problems 80 - 100% AMI

Data Source: 2006-2010 CHAS

*The four severe housing problems are:
1. Lacks complete kitchen facilities, 2. Lacks complete plumbing facilities, 3. More than 1.5 persons per room, 4.Cost Burden over 50%

NA-25 Disproportionately Greater Need: Housing Cost Burdens – 91.205 (b) (2)

Assess the need of any racial or ethnic group that has disproportionately greater need in comparison to the needs of that category of need as a whole.

Introduction:

The median monthly housing costs for mortgaged owners was $1,120, nonmortgaged owners $352, and renters $773. Thirty-one percent of owners with mortgages, 17 percent of owners without mortgages, and 46 percent of renters in Clarksville city, Tennessee spent 30 percent or more of household income on housing.

Housing Cost Burden

Housing Cost Burden	<=30%	30-50%	>50%	No / negative income (not computed)
Jurisdiction as a whole	32,304	7,455	5,087	632
White	24,010	4,470	2,630	408
Black / African American	6,020	2,260	1,785	119
Asian	379	134	170	60
American Indian, Alaska Native	104	120	33	0
Pacific Islander	70	40	0	0
Hispanic	1,394	333	330	39

Table 21 – Greater Need: Housing Cost Burdens AMI

Data Source: 2006-2010 CHAS

NA-30 Disproportionately Greater Need: Discussion – 91.205(b) (2)

Are there any Income categories in which a racial or ethnic group has disproportionately greater need than the needs of that income category as a whole?

Black/African Americans have a greater cost burden need at the 30% and below income category.

If they have needs not identified above, what are those needs?

Are any of those racial or ethnic groups located in specific areas or neighborhoods in your community?

The HUD definition of an area of minority concentration as a census tract in which the population of any racial/ethnic minority group exceeds 50% of the total population of that tract. A high concentration is defined as a census tract in which the population of any racial/ethnic minority group is 75% or more of the total population of that tract. Based on these criteria, and using the 2010 data, there are only four Census Tracts with any minority concentration, and only one tract in which there is a concentration of African-Americans. 1008 has the highest minority concentration, with the following tracts 1004,1009,1002 having a high percent of all people who are minority (50% or more).

NA-35 Public Housing – 91.205(b)

Introduction

The Clarksville Housing Authority was created in October 1941 within the City of Clarksville Tennessee.

The Authority has two Asset Management Projects (AMPs) consisting currently of 508 conventional public housing units located at four sites within the City of Clarksville, Tennessee. All of Clarksville Housing's units were built prior to 1970 with 300 of them being built in the 1950's. The Clarksville Housing Authority has a resident population exceeding 1230. There are approximately 300 female-headed households with children and 84 elderly households. Persons under eighteen (18) years of age represent 52% or (644) of residents. The average annual income is $8,200.00.

The units are situated throughout the city, and due to its varied locations (all within LMI's) the make-up has all the urban problems of a city much large. There are 212 units in the Lincoln Homes AMP located directly behind Austin Peay State University, a larger university campus.

Through the Department of Housing and Urban Development's Real Estate Assessment Center, the Clarksville Housing Authority has been designated a High Performer for the past three consecutive years receiving a score most-recently in 2011 of 95 of 100. The Clarksville Housing Authority has been successful in implementing and timely closing our Public Housing Drug Elimination Program (PHDEP) Grants, Comprehensive Improvement Assistance Programs (CIAP), Comprehensive Grant Programs (CGP), Capital Fund Programs (CFP), and the American Recovery and Reinvestment Act (ARRA) CFP Grant. The Authority has consistently maintained a high-performer rating on timeliness of Capital Fund obligation and expenditures under the Public Housing Assessment System (PHAS). In the past five years, the Authority has not received any audit finding from their IPA Audit or HUD reviews.

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Totals in Use

	Program Type								
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers in use	0	0	504	0	0	0	0	0	0

Table 22 - Public Housing by Program Type

***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**

Data Source: PIC (PIH Information Center)

Characteristics of Residents

	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
Average Annual Income	0	0	7,965	0	0	0	0	0
Average length of stay	0	0	7	0	0	0	0	0
Average Household size	0	0	2	0	0	0	0	0
# Homeless at admission	0	0	0	0	0	0	0	0
# of Elderly Program Participants (>62)	0	0	80	0	0	0	0	0
# of Disabled Families	0	0	92	0	0	0	0	0
# of Families requesting accessibility features	0	0	504	0	0	0	0	0
# of HIV/AIDS program participants	0	0	0	0	0	0	0	0

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	Program Type							
	Certificate	Mod-Rehab	Public Housing	Vouchers				
				Total	Project - based	Tenant - based	Special Purpose Voucher	
							Veterans Affairs Supportive Housing	Family Unification Program
# of DV victims	0	0	0	0	0	0	0	0

Table 23 – Characteristics of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

Race of Residents

Program Type									
Race	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
White	0	0	125	0	0	0	0	0	0
Black/African American	0	0	377	0	0	0	0	0	0
Asian	0	0	0	0	0	0	0	0	0
American Indian/Alaska Native	0	0	2	0	0	0	0	0	0
Pacific Islander	0	0	0	0	0	0	0	0	0
Other	0	0	0	0	0	0	0	0	0
***includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition**									

Table 24 – Race of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Ethnicity of Residents

Program Type									
Ethnicity	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project - based	Tenant - based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
Hispanic	0	0	12	0	0	0	0	0	0
Not Hispanic	0	0	492	0	0	0	0	0	0
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 25 – Ethnicity of Public Housing Residents by Program Type

Data Source: PIC (PIH Information Center)

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Section 504 Needs Assessment: Describe the needs of public housing tenants and applicants on the waiting list for accessible units:

Applicants on waiting list for accessible units:

Among 411 applicants on the 2015 waiting list for public housing, 2 indicated they require a wheelchair accessible unit.

Most immediate needs of residents of Public Housing and Housing Choice voucher holders

The Clarksville Housing Authority (CHA) completed a Tenant Survey - Persons with Disability as a part of a Section 504 Needs Assessment. There were 102 responses with 44 of those indicating someone in their household has a physical disability. The disabilities included 43 having mobility issues (used cane, walker, or wheelchair), 3 having vision impairment, 5 having arm and/or hand impairment, and 4 having unspecified impairment due to disease such as diabetes.

When residents request reasonable accommodations to their unit, CHA makes modifications to non-accessible units by installing grab bars, ramps, etc.

How do these needs compare to the housing needs of the population at large

According to the US 2010 Census, the City of Clarksville has approximately 49,516 households consisting of 132,929 persons. The Clarksville population included 7.3% of the population being 65 years or over and 10.4% of the population with a disability under 65. Of the 504 occupied public housing households, 36 (7.1%) have requested an accessible unit. Of those 36 requests, 34 are living in an accessible unit and 2 are waiting for an accessible unit to become available. There are 86 residents (7%) who are 62 or over.

Discussion

The previous Section 504 Needs Assessment of CHA indicated that CHA would need at least 25 handicap accessible units (5%) to be in compliance with Section 504 requirements. CHA renovated 28 units PHA wide to be handicap accessible. Due to the limited availability of accessible units City wide, CHA recently renovated 4 additional units to be assessable making a current total of 32 units (6%) with plans to add two more assessable units in the near future. To ensure on going compliance with Section 504 requirements, CHA is again undergoing a Section 504 Needs Assessment and will incorporate any resulting needs in CHA future plans.

NA-40 Homeless Needs Assessment – 91.205(c)

Introduction:

Current Goals in priority order are:

1. Prevention
2. Diversion/Re-entry
3. Permanent Supported Housing
4. Transitional/Supportive
5. Employment/Income Support
6. Outreach/Access/Linkage
7. Access to Shelter
8. Planning/Coordination
9. Data Analysis

Homeless Needs Assessment

Population	Estimate the # of persons experiencing homelessness on a given night		Estimate the # experiencing homelessness each year	Estimate the # becoming homeless each year	Estimate the # exiting homelessness each year	Estimate the # of days persons experience homelessness
	Sheltered	Unsheltered				
Persons in Households with Adult(s) and Children	0	24	700	24	350	30
Persons in Households with Only Children	5	24	150	24	75	30
Persons in Households with Only Adults	15	75	762	85	361	45
Chronically Homeless Individuals	20	25	29	3	15	30
Chronically Homeless Families	0	0	0	0	0	0
Veterans	10	10	20	5	10	60
Unaccompanied Child	10	200	300	100	100	90
Persons with HIV	0	0	0	0	0	0

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Table 26 - Homeless Needs Assessment

Data Source Comments:

Indicate if the homeless population is: Has No Rural Homeless

If data is not available for the categories "number of persons becoming and exiting homelessness each year," and "number of days that persons experience homelessness," describe these categories for each homeless population type (including chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth):

Perm with supportive services:

60 for singles and/or families with children

12 for singles only

15 vouchers

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Nature and Extent of Homelessness: (Optional)

Race:	Sheltered:	Unsheltered (optional)
White	0	0
Black or African American	0	0
Asian	0	0
American Indian or Alaska Native	0	0
Pacific Islander	0	0
Ethnicity:	**Sheltered:**	**Unsheltered (optional)**
Hispanic	0	0
Not Hispanic	0	0

Data Source Comments:

Estimate the number and type of families in need of housing assistance for families with children and the families of veterans.

20 specific to VA

Describe the Nature and Extent of Homelessness by Racial and Ethnic Group.

Describe the Nature and Extent of Unsheltered and Sheltered Homelessness.

NA-45 Non-Homeless Special Needs Assessment - 91.205 (b,d)

Introduction:

This section discussed the characteristics and needs of person in various subpopulations of Clarksville who are not homeless but require supportive services, including the elderly, persons with disabilities (mental, physical, developmental) persons with HIV/AIDS and their families, persons with alcohol or drug addiction, victims of domestic violence, and persons with criminal records and their families.

Describe the characteristics of special needs populations in your community:

Many non- homeless households have particular needs for housing and other support services. The elderly, persons with mental, physical, or development disabilities, and people with substance abuse problems, people with HIV/AIDs and other groups often have specific needs because of their circumstances. Many individuals and households facing these issues also have low or very low incomes.

The 2010 figures for disability indicate that 11.3 percent of the City's population has some disability. This represents 14,297 persons. This percentage is slightly below the national figure of 11.9 percent. While only 4.5 percent of persons under 18 years have a disability, the Census reports that 43.7 percent of persons over 65 (4,310 people) are disabled. Information about specific types of disability is not available.

What are the housing and supportive service needs of these populations and how are these needs determined?

The preferred housing options for the developmentally disabled are those that present a choice and integrate them into the community. This includes supervised apartments, supported living, a skill development home, and family care homes, private landlords, single one-bedroom apartments. Must meet low income limits, head of household must be homeless or chronically homeless, head of household must have a documented disability, head of household must be linked and continue to stay linked to a social service agency.

Discuss the size and characteristics of the population with HIV/AIDS and their families within the Eligible Metropolitan Statistical Area:

NA-50 Non-Housing Community Development Needs – 91.215 (f)

Describe the jurisdiction's need for Public Facilities:

Distribution of community resources, particularly in low-and moderate-income (LMI) areas create a need for new or improvement on existing public facilities. The types of public facilities that will be supported in LMI neighborhoods would include, parks, playgrounds, walking trails, green space, gardens, and other facilities that promote healthy living and sustainability.

How were these needs determined?

Feedback was gathered from community needs survey and community meetings, where residents and stakeholders of the city provided input for community needs.

Describe the jurisdiction's need for Public Improvements:

The city has a need for greater accessibility accommodations, such as new sidewalks, repairing existing sidewalks, widening existing sidewalks, installing curbs and gutters, and repairing damaged sidewalks. Installing street crossing signals. Security cameras and lighting in high crime areas, repair and install new playground equipment. Community buildings in target areas need improvement in order to meet state and local building codes. Low-income census tracts are in need of targeted code enforcement, additionally bikeways and bike paths, and other initiatives that increase the walkability, accessibility and livability of LMI neighborhoods.

How were these needs determined?

The community development needs for public improvements were determined and prioritized based public meetings process, which included comments received at public meetings, and interviews with service providers and government agency staff.

Describe the jurisdiction's need for Public Services:

During public meetings, bi-monthly forums, and the Mayor's Homeless Solution Forum participants emphasized the need to support a broad range of community services. The need to increase services for the homeless was a key concern identified by participants of the forum. The need for a range of housing options from emergency housing, transitional housing, to permanent housing was a reoccurring theme. In addition, transportation needs for the homeless was also addressed, and the need for vouchers for homeless veterans to be issued at an agency in Clarksville. Primary needs identified:

- housing/shelter
- mental health and addition service
- jobs and financial counseling
- rehabilitation of empty buildings to convert into shelters
- affordable housing
- long term transitional housing for families with children
- increase the number of shelter beds
- increase access to mainstream resources including: bus passes, tokens, financial assistance, medication and case management

How were these needs determined?

The community development needs for public services were determined by feedback from the Mayor's Homeless Solution Forum, bi-monthly meetings with the local homeless coalition, public meetings ,which included comments received at public meetings, and interviews with service providers and government agency staff.

Housing Market Analysis

MA-05 Overview

Housing Market Analysis Overview:

The majority of housing in Clarksville is single-family detached homes at 68.7% of the housing units. According to the 2011 ACS, there are 57.324 occupied units. The city vacancy rate for homeowners is 5.1 and renters is 5.5. The majority of the housing units in the city are owner-occupied at 52% and renter occupied at 48%.

The median rent in Clarksville was $773 in 2010, which was 10% below the national median rent of $855. Despite the apparent low rent, the impact of this level of expense is that 34.2 percent of households spent 35.0 percent or more of their income for rent, a figure that places them in the "severely cost burdened" category.

Homeownership has its advantages in Clarksville. While the median Clarksville home was worth $134,400 in 2010 compared to $179,900 for the United States the median mortgage payment for a home in Clarksville was $1,120 in 2010 compared to $1,496 for the nation, per the ACS data. This $376 difference meant that only 21.6 percent of homeowners were paying 35.0 percent or more for housing, compared to 21.9 percent nationally.

According to the Clarksville Association of Realtors data, the average closing price for a home in October 2011 was $152,388. Using the rule of thumb that a house should cost no more than two and one-half times one's income, a family would need an income of $60,955 to afford a median priced home. The median income in Clarksville is $43,326, leaving a gap of $17,629 for a household to overcome to acquire the median-priced home. An analysis of the income ranges presented above reveals that approximately 60 percent of households in Clarksville have incomes below the $60,955 figure.

These low-income figures mean that it is more difficult for households to meet monthly expenses, especially when housing costs more than 30% of their income, more difficult to save for a down payment for a home, and more difficult to qualify for a mortgage to purchase home, especially in light the current tight lending market.

Figures from the National Low Income Housing Coalition indicate that the Fair Market Rent in Clarksville for a studio type apartment is $550 per month. This figure is $156 greater than the maximum affordable rent for a household with an income at 32 percent of Area Median Income (AMI), though such a unit is affordable to households at 50 percent of AMI. To afford the smallest unit, a minimum wage worker would have to work 58 hours per week for 52 weeks a year and 70 hours a week to afford a two-bedroom apartment. The wage required in order to afford a studio apartment at the area's fair market rent would be $10.58, compared to the area minimum wage of $7.25. Overall, the 2010 fair market rent for apartments in Clarksville has increased 35 percent between 2000 and 2010.

OMB Control No: 2506-0117 (exp. 07/31/2015)

MA-10 Number of Housing Units – 91.210(a)&(b)(2)

Introduction

Clarksville has 54,485 housing units as of the 2010 ACS figures, 14 percent were vacant. Of the total housing units, 71 percent were in single-unit structures, 27 percent were in multi-unit structures, and 2 percent were mobile homes. Forty-nine percent of the housing units were built since 1990.

In Clarksville, owner-occupied units constitute 59.7 percent of units while renter-occupied units comprise 41.2 percent of housing. Across the nation, the percentages are 65.4 percent owner-occupied and 34.6 percent renter-occupied. Some of this disparity may be due to the presence of the military personnel at Fort Campbell, many of whom are subject to transfer or deployment and thus not interested in purchasing a home. Seventy-two percent of householders of these units had moved in since 2000. Seventy-seven percent of the owner occupied units had a mortgage. Three percent of the households did not have telephone service. Five percent had no vehicles available and another 21 percent had three or more.

The median monthly housing costs for mortgaged owners was $1,120, nonmortgaged owners $352, and renters $773. Thirty-one percent of owners with mortgages, 17 percent of owners without mortgages, and 46 percent of renters in Clarksville city, Tennessee spent 30 percent or more of household income on housing.

All residential properties by number of units

Property Type	Number	%
1-unit detached structure	35,988	68%
1-unit, attached structure	1,237	2%
2-4 units	5,759	11%
5-19 units	6,156	12%
20 or more units	1,549	3%
Mobile Home, boat, RV, van, etc.	2,026	4%
Total	***52,715***	***100%***

Table 27 – Residential Properties by Unit Number

Data Source: 2006-2010 ACS

Unit Size by Tenure

	Owners		Renters	
	Number	%	Number	%
No bedroom	75	0%	218	1%
1 bedroom	152	1%	2,912	15%
2 bedrooms	2,120	8%	7,897	41%
3 or more bedrooms	25,007	91%	8,131	42%
Total	***27,354***	***100%***	***19,158***	***99%***

Table 28 – Unit Size by Tenure

Data Source: 2006-2010 ACS

Describe the number and targeting (income level/type of family served) of units assisted with federal, state, and local programs.

Public Housing 508 units

LIHTC - UNITS

Cumberland Manor Apts - 132

Orchard Park - 112

Miller Town - 96

Amber Point - 24

Orchard Park II - 112

Crossland Place - 80

Clarksville Heights - 64

Crossland Manor - 48

Ramblewoods - 112

Needmore Place - 100

Vinnings - 80

total LIHTC – 960

Provide an assessment of units expected to be lost from the affordable housing inventory for any reason, such as expiration of Section 8 contracts.

Does the availability of housing units meet the needs of the population?

The availability of housing units does not fit the needs of the population of Clarksville. There is a significant lack of decent, affordable housing for extremely low-and low-income household (especially families and children), persons with disabilities, permanent housing for the homeless. Additionally, waitlist for both elderly/assessable and family units are long (1-3 years) further reflecting the lack of affordable housing.

Describe the need for specific types of housing:

Figures from the National Low Income Housing Coalition indicate that the Fair Market Rent in Clarksville for a studio type apartment is $550 per month. This figure is $156 greater than the maximum affordable rent for a household with an income at 32 percent of Area Median Income (AMI), though such a unit is affordable to households at 50 percent of AMI. To afford the smallest unit, a minimum wage worker would have to work 58 hours per week for 52 weeks a year and 70 hours a week to afford a two-bedroom apartment. The wage required in order to afford a studio apartment at the area's fair market rent would be $10.58, compared to the area minimum wage of $7.25. Overall, the 2010 fair market rent for apartments in Clarksville has increased 35 percent between 2000 and 2010.

MA-15 Housing Market Analysis: Cost of Housing - 91.210(a)

Introduction

This section contains pre-populated HUD tables that support the housing needs and market analysis discussions above.

Cost of Housing

	Base Year: 2000	Most Recent Year: 2010	% Change
Median Home Value	83,500	124,000	49%
Median Contract Rent	462	591	28%

Table 29 – Cost of Housing

Data Source: 2000 Census (Base Year), 2006-2010 ACS (Most Recent Year)

Rent Paid	Number	%
Less than $500	6,001	31.3%
$500-999	11,781	61.5%
$1,000-1,499	1,169	6.1%
$1,500-1,999	181	0.9%
$2,000 or more	26	0.1%
Total	***19,158***	***100.0%***

Table 30 - Rent Paid

Data Source: 2006-2010 ACS

Housing Affordability

% Units affordable to Households earning	Renter	Owner
30% HAMFI	644	No Data
50% HAMFI	2,714	1,393
80% HAMFI	10,913	4,971
100% HAMFI	No Data	8,374
Total	***14,271***	***14,738***

Table 31 – Housing Affordability

Data Source: 2006-2010 CHAS

Monthly Rent

Monthly Rent ($)	Efficiency (no bedroom)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Fair Market Rent	473	540	704	933	1,011
High HOME Rent	473	540	704	883	965
Low HOME Rent	473	508	610	705	786

Table 32 – Monthly Rent

Data Source: HUD FMR and HOME Rents

Is there sufficient housing for households at all income levels?

There is a severe lack of affordable, quality housing in the jurisdiction, especially among households with yearly incomes less than 50% AMI. Affordable housing, in any condition, is nearly non-existent for households with yearly incomes at 0-30% AMI, with only 644 units available. These low-income figures mean that it is more difficult for households to meet monthly expenses, especially when housing costs more than 30% of their income, more difficult to save for a down payment for a home, and more difficult to qualify for a mortgage to purchase home, especially in light the current tight lending market.

How is affordability of housing likely to change considering changes to home values and/or rents?

Higher rents and higher home values means less availability for low - moderate-income households

How do HOME rents / Fair Market Rent compare to Area Median Rent? How might this impact your strategy to produce or preserve affordable housing?

Fair marker rents are lower for this area and on par with HUD defined HOME rent levels. The difference in FMR and median rents illustrates the need for increase the supply of affordable rental units.

MA-20 Housing Market Analysis: Condition of Housing – 91.210(a)

Introduction

The age and condition of a City's housing stock are important variables in assessing the overall characteristics of a local housing market. This section will review important data about the City's housing stock. The older housing stock, particularly older rental housing often has code and deferred maintenance issues that can affect the longevity of the housing structure, which in turn affects the housing supply in terms of accessibility and affordability.

Definitions

HUD has identified four housing problems, which are 1) overcrowding, 2) lacks complete kitchen, 3) lacks complete plumbing, or 4) cost burden. Overcrowding means that there is more than one person per room living in a housing unit. The lack of complete kitchen or lack of plumbing is self-explanatory.
When households spend too much of their incomes on housing, they are considered to be "cost burdened" or "severely cost burdened." HUD has determined that households should spend no more than 30% of their incomes on housing. Using definitions established by HUD, cost burden is calculated as gross housing costs, including utility costs, as a percentage of gross income. Households that pay more than 30% of their incomes on housing are considered cost burdened; households that pay more than 50% of their incomes are considered to be severely cost burdened. Cost burdened households will find it difficult to meet all household needs; severely cost burdened households may be in danger of homelessness.

The U.S. Census estimates the total number of substandard units in a geographic area by calculating both owner- and renter-occupied units: 1) lacking complete plumbing facilities, 2) lacking complete kitchen facilities, and 3) 1.01 or more persons per room (extent of housing overcrowding). The U.S. Census defines "complete plumbing facilities" to include: (1) hot and cold-piped water; (2) a flush toilet; and (3) a bathtub or shower. All three facilities must be located in the housing unit. Overcrowding is defined by HUD as 1.01 to 1.50 persons per room, while severe overcrowding is 1.51 or more persons per room. HUD data on the numbers of persons residing in housing units provides some insight into the potential for homelessness. Another factor to consider when discussing the condition of housing stock is the age of the housing stock. For the purposes of this analysis, rental property located in a low income neighborhood older than 30 years is considered as "older housing stock".

OMB Control No: 2506-0117 (exp. 07/31/2015)

Condition of Units

Condition of Units	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
With one selected Condition	6,022	22%	7,901	41%
With two selected Conditions	129	0%	371	2%
With three selected Conditions	8	0%	0	0%
With four selected Conditions	0	0%	0	0%
No selected Conditions	21,195	77%	10,886	57%
Total	***27,354***	***99%***	***19,158***	***100%***

Table 33 - Condition of Units

Data Source: 2006-2010 ACS

Year Unit Built

Year Unit Built	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
2000 or later	6,628	24%	5,220	27%
1980-1999	11,209	41%	6,402	33%
1950-1979	8,328	30%	6,282	33%
Before 1950	1,189	4%	1,254	7%
Total	***27,354***	***99%***	***19,158***	***100%***

Table 34 – Year Unit Built

Data Source: 2006-2010 CHAS

Risk of Lead-Based Paint Hazard

Risk of Lead-Based Paint Hazard	Owner-Occupied		Renter-Occupied	
	Number	%	Number	%
Total Number of Units Built Before 1980	9,517	35%	7,536	39%
Housing Units build before 1980 with children present	16,282	60%	10,519	55%

Table 35 – Risk of Lead-Based Paint

Data Source: 2006-2010 ACS (Total Units) 2006-2010 CHAS (Units with Children present)

Vacant Units

	Suitable for Rehabilitation	Not Suitable for Rehabilitation	Total
Vacant Units	0	0	0
Abandoned Vacant Units	0	0	0
REO Properties	0	0	0
Abandoned REO Properties	0	0	0

Table 36 - Vacant Units

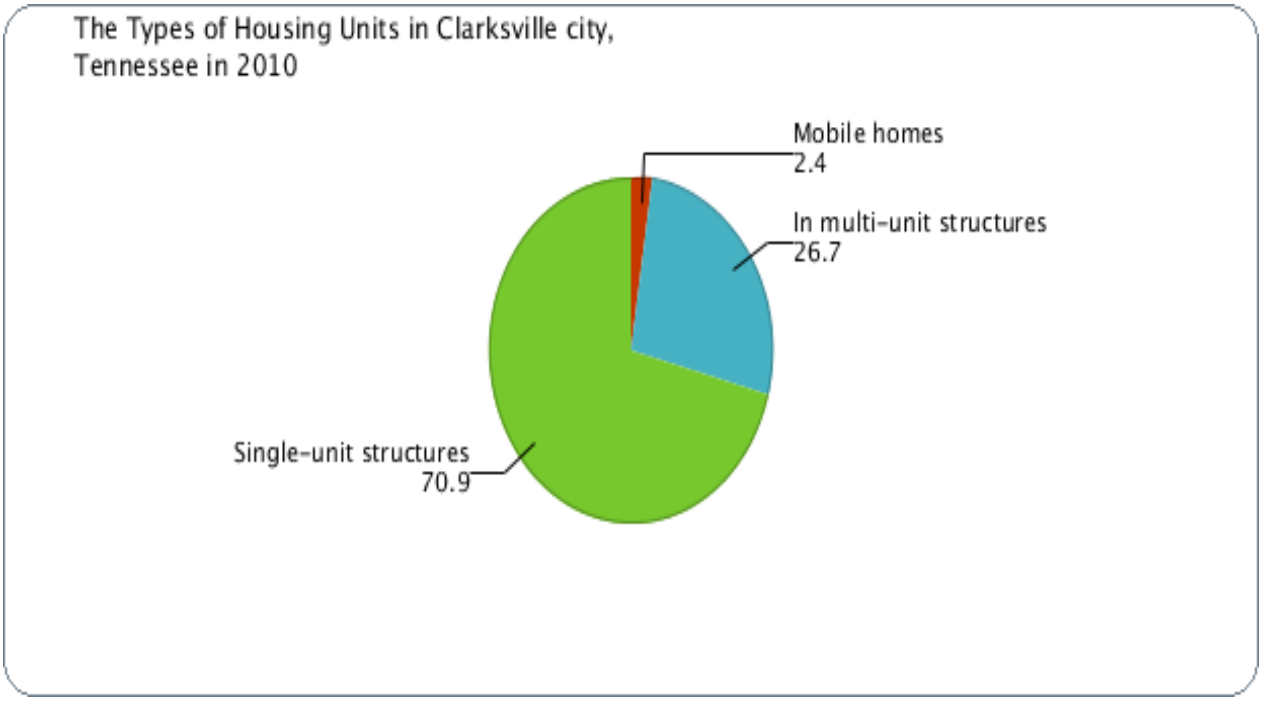
Data Source: 2005-2009 CHAS

Need for Owner and Rental Rehabilitation

The 2011 ACS data shows that 11.3 percent of the city's housing stock was built prior to 1950. Owner and renter households, especially those located in low-income target neighborhoods will be in need of rehabilitation assistance to maintain their homes.

Estimated Number of Housing Units Occupied by Low or Moderate Income Families with LBP Hazards

The housing stock in Clarksville is relatively young. In the decade between 2000 and 2010 over 15,000 housing units were built, 28.4 percent of the City's current total. Approximately 20,000 units (37.1% of the total) were constructed before 1980, and thus might have a lead-based paint hazard, though only 2.5 percent of the units were constructed before 1940 and only 11.3 percent were built before 1960. Because of the surge in growth in the preceding two decades, the median age for housing units in Clarksville is 1989.



OMB Control No: 2506-0117 (exp. 07/31/2015)

MA-25 Public and Assisted Housing – 91.210(b)

Introduction

The Clarksville Housing Authority was created in October 1941 within the City of Clarksville

Totals Number of Units

Program Type									
	Certificate	Mod-Rehab	Public Housing	Vouchers					
				Total	Project -based	Tenant -based	Special Purpose Voucher		
							Veterans Affairs Supportive Housing	Family Unification Program	Disabled *
# of units vouchers available			508						
# of accessible units									
*includes Non-Elderly Disabled, Mainstream One-Year, Mainstream Five-year, and Nursing Home Transition									

Table 37 – Total Number of Units by Program Type

Data Source: PIC (PIH Information Center)

Describe the supply of public housing developments:

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

Describe the supply of public housing development:

Public housing was established to provide decent, safe, and sanitary housing for eligible low and moderate-income families, elderly and persons with disabilities. It is federally subsidized, affordable housing that is owned and operated by the public housing authority. The Clarksville Housing Authority (CHA) currently owns and operates 508 federally subsidized, low-income public housing units at 4 sites. CHA provides housing for approximately 1220 eligible low and moderate-income persons, including families, elderly, and persons with disabilities.

OMB Control No: 2506-0117 (exp. 07/31/2015)

Describe the number and physical condition of public housing units in the jurisdiction, including those that are participating in an approved Public Housing Agency Plan:

CHA has 508 units of public housing. Although these units are not new, they are structurally sound and well maintained as reflected in the results of HUD's Public Housing Assessment System (PHAS) Physical Assessment Subsystem (PASS) inspections earning a designation of High Performer for the past 6 years including the most recent inspection conducted January 2015.

Public Housing Condition

Public Housing Development	Average Inspection Score
AMP 1 (Lincoln Homes, Chapel & Market)	84
AMP 2 (Summit Heights, Edmondson Ferry, Caldwell Lane, Maddox Circle)	95

Table 38 - Public Housing Condition

Describe the restoration and revitalization needs of public housing units in the jurisdiction:

Current restoration/revitalization needs in PHA's 5-year plan include replacement of Water Lines, Meter Centers, and Sewer Laterals. Both Exterior and Interior renovations as needed, with Exterior Door and Window/Security Screen replacement to complete unfinished developments where this work has been ongoing. Minor Foundation repairs as needed. Additional Security Lighting, Security Fencing, Playground Equipment, Parking Additions, and ongoing Landscape Renovation are planned. Adding additional Handicap features to apartments as requested to comply with reasonable accommodation. Adding an additional Community Center in one Development and renovation of Non-Dwelling buildings are needed.

Describe the public housing agency's strategy for improving the living environment of low- and moderate-income families residing in public housing:

The Clarksville Housing Authority (CHA) has two (2) Asset Management Projects (AMPs) consisting of 508 units located on four sites throughout the City of Clarksville. Capital Fund Program funding is received annually to renovate and maintain the public housing stock. These funds have most recently been used for roofing & exterior building improvements. Each year CHA is rated by the Department of Housing & Urban Development Public Housing Assessment System (PHAS). CHA has achieved a high performer designation under the PHAs program for the past 6 years with the most recent score of 96 out of a possible 100 points. The PHA Plans will be submitted to HUD in July 2015.

A wide variety of programs, activities and trainings continue to be available to residents at the different sites, including CHAMPS (Clarksville Housing Awards of Merit Program for Students), mentoring, health screenings, youth gardening, parenting, Back to School Bash and ROC (Reaching Out to Clarksville). Employment opportunities for residents include a Resident information area in the administrative building and on site job fairs, with the most recent held on April 16, 2015. A Dollar General Store has recently opened near one of CHA sites, and has employed several CHA residents. The Lincoln Homes Resident Council (LHRC) sponsors a number of programs in the Lincoln Homes community including a Financial Literacy Program for Boys and plans to include a Beginning Spanish Class this summer.

An additional growing need for our city is the shortage of affordable housing for Clarksville's work force. In an effort to meet this growing need, CHA has for the first time utilized the THDA Low Income Housing Tax Credits (LIHTC) to develop 80 affordable units. Construction of Concord Gardens has been completed and full occupancy was achieved ahead of schedule as a testament to the need for affordable housing for working families. Concord Gardens has been an immediate success providing affordable housing for 80 families. CHA will continue to work to improve the lives of those we serve.

Discussion:

Restoration and revitalization is accomplished with Capital Funds and Operating Subsidy monies as budgets and congressional allocations allow.

MA-30 Homeless Facilities and Services – 91.210(c)

Introduction

Clarksville uses HOME and CDBG funds for housing and services for people who are homeless along with some homelessness prevention projects, including emergency shelters, case management and supportive services for women with children and street outreach, and CHDO. Clarksville participates with the Council for the Homeless and area service providers to enhance the community's comprehensive Continuum of Care system to end homelessness. This partnership includes collaborative efforts of a variety of community groups, government agencies and a coalition of more than 20 homeless service providers. The information below is provided from the community HMIS system administered by the Continuum of Care.

Facilities and Housing Targeted to Homeless Households

	Emergency Shelter Beds		Transitional Housing Beds	Permanent Supportive Housing Beds	
	Year Round Beds (Current & New)	Voucher / Seasonal / Overflow Beds	Current & New	Current & New	Under Development
Households with Adult(s) and Child(ren)	36	25	0	31	25
Households with Only Adults	60	25	20	0	0
Chronically Homeless Households	12	24	0	29	0
Veterans	12	20	20	20	0
Unaccompanied Youth	0	15	0	0	0

Table 39 - Facilities and Housing Targeted to Homeless Households

Data Source Comments:

OMB Control No: 2506-0117 (exp. 07/31/2015)

Describe mainstream services, such as health, mental health, and employment services to the extent those services are use to complement services targeted to homeless persons

Local service providers include Buffalo Valley, Work Force Essentials, Centerstone, Lighthouse Ministries, and Salvation Army, Matthew Walker Free Clinic, Community Action Agency, Veterans Treatment Court, Montgomery County Clinic. Montgomery County is the entity in charge of health care enrollment in Clarksville. The Matthew Walker Free Clinic also provides services to low to moderate-income persons in Clarksville.

List and describe services and facilities that meet the needs of homeless persons, particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth. If the services and facilities are listed on screen SP-40 Institutional Delivery Structure or screen MA-35 Special Needs Facilities and Services, describe how these facilities and services specifically address the needs of these populations.

There are four year round shelters that serve families with children, single women, and one that serves domestic violence survivors. There are shelters provided by the Room in the Inn, November thru April. Overflow clients are given vouchers, which serves single men, women and families. There are also permanent supportive housing projects that specifically serve veterans. The Community Action Agency facilitates a Day shelter that supports chronically homeless.

MA-35 Special Needs Facilities and Services – 91.210(d)

Introduction

The City of Clarksville continues to works with partners through with the Continuum of Care, Montgomery County, the faith based community, food banks and many other social service providers to develop multiple funding resources and partnerships. The services benefit many different people with special needs.

Including the elderly, frail elderly, persons with disabilities (mental, physical, developmental), persons with alcohol or other drug addictions, persons with HIV/AIDS and their families, public housing residents and any other categories the jurisdiction may specify, and describe their supportive housing needs

As reported in NA-45 there are 80 elderly program participants, and 92 disabled families in Public Housing. The ACS Survey S1703 estimates 16,025 Clarksville residents have disabilities (11%).

Describe programs for ensuring that persons returning from mental and physical health institutions receive appropriate supportive housing

Generally speaking, there are no facilities or procedures that designate housing for people returning from physical or mental health institutions. In some cases, Progressive Directions may coordinate care. However, there is a severe lack of decent, affordable housing for individuals with disabilities and special needs.

Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. 91.315(e)

Clarksville receives a Shelter + Care grant that funds 15 units.

For entitlement/consortia grantees: Specify the activities that the jurisdiction plans to undertake during the next year to address the housing and supportive services needs identified in accordance with 91.215(e) with respect to persons who are not homeless but have other special needs. Link to one-year goals. (91.220(2))

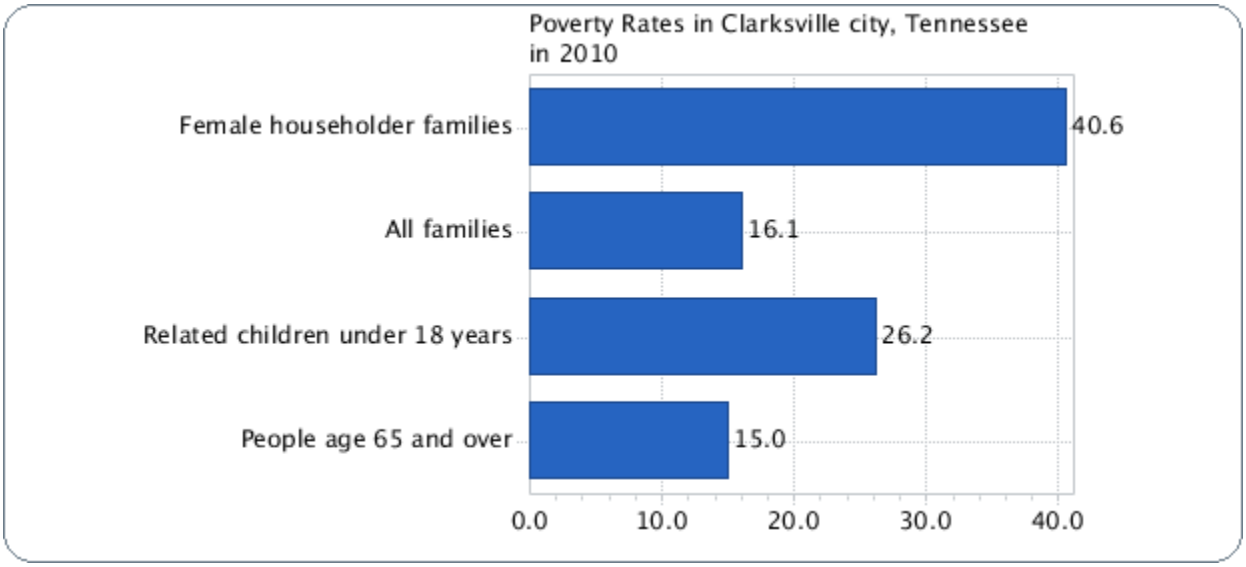
Please see answer above.

MA-40 Barriers to Affordable Housing – 91.210(e)

Negative Effects of Public Policies on Affordable Housing and Residential Investment

The Land Use Plan Update for Clarksville and Montgomery County addresses topics for each of the area is planning districts, and three objectives and the necessary policies to achieve each objective. Inspection costs, permit fees, and higher quality construction requirements tend to drive up the cost of housing. Requirements for various kinds of building permits also increase the cost of a housing unit. Similarly zoning requirements that define or exclude certain types of housing can reduce the opportunity to develop a range of housing choices for individuals across the community. Further, despite the goals of the Land Use Plan and the City's efforts to create incentives and zoning to facilitate the construction of affordable housing units, both rental and owner-occupied, developers have seldom undertaken the construction of such units. Other examples of avoiding the construction of affordable units emerged in other discussions and the consensus was that without greater measures from the state level (THDA) and a better understanding of affordable housing on the part of developers, it would be difficult to develop a greater supply of affordable housing.

State controller has ordered local tax collection offices to tax low income housing tax credits, and the buildings, placing an undue hardship on the development of LIHTC units in the city. This can reduce the amount of units being built, and may stop the supply.



OMB Control No: 2506-0117 (exp. 07/31/2015)

MA-45 Non-Housing Community Development Assets – 91.215 (f)

Introduction

The labor force (persons 16 years and over) in Clarksville was 98,153 in 2010, a significant increase from the 54,680 figure in 2000. These persons represented 65.4 percent of the working age population, a labor force participation rate that is one percent higher than the US figure and four percent above the State figure of 61.6 percent. These figures are interesting in several respects. The percentage of construction workers belies the City's relatively strong housing construction activity. The somewhat lower percentage of Education and Health Care workers is at odds with the presence of the University and regional medical facilities. However, the strong Retail Trade and Accommodation and Food Service employment reflects a strong demand for these services, though these two sectors are among the lower paying industries. The strong Public Administration is due in large measure to the City's serving as the county seat, and the location of various federal government agencies. Clarksville has fewer management and professional workers (in terms of percent of the work force) than the nation, but has a greater percentage of percentage of production and transportation workers.

Economic Development Market Analysis

Business Activity

Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Agriculture, Mining, Oil & Gas Extraction	194	324	1	1	0
Arts, Entertainment, Accommodations	5,223	6,339	18	23	5
Construction	1,285	1,182	4	4	0
Education and Health Care Services	5,191	5,310	18	19	1
Finance, Insurance, and Real Estate	1,581	1,523	5	5	0
Information	586	606	2	2	0
Manufacturing	4,392	2,104	15	8	-7
Other Services	1,017	1,082	4	4	0
Professional, Scientific, Management Services	1,884	1,492	7	5	-2
Public Administration	59	0	0	0	0
Retail Trade	4,962	6,309	17	23	6
Transportation and Warehousing	1,225	455	4	2	-2

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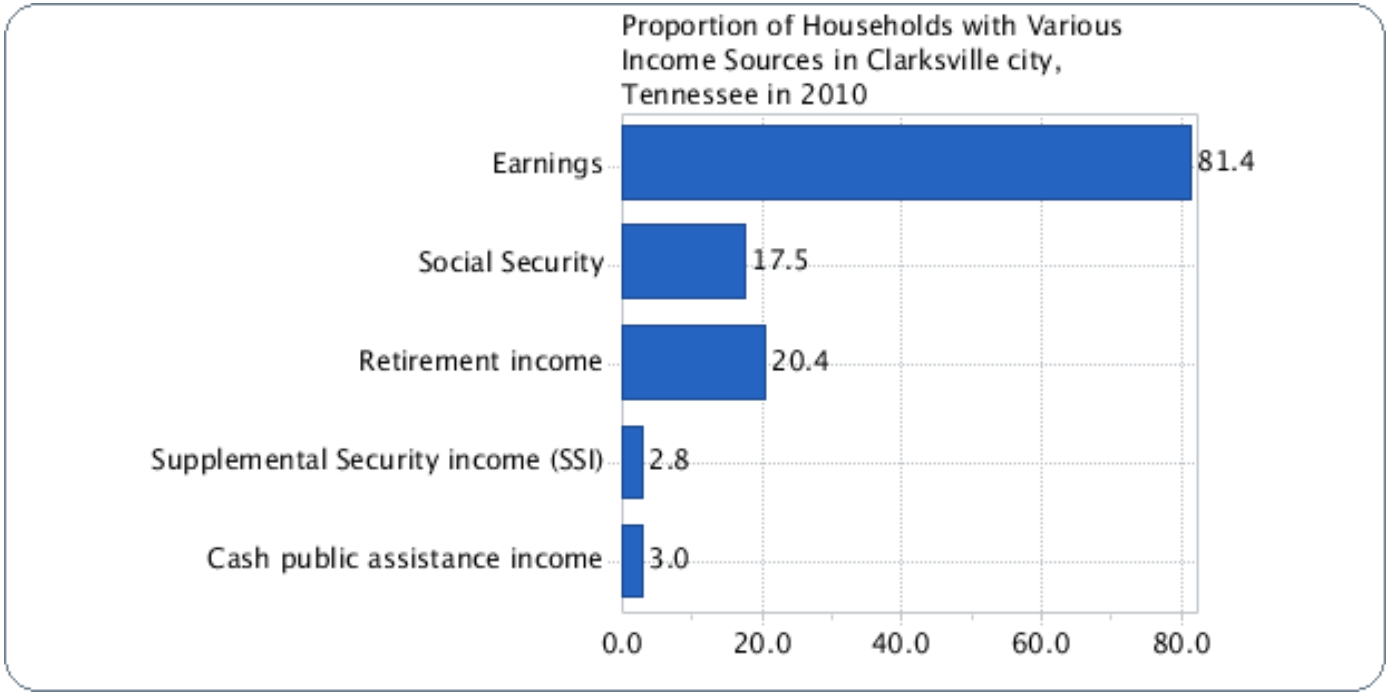
Business by Sector	Number of Workers	Number of Jobs	Share of Workers %	Share of Jobs %	Jobs less workers %
Wholesale Trade	1,186	1,004	4	4	0
Total	28,785	27,730	--	--	--

Table 40 - Business Activity

Data Source: 2006-2010 ACS (Workers), 2010 Longitudinal Employer-Household Dynamics (Jobs)



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Labor Force

Total Population in the Civilian Labor Force	55,318
Civilian Employed Population 16 years and over	49,966
Unemployment Rate	9.67
Unemployment Rate for Ages 16-24	24.96
Unemployment Rate for Ages 25-65	5.28

Table 41 - Labor Force

Data Source: 2006-2010 ACS

Occupations by Sector	Number of People
Management, business and financial	8,336
Farming, fisheries and forestry occupations	2,376
Service	5,575
Sales and office	9,480
Construction, extraction, maintenance and repair	4,414
Production, transportation and material moving	4,330

Table 42 – Occupations by Sector

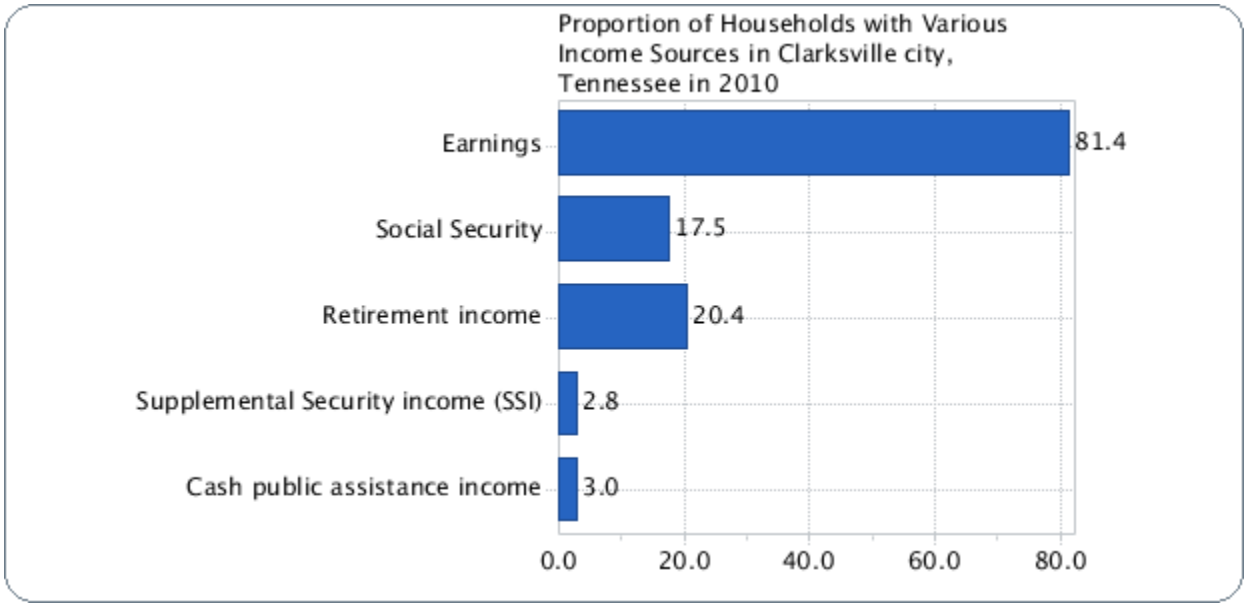
Data Source: 2006-2010 ACS

Travel Time

Travel Time	Number	Percentage
< 30 Minutes	40,911	74%
30-59 Minutes	10,913	20%
60 or More Minutes	3,826	7%
Total	***55,650***	***100%***

Table 43 - Travel Time

Data Source: 2006-2010 ACS



Education:

Educational Attainment by Employment Status (Population 16 and Older)

Educational Attainment	In Labor Force		
	Civilian Employed	Unemployed	Not in Labor Force
Less than high school graduate	2,103	501	1,894
High school graduate (includes equivalency)	11,324	1,239	5,508
Some college or Associate's degree	16,054	1,213	5,057
Bachelor's degree or higher	10,617	411	1,996

Table 44 - Educational Attainment by Employment Status

Data Source: 2006-2010 ACS

Educational Attainment by Age

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Less than 9th grade	146	473	295	393	1,051
9th to 12th grade, no diploma	1,865	765	837	1,756	995
High school graduate, GED, or alternative	6,678	6,296	5,312	7,569	3,911
Some college, no degree	6,986	8,176	5,318	6,373	1,738
Associate's degree	533	1,835	1,878	1,907	267

	Age				
	18–24 yrs	25–34 yrs	35–44 yrs	45–65 yrs	65+ yrs
Bachelor's degree	831	4,252	2,807	3,328	815
Graduate or professional degree	99	957	1,353	1,854	650

Table 45 - Educational Attainment by Age

Data Source: 2006-2010 ACS

Educational Attainment – Median Earnings in the Past 12 Months

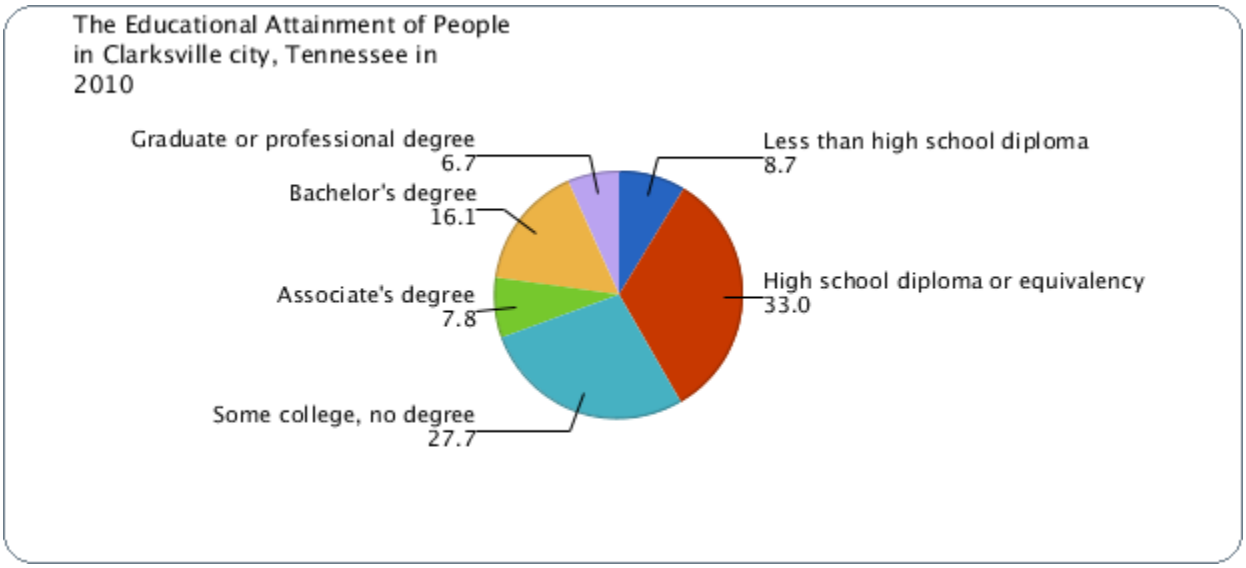
Educational Attainment	Median Earnings in the Past 12 Months
Less than high school graduate	15,787
High school graduate (includes equivalency)	27,622
Some college or Associate's degree	32,192
Bachelor's degree	41,405
Graduate or professional degree	50,549

Table 46 – Median Earnings in the Past 12 Months

Data Source: 2006-2010 ACS

Education

In 2010, 33 percent of people 25 years and over had at least graduated from high school and 23 percent had a bachelor's degree or higher. Nine percent were dropouts; they were not enrolled in school and had not graduated from high school. The total school enrollment in Clarksville city, Tennessee was 44,000 in 2010. Nursery school and kindergarten enrollment was 3,100 and elementary or high school enrollment was 26,000 children. College or graduate school enrollment was 16,000.



Based on the Business Activity table above, what are the major employment sectors within your jurisdiction?

Arts, Entertainment, Accommodations, education and health services

Describe the workforce and infrastructure needs of the business community:

Local workforce needs identified by the business community include increased achievement in STEM (science, technology, engineering, mathematics) subjects, and increased higher education rates. Infrastructure needs identified include improved rail and freight access, particularly to Port facilities, and extending full urban transportation and utility services throughout to allow various larger developable industrial sites to become “shovel ready”.

Describe any major changes that may have an economic impact, such as planned local or regional public or private sector investments or initiatives that have affected or may affect job and business growth opportunities during the planning period. Describe any needs for workforce development, business support or infrastructure these changes may create.

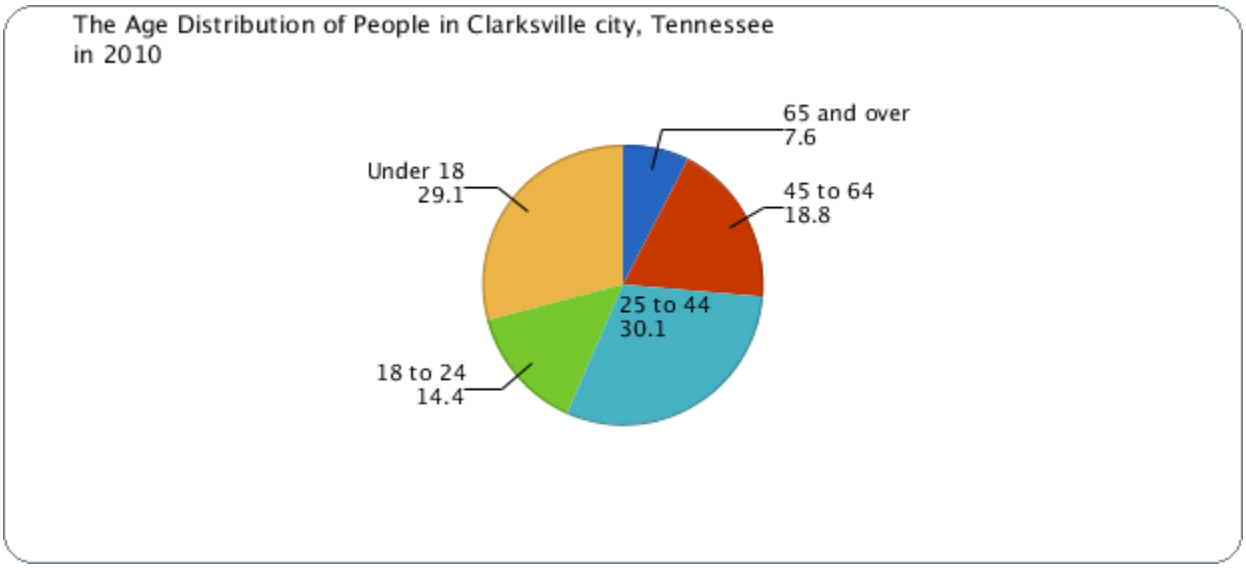
South Korean-owned Hankook will now launch construction on its $800 million, 1.5 million-square-foot high-performance tire-manufacturing plant, and the company's first-ever U.S.-based facility, which should be fully completed by 2018. Hankook, the world's seventh-largest tire maker, announced last year that it would build the facility in Clarksville. It is expected to create 1,800 jobs here. This will have a major impact on the city. Starting jobs are expected to pay $36,000.00 per year. This will create a significant shift from service jobs to manufacturing jobs, and help diversify Clarksville's labor market.

How do the skills and education of the current workforce correspond to employment opportunities in the jurisdiction?

Clarksville’s population has a high percentage of persons whose highest level of education is a high school diploma, and lower percentages of persons with college and advanced degrees. The percentage of persons with Associate degrees or Some College is higher than either State or US percentages, while the percentage of persons with less than a ninth grade education or no high school diploma is half that of the State. Workforce has sufficient skills to work in existing jobs.

Describe any current workforce training initiatives, including those supported by Workforce Investment Boards, community colleges and other organizations. Describe how these efforts will support the jurisdiction's Consolidated Plan.

Nashville State has recently opened a campus in Clarksville. Austin Peay State University has supplied several interns from their Public Management program, this arrangement has worked well for both entities.


The Age Distribution of People in Clarksville city, Tennessee in 2010
65 and over
7.6
45 to 64
18.8
25 to 44
30.1
18 to 24
14.4
Under 18
29.1

MA-50 Needs and Market Analysis Discussion

Are there areas where households with multiple housing problems are concentrated? (include a definition of "concentration")

The City of Clarksville uses HUD's unofficial guideline defining concentration as existing with the portion of an individual racial or ethnic category or adverse impact exceeds 20 percentage points of that groups overall percentage of the citywide population. Areas where households have multiple housing problems area, Red River, New Providence and South Clarksville.
Poverty is an issue in Clarksville as 16.1 percent of the population had an income in the preceding twelve months that was below the established poverty level. 15 percent of the elderly and 26.9 percent of persons under 18 are in this group. Lower income levels and poverty are areas of concern and affect the ability of households to obtain housing. Forty-eight percent of the City's households are in the lowest income levels Based upon HUD's Area Median Income calculations. Further, poverty levels are highest in the Census Tracts with the highest percentages of minority populations. By definition, 48.8 percent of Clarksville households are in the lowest income categories.

Are there any areas in the jurisdiction where racial or ethnic minorities or low-income families are concentrated? (include a definition of "concentration")

Housing problems are scattered throughout the City, though there are certain neighborhoods that appear to require substantial efforts. The older housing stock appears to be located in Census Tracts 1012.02, 1009, 1008, 1004, and 1002, which include the CDBG-eligible Tracts and those with the largest percentages of minority populations. Only four Census Tracts have minority concentrations per HUD's definition, but these tracts are the ones with the lowest income levels, the oldest housing stock, and the most vacant properties. This may serve to limit housing opportunities for low-income households.

What are the characteristics of the market in these areas/neighborhoods?

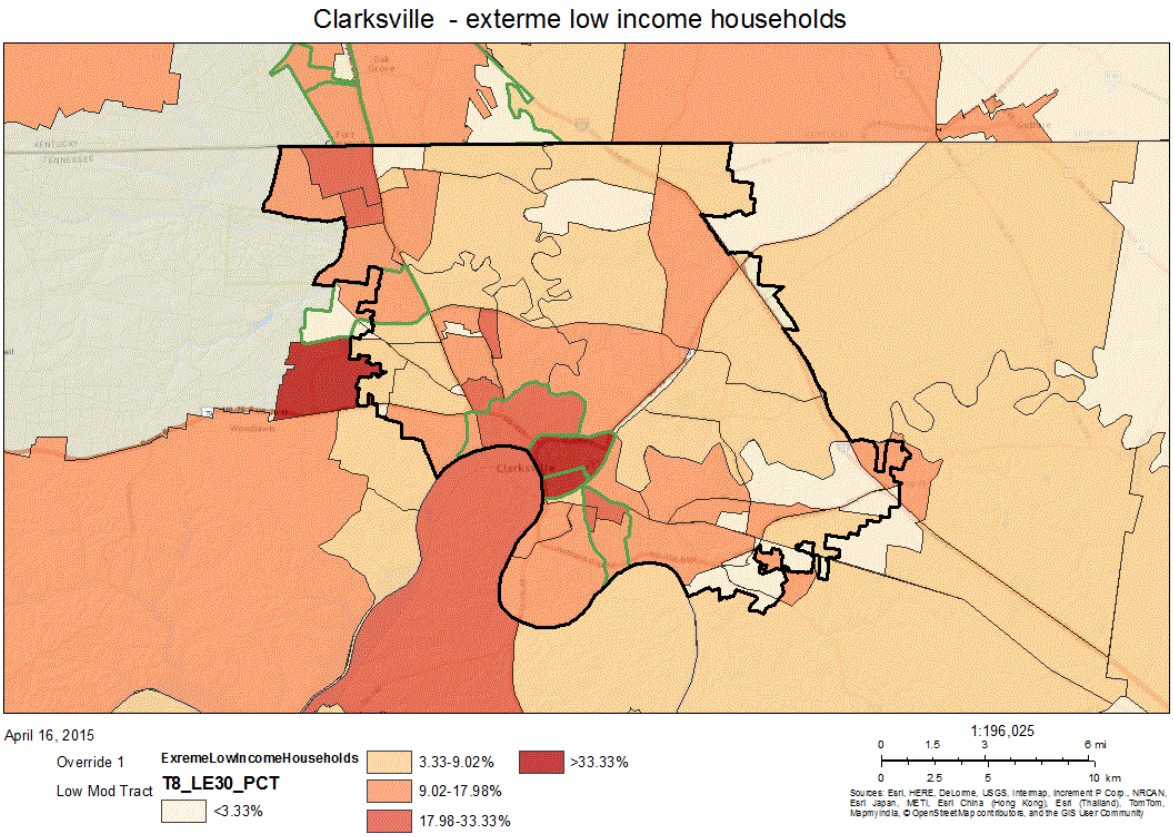
High vacancy rates, high unemployment rates, predominately renter-occupied. Median home prices are lower.

Are there any community assets in these areas/neighborhoods?

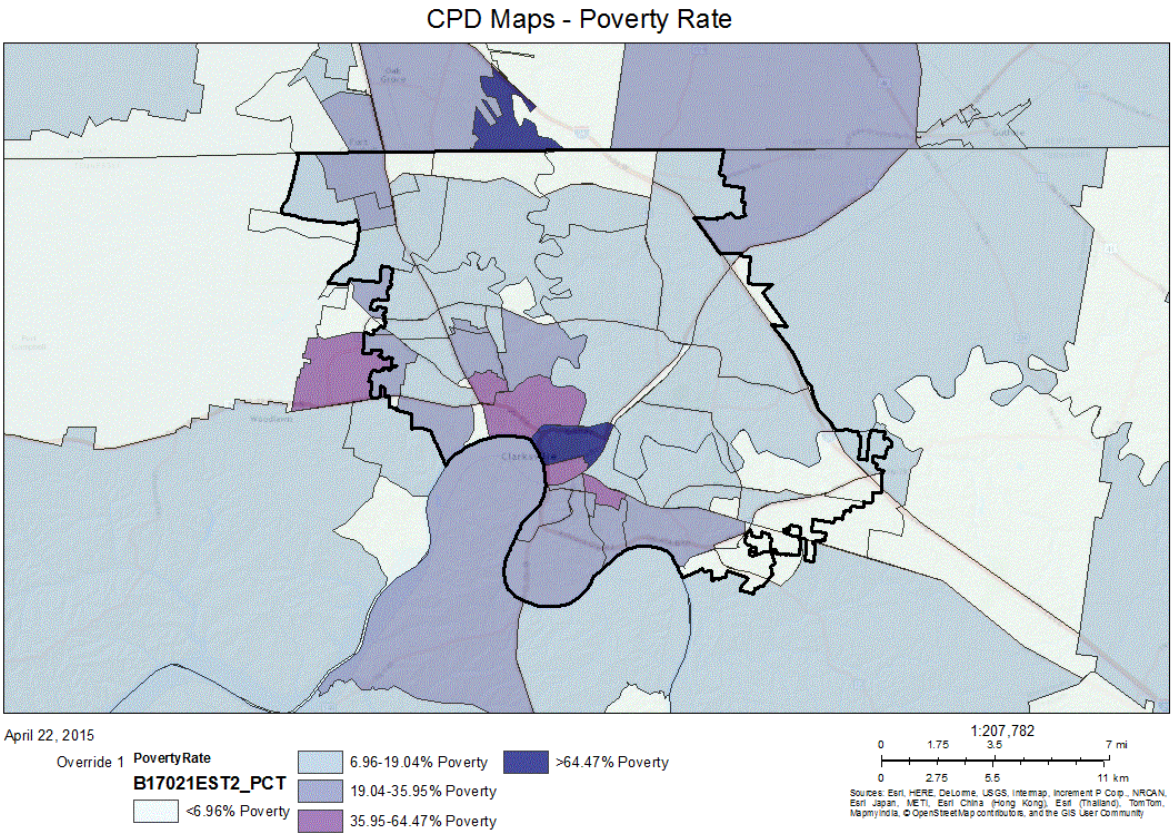
Each area contains public housing, Choice Neighborhood Planning Grant could be used in these areas. Census tract 1008 contains an Austin Peay State University. There is a transportation HUB downtown.

Are there other strategic opportunities in any of these areas?

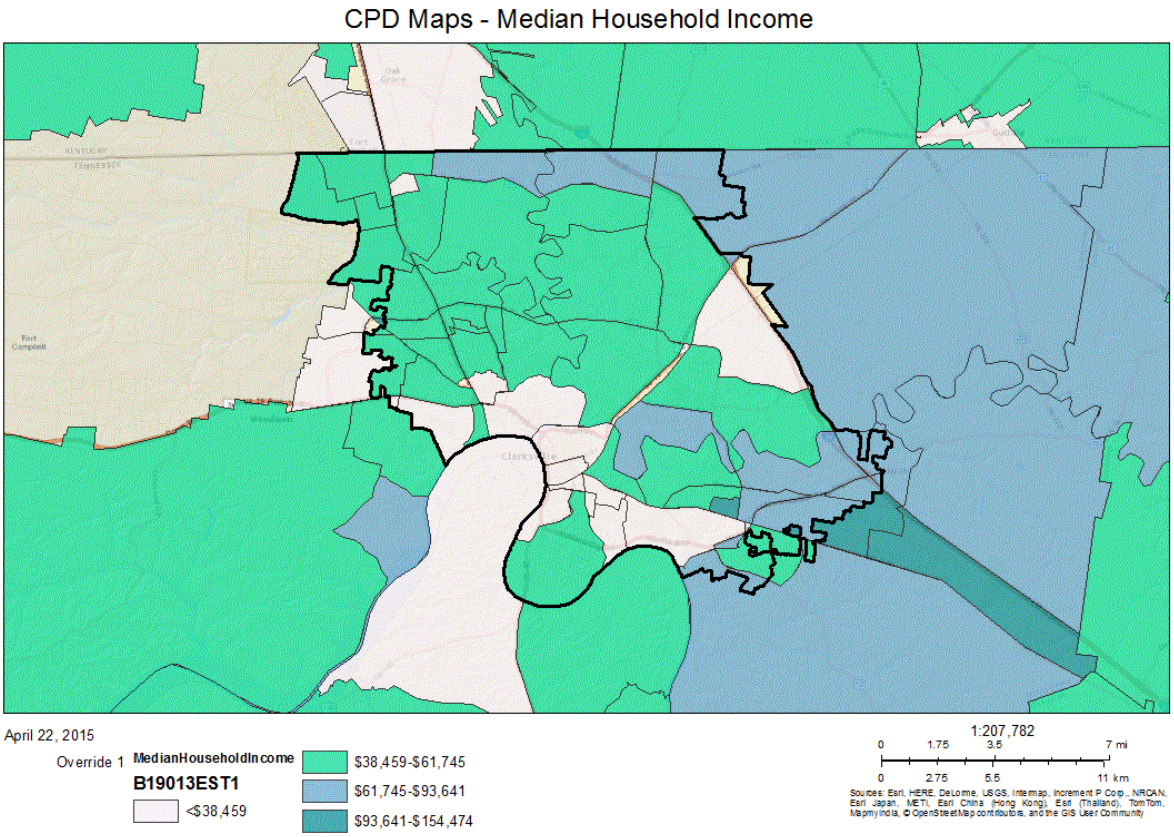
Within each area there is a transportation corridor, this offers a great opportunity for transit -oriented housing, which could increase ridership, minimize traffic, and provide mixed income housing opportunities. Transit-Oriented Developments are typically compact, higher density, mixed use development within a half mile or ten-minute walk of a transit station, this increases location efficiency by providing a good mix of housing, jobs, retail and recreational centers. This would allow a greater sense of community, better use of land, reduced household spending on transportation. This would also lower public expenditures on roads, utilities and public safety. Clarksville Public Housing could create a transformation plan for neighborhoods containing public housing units.



Clarksville - extreme low-income households



CPD Maps - Poverty Rate



CPD Maps - Median Household Income

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Strategic Plan

SP-05 Overview

Strategic Plan Overview

The City of Clarksville's Five Year Strategic Housing and Community Development Plan outlines the ways in which federal housing and community development funds will be used to respond to the needs of the community. The plan is based on an assessment of the community needs as identified in this plan as well as related plan and policy documents. Targeted CDBG and HOME funds will be used to address needs and act as advantage for other funding. In the case of housing construction, the HOME funds are a very small percentage of the funding, with the majority of funding available on successful Tennessee Low Income Housing Tax Credits applications. The City has very limited resources available for direct services. The City will work with other funding agencies to target the CDBG funding where they can be used most effectively. The City will also explore a small business loan program during the next program year. The City of Clarksville will focus the use of CDBG and HOME funds on the following objects: · Increase and reserve affordable housing . Revitalize targeted neighborhoods; provide supportive services for people who are homeless and those of homelessness Increase Economic Opportunities.

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SP-10 Geographic Priorities – 91.215 (a)(1)

Geographic Area

Table 47 - Geographic Priority Areas

1	**Area Name:**	NEW PROVIDENCE HILL
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	The area is north of the Red River and North of the Cumberland River.
	Include specific housing and commercial characteristics of this target area.	There are 1591 housing units, 1,131 71% are occupied, 460, 29% of the units are vacant. There are 402 mobile homes 25% of the total units in the census tract. There are several established commercial businesses that the local residents rely on, there are also many vacant commercial properties. There are many building setback issues with the commercial property on Fort Campbell Blvd. The majority of the houses were built prior to 1190 houses were built between 1990 and 1939. Median value of an owner occupied house in the area is $73,000. Renter-occupied units 803 71%, owner occupied 328 29%. There is a public housing complex on Market Street and Chapel with fifty units.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Public meeting held at the New Providence policing center in 2015, 2014 and at a church in 2013. Local business leaders and community leaders had input on the needs of the area.
	Identify the needs in this target area.	Unemployment rate is 11%, 85% of the residents are at or below the low-moderate income level. Median household income is $28,603. 36 % of the families live below the poverty level. There is an older housing stock in the area, majority of the housing in renter occupied, there are several large mobile home parks in the target area, which is conducive for transient housing. There is a lot of under used property in the area, various commercial property lines Fort Campbell Blvd, and much of the property is not being used to its potential.

	What are the opportunities for improvement in this target area?	New Providence district has a major transportation corridor running north and south through the district. Corridors can be used as a foundation to create neighborhoods through zoning, and transportation planning. There is an under used community center in New Providence that could be converted to a business incubator. There are several parks in the area that could be used to attract tourist. There is opportunity for mixed-use development in the area due to its location and easy access to other parts of the city.
	Are there barriers to improvement in this target area?	There are many aging mobile home trailer parks in the census tract, trailer parks are zoned for multi-family residential housing. Zoning ordinance specifically states mobile homes can only be placed in a mobile home zone, and trailers are being moved into the multi-family zone. Trailer parks are in disrepair, residents have to pay high water and sewer bills due to a master meter being used to calculate utility bills. The bills are divided among residents, and due to an aging system are high.
2	**Area Name:**	RED RIVER NEIGHBORHOOD
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Red River district is south of the Red River and North of Madison Street and east of the Cumberland River
	Include specific housing and commercial characteristics of this target area.	The census tract includes Austin Peay State University and Lincoln Homes public housing with 208 units. Median household income is $16, 944.00, there are 890 housing units in the census tract. 104 units are vacant, at an 11.70% rate. 73.80 % of the units in this census tract are renter-occupied. An underused old factory dominates the southeast portion of the census tract. There is an abandoned meat processing plant that needs to be removed. A mixture of industrial, commercial parcels exist along Kraft Street making it difficult to define the area. Austin Peay State University also lies within the census tract.

	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Two public meetings at Bert elementary school, with seventy-five people attending, and two public meetings held at the New Providence policing center.
	Identify the needs in this target area.	Unemployment rate of 7%, more jobs are needed for area residents. Poverty rate for families is 38%. 629 housing units were built prior to 1970. The high rental rate makes this a transient dominated area. More owner-occupied housing is needed to stabilize the area. Public housing needs to apply for the Rental Demonstration Program, and the Choice Neighborhoods program. There needs to be some type of buffer between the factories and industrial uses around the housing areas. More owner occupied housing is needed, and mixed income housing is also needed.
	What are the opportunities for improvement in this target area?	Two major transportation corridors run east and west through the census tract. A college campus lies with the target area. There is a Brownfield building that needs to be removed and once removed would make a good park or green space. Great place for Transportation -Oriented development with the two corridors in the target area.
	Are there barriers to improvement in this target area?	The most common negative public perceptions regarding public housing include: 1) fear of increase in crime, 2) fear of decrease in property value, 3) the belief that public housing properties are unattractive and poorly maintained, and 4) an ideological view that affordable housing recipients do not deserve assistance.
3	**Area Name:**	SOUTH CLARKSVILLE NEIGHBORHOOD
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	South Clarksville borders the Cumberland River to the South, Madison Street to the south.

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	Include specific housing and commercial characteristics of this target area.	A public housing project lies within this neighborhood, there are 1,426 housing units, close to 20% of the units are vacant. 700 hundred units were built between 1959 and 1939 or earlier. 503 units are owner-occupied at 43.93%, 642 units are renter -occupied at 56.10%. Owner-occupied unit's median cost $57,500.
	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Newspaper, public meeting at the local public library
	Identify the needs in this target area.	unemployment rate 13%, 32 % of the families and people are below the poverty level, median household income is $21,212. More owner occupied housing is needed, and more jobs for area residents is also needed. There are a number of older housing units in the area, very little retail in the area.
	What are the opportunities for improvement in this target area?	Two major transportation corridors run east and west through the tract. Transit-Oriented housing is would be ideal for this area with its proximity to the interstate. Economic development and job opportunities would increase with some type of transit-oriented development that would take residents back and forth to Nashville.
	Are there barriers to improvement in this target area?	Majority of the land in the area is occupied, in order to develop there would need to be some type of land assembly.
4	**Area Name:**	Downtown
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	Downtown Clarksville, core of the city. Borders the Cumberland River to east and Red River to the West
	Include specific housing and commercial characteristics of this target area.	518 housing units in the area, 344 units occupied at 66% with 174 units vacant at 33%. 91% of the units are renter-occupied, leaving just 8% owner -occupied. Downtown is lacking retail and housing, there is not sense of place due to the high transient population.

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	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Newspaper public notice
	Identify the needs in this target area.	Affordable housing is needed in the area. Unemployment rate is 14%, household's total 344, 32% of those make less than $10,000 per year. Median household income is $20,741.00. 54% of families live below the
	What are the opportunities for improvement in this target area?	Downtown is ready for revitalization, a committee should be formed through the housing authority. A corporate office is needed downtown, and the city should recruit white-collar jobs for the downtown area.
	Are there barriers to improvement in this target area?	Affordable housing is needed in the area, this is difficult with the perceptions of what affordable housing is and what it can bring to the target area. A prosperous downtown future depends on the ability to target investment both private, to use in the downtown area. Areas need to be identified as top development areas, and given mixed-use density bonuses.
5	**Area Name:**	Northwest Clarksville
	Area Type:	Local Target area
	Other Target Area Description:	
	HUD Approval Date:	
	% of Low/ Mod:	
	Revital Type:	Housing
	Other Revital Description:	
	Identify the neighborhood boundaries for this target area.	West of Fort Campbell Blvd, North of 101st Parkway, South of Fort Campbell Military reservation
	Include specific housing and commercial characteristics of this target area.	Total housing units 1596, owner occupied 773 at 52.8% Renter occupied 690 at 47% which is about the city average. The majority of the houses were built between 1960 and 1999. Two major transportation corridors run through the census tract 101st parkway going east and west and Fort Campbell Blvd going north and south. Fort Campbell Blvd has a plethora of well-established businesses, but also many vacant lots on commercial zoned parcels. Traffic counts for the area are heavy, making ingress and egress difficult. Fort Campbell is close and the major job center for the area.

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	How did your consultation and citizen participation process help you to identify this neighborhood as a target area?	Citizen's Advisory committee, and public meetings were used to discuss low to moderate income census tracts and what needs to be done to improve the living and business conditions in those tracts.
	Identify the needs in this target area.	Close to 50% of the family income is under the 80 percentile for median income, median household income in the area is $34,921. More home ownership is needed. Establish a community development entity, establish a merchant association, enhance public transportation, streetscape park improvements, and add additional recreation opportunities. Accessibility improvements and bus shelters. Seventy -five percent of the homes in the area are valued under $150,000, which is close to the total median value for the city.
	What are the opportunities for improvement in this target area?	Great arterial transportation routes through the area, small business incubator, and mixed-use development would be an effective strategy to help improve the job market. Priority development areas should be designated in the area, and invested in.
	Are there barriers to improvement in this target area?	Much of the area is developed, more funding could be used to rehabilitate more houses and improve infrastructure. The area needs a greater sense of community and place. The area does not seem to be transitioning very well, from older homes being bought by younger homebuyers.

General Allocation Priorities

Describe the basis for allocating investments geographically within the jurisdiction (or within the EMSA for HOPWA).

While the City will encourage the production of affordable housing throughout the city to maximize choice for low-income residents, the City has identified a strong need for geographic prioritization in five neighborhoods in the City of Clarksville 1. New Providence, 2. Red River, 3. South Clarksville, Northwest Clarksville, 5. Downtown Clarksville. The city intends to pursue strong neighborhood revitalization in the target areas, through housing rehabilitation, code enforcement and infrastructure projects to improve affordable residential housing.

SP-25 Priority Needs - 91.215(a)(2)

Priority Needs

Table 48 – Priority Needs Summary

1	**Priority Need Name**	Rehabilitation of Existing Housing
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly
	Geographic Areas Affected	NEW PROVIDENCE HILL RED RIVER NEIGHBORHOOD SOUTH CLARKSVILLE NEIGHBORHOOD Northwest Clarksville Downtown
	Associated Goals	Expand and preserve Affordable Housing
	Description	Support the development of affordable housing, expand the supply of affordable housing
	Basis for Relative Priority	Citizen Advisory committee, public meetings, homeless forum, needs assessment
2	**Priority Need Name**	Neighborhood Revitalization
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	NEW PROVIDENCE HILL RED RIVER NEIGHBORHOOD SOUTH CLARKSVILLE NEIGHBORHOOD Northwest Clarksville Downtown

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	Associated Goals	Expand and preserve Affordable Housing Build community infrastructure and service capacity Revitalize targeted neighborhoods
	Description	Promote neighborhoods revitalization in the city's low income areas through four strategies: 1 Promote maintenance of homes through increased code enforcement 2. Rehabilitate or repair single-family homes through rehabilitation programs 3. Demolish dilapidated structures 4. Prioritize public infrastructure (parks, clean up, drainage improvements)
	Basis for Relative Priority	
3	**Priority Need Name**	Rehabilitate Public Facilities and Infrastructure
	Priority Level	High
	Population	Extremely Low Low Moderate Large Families Families with Children Elderly Persons with Physical Disabilities Persons with Developmental Disabilities
	Geographic Areas Affected	NEW PROVIDENCE HILL RED RIVER NEIGHBORHOOD SOUTH CLARKSVILLE NEIGHBORHOOD Northwest Clarksville Downtown
	Associated Goals	Build community infrastructure and service capacity Revitalize targeted neighborhoods
	Description	Fund public facility improvements in Clarksville that benefit low income households and person with special needs to include, neighborhood facilities, parks and recreation facilities, fund non-housing community development proposals that eliminate a threat to public health and safety to include flood and drainage improvements, sidewalks, street improvements and other infrastructure improvements.
	Basis for Relative Priority	Interviews with residents and stakeholders Comments at community meetings Needs assessment
4	**Priority Need Name**	Provide Support for Emergency Housing and Support

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	Priority Level	High
	Population	Extremely Low Chronic Homelessness Individuals Families with Children Mentally Ill Chronic Substance Abuse veterans Victims of Domestic Violence
	Geographic Areas Affected	
	Associated Goals	Assist homeless and at-risk of homelessness with
	Description	Assist persons who are homeless through the development and rehabilitation of transitional housing; fund projects that provide supportive services and shelter to persons who are homeless.
	Basis for Relative Priority	Needs assessment, comments from community meetings
5	**Priority Need Name**	Increase Permanent Supportive Housing for Homeless
	Priority Level	High
	Population	Extremely Low Chronic Homelessness Families with Children
	Geographic Areas Affected	
	Associated Goals	Assist homeless and at-risk of homelessness with
	Description	Assist persons who are homeless or at risk of homelessness through the development and rehabilitation of permanent supportive housing.
	Basis for Relative Priority	Needs assessment, comments from community meetings
6	**Priority Need Name**	New Construction of Multifamily Housing Units
	Priority Level	High

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	Population	Moderate Large Families Families with Children Elderly
	Geographic Areas Affected	
	Associated Goals	Expand and preserve Affordable Housing
	Description	Support the development of low income housing tax credit affordable rental housing, including projects located near job centers, that will be affordable to service employees and other low-wage members of the workforce.
	Basis for Relative Priority	Interviews with key community stakeholders, CHAS and other data on cost burden, market analysis
7	**Priority Need Name**	Affirmatively Further Fair Housing Choice
	Priority Level	High
	Population	Extremely Low Low Moderate Middle Large Families Families with Children Elderly Public Housing Residents
	Geographic Areas Affected	
	Associated Goals	
	Description	Accessibility improvements, fair housing enforcement, and education
	Basis for Relative Priority	Needs assessment, comments from community meetings
8	**Priority Need Name**	Provide Administrative Structure for Planning, Imp
	Priority Level	High

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	Population	Extremely Low Low Moderate Middle
	Geographic Areas Affected	
	Associated Goals	
	Description	Funding for the planning and administrative of the CDBG, HOME, and ESG programs as well as other housing, community development, and homelessness programs.
	Basis for Relative Priority	needs assessment

Narrative (Optional)

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SP-30 Influence of Market Conditions – 91.215 (b)

Influence of Market Conditions

Affordable Housing Type	Market Characteristics that will influence the use of funds available for housing type
Tenant Based Rental Assistance (TBRA)	
TBRA for Non-Homeless Special Needs	
New Unit Production	9,934 units built 2005 or later 17% of units built in the city, steady single family housing growth with the median cost of $154,000, wages need to buy at that cost $17.90
Rehabilitation	Rehabilitation cost Decreasing affordability of low income ownership housing;
Acquisition, including preservation	Decreasing affordability of low income rental or ownership housing; Acquisition costs.

Table 49 – Influence of Market Conditions

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SP-35 Anticipated Resources - 91.215(a)(4), 91.220(c)(1,2)

Introduction

The City of Clarksville is an Entitlement City according to the U.S. Department of Housing and Urban Development (HUD) criteria. Accordingly, the City receives annual allocations of funds for Housing and Community Development Projects under the Community Development Block Grant Program (CDBG), and Home Investment Partnership Program (HOME). As an Entitlement City, and a Participating Jurisdiction (PJ) Clarksville is required to conduct a comprehensive assessment of its housing and community needs and to present a plan of action in a detailed format prescribed by HUD.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	951,723	125,000	0	1,076,723	3,806,892	

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	340,196	125,000	0	465,196	1,360,784	
Continuum of Care	public - federal	Admin and Planning Housing	108,944	0	0	108,944	435,776	
Other	public - state	Admin and Planning Public Services	218,768	0	0	218,768	875,072	These funds are received from the Tennessee Housing Development Agency as a set-aside city.

Table 50 - Anticipated Resources

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Clarksville's federal fund allocations will complement a number of other resources the impact community development (e.g. capital improvement projects, transportation funding, Low Income Housing Tax Credits and financial funding.

OMB Control No: 2506-0117 (exp. 07/31/2015)

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

OMB Control No: 2506-0117 (exp. 07/31/2015)

SP-40 Institutional Delivery Structure – 91.215(k)

Explain the institutional structure through which the jurisdiction will carry out its consolidated plan including private industry, non-profit organizations, and public institutions.

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
CLARKSVILLE	Government	Economic Development Homelessness Non-homeless special needs Ownership Planning Rental neighborhood improvements public facilities public services	
BUFFALO VALLEY INC.	Continuum of care	Homelessness Ownership Rental	
COMMUNITY ACTION AGENCY	Government	Homelessness	Other
Clarksville Montgomery County Public Library	Public institution	Homelessness Planning	Other
Clarksville Montgomery County School System	Public institution	Homelessness Planning	Other
First Church of the Nazarene	Community/Faith-based organization	Homelessness	Other
Flourishing Families	Community/Faith-based organization	Homelessness	Other
Manna Cafe Ministries	Community/Faith-based organization	Homelessness	Other
Operation Stand Down	Regional organization	Homelessness Ownership Rental	Region
PROGRESSIVE DIRECTIONS INC.	Non-profit organizations	Ownership Planning Rental	Other
Radical Missions	Community/Faith-based organization	Homelessness Non-homeless special needs Ownership Planning Rental public services	Other

OMB Control No: 2506-0117 (exp. 07/31/2015)

Responsible Entity	Responsible Entity Type	Role	Geographic Area Served
SALVATION ARMY	Community/Faith-based organization	Homelessness Planning	Other
UNITED METHODIST URBAN MINISTRIES	Community/Faith-based organization	Homelessness Non-homeless special needs Planning public services	Other
URBAN MINISTRIES - SAFE HOUSE	Community/Faith-based organization	Homelessness Non-homeless special needs public services	Other
Workforce Essentials	Government	Economic Development Non-homeless special needs	State
safe harbor	Community/Faith-based organization	Economic Development Homelessness	Other

Table 51 - Institutional Delivery Structure

Assess of Strengths and Gaps in the Institutional Delivery System

The strengths of the institutional system for delivering Consolidated Plan are the cohesiveness and working history within and among the City of Clarksville, the Clarksville Housing Authority, and local non-profits and community partners. The primary weakness of the delivery system is a lack of financial resources to meet needs.

Availability of services targeted to homeless persons and persons with HIV and mainstream services

Homelessness Prevention Services	Available in the Community	Targeted to Homeless	Targeted to People with HIV
Homelessness Prevention Services			
Counseling/Advocacy	X	X	
Legal Assistance	X	X	
Mortgage Assistance	X		
Rental Assistance	X		
Utilities Assistance	X	X	
Street Outreach Services			
Law Enforcement			
Mobile Clinics			
Other Street Outreach Services	X		
Supportive Services			
Alcohol & Drug Abuse	X	X	

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Child Care	X		
Education	X		
Employment and Employment Training	X		
Healthcare	X	X	
HIV/AIDS			
Life Skills		X	
Mental Health Counseling	X	X	
Transportation			
Other			

Table 52 - Homeless Prevention Services Summary

Describe how the service delivery system including, but not limited to, the services listed above meet the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth)

Describe the strengths and gaps of the service delivery system for special needs population and persons experiencing homelessness, including, but not limited to, the services listed above

Provide a summary of the strategy for overcoming gaps in the institutional structure and service delivery system for carrying out a strategy to address priority needs

SP-45 Goals Summary – 91.215(a)(4)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Revitalize targeted neighborhoods	2015	2020	Non-Housing Community Development	NEW PROVIDENCE HILL RED RIVER NEIGHBORHOOD SOUTH CLARKSVILLE NEIGHBORHOOD Northwest Clarksville Downtown	Neighborhood Revitalization Rehabilitate Public Facilities and Infrastructure	CDBG: $750,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 14390 Persons Assisted Buildings Demolished: 10 Buildings Housing Code Enforcement/Foreclosed Property Care: 90 Household Housing Unit
2	Build community infrastructure and service capacity	2015	2020	Non-Housing Community Development	NEW PROVIDENCE HILL RED RIVER NEIGHBORHOOD SOUTH CLARKSVILLE NEIGHBORHOOD Northwest Clarksville Downtown	Neighborhood Revitalization Rehabilitate Public Facilities and Infrastructure	CDBG: $500,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 14135 Persons Assisted

OMB Control No: 2506-0117 (exp. 07/31/2015)

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
3	Assist homeless and at-risk of homelessness with	2015	2020	Homeless		Provide Support for Emergency Housing and Support Increase Permanent Supportive Housing for Homeless	CDBG: $710,000 Continuum of Care: $514,500 Emergency Solutions Grant: $794,615	Homeless Person Overnight Shelter: 5000 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 50 Beds Homelessness Prevention: 600 Persons Assisted
4	Expand and preserve Affordable Housing	2015	2020	Affordable Housing	NEW PROVIDENCE HILL RED RIVER NEIGHBORHOOD SOUTH CLARKSVILLE NEIGHBORHOOD Northwest Clarksville Downtown	Neighborhood Revitalization Rehabilitation of Existing Housing New Construction of Multifamily Housing Units	CDBG: $1,347,870 HOME: $1,529,900 Emergency Solutions Grant: $50,000	Rental units constructed: 180 Household Housing Unit Rental units rehabilitated: 5 Household Housing Unit Homeowner Housing Rehabilitated: 100 Household Housing Unit Direct Financial Assistance to Homebuyers: 40 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 25 Beds

Table 53 – Goals Summary

OMB Control No: 2506-0117 (exp. 07/31/2015)

Goal Descriptions

1	**Goal Name**	Revitalize targeted neighborhoods
	Goal Description	define targeted neighborhoods using updated demographic data, purchase construct and improve public facilities
2	**Goal Name**	Build community infrastructure and service capacity
	Goal Description	This goal strives to improve neighborhood infrastructure and access to basic services for low income and special needs populations.
3	**Goal Name**	Assist homeless and at-risk of homelessness with
	Goal Description	This goal includes activities targeted to persons and families experiencing and at-risk of homelessness.
4	**Goal Name**	Expand and preserve Affordable Housing
	Goal Description	The purpose of this goal is to increase the affordability, availability, accessibility and sustainability of renter and owner-occupied housing units.

Estimate the number of extremely low-income, low-income, and moderate-income families to whom the jurisdiction will provide affordable housing as defined by HOME 91.315(b)(2)

see chart 52

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SP-50 Public Housing Accessibility and Involvement – 91.215(c)

Need to Increase the Number of Accessible Units (if Required by a Section 504 Voluntary Compliance Agreement)

N/A

Activities to Increase Resident Involvements

The Authority is committed to assisting its residents to become more involved in management. CHA has a Resident Advisory Board (RAB) who participates in the development of the annual PHA Plans. A CHA Resident serves on the CHA Board of Commissioners providing leadership, setting policies governing the operations of the Authority, adopting budgets, making certain the Authority has independent reviews and audits and ensuring compliance with local, state and federal laws and regulations. Currently CHA has only one site (Lincoln Homes) with a resident council - the Lincoln Homes Resident Council (LHRC). The second largest site, Summit Heights has established a resident committee whose members have participated in resident training and are exploring ways to become more involved in their community. Partnerships have been established in the 2 smaller sites to support resident meetings and act as a resource for the communities. There are several resident meetings each month. CHA will continue to encourage resident involvement.

Is the public housing agency designated as troubled under 24 CFR part 902?

No

Plan to remove the 'troubled' designation

N/A

SP-55 Barriers to affordable housing – 91.215(h)

Barriers to Affordable Housing

The Land Use Plan Update for Clarksville and Montgomery County addresses topics for each of the areas planning districts, and three objectives and the necessary policies to achieve each objective. Inspection costs, permit fees, and higher quality construction requirements tend to drive up the cost of housing. Requirements for various kinds of building permits also increase the cost of a housing unit. Similarly zoning requirements that define or exclude certain types of housing can reduce the opportunity to develop a range of housing choices for individuals across the community. Further, despite the goals of the Land Use Plan and the City's efforts to create incentives and zoning to facilitate the construction of affordable housing units, both rental and owner-occupied, developers have seldom undertaken the construction of such units. Other examples of avoiding the construction of affordable units emerged in other discussions and the consensus was that without greater measures from the state level (THDA) and a better understanding of affordable housing on the part of developers, it would be difficult to develop a greater supply of affordable housing.

State controller has ordered our local tax assessor to tax low income housing tax credits, this will reduce the amount of units being built, if they are built at all.

Strategy to Remove or Ameliorate the Barriers to Affordable Housing

Recommendations:

1) Continue and expand efforts by City agencies, housing advocacy groups, and service organizations to inform renters and homebuyers of their rights and means of recourse if they feel they have been discriminated against.

2) Conduct City-led training sessions and information campaigns especially among rental property owners and managers, as well as apartment owner associations, and management companies.

3) Convene focus groups of advocacy groups, community based organizations, real estate industry professionals, lenders, property owners, and government agency officials to review and assess fair housing issues. These groups should identify discriminatory practices, trends, or changes in these practices, focal points of discriminatory practice, and the means or methods to address them.

4) Update Fair Housing information regularly and adjust strategies and actions accordingly. In particular, the groups mentioned above should continue to meet yearly (or perhaps twice yearly), for example at the Housing Summit.

5) Expand awareness efforts through school programs (e.g., poster contests, essay contests) coordinated with Fair Housing Month programs, and devote a Housing Summit session specifically to fair housing law and practice.

6) Work with housing advocacy and not-for-profit organizations to develop homeownership and home maintenance educational programs for first time homebuyers to better prepare them for the responsibilities of ownership and home maintenance.

7) Continue and, if possible, expand existing to educate households and housing related organizations by disseminating Fair Housing law literature, conducting Fair Housing law seminars and training, and focusing public awareness campaigns about Fair Housing law in ethnic and minority neighborhoods, and among civic, social, religious, and special interest groups.

8) Provide Fair Housing materials and educational programs in Spanish, especially in neighborhoods and communities with high percentages of Spanish-speaking persons.

SP-60 Homelessness Strategy – 91.215(d)

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The HNM coalition's strategies to reduce homelessness and chronic homelessness in the rural middle Tennessee area is based on three levels of housing needs, services and resources currently in the region and seeking additional resources that are needed in each of the service areas. These three levels of housing are Emergency Shelters, Transitional Housing and Permanent Supportive Housing. These three levels of housing were included in the original four primary areas of concern: Housing, Health, Economic Stability and Coordination of Services, to include:

- Enhancing prevention efforts through early interventions and outreach to individuals in institutions,
- Reaching out to individuals on the streets and providing them with the services and treatment they need and want to support their transition from homelessness into permanent supportive housing,
- Developing enough supportive housing for every chronically homeless Clarksville resident to have a permanent home in a stable environment,
- Building a strong system of income reinforcing supports so that each chronically homeless person has enough income to subsist upon,
- Devising a financing plan that will fund the programs, staff, teams, and Centers that will engage in this work, and
- Creating an implementation structure to ensure that the Plan gains the political support, financing, and oversight it needs to succeed.

Addressing the emergency and transitional housing needs of homeless persons

Emergency Resources are emergency shelters, discharge-planning agencies, PATH (Projects for Assistance in Transition from Homelessness) programs, criminal justice liaisons, and any organization (government, law enforcement, faith based, civic groups, etc.) that has direct contact with the homeless and chronically homeless population and provides housing for short periods of time. Examples of such housing could be vouchers for motels or programs such as Room in The Inn where churches provide overnight stay in their buildings that include a place to sleep, clean up and have at least one meal.

Transitional Resources are transitional housing units (length of stay usually 60 days to two years), halfway houses (both for additions and criminal justice/parole/probation) and any organization (government, law enforcement, faith based, civic groups, etc.) that has direct contact with the homeless and chronically homeless population. Some faith-based organizations provide housing to individuals or families while an adult is maintaining sobriety for a set period of time.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Permanent Resources are housing units that may or may not have supportive services attached that are safe, decent and affordable. Such housing may be provided by local health/mental health/addition recovery providers, public or private agencies, home ownership programs, and any organization (government, law enforcement, faith based, civic groups, etc.) that has direct contact with the homeless and chronically homeless population and provides housing that is not short term. Examples of permanent housing can be congregate living homes, group homes, independent living apartments, and vouchers for independent apartments, and/or SRO. Home ownership programs can be Habitat for Humanity, the like programs, or any programs that assist the formally homeless person or families with gaining and maintaining home ownership opportunities.

Help low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families who are likely to become homeless after being discharged from a publicly funded institution or system of care, or who are receiving assistance from public and private agencies that address housing, health, social services, employment, education or youth needs

The issue of persons at risk for homelessness in the state is addressed through the use of homeless prevention funds provided through the Emergency Shelter Grant Program. The State of Tennessee Workforce Investment Plan has the potential to assist those persons at risk for homelessness by providing the necessary housing, transportation, childcare, and job training related supports needed to assist families.

SP-65 Lead based paint Hazards – 91.215(i)

Actions to address LBP hazards and increase access to housing without LBP hazards

The city of Clarksville has complied and continues to comply with lead-based paint regulation since the enactment of Title X of the Housing and Community Development Act of 1992. The Act requires all State and local jurisdictions that receive funding from the Community Development Block Grant Program and HOME Program to adhere to the applicable federal lead-based paint regulations. Other organizations, which receive federal funds, are also required to adhere to these regulations.

How are the actions listed above related to the extent of lead poisoning and hazards?

The extent of lead-based paint hazards are discussed in MA-20. Integrating lead paint hazard identification and mitigation into existing programs is the most efficient and effective strategy to mitigate hazards, given budget constraints and limited HUD block grant funding. The City includes lead testing and abatement procedures in all applicable rehabilitation activities and requires an analysis of lead based paint if a project involves acquisition of pre-1978 multi-family projects. In addition, the City provides educational brochures published by the Environmental Protection Agency to residents on the health hazards of lead •based paint and encourages screening children for elevated blood lead levels when the housing in which they reside was built prior to 1978.

How are the actions listed above integrated into housing policies and procedures?

Policies/procedures to ensure compliance include the following:

- Rehabilitation projects that involve identified issues with lead based paint are required to include mitigation activities in the work specification write -up.
- Educating the community on the dangers of lead poisoning (through distribution of brochures).
- The city also sends key staff to HUD-sponsored training sessions, which may include information about lead regulations.

.

SP-70 Anti-Poverty Strategy – 91.215(j)

Jurisdiction Goals, Programs and Policies for reducing the number of Poverty-Level Families

Clarksville works with area service providers, faith based community, local business and other government entities to alleviate poverty. The strategy is to increase self-sufficiency of low-income individuals and families. According to the 2006-2010, 16% of the population was at or below the poverty level.

- Support programs for the Homeless and providers of emergency and transitional shelter and services to persons who are homeless or at risk of being homeless.
- Staff members serve on various non-profit boards and committees
- Assisting with the development of the 10 year plan to end homelessness
- Assist the Community Action Agency with funding and guidance
- Assist with policies that promote employment
- Continue to support non-profits in the delivery of basic services through the City of Clarksville's CDBG funds.
- Continue to participate in the Continuum of Care

How are the Jurisdiction poverty reducing goals, programs, and policies coordinated with this affordable housing plan

Clarksville coordinates activities related to reducing poverty with affordable housing. Support public service that assist persons with special needs, support public service programs for housing and other community development needs, provide funding for operation of emergency shelters. Continue to provide funding for essential services and programs that provide needed resources for homeless persons, and support programs that assist with basic necessities such as food, healthcare, clothing and shelter.

SP-80 Monitoring – 91.230

Describe the standards and procedures that the jurisdiction will use to monitor activities carried out in furtherance of the plan and will use to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

The Office of Housing and Community Development is the lead agency for the city's CDBG and HOME program.
All subrecipients for the City of Clarksville including those who serve homeless and low-income individuals are required to undergo a yearly monitoring for compliance with the CDBG regulations as stated in the original grant contract. Acceptance of CDBG funds obligates the City to ensure that CDBG monies are used in accordance with all applicable requirements.
Locally certified Community Housing Development Organizations (CHDOs) housing units are required to undergo a yearly monitoring and on-site inspection of the units.

Our objectives for monitoring are as follows:

- Ensure that CDBG funds are used in accordance with all program requirements

- Evaluate organizational and project performance

- Determine if the subrecipient is carrying out its community development program, and its individual activities, as described in the application for CDBG assistance and the Sub-recipient agreement.

- Ensure that activities are carried out in a timely manner, in accordance with the schedule in the agreement

- Ensure that all costs charged to a project are eligible under applicable CDBG regulations, and reasonable in light of the services delivered

- Determine if activities are performed with adequate control over program and financial performance, and in a way, that minimizes opportunities for waste, mismanagement, fraud, and abuse

- Assess the continuing capacity of the Subrecipient to carry out the approved project.

- Identify political problem areas and assist them with complying with applicable laws and regulations

- Assist with the resolution of any compliance problems through discussion, negotiation, and technical assistance. Provide adequate follow-up measures to ensure that performance and compliance deficiencies are corrected by the Subrecipient

- Comply with the federal monitoring requirements of 24 CFR 570.501 (b) and 24 CFR 85.40

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- Determine if any conflicts of interest exist in the operation of the CDBG program, per 24 CFR 570.611

- Ensure that required records are maintained to demonstrate compliance with applicable regulations

Monitoring activities will occur no less than annually. If any concerns or findings are found then the City will be required to address those items in a letter to the Subrecipient and receive a written response from the Subrecipient within two weeks of the original letter. Any risk that is identified will need to be addressed within 30 days by the Subrecipient before any additional funds can be disbursed to the Subrecipient.

The City of Clarksville also provides ongoing monitoring of all other housing and community development projects through the use of IDIS. This system assists us in tracking costs, eligibility, and performance.

Minority Outreach (MBE/WBE)

During the bidding process minorities are encouraged to apply, this is also listed on RFP/FRQ's.

Expected Resources

AP-15 Expected Resources – 91.220(c)(1,2)

Introduction

The City of Clarksville is an Entitlement City according to the U.S. Department of Housing and Urban Development (HUD) criteria. Accordingly, the City receives annual allocations of funds for Housing and Community Development Projects under the Community Development Block Grant Program (CDBG), and Home Investment Partnership Program (HOME). As an Entitlement City, and a Participating Jurisdiction (PJ) Clarksville is required to conduct a comprehensive assessment of its housing and community needs and to present a plan of action in a detailed format prescribed by HUD.

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	951,723	125,000	0	1,076,723	3,806,892	

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Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Reminder of ConPlan $	Narrative Description
			Annual Allocation: $	Program Income: $	Prior Year Resources: $	Total: $		
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	340,196	125,000	0	465,196	1,360,784	
Continuum of Care	public - federal	Admin and Planning Housing	108,944	0	0	108,944	435,776	
Other	public - state	Admin and Planning Public Services	218,768	0	0	218,768	875,072	These funds are received from the Tennessee Housing Development Agency as a set-aside city.

Table 54 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

Clarksville's federal fund allocations will complement a number of other resources the impact community development (e.g. capital improvement projects, transportation funding, Low Income Housing Tax Credits and financial funding

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If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan

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Annual Goals and Objectives

AP-20 Annual Goals and Objectives

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Revitalize targeted neighborhoods	2015	2020	Non-Housing Community Development	NEW PROVIDENCE HILL RED RIVER NEIGHBORHOOD SOUTH CLARKSVILLE NEIGHBORHOOD Northwest Clarksville Downtown	Neighborhood Revitalization Rehabilitate Public Facilities and Infrastructure	CDBG: $150,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2878 Persons Assisted Buildings Demolished: 2 Buildings Housing Code Enforcement/Foreclosed Property Care: 18 Household Housing Unit
2	Build community infrastructure and service capacity	2015	2020	Non-Housing Community Development	NEW PROVIDENCE HILL	Rehabilitate Public Facilities and Infrastructure	CDBG: $100,000	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 2827 Persons Assisted
3	Assist homeless and at-risk of homelessness with	2015	2020	Homeless		Provide Support for Emergency Housing and Support Increase Permanent Supportive Housing for Homeless	CDBG: $142,000 Continuum of Care: $102,900 Emergency Solutions Grant: $158,923	Homeless Person Overnight Shelter: 1000 Persons Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 10 Beds Homelessness Prevention: 120 Persons Assisted

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Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
4	Expand and preserve Affordable Housing	2015	2020	Affordable Housing	NEW PROVIDENCE HILL RED RIVER NEIGHBORHOOD SOUTH CLARKSVILLE NEIGHBORHOOD Northwest Clarksville Downtown	Neighborhood Revitalization Rehabilitation of Existing Housing New Construction of Multifamily Housing Units	CDBG: $369,020 HOME: $305,980 Emergency Solutions Grant: $50,000	Rental units constructed: 180 Household Housing Unit Rental units rehabilitated: 1 Household Housing Unit Homeowner Housing Rehabilitated: 20 Household Housing Unit Direct Financial Assistance to Homebuyers: 8 Households Assisted Overnight/Emergency Shelter/Transitional Housing Beds added: 25 Beds

Table 55 – Goals Summary

Goal Descriptions

1	**Goal Name**	Revitalize targeted neighborhoods
	Goal Description	
2	**Goal Name**	Build community infrastructure and service capacity
	Goal Description	
3	**Goal Name**	Assist homeless and at-risk of homelessness with
	Goal Description	
4	**Goal Name**	Expand and preserve Affordable Housing
	Goal Description	

OMB Control No: 2506-0117 (exp. 07/31/2015)

Projects

AP-35 Projects – 91.220(d)

Introduction

This section of the report indicated how the proposed 2015 Action Plan projects relate to the Consolidated Plan goals and objectives. Clarksville organizes a volunteer committee comprised of community members to prioritize and approve funding allocations.

Projects

#	Project Name
1	HOMEOWNER OCCUPIED HOUSING REHAB PROGRAM
2	FIRST-TIME HOMEBUYER PROGRAM
3	DEMOLITION AND CLEARANCE
4	INFRASTRUCTURE
5	NEIGHBORHOOD PUBLIC FACILITIES
6	COMMUNITY ACTION AGENCY - HOMELESS ACTIVITIES
7	SAFE HARBOR OF CLARKSVILLE
9	GRACE ASSISTANCE PROGRAM
10	MANNA CAFE MINISTRIES FOOD BOX DISTRIBUTION
11	SAFE HOUSE DOMESTIC VIOLENCE SHELTER
12	FLOURISHING FAMILIES SECOND CHANCE PROGRAM
13	HOME PROGRAM CHDO SET-ASIDE
14	CDBG AND HOME ADMINISTRATION
15	SERENITY HOUSE
16	ACQUISITION
17	LOW INCOME HOUSING TAX CREDIT
18	PLANNING
19	FAIR HOUSING

Table 56 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The City has pursued a variety of strategies to affect the identified needs of the community, the primary obstacle to meeting the underserved needs is the lack of sufficient financial resources. Annually several more projects could be under taken if funding was available.

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AP-38 Project Summary

Project Summary Information

	Project Name	HOMEOWNER OCCUPIED HOUSING REHAB PROGRAM
	Target Area	NEW PROVIDENCE HILL RED RIVER NEIGHBORHOOD SOUTH CLARKSVILLE NEIGHBORHOOD Northwest Clarksville Downtown
	Goals Supported	Expand and preserve Affordable Housing
	Needs Addressed	Rehabilitation of Existing Housing Neighborhood Revitalization
	Funding	:
	Description	PROGRAM IS DESIGNED TO ASSIST LOW AND MODERATE INCOME HOUSEHOLDS FOR CODE RELATED REPAIRS INCLUDING WATER AND SEWER HOOK-UP AND ACCESSIBILITY MODIFICATIONS. THE PROGRAM WILL BE AVAILABLE CITYWIDE. PROGRAM WILL ALSO PROVIDE FUNDS TO NON-PROFIT ORGANIZATIONS IN ORDER TO MAXIMIZE THE IMPACT OF FUNDS BY USING LABOR AND DONATED MATERIALS FOR HOUSING REPAIR EFFORTS FOCUSED IN THE NEIGHBORHOOD ENHANCEMENT AREAS.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	15 Rehabs for 15 Low to Moderate income families.
	Location Description	Citywide.
	Planned Activities	Housing rehabilitation and emergency repairs.
2	**Project Name**	FIRST-TIME HOMEBUYER PROGRAM
	Target Area	
	Goals Supported	Expand and preserve Affordable Housing
	Needs Addressed	Neighborhood Revitalization
	Funding	:
	Description	FUNDS ARE PROVIDED TO LOW AND MODERATE INCOME RESIDENTS FOR DOWN PAYMENT AND CLOSING COSTS TO PURCHASE HOMES WITHIN THE CLARKSVILLE CITY LIMITS. ELIGIBLE BORROWERS WILL RECEIVE A LOAN FOR DOWN PAYMENT ASSISTANCE AND A 10-YEAR FORGIVABLE LOAN FOR CLOSING COSTS.
	Target Date	6/30/2016

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	Estimate the number and type of families that will benefit from the proposed activities	8 First Time Homebuyers. 8 Low to Moderate Income households.
	Location Description	Citywide.
	Planned Activities	Provide down payment and closing cost assistance.
3	**Project Name**	DEMOLITION AND CLEARANCE
	Target Area	NEW PROVIDENCE HILL RED RIVER NEIGHBORHOOD SOUTH CLARKSVILLE NEIGHBORHOOD Northwest Clarksville Downtown
	Goals Supported	Revitalize targeted neighborhoods
	Needs Addressed	Neighborhood Revitalization
	Funding	:
	Description	BLIGHTED AREAS IN A COMMUNITY ARE DETRIMENTAL TO THE HEALTH AND WELL-BEING OF THE NEIGHBORHOODS. CDBG FUNDS WILL BE USED TO STRENGTHEN CODE ENFORCEMENT INITIATIVES CITY-WIDE AND PARTICULARLY TARGET AREAS WHERE THERE IS SIGNIFICANT NEED.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	20 units.
	Location Description	Citywide.
	Planned Activities	Demolition and clearance of blighted properties throughout the city.
4	**Project Name**	INFRASTRUCTURE
	Target Area	NEW PROVIDENCE HILL
	Goals Supported	Build community infrastructure and service capacity
	Needs Addressed	Rehabilitate Public Facilities and Infrastructure
	Funding	:
	Description	INFRASTRUCTURE PROJECTS IN ELIGIBLE CENSUS TRACTS THAT ENCOURAGE THE DEVELOPMENT OF AFFORDABLE RESIDENTIAL HOUSING.
	Target Date	6/30/2016

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	Estimate the number and type of families that will benefit from the proposed activities	1 unit. Accomplishments will be tied to a target area benefit.
	Location Description	
	Planned Activities	Improvements include sidewalk installation.
5	**Project Name**	NEIGHBORHOOD PUBLIC FACILITIES
	Target Area	RED RIVER NEIGHBORHOOD
	Goals Supported	Revitalize targeted neighborhoods
	Needs Addressed	Rehabilitate Public Facilities and Infrastructure
	Funding	:
	Description	FUNDS WILL BE USED FOR ACQUISITION, CONSTRUCTION, RECONSTRUCTION OR INSTALLATION OF PUBLIC FACILITIES AND IMPROVEMENTS INCLUDING RECREATIONAL FACILITIES FOR YOUTH IN LOW INCOME CENSUS TRACTS.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	1 unit tied to a target area benefit.
	Location Description	
	Planned Activities	Install playground equipment and restrooms at a local park in a targeted neighborhood.
6	**Project Name**	COMMUNITY ACTION AGENCY - HOMELESS ACTIVITIES
	Target Area	
	Goals Supported	Assist homeless and at-risk of homelessness with
	Needs Addressed	Increase Permanent Supportive Housing for Homeless
	Funding	:
	Description	THE OLD FIREHOUSE DAY SHELTER SELF-SUFFICIENCY PROGRAM WILL BE ADMINISTERED THROUGH THE OLD FIREHOUSE DAY SHELTER AND RESOURCE CENTER AND WILL ASSIST AND TRACK THE WORKING HOMELESS TO BECOME MORE SELF-SUFFICIENT AND HELP THOSE WORKING WITH UTILITY DEPOSITS FOR THOSE RECEIVING RENTAL ASSISTANCE.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	40 low to moderate-income households.
	Location Description	
	Planned Activities	Provide funds to secure housing to include rental and utility deposits.
7	**Project Name**	SAFE HARBOR OF CLARKSVILLE
	Target Area	
	Goals Supported	Assist homeless and at-risk of homelessness with
	Needs Addressed	Provide Support for Emergency Housing and Support
	Funding	:
	Description	THE SAFE HARBOR OF CLARKSVILLE PROGRAM IS A 54 BED FACILITY. THE MEN SERVED FLL IN THE <30% MFI INCOME LEVEL. THESE MEN HAVE A VARIETY OF BACKGROUNDS SUCH AS HOMELESSNESS, PAROLES/PROBATION/ALTERNATE SENTENCING, HIV/AIDS, PHYSICAL DISABILITIES, SUBSTANCE ABUSE, AND VETERANS.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	54 homeless male individuals.
	Location Description	
	Planned Activities	Funds will be used to provide shelter utilities, repair and maintenance of equipment and building, operating supplies, communication and property and liability insurance.
8	**Project Name**	GRACE ASSISTANCE PROGRAM
	Target Area	
	Goals Supported	Assist homeless and at-risk of homelessness with
	Needs Addressed	Provide Support for Emergency Housing and Support Increase Permanent Supportive Housing for Homeless
	Funding	:
	Description	THE GRACE ASSISTANCE PROGRAM WILL PROVIDE EMERGENCY FINANCIAL ASSISTANCE WITH ELECTRIC OR GAS AND WATER BILLS TO LOW/MODERATE INCOME RESIDENTS. CLIENTS WILL BE ASSISTED WITH UTILITY BILLS TO PREVENT TERMINATION OF SERVICE, GIVEN A WINDOW AIR CONDITIONER, GIVEN A CLARKSVILLE DEPARTMENT OF ELECTRICITY UTILITY DEPOSIT TO OBTAIN HOUSING.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	96 low to moderate-income persons.
	Location Description	
	Planned Activities	Funds will be used to assist with utility bills, provide window air conditioners/heaters, and provide utility deposits.
9	**Project Name**	MANNA CAFE MINISTRIES FOOD BOX DISTRIBUTION
	Target Area	
	Goals Supported	Assist homeless and at-risk of homelessness with
	Needs Addressed	Provide Support for Emergency Housing and Support
	Funding	:
	Description	PROVIDE A MOBILIZED FOOD DISTRIBUTION PROGRAM THAT PROVIDES FOOD BOXES TO AREAS OF THE COMMUNITY WHERE TRANSPORTATION AND/OR ACCESS TO TRANSPORTATION IS A BARRIER TO THE HOMELESS AND WORKING POOR.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	12,500 food boxes provided to low to moderate-income households.
	Location Description	
	Planned Activities	To provide food boxes, purchase operating supplies and to provide a portion of the warehouse managers salary.
10	**Project Name**	SAFE HOUSE DOMESTIC VIOLENCE SHELTER
	Target Area	
	Goals Supported	Assist homeless and at-risk of homelessness with
	Needs Addressed	Provide Support for Emergency Housing and Support
	Funding	:
	Description	THE OBJECTIVE OF THIS PROGRAM IS TO PROVIDE A SAFE, VIOLENCE FREE LIVING ENVIRONMENT FOR HOMELESS WOMEN AND CHILDREN WHO HAVE BEEN ABUSED OR BATTERED. OTHER SERVICES TO ASSIST FAMILIES TO OBTAIN MAINSTREAM RESOURCES AND OTHER ASSISTANCE IS PROVIDED BY CASE MANAGERS.
	Target Date	6/30/2016

	Estimate the number and type of families that will benefit from the proposed activities	325 women and children who are victims of domestic violence.
	Location Description	
	Planned Activities	To provide 24 hr. emergency shelter and services to low and moderate income women and children who are victims of family violence.
11	**Project Name**	FLOURISHING FAMILIES SECOND CHANCE PROGRAM
	Target Area	
	Goals Supported	Assist homeless and at-risk of homelessness with
	Needs Addressed	Provide Support for Emergency Housing and Support
	Funding	:
	Description	THE OBJECTIVE OF THIS PROGRAM IS TO PROVIDE HOMELESS OR AT RISK OF HOMELESSNESS CLIENTS WITH JOB PLACEMENT, FOOD, SHELTER, AND BUS PASSES.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	8 low to moderate-income households.
	Location Description	
	Planned Activities	To provide low-income households with shelter, financial advice, preparation of employment opportunities, counseling, food, transportation and clothing.
12	**Project Name**	HOME PROGRAM CHDO SET-ASIDE
	Target Area	
	Goals Supported	Expand and preserve Affordable Housing
	Needs Addressed	Increase Permanent Supportive Housing for Homeless
	Funding	:
	Description	TO PROVIDE AFFORDABLE, DECENT, SAFE AND SANITARY HOUSING OPPORTUNITIES FOR LOW AND MODERATE INCOME FAMILIES AND INDIVIDUALS.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	1 unit provided to a CHDO to purchase and/or rehabilitate.

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	Location Description	
	Planned Activities	Provide funds to a CHDO to purchase and/or rehabilitate a housing unit.
13	**Project Name**	CDBG AND HOME ADMINISTRATION
	Target Area	
	Goals Supported	
	Needs Addressed	Provide Administrative Structure for Planning, Imp
	Funding	:
	Description	PROJECT MANAGEMENT, IMPLEMENTATION, INSPECTION AND MONITORING OF ALL HOUSING AND COMMUNITY DEVELOPMENT PROJECTS. ADMINISTRATION FUNDS INCLUDE, BUT ARE NOT LIMITED TO THE FOLLOWING: GENERAL OPERATING EXPENSES, PRINTING, MISCELLANEOUS SERVICES AND CHARGES, LEGAL EXPENSES, TRAVEL, ETC.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	General administration to administer the grants.
14	**Project Name**	SERENITY HOUSE
	Target Area	
	Goals Supported	Assist homeless and at-risk of homelessness with Expand and preserve Affordable Housing
	Needs Addressed	Provide Support for Emergency Housing and Support Increase Permanent Supportive Housing for Homeless
	Funding	CDBG: $5,000
	Description	PROVIDE TRANSITIONAL HOUSING AND SUPPORTIVE SERVICES TO HOMELESS MOTHERS AND THEIR CHILDREN. SERVICES TO INCLUDE BUT NOT LIMITED TO FOOD, CLOTHING, TOILETRIES, OUTREACH, CASE MANAGEMENT, EMPLOYMENT AND JOB SEARCH COUNSELING, LIFE SKILLS, REHOUSING ASSISTANCE, EMERGENCY FINANCIAL ASSISTANCE AND TEMPORARY EMERGENCY HOUSING.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	5 low to moderate-income persons.
	Location Description	

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	Planned Activities	Clients will be served with a maximum financial assistance of $1,000.00 for hotel vouchers, rental deposits, rental assistance, bus passes or utility assistance.
15	**Project Name**	ACQUISITION
	Target Area	
	Goals Supported	Assist homeless and at-risk of homelessness with
	Needs Addressed	Increase Permanent Supportive Housing for Homeless
	Funding	CDBG: $150,000
	Description	FUNDS WILL BE USED TO ACQUIRE A BUILDING FOR AN EMERGENCY SHELTER.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	25 BEDS WILL BE CREATED FOR HOMELESS FAMILIES.
	Location Description	
	Planned Activities	TO ACQUIRE A BUILDING TO CREATE A HOMELESS SHELTER.
16	**Project Name**	LOW INCOME HOUSING TAX CREDIT
	Target Area	
	Goals Supported	Expand and preserve Affordable Housing
	Needs Addressed	New Construction of Multifamily Housing Units
	Funding	HOME: $125,000
	Description	PROVIDE FUNDS TO ASSIST WITH LOW INCOME HOUSING TAX CREDIT PROJECTS WITH IN THE CITY OF CLARKSVILLE.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	180 Low to moderate-income families.
	Location Description	
	Planned Activities	To provide funds to assist with the low income housing tax credit projects.
17	**Project Name**	PLANNING
	Target Area	
	Goals Supported	
	Needs Addressed	Provide Administrative Structure for Planning, Imp
	Funding	CDBG: $10,000

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	Description	PLANNING ACTIVITIES ASSOCIATED WITH THE MANAGEMENT AND MONITORING OF HUD FUNDED PROJECTS AND PROGRAMS.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	
18	**Project Name**	FAIR HOUSING
	Target Area	
	Goals Supported	
	Needs Addressed	Affirmatively Further Fair Housing Choice
	Funding	CDBG: $5,000
	Description	FAIR HOUSING OUTREACH AND ASSISTANCE TO LOW TO MODERATE INCOME INDIVIDUALS AND FAMILIES WITH A VARIETY OF HOUSING PROBLEMS.
	Target Date	6/30/2016
	Estimate the number and type of families that will benefit from the proposed activities	
	Location Description	
	Planned Activities	

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AP-50 Geographic Distribution – 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

CDBG and HOME funds can be used throughout the city. Areas of high minority population include New Providence, Red River, Downtown, and South Clarksville. Red River and New Providence have the highest concentration of minorities in the city.

Geographic Distribution

Target Area	Percentage of Funds
NEW PROVIDENCE HILL	
RED RIVER NEIGHBORHOOD	
SOUTH CLARKSVILLE NEIGHBORHOOD	
Northwest Clarksville	
Downtown	

Table 57 - Geographic Distribution

Rationale for the priorities for allocating investments geographically

The City does not distribute assistance strictly by geographic area however, the City has designated five low- low to moderate-income census tracts as target areas. Housing rehabilitation and Homebuyers assistance can be used throughout the city. Infrastructure and public facilities improvements will be limited to target areas.

Affordable Housing

AP-55 Affordable Housing – 91.220(g)

Introduction

Clarksville partners with THDA and several non-profit agencies to assist in projects designed to provide affordable homeowner housing including assistance to people with disabilities and homeless individuals and families. Clarksville operates a housing rehabilitation program within the city limits. Projects are limited to complete basic home repairs and improvements meeting Clarksville's rehabilitation specifications and minimum standards. Repairs will be made for homeowners who are 80% or less of the area median income (AMI).

One Year Goals for the Number of Households to be Supported	
Homeless	1
Non-Homeless	1
Special-Needs	1
Total	3

Table 58 - One-Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	50
The Production of New Units	180
Rehab of Existing Units	20
Acquisition of Existing Units	0
Total	250

Table 59 - One-Year Goals for Affordable Housing by Support Type

AP-60 Public Housing – 91.220(h)

Introduction

Actions planned during the next year to address the needs to public housing

CHA continues to address the needs of public housing by improving the housing stock. Exterior renovations will include door and window/security screen replacements, security cameras, playground equipment. Design work for a duplex will be completed this year with construction to begin in 2016.

Actions to encourage public housing residents to become more involved in management and participate in homeownership

Monthly resident meetings are held to encourage resident involvement. Periodic notices, monthly calendars and a quarterly newsletter are delivered to each resident household informing them of meetings, activities and information the residents need to keep abreast of opportunities and activities that affect their communities. Partnerships with churches, banks, civic organizations, social service organizations, and local businesses have been made to provide resources and opportunities for the residents.

If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance

N/A

Discussion

The Clarksville Office of Housing & Community Development has provided on site homeownership workshops for CHA residents in the past. CHA will request OHCD to provide this training again. Plans are currently being made with other partners to provide additional homeownership training and credit counseling.

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AP-65 Homeless and Other Special Needs Activities – 91.220(i)

Introduction

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs The City of Clarksville will continue to engage in its street outreach and engagement activities in order to outreach to homeless populations. These activities include an annual Point-In-Time Count, which helps identify homeless residents and assess their needs. The following needs are assessed during the annual count: chronic homelessness, homeless children and unaccompanied youth, the racial and ethnic makeup of the homeless population, mental health needs, and presence of a chronic health need or disability. The County will support and facilitate an expansion of street outreach to include multi-disciplinary practitioners from law enforcement, social services, health care, mental health care, faith-based groups, volunteers, non-profits, community-based organizations, and substance abuse recovery centers in alignment with its overall plan to end homelessness.

Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

The city of Clarksville will support the following one-year goals.

1) Provide funds to support emergency shelter renovations
2) Provide funds to support shelter operations and transitional housing.
3) Provide funding to increase permanent supportive housing opportunities and work to create a stronger network of providers of supportive and mainstream services to homeless clients.

Addressing the emergency shelter and transitional housing needs of homeless persons

The agencies that receive Homeless Prevention and Rapid Rehousing funding 16 homeless service providers provide emergency shelter, transitional housing, permanent housing, domestic violence shelter, and other supportive services (i.e. case management, rental assistance, and utility assistance and food banks) to homeless residents in the city. The city will continue its support of those agencies, service providers, and programs.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again.

Helping homeless persons (especially chronically homeless individuals and families, families

with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that addresses housing, health, social services, employment, education, or youth needs.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

The city has several strategic steps to address homeless prevention, which are detailed in the middle Tennessee Continuum of Care's 10-year plan to end Homelessness. The city will continue to support and facilitate actions on these steps.

AP-75 Barriers to affordable housing – 91.220(j)

Introduction:

Barriers to affordable housing can present in a variety of aspects and multiple entities including, but not limited to government and political agencies, banking and financial institutions, insurance industry regulations, zoning regulations, social and economic variables, neighborhood conditions, public policy legislation, and fair housing enforcement.

There are no incentives to produce affordable housing anywhere in the city. Despite attempts to develop affordable housing through the use of zoning and incentives, it has proven difficult to get developers to undertake affordable projects or to include affordable units in market rate projects.

Most of the single family and multi-family housing being built is for the active duty military. There is very little if any affordable housing being built particularly for families in the low to moderate-income range. The affordable units that are being built are built with Low Income Housing Tax Credits, and these are being jeopardized by the state controller and local tax assessor who have decided to tax the tax credits themselves and the units.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

Educate audiences on the need for affordable housing and address affordable housing myths (i.e. it will reduce my property values).Invest resources into land-assemblage and demolition to ready sites for affordable housing development. Increase financial resources dedicated to affordable housing. Currently, the City bears the burden of affordable housing supply.

Discussion:

1. The population is racially diverse, though there are a smaller percentage of Hispanic households than the national norm.

2. Only four Census Tracts have minority concentrations per HUD's definition, but these tracts are the ones with the lowest income levels, the oldest housing stock, and the most vacant properties. This may serve to limit housing opportunities for low-income households.

3. Despite a solid and diverse economic base, almost one-half of the population is in the low-income categories as defined by HUD. Unemployment has been stubbornly high and income levels are relatively low. Thus, affordability is a problem for a very large portion of the population, both owners and renters.

4. There are a high percentage of family households and those families are slightly larger than the national norm, indicating a demand for larger housing units.

5. There are relatively fewer elderly persons and persons living alone, thus a smaller demand for small housing units.

6. The Tennessee Housing Development Authority has a significant wait list for Section 8 vouchers and the Clarksville Housing Authority has a significant wait list for public housing units.

AP-85 Other Actions – 91.220(k)

Introduction:

This section reports additional efforts the city will undertake during the 2015-2016 program year to address residents' housing and community developments needs The city of Clarksville has multiple strategies to meet the needs of the community. The CDBG and HOME play an important role in the revitalization of the city. Despite the city's targeted use of federal and local resources to meet the underserved needs of the community, obstacles to meeting these needs persist. The goals set forth in this plan position the city to continue its focus on meeting needs in the areas of single-family housing, supportive services, and economic development. The city will continue to allocate federal and state resources to meet these needs and work with partners to identify and address underserved needs.

Actions planned to address obstacles to meeting underserved needs

While the City has pursued a variety of strategies to impact the identified needs of the community, the primary obstacle to meeting the underserved needs is the lack of sufficient financial resources. See the annual objectives and description of activities and identified need for specific projects and anticipated Beneficiaries/outcomes. Housing actions will primarily be accomplished through the administration of CDBG and HOME funds. Applications for both programs are accepted by OCHD on a year round basis to allow applicants amble time to prepare for their project.

Actions planned to foster and maintain affordable housing

The City fosters and maintains affordable housing by:

- Providing funds each year for the rehabilitation of owner occupied housing for people of low and moderate income;
- Supporting projects using low income tax credit financing
- Promoting affordable and public housing projects;

Actions planned to reduce lead-based paint hazards

Clarksville funds programs and manages a housing rehabilitation program; both of which require a lead based paint inspection on all homes built prior 1978. Approximately 20,000 units (37.1%) were constructed before 1980, and thus might have lead-based paint hazard though only 2.5 % of the units were constructed before 1940 and only 11.3% were built before 1960. Because of the surge in growth in the preceding two decades, the median age for housing units in Clarksville is 1989.

Actions planned to reduce the number of poverty-level families

Clarksville has a substantial number of households with an income of less than $15,000: indeed 15.8 percent of households, some 7438 households, are below this figure. By definitions, 48.8 percent of Clarksville households are in the lowest median income categories. Poverty is an issue in Clarksville as 16.1 percent of the population had income in the preceding months that was below the established poverty level. Clarksville will use its CDBG an HOME funds to reduce the impacts of poverty on low and moderate-income families and individuals in the community while working diligently to help move people out of poverty. Working with community leaders, workforce development programs, job

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training opportunities for low-income persons will be looked at for ways to expand public service programs aimed at increasing self-sufficiency will be supported. . The following strategies consistent with Clarksville's overall Consolidated Plan strategies, will play a role in combating poverty:

- Support community vitality through activities that promote a diverse economic base and family wage jobs while providing opportunities for low • and moderate-income people to become financially independent;
- Support services designed to expand available affordable housing and services to assist homeless people to reach self-sufficiency; and
- Support programs that identify people who are homeless, assess their needs, and move them into appropriate housing and supportive services.
- Support activities which bring additional business and jobs into the community.

Actions planned to develop institutional structure

The Clarksville Office of Housing and Community Development is reviewing ways in which CDBG and HOME can be more integrated into community and economic development. The city will contribute to capacity build in the institutional structure by continuing to encourage coordination among service agencies, participating in cooperative efforts such as Middle Tennessee Affordable housing coalition, and the local homeless coalition, and the Veterans Outreach service providers.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Clarksville staff will serve on the Middle Tennessee Continuum of Care steering Committee, and the Middle Tennessee Affordable Housing Coalition. The staff will continue to coordinate with the Lincoln Homes Resident Council, along with other housing providers on housing needs for the low-income populations.

Program Specific Requirements

AP-90 Program Specific Requirements – 91.220(l)(1,2,4)

Introduction:

Community Development Block Grant Program (CDBG)
Reference 24 CFR 91.220(l)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	**0**

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	0.00%

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HOME Investment Partnership Program (HOME)
Reference 24 CFR 91.220(l)(2)

1. A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:
   The City of Clarksville does not use HOME funds other than dictated by 92.205
2. A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

Transfer of the Property or a Beneficial Interest in Borrower.

If all or any part of the **Property** or any interest in it is sold or transferred (or if a beneficial interest in **Borrower** is sold or transferred and **Borrower** is not a natural person) or fails to be used as the **Borrower's** principal residence without **Beneficiary's** prior written consent, **Beneficiary** may, at its option, require immediate payment in full of all sums secured by this **Security Instrument**. For purposes of this deed of trust the sale or transfer of any part or interest in the property shall include but not be limited to transfers by deed, lease, contract, option, will or by intestate succession. Any such transfer shall render any and all amounts due under the note immediately due and payable.

DEED OF TRUST section 16 Transfer of the Property or a Beneficial Interest in Borrower.

If **Beneficiary** exercises this option, **Beneficiary** shall give **Borrower** notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is delivered or mailed within which **Borrower** must pay all sums secured by this **Security Instrument**. If **Borrower** fails to pay these sums prior to the expiration of this period, **Beneficiary** may invoke any remedies permitted by this **Security Instrument** without further notice or demand on **Borrower**.

Program overview

109. *Use of Recaptured Funds:*

All funds repaid to the City will be used to carry out local low-income housing programs. These funds will be expended on a regular basis, and will not be allowed to accumulate for more than five years.

e) Compliance Period:

Loans and grants made under the First-Time Homebuyer program require an affordability period of a minimum of five years, per the HOME Investment Partnership Program requirements. Should the property be sold or otherwise transferred prior to the five-year affordability period, the down payment and closing costs shall immediately become due and payable.

b) Upon sale or transfer of the property, the unpaid portion of the subsidy shall be due and payable immediately. Additional recapture provisions are described in Section 105 (c) and Section 107.

c) Any funds recaptured under the First-Time Homebuyer program must be used to carry out housing activities in compliance with HUD guidelines. Terms for use of recaptured funds are located in Section 109. Two Promissory Notes and a Deed of Trust will be used to ensure repayment of the City subsidy and to ensure compliance with the program terms and conditions. Details of the

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recapture provisions are described in Section 107

c) Type of Subsidy

Subsidies for income eligible households shall be in the form of a low interest loan. The subsidy for down payment, closing costs and prepaid items will be loaned at a rate of 1% for buyers whose income is between 50% and 80% of the area median income and 3% for buyers whose income is between 60% and 80% of the area median income. In the event a homeowner sells or moves from the dwelling and it is no longer used as a primary residence, any outstanding balance is due and payable immediately.

3. A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds. See 24 CFR 92.254(a)(4) are as follows:
   Please refer to the response to question AP 90 #2.

4. Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:

   The City of Clarksville does not anticipate using HOME funds in this manner.

Appendix A- Alternate/Local Data Sources

IDENTIFIED IMPEDIMENTS, RECOMMENDATIONS AND ACTIONS

Impediments, Recommendations, and Actions

IMPEDIMENT ONE – NEED FOR INCREASED AWARENESS, OUTREACH AND EDUCATION

Clarksville has an active fair housing program. However, focus group discussions and survey results in particular note a lack of knowledge about fair housing law, policies, and practices. The need for on-going education, awareness, and outreach remains, especially among lower income households and minorities.

Recommendations:

1) Continue and expand efforts by City agencies, housing advocacy groups, and service organizations to inform renters and homebuyers of their rights and means of recourse if they feel they have been discriminated against. 2) Conduct City-led training sessions and information campaigns especially among rental property owners and managers, as well as apartment owner associations, and management companies. 3) Convene focus groups of advocacy groups, community based organizations, real estate industry professionals, lenders, property owners, and government agency officials to review and assess fair housing issues. These groups should identify discriminatory practices, trends, or changes in these practices, focal points of discriminatory practice, and the means or methods to address them. 4) Update Fair Housing information regularly and adjust strategies and actions accordingly. In particular, the groups mentioned above should continue to meet yearly (or perhaps twice yearly), for example at the Housing Summit. 5) Expand awareness efforts through school programs (e.g., poster contests, essay contests) coordinated with Fair Housing Month programs, and devote a Housing Summit session specifically to fair housing law and practice. 6) Work with housing advocacy and not-for-profit organizations to develop homeownership and home maintenance educational programs for first-time homebuyers to better prepare them for the responsibilities of ownership and home maintenance. 7) Continue and, if possible, expand existing to educate households and housing related organizations by disseminating Fair Housing law literature, conducting Fair Housing law seminars and training, and focusing public awareness campaigns about Fair Housing law in ethnic and minority neighborhoods, and among civic, social, religious, and special interest groups. 8) Provide Fair Housing materials and educational programs in Spanish, especially in neighborhoods and communities with high percentages of Spanish-speaking persons.

IMPEDIMENT TWO – LIMITED SUPPLY OF AFFORDABLE HOUSING

As discussed earlier, affordability is one aspect of housing discrimination and it is difficult to talk about addressing impediments to fair housing, and actions to eliminate discrimination in housing, without simultaneously talking about development of policies, plans, programs, and projects to increase the supply of affordable housing.

Earlier sections of this Analysis addressed the issue of affordability. Suffice to say that even moderate-income households face challenges in purchasing a home in Clarksville, and low-income families face a significant cost burden for rental housing. Incentives for the creation of affordable housing should be structured so that they are stringent enough to produce the desired units, but palatable to the developer as well.

Recommendations and Actions

1. Continue to use all available federal and state funding resources and programs to address high priority housing needs for rehabilitation, preservation, and development of affordable units.
2. Continue to work with community based organizations, affordable housing developers, and housing advocacy groups to increase the supply of disability accessible housing units, leveraging resources to the extent possible.
3. Take advantage of the Neighborhood Stabilization Program resources to acquire housing units and make them affordable.
4. Continue and, if possible, expand housing rehabilitation programs to maintain the City's base of affordable units, both owner-occupied and rental.
5. Research other affordable housing programs for additional ideas and practices.
6. Continue to seek incentives to promote developers constructing a wide range of housing types at a number of price points, considering transportation; employment centers and the availability of services and shopping in their planning (See government policies below).
7. Housing for special needs populations and minorities should be scattered throughout the City.

IMPEDIMENT THREE – LACK OF CLEAR COMPLAINT AND ENFORCEMENT STRUCTURE

The City is aware of, and the survey and focus group discussions reinforced, the idea that there is no clear resource, agency, or mechanism to report housing discrimination. Beyond that, it appears that people would not report such discrimination because they feel it is useless or could bring negative consequences. This perception can be dispelled by first developing a clearly identified place and means to file a query or complaint, and then following through on that complaint while protecting the complainant.

Recommendations and Actions:

1. The City should continue its efforts to make the Human Relations Commission the focal point for receiving and acting upon fair housing queries and complaints.
2. This entails a concerted effort to educate the public about the role of the Commission and how to contact the Commission with inquiries and formal complaints. This also means providing the Commission with the tools and resources to carry out its mission.
3. The City should emphasize ADA requirements and accessibility guidelines to all building department, code enforcement, and planning staff and Commissioners.

IMPEDIMENT FOUR – GOVERNMENT POLICIES

This impediment deals with issues relating to the development of land including housing that is available to a wide range of persons and income levels in disparate locations. This goal is affected by a wide range of factors, some of which are beyond the ability of the City to change.

Though not raised as an on-going concern in Clarksville, the proposed development or location of affordable housing, group homes, public housing, or Section 8 housing often draws storms of criticism and opposition from neighborhood residents. This "not-in-mybackyard" (NIMBY) attitude affects the availability of housing for people in the protected classes and is a significant challenge to achieving fair housing objectives. While it is difficult to avoid this attitude, the City can take some measures to mitigate these challenges.

Recommendations:

1. Ensure that reasonable accommodation and disabled access issues are properly addressed in municipal zoning and construction codes, especially noting the definitional issues raised earlier.
2. Do as much as possible to reduce review and approval process times for both new construction and home modification applications.
3. Encourage the use of universal design principles in new housing developments.
4. Ensure that local zoning ordinances and building codes properly address issues of concern with respect to higher density housing, persons with disabilities, and group homes/congregate living/community care.
5. Encourage developers, housing advocacy groups, and other interested parties to conduct neighborhood outreach and information campaigns before submitting projects for review and approval.
6. As noted in Impediment One, undertake a public outreach/education program about fair housing and affordable housing on a regular basis. While such efforts will not lay all misconceptions to rest, a broader understanding of the nature of fair housing and the types of persons and families involved will mitigate at least some opposition.
7. Seek new or additional incentives, as noted in Impediment Two, to get developers to undertake affordable projects or to include affordable units in market rate projects.

IMPEDIMENT FIVE – AWARENESS OF POTENTIAL DISCRIMINATION

The review of demographic information does not provide a clear indicator of housing discrimination among persons in the protected classes. However, statistical data can assist in identifying potential problems and topics of concern, In the current economy and given the structure of the City's housing stock, the incidences of discrimination may focus on rental housing, and the focus of efforts in the immediate future should be upon aspects of discrimination in the rental market, and upon some groups

within the protected classes. In particular, discrimination among two protected classes should be addressed.

- Disabled persons may face discrimination or difficulties in finding appropriate units because of the small number of small units and the costs of building or adapting units.
- There is a high percentage of family households and those families are slightly larger than the national norm, indicating a demand for larger housing units.

Recommendations:

1. Increase housing choice alternatives for the disabled and families with children by encouraging the construction of affordable, and especially rental, housing.
2. Convene focus groups of advocacy groups, community based organizations, real estate industry professionals, lenders, property owners, and government agency officials to review and assess fair housing issues. These groups should identify discriminatory practices, trends, or changes in these practices, focal points of discriminatory practice, and the means or methods to address them (See advocacy and outreach above).
3. The County should create a Fair Housing testing and auditing program, focusing upon rental properties at this time.

FAIR HOUSING ACCOMPLISHMENTS

Clarksville includes initiatives specifically to further fair housing choices and increase access to housing and housing programs and services. The following paragraphs describe these initiatives and accomplishments.

As noted earlier, the Human Relations Commission is establishing itself as the local fair housing enforcement organization. Members of the Commission are studying fair housing law and practices, establishing the necessary policy and procedural mechanisms, and creating the operational systems to receive and handle inquiries. This process will provide residents with a clearly defined and easily accessible means to make inquiry about fair housing concerns and to file complaints if necessary. The objective is to obtain equivalent status for the Human Relations Commission and to enact a new Fair Housing Ordinance.

The City produces and distributes written materials to market affordable housing and these materials all contain language relating to the prohibition of discriminatory acts against the protected classes. The City also has embarked upon an outreach campaign focused on the Hispanic community, producing and distributing printed materials, advertisements in local papers, public service announcements and fair housing brochures for distribution at outreach activities. The City has also implemented a classroom outreach program, designed to educate elementary school children.

The City has a fair housing brochure which is available at the Office of Housing and Community Development, neighborhood and community meetings, and the local Section 8 office. Fair housing information is available on the City Website (www.cityofclarksville.com/housingdevelopment), a description of and link to the City's Title VI office and forms is provided, and a link is provided to both HUD and a Fair Housing Website.

In addition to preparing this updates Analysis of Impediments to Fair Housing Choice, the Office of Housing and Community Development carries out an annual review of CDBG and HOME programs to ensure that owners are aware of and in compliance with the Affirmative Fair Housing Plan. Changes in the program will be advertised in the local newspaper at least seven days before any change takes place. The City has held an annual Mayor's Housing Summit over the past seven years. The purpose of these meetings is to bring interested parties together to review housing issues in the City and to develop solutions and programs to address problems and needs. These day-long meetings addressed such issues as: what is affordable housing, what is the housing challenge in the city of Clarksville, affordable housing funding strategies, the role of faith-based and community development organizations in the development of affordable housing, and special sessions on fair housing issues. The most recent summit was held on January 25, 2012.

ORDINANCE 58-2014-15

AN ORDINANCE AUTHORIZING EXTENSION OF CITY OF CLARKSVILLE UTILITY SERVICES OUTSIDE THE CLARKSVILLE CITY LIMITS; REQUEST OF TERRY WEAKLEY FOR PROPERTY LOCATED ON CHARLES BELL ROAD

WHEREAS, proper application has been made by Vernon Weakley, PE, RLS on behalf of Terry Weakley for extensions of City utility service to property located at Cmap 33, Parcel 11 with the property address of Charles Bell Road outside the corporate boundary of the City, said property and the extension of service thereto, which is more particularly described in Exhibit A attached hereto and incorporated herein; and

WHEREAS, the City of Clarksville Gas and Water Department has recommended approval of said application; and

WHEREAS, the Gas, Water and Sewer Committee of the Clarksville City Council has recommended approval of said application; and

WHEREAS, the Clarksville City Council finds that all of the requirements of City Code Section 13-405 have been or are satisfied and the extension of water and sewer service to property as described in Exhibit A will be in the best interest of the City.

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

That the City of Clarksville Gas, Water and Sewer Department is hereby authorized to extend utility service to property located at Cmap 33, Parcel 11 with the property address of Charles Bell Road outside the City corporate limits as described in Exhibit A attached hereto and incorporated herein and subject to and in accordance with the provisions of the City Code and Ordinance 37-2009-10.

FIRST READING:
SECOND READING:
EFFECTIVE DATE

EXHIBIT A

More...
Streets
Aerial 2010
Search
Features selected: 1
CHARLES BELL RD 16S0
owner: MEWALEY TERRY R.
pc: AGRI
map: 33
parcel: 11
lot: NULL
sub: NULL
saledate: 15/2015
saleprice: 0
calc_acre: 157.5443248
st_area(shape): 6862533.893143099

ORDINANCE 59-2014-15

AN ORDINANCE AUTHORIZING EXTENSION OF CITY OF CLARKSVILLE UTILITY SERVICES OUTSIDE THE CLARKSVILLE CITY LIMITS; REQUEST OF WILLIAM FRANCIS WOOTON FOR PROPERTY LOCATED ON DUNLOP LANE

WHEREAS, proper application has been made by Britt Little, PE on behalf of William Francis Wooton for extensions of City utility services to property located at Cmap 40, Parcel 11.00 with the property address of Dunlop Lane outside the corporate boundary of the City, said property and the extension of service thereto, which is more particularly described in Exhibit A attached hereto and incorporated herein; and

WHEREAS, the City of Clarksville Gas and Water Department has recommended approval of said application; and

WHEREAS, the Gas, Water and Sewer Committee of the Clarksville City Council has recommended approval of said application; and

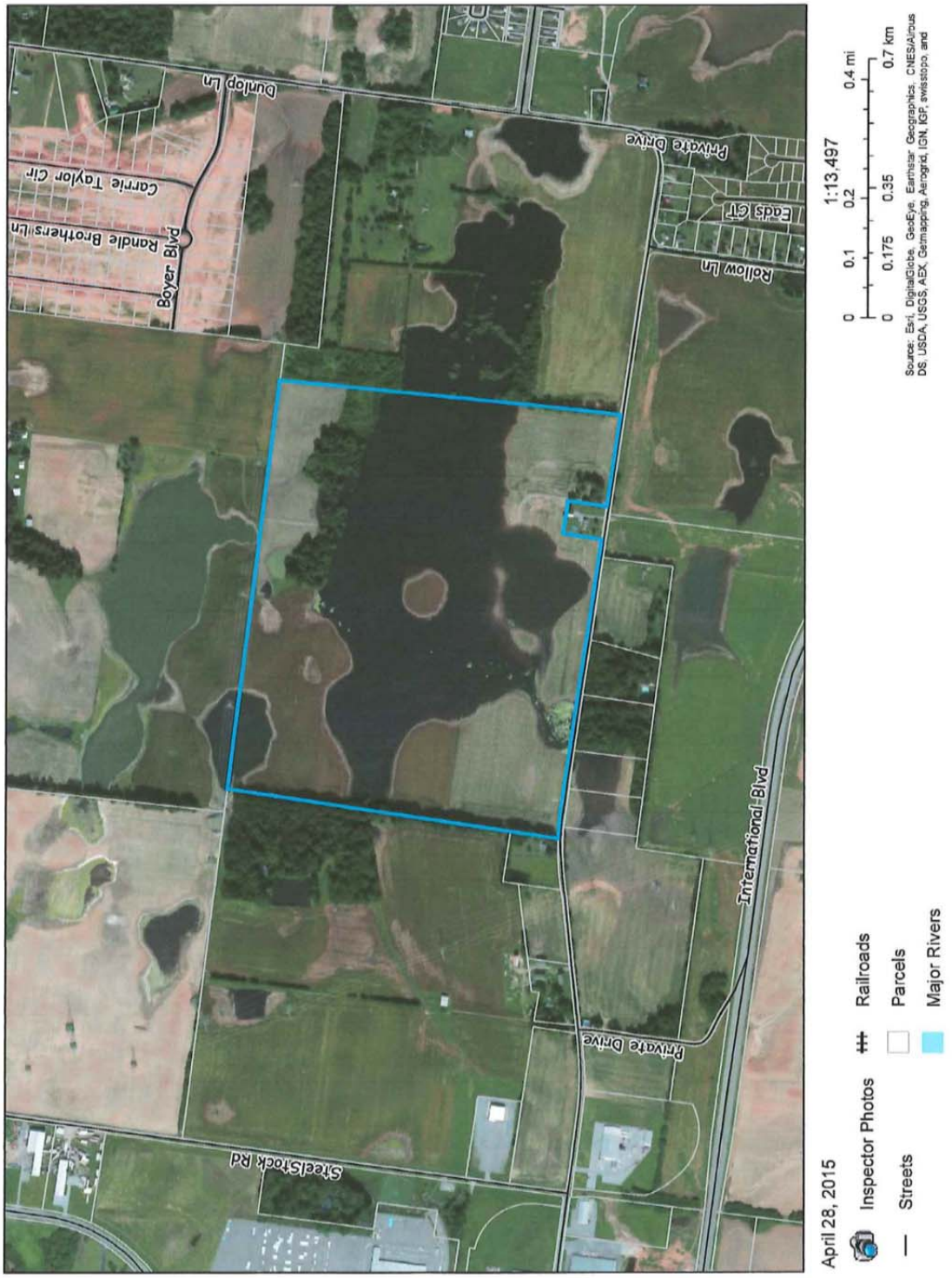
WHEREAS, the Clarksville City Council finds that all of the requirements of City Code Section 13-405 have been or are satisfied and the extension of water and sewer service to property as described in Exhibit A will be in the best interest of the City.

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

That the City of Clarksville Gas, Water and Sewer Department is hereby authorized to extend utility service to property located at Cmap 40, Parcel 11.00 with the property address of Dunlop Lane outside the City corporate limits as described in Exhibit A attached hereto and incorporated herein and subject to and in accordance with the provisions of the City Code and Ordinance 37-2009-10.

FIRST READING:
SECOND READING:
EFFECTIVE DATE

EXHIBIT A


Dunlop Ln
Carrie Taylor Cir
Randle Brothers Ln
Boyer Blvd
Private Drive
Eads Ct
Rollow Ln
International Blvd
Private Drive
Steelstock Rd
April 28, 2015
Inspector Photos
Streets
Railroads
Parcels
Major Rivers
1:13,497
0 0.1 0.2 0.4 mi
0 0.175 0.35 0.7 km
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and

ORDINANCE 56-2014-15

AN ORDINANCE AMENDING THE OFFICIAL CODE OF ORDINANCES; TITLE 3, CHAPTER 1, SECTION 3-109, RELATIVE TO KEEPING BACKYARD CHICKENS

WHEREAS, the Official Code of Ordinances of the City of Clarksville regarding the keeping of domesticated hens within the City limits was last amended September 2012; and

WHEREAS, the public has expressed an interest to keep domesticated hens in all single family districts within the City of Clarksville; and

WHEREAS, Code of Ordinances, Title 3, Section 3-109 (b) does not permit domesticated hens in R-2 Single Family Zone Districts; and

WHEREAS, the City Council finds that the public health, safety, and welfare is furthered by amending the City Code pertaining to keeping backyard domesticated hens;

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

1. That the Official Code of the City of Clarksville, Title 3, "Animals," Chapter 1, "Animal Control," Section 3-109, "Keeping of Cattle, Horses, Sheep, Goats, Swine or Poultry in residential areas" is hereby amended by deleting the entire section and substituting the following:

§ 3-109 Keeping of Cattle, Horses, Sheep, Goats, Swine or Poultry in Residential Areas

(a) *General prohibitions.* It shall be unlawful for any person to keep or allow to be kept cattle, horses, sheep, goats, swine or poultry of any kind in any residentially zoned district within the city limits except as may be permitted by any applicable city zoning law.

(b) Exceptions pertaining to poultry. Notwithstanding the provisions of (a) above, or any applicable zoning restrictions pertaining to the same, the keeping of poultry may be permitted subject to the following restrictions, prohibitions, and conditions:

(1) The keeping of domesticated hens (female chickens) shall be allowed in the residentially zoned districts of E-1, R-1, R-1A**, R-2, and R-2A**.

(2) Other types of fowl and poultry, such as ducks, geese, quail, pigeons, or turkeys shall not be considered domesticated hens.

(3) Roosters shall be prohibited. Breeding of permitted hens shall be prohibited on property premises. On-site slaughtering is prohibited.

(4) All domesticated hens shall be kept outside of a habitable structure in a fenced chicken enclosure (chicken run), and a portion of the chicken enclosure must include a covered coop structure (henhouse). The chicken coop shall provide at least two (2) square feet per chicken and shall not exceed fifty (50) square feet. The chicken enclosure shall provide at least six (6) square feet per bird, and the enclosure shall also include the coop within the enclosure, and the entire enclosure shall not exceed a total of four hundred (400) square feet. The maximum height of the coop shall be no more than ten (10) feet at the highest point as measured from the ground directly beneath the highest point of the coop. the enclosure and coop shall be located in the rear of the property ten (10) feet away from any side property line. **The lot area for keeping domesticated hens shall be a minimum of 12,000 square feet.** The coop shall be covered and enclosed on all sides. The enclosure shall be open to the air above, or the enclosure may be covered by a permeable material approved by the department of building and codes. A maximum of six (6) chickens may be permitted on any parcel or tract of property.

(5) Any food storage shall be kept in airtight, predator proof, and weather proof containers.

(6) There shall be a one-time application fee of fifty dollars ($50.00) for any person applying for a chicken permit. As a part of the permit process and at the time of the permit application the applicant shall provide a site drawing showing the location of the proposed chicken enclosure and the chicken coop in relationship to the applicant's real property line boundaries. Final permit approval shall be subject to inspection of the completed structure by the department of building and codes.

(7) The permit applicant must own and occupy the property for which the permit is applied. The permit cannot be transferred or assigned to any other person. A permit shall expire upon the sale or other transfer of the property, or if the permit holder ceases to reside at the property for which the permit was granted.

(8) A permanent screening buffer shall be required. The screening buffer shall be located no closer than the minimum front yard setback of the applicant's property. This permanent screening buffer may be a fence, shrubbery, or other similar structure or plant.

(9) The chicken coop and enclosure shall be well maintained and regularly cleaned to control dust, odor, and waste, in order to not constitute a nuisance, safety hazard or health problem to surrounding property. As part of proper maintenance, the permit holder must remove any chicken waste on a regular basis, at least biweekly, and dispose of it in a proper manner. Chicken waste includes excrement, uneaten feed, feathers, or other waste items. If the

enclosure and coop are not properly maintained and results in the occurrence of a nuisance, the department of building and codes may treat the nuisance as any other nuisance pursuant to existing law, regardless if the permit holder has an otherwise valid permit.

(10) Any permit issued may be revoked by city court upon a finding of any violation by any person of any provisions herein.

FIRST READING:
SECOND READING:
EFFECTIVE DATE:

ORDINANCE 57-2014-15

AN ORDINANCE AUTHORIZING PURCHASE OF REAL PROPERTY FROM BANK OF AMERICA

WHEREAS, certain real property owned by Dr. Alan Werner, commonly known as the "Bank of America Building" located at 215 Legion Street, and being more particularly described in the real property legal description attached hereto and incorporated herein as Exhibit A, is for sale; and

WHEREAS, the City / Two Rivers Company (the district management corporation for the City of Clarksville's Central Business Improvement District), has previously obtained an appraisal of said property by a state certified appraiser, dated September 11, 2014, said appraisal amount being ONE MILLION DOLLARS AND ZERO CENTS ($1,000,000.00), and said appraisal being attached hereto and incorporated herein as Exhibit B; and

WHEREAS, the Two Rivers Company has previously entered into an option agreement with the owner of said property, dated June 1, 2014, providing the Two Rivers Company with an option to purchase said real property, for a purchase price of NINE HUNDRED AND NINETY FIVE THOUSAND DOLLARS AND ZERO CENTS ($995,000.00), said real estate option agreement being attached hereto and incorporated herein as Exhibit C; and

WHEREAS, the City Council finds it to be in the best interest of the City to acquire title to said real property for the purpose of building a civic plaza space, and for future economic redevelopment of the surrounding downtown area.

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

That the Clarksville City Council hereby authorizes and directs that the City purchase certain real property owned by Dr. Alan Werner, commonly known as the "Bank of America Building" located at 215 Legion Street, and being more particularly described in the attached Exhibit A, for the purpose of building a civic plaza space, and for redevelopment of the surrounding downtown area, for a purchase price not to exceed the amount of NINE HUNDRED AND NINETY FIVE THOUSAND DOLLARS AND ZERO CENTS ($995,000.00), and that the Mayor prepare, or have prepared, and execute, any necessary documents, and take any necessary action, to effectuate such transaction, at the earliest date reasonably possible.

FIRST READING:
SECOND READING:
EFFECTIVE DATE:

EXHIBIT "A"

A tract or parcel of land located in the 12th Civil District of Montgomery County, Tennessee and being more particularly described as follows:

Being at a ½ inch rebar found on the Southeasterly right of way margin of Main Street and being the Northwest corner of The Better Business Bureau of Middle Tennessee, Inc., (Book 941, Page 1312 Montgomery County Register's Office); thence South 21 degrees 18 minutes 20 seconds East along the West boundary of The Better Business Bureau of Middle Tennessee, Inc., a distance of 22.10 feet; thence North 67 degrees 35 minutes 50 seconds East along the South boundary of The Better Business Bureau of Middle Tennessee, Inc., a distance of 22.20 feet to the West right of way margin of North Third Street; thence South 21 degrees 42 minutes 34 seconds East along the West right of way margin of North Third Street a distance of 184.18 feet to the North right of way of Legion Street; thence South 68 degrees 36 minutes 08 seconds West along the North right of way of Legion Street a distance of 222.63 feet to the East right of way of North Second Street; thence North 22 degrees 10 minutes 56 seconds West along the East right of way of North Second Street a distance of 158.16 feet to a ½ inch iron rebar found; thence leaving North Second Street North 67 degrees 51 minutes 10 seconds East a distance of 102.02 feet; thence North 22 degrees 08 minutes 50 seconds West a distance of 45.10 feet to a ½ inch rebar found on the South right of way margin of Main Street; thence North 67 degrees 51 minutes 10 seconds East along the South right of way margin of Main Street 100.22 feet to the point of beginning, having an area of 40,658.5 square feet, (0.933 acres). This description taken from the previous deed of record.

Being the same real estate conveyed to Alan Werner by deed of record in ORBV 1235, Page 1899, Register's Office for Montgomery County, Tennessee.

A Narrative Appraisal Report
Old Bank of America Building
215 Legions Street
Clarksville, Tennessee 37040

For:

Two Rivers Company
Attn: Brenda Kelley
One Public Square
Clarksville, Tennessee 37040

By:

Joseph Mark Young
Tennessee State Certified General Appraiser
CG-1117

Effective Date of Appraisal:

August 14th 2014

Date of Report

September 11th 2014

Mark Young Real Estate Appraisals
298-H Clear Sky Court
Clarksville, TN 37043
931-552-2877 (p) 931-552-2897
myoung3959@aol.com

September 11th 2014

Two Rivers Company
Attn: Ms. Brenda Kelley
One Public Square
Clarksville, Tennessee 37040

Re: Old Bank of America Building
215 Legion Street
Clarksville, Montgomery County, Tennessee

Ms. Kelley:

In accordance with your request, I have personally inspected and appraised the above captioned property for the purpose of estimating the Market Value of the Fee Simple estate on an "as is" basis as of the effective date being August 14th 2014. I submit this letter along with the attached appraisal report relative to my findings and conforming to the Uniform Standard of Professional Appraisal Practice and subject to the Contingent and Limiting Conditions identified within the report.

To the best of my knowledge and belief, the reported analysis, opinions, and conclusions were developed, and this report has been prepared in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice adopted by the Appraisal Standards Board of the Appraisal Foundation. The scope of the appraisal assignment has been determined by the appraiser to be the Sales Comparison Approach only of the vacant land. This attached appraisal is intended to comply with the Title XI of the Federal Financial Institutions Reform, Recovery and Enforcement Act of 1989 (FIRREA), revised June 7th 1994.

The subject of this appraisal is the old Bank of America property in downtown Clarksville. The subject is composed of on parcel containing 40,776 square feet and which is improved with a 23,425 GBA square foot two story building.

The market value estimate shown is based on my personal inspection. This appraisal is based on the assumption that the data relied upon in this report is true and correct. This report, which follows, contains a summary of my investigation and analysis. The pertinent facts and data, which we believe applicable to the property, are summarized and the reasons leading to the estimate of value are included. The appraisal assignment was not based on a requested minimum valuation, a specific valuation or the approval of a loan.

Based upon the subject's location contained within the attached report, an exposure time of six to eighteen months was estimated for the subject property "as is" assuming the property has been professionally marketed at or near the value estimates contained herein. The appraiser would like to note that the subject property is listed by John Hadley, of NAI Clarksville. Mr. Hadley informed us

that the subject property has been listed since April of 2014 for a list price of $1,100,000. The property is under option to purchase for $995,000.

After careful consideration of the various approaches, it is my opinion that the estimated value of the subject property's fee simple estate, "as is" as of the date of my inspection, August 14th 2014 is:

"As Is"

One Million Dollars and 00/100
$1,000,000

I appreciate the opportunity to perform this assignment on your behalf. If I may be of further assistance, please contact me.

Respectfully Submitted,

Joseph Mark Young, TNCG-1117
Tennessee State Certified General Appraiser

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Certification of Appraisal

I certify, to the best of my knowledge and belief, that:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, unbiased professional analyses, opinions and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainments of a stipulated result or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- My analyses, opinions and conclusions were developed, and this report has been prepared in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice as promulgated by the Appraisal Foundation.
- I have made a personal inspection of the subject property on August 14th 2014, the effective date of this report. The date of this appraisal report is the date in which the report is submitted to the client, which in this case is August 28th 2014. I inspected the interior of the property as well on July 23rd 2014 with Mr. Wayne Wilkinson of NAI, Clarksville Tennessee.
- I have performed no services, as an appraiser, or in any other capacity, regarding the property that is the subject of this report, within the three-year period immediately preceding acceptance of this reporting assignment. I did appraise this building in 2008. Some areas of this report are based on previous data at that time such as estimated GBA, old lease data, etc.
- No one provided significant real property appraisal assistance to the persons signing this certification.
- The appraisal report was performed in accordance with the requirements of Title XI of FIRREA and any implementing regulations

- Joseph Mark Young is properly licensed as a Certified General Real Estate Appraiser in the State of Tennessee, with certification number, CG-1117.

_____ 09/11/2014

Joseph Mark Young, CG-1117 Date
TN State Certified General Appraiser

Summary of Salient Facts and Conclusions

General Data:

Property Inspection Date/ Effective Date of Appraisal:	August 14th 2014
Date of Report:	September 11th 2014
Interest Appraised:	Fee Simple
Type of Property:	General/Professional Office/Bank Subject is identified as Bank of America Site
Name of Property:	Former Bank of America
Location:	215 Legion Street Clarksville, Montgomery Co., TN 37040
Parcel ID:	066G/H/002.00

Physical Data:

Land Area:	40,776 SF (0.94 acres)
Year of Construction:	Various years with remodels Initial Construction 1972 (Bank Building)
Total Building Area	23,425 SF total GBA
Office Area:	15,113 SF
Basement Unfinished:	8,312 SF
Land-to-Building Ratio (LBR):	1.74:1
Zoning Classification:	CBD (Central Business District)
Flood Plain:	Not in Flood Plain (FEMA Map 47125C0238D) March 18, 2008, FEMA Zone X (outside flood area)
Highest and Best Use	
"As Vacant":	General Office/Professional/Civic
"As Improved":	Various usage

Market Value Indications for 215 Legion Street "As Is"

Cost Approach:	N/A
Income Capitalization Approach:	N/A
Sales Comparison Approach:	$1,000,000

Reconciled Market Value Estimate

"As Is":	**$1,000,000**

Identification of the Subject Property

The subject property is identified as the old Bank of America Building which is currently vacant. The property has a physical address of 215 Legion Street, Clarksville Tennessee 37040. The property can further be identified as parcel 2.00 within group H on Tax Map 66-G. The property has frontage along Legion Street, Third and Second Street and Main Street.

Purpose of the Appraisal

The purpose of this appraisal is to estimate the fee simple market value of the subject property "as is" as of the effective date of this report being August 14th 2014. The effective date is the time of our last property inspection. The date of this report is September 11th 2014. .

Client, Intended User, and Intended Use of the Appraisal

The client of this appraisal assignment is Brenda Kelley with the Two Rivers Company. The appraisal will be used to aid the client in making purchasing decisions.

Property Rights Appraised

Real property refers to "all interests, benefits, and rights inherent in the ownership of physical real estate."[1] Property rights are economic interests supported by the law. The bundle of rights referred to as the property rights may include a great many rights such as easements, encroachments, liens, leases, etc. The various rights may be separated and held by different individuals or entities. The most complete form of ownership is fee simple ownership. Any limitation of ownership rights has to be given special attention. An appraisal assignment may require the appraisal of the fee simple estate or a partial interest such as a leasehold estate or an easement. The property rights of ownership, which are being appraised in this report, include the fee simple estate.

Definition of Fee Simple Estate

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.[2]

Competency Provision

The appraiser involved in this assignment has considerable experience in appraising this property type. The company maintains a database on similar properties. The appraiser feels he has adequate knowledge of this property type and location to meet the competency provision requirements of USPAP.

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[1] **The Dictionary of Real Estate Appraisal**, Fifth Edition, page 161, Appraisal Institute, Chicago, IL

[2] **The Dictionary of Real Estate Appraisal**, Fifth Edition, page 78, Appraisal Institute, Chicago, IL

Date of Appraisal

I inspected and photographed the subject property on August 14th 2014, which is the effective date of this appraisal assignment. The report was completed and presented to the client on September 11th 2014, which is the date of the appraisal report.

Definition of Market Value

"Market Value[3]" is the most probable price which a property should bring in a competitive and open market under all conditions requisite to fair sale, the buyer and seller, each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;

2. Both parties are well informed or well advised, and acting in what they consider their own best interest;

3. A reasonable time is allowed for exposure in the open market;

4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and

5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concession granted by anyone associated with the sale.

[3] **The Dictionary of Real Estate Appraisal**, Fifth Edition, page 122, Appraisal Institute, Chicago, IL

Scope of the Appraisal

The scope of the appraisal assignment is to provide an appraisal on the subject property identified herein. The client has requested an appraisal determining the market value of the subjects' fee simple estate based on the properties concluded highest and best use. I have provided a market value of the Fee Simple estate of the subject on an "as is" basis, as of the date of inspection referenced herein. In estimating the market value of the subject property I have determined that the Sales Comparison Approach will be necessary in developing a final market value estimate for the subject property. I do not feel the Cost Approach and the Income Approach are applicable at this time. This will be discussed later within the report. The Sales Comparison Approach has been completed to arrive at the concluded value of the property "as vacant". The value conclusion follows the generally accepted appraisal procedures as set forth in the Uniform Standards of the Professional Appraisal Practice. In the appraisal of this property, the appraiser has completed the following steps and analysis:

1. Inspected and photographed the subject's site on August 14th 2014. I inspected the building with Mr. Wayne Wilkinson by flashlight.

2. Gathered information from various secondary data sources regarding regional, city, market area, site, and improvement data on the existing improvements.

3. Analyzed data to make a determination of the highest and best use of the subject property as is and as vacant.

4. Gathered and confirmed comparable sales on a local and regional basis for comparison to the subject property.

5. Gathered and confirmed vacant site sales in the market area to develop an estimate of the fee simple market value of the subject site "as vacant" and available to be developed at its highest and best use. I interviewed a number of parties involved with these sales and with knowledge of the downtown Central Business District to arrive at these conclusions. The Sales Comparison Approach was utilized to estimate the subject's market value "as vacant"

6. I analyzed market rent data and expense data. I performed an Income and Expense data to support my conclusions that based on the subjects current condition the NOI which could be generated from the property in its current state would not support the continued use "as is" as the market value of the subject "as vacant" taking into consideration the cost to remove the current improvements exceed that value.

7. Due to lack of sales of older buildings in similar condition within the immediate downtown market it was concluded the Sales Comparison of the subject "as improved" was not applicable.

8. Concluded a market value of the subject in its current "as is" condition utilizing vacant land sales in downtown Clarksville and other markets which I deem similar as of the effective date which is August 14th 2014.

Legal Description

The subject is currently owned by Alan Werner. The property is legally described in Volume 1235 Page 1899 within the Register of deeds within Clarksville Montgomery County Tennessee.

History of the Subject Property

The subject tract was once the home of Commerce Union Bank and then Bank of America Building. The last time the property was sold was in 2008 when Alan Werner purchased the building from First States Investors TRS, L.P., a Delaware limited partnership. After that purchase the bank remained in the building for a short period of time. After that Gary Hodges leased a small office containing approximately 1,100 square feet, while a law firm leased a portion of the lower area. At one time the bank was leasing approximately at a rate of $6.80 per square foot while Mr. Hodges was leasing his space for $4.46 per square foot. (This information taken from previous appraisal that was performed in 2008.)

Contract/Listing Information

The subject parcel is currently under an option agreement with the owner Dr. Alan Werner and Clarksville CBID Management Corporation of 1999 D/B/A Two Rivers Company of Clarksville Tennessee. The property is under option to purchase for a price of $995,000. The date of the option is June 1st 2014 and extends until May 15th 2015. In the option the purchaser is to pay the seller $6,000 per month for a total of $60,000. If the option is exercised the money obtained during the option period will go toward the purchase price. The purchaser may obtain an extension of the option after May 31st 2015 for $5,000 per month. A copy of the unsigned option is included within the addenda of this report.

Lease Information

As per Mr. Hadley with NAI there are no leases at this time. In addition, Mr. Hadley has stated that no new leases are being pursued by his company and that he is only trying to sell the property. Obviously with the property under option to buy any future leases will be hard as there is no certainty of the future usage.

Environmental Issues

The appraiser was not made aware of any environmental audits or environmental hazards pertaining to the subject property. In this appraisal assignment, the existence of potentially hazardous material, gases, and/or toxic water, which may or may not be present on property, was not observed by the appraiser, nor does the appraiser have any knowledge of the existence of such material on or in the property. To the best of my knowledge, the presence of potentially hazardous waste, materials, or gases has not been detected, or, if they have been detected, it has been determined that the amount or level is considered safe according to standards established by the Environmental Protection Agency. The appraiser, however, is not qualified to detect such substances and does not make any guarantees or warranties that the property has been tested for the presence of potentially hazardous waste material or gases, or, it tested, that the tests were conducted pursuant to EPA approved procedures. The existence of any potentially hazardous waste or gases may have an effect on the value of the property. The client is urged to retain an expert in this field if desired. **It is my understanding there is some asbestos within the building.**

Zoning Analysis

The subject site is zoned commercial CBD (General Central Business District). A number of commercial uses are allowable within this zoning. A brief description is provided below:

> The CBD Central Business District, with complementary office and related uses, forms the center for commercial, residential, financial, professional, governmental, and cultural activities. Pedestrian-oriented uses are encouraged, while uses related to automobile sand vehicular traffic are discouraged.

The subject property's use as the Leaf Chronicle Building is permissible under the CBD zoning. The highest and best use as conversion to multitenant office space would also be allowable under the current zoning.

Property Tax Data

In Montgomery County the current tax rate is $2.97 per $100 and within the City of Clarksville the tax rate is $1.16 per $100. The property is classified as commercial property.

Based on information provided by the Assessor of Property's Office of Montgomery County, the subject is appraised for 2014 tax purposes as follows:

Map/Parcel	Improvement Value	Land Value	Yard Improvements	Total Value	Assessed Value	Tax Burden
66-G/H/2.00	$811,000	$278,900	$9,500	$1,099,400	$439,760	$18,162.09

As illustrated above, the subject parcels have a total tax burden of $18,162.09 per year with a tax value at $1,099,400.

Clarksville/Montgomery County Data

General Description: The City of Clarksville, Tennessee is a vibrant community located in the northwestern section of Middle Tennessee in Montgomery County, which borders the state line of Kentucky. The seventy-nine square mile city is the county seat for Montgomery County and is located along I-24 forty-five miles northwest of Nashville, TN. The Clarksville Montgomery County community is experiencing a strong amount of growth and progress. It is also the ninth fastest growing city in the nation and the fifth largest municipality in the state.

Population: The results of the 2010 United States Census are in, and they show Clarksville's population in now 132,929. This is a 28.5% increase from the 2000 Census, by far the largest rate of population increasing among the other top five Tennessee cities. The official population of Montgomery County is now 172,331, which is a 27.8% increase over the 2000 Census-reported population of 134,768. The five most populous Tennessee cities and their 2010 Census counts are Memphis: 646,878; Nashville: 626,681; Knoxville: 178,874; Chattanooga: 167,674; and Clarksville: 132,929. Memphis decreased by 0.5 percent since the 2000 Census, Nashville grew by 10 percent, Knoxville grew by 2.9 percent, Chattanooga grew by 7.8 percent and Clarksville grew by 28.5%.[4] **According to new data Clarksville's population is expected to grow 22% by 2020. The Montgomery County population is expected to grow 23% by 2020.**

Government: Clarksville has a Mayor/Council form of government. The Mayor serves a four-year term and is elected at large. The city council is composed of 12 members who are elected from wards. Montgomery County has a County Mayor/County Commissioner form of government that is similar Clarksville's government. The fire department has 199 personnel supporting ten stations. The City Police Department has a staff of over 250 and the Sheriff's Department has a staff of approximately 395 employees, including deputy sheriffs and civilians.

Public Utilities: Electrical service is provided by the Clarksville Department of Electricity and county electrical service is provided by Cumberland Electric Membership Corporation. Both are powered by the Tennessee Valley Authority. Natural gas is supplied by the Clarksville Department of Gas and Water. Police and fire protection are provided by the City of Clarksville.

[4] Chris Smith. 2011. Clarksville population tops 132,000. *The Leaf Chronicle*, March 16th 2011

Education: There are 38 public schools in the district: one K-5 Magnet School, 22 elementary, seven middle and high schools, one middle college and an alternative school for troubled youth. Clarksville/Montgomery County School System is one of a distinguished group of school districts that has earned whole district accreditation. It is one of the few districts in the nation that is ISO 9001 certified - a standard of effectiveness and efficiency recognized by business and organizations around the world. With a current graduation rate of 90.3% the school system exceeds both state and national averages and receives strong community support for education with an emphasis on 100% graduation for every student. There are also five private schools in the Clarksville/Montgomery County area. Clarksville is home to Austin Peay State University, one of Tennessee's outstanding regional higher education institutions. Austin Peay (enrollment over 10,000) is a four-year public, masters level university offering over 56 majors and 63 different concentrations. APSU was founded in 1927 and named for native son, Governor Austin Peay. The City is also home to Daymar Institute (formerly Draughons Junior College), North Central Institute and Miller-Motte Technical College. Vocation Studies are available at Tennessee Technology Center. Other higher education facilities are also located in nearby Nashville. There are also a growing number of private schools in Clarksville. They are the Clarksville Academy, Clarksville Christian School (Church of Christ), St. Mary's Catholic School, Montgomery Christian Academy, Academy of Academic Excellence and the newest being Tabernacle Christian School, which is associated with the Reverend Jimmy Terry's Tabernacle Baptist Church in New Providence.

Medical: Gateway Medical Center offers programs, services and facilities that rival the best in the state. The hospital employs 1,200 professionals and serves upper Middle Tennessee and South Central Kentucky. It's fully accredited 270 bed medical center provides numerous state-of-the-art services including a heart center, magnetic resonance imaging, respiratory care, surgery, critical care, impatient rehabilitation and emergency services. The medical staff of more than 150 physicians represents over 30 specialties. Gateway-Vanderbilt Cancer Treatment Center is a joint venture with Vanderbilt Medical Center bringing the latest technology in radiation therapy to Clarksville. There are a total of 10 nursing homes with 578 beds. The former Harriet Cohn Mental Health Center, now known as Centerstone, offers 44 beds and also offers outpatient and residential treatment facilities. It was announced in September 2011 that a veteran's nursing home will be constructed on a 9.5 acre site which the county purchased behind Fort Campbell Wal-Mart. Plans have called for a 108-bed home of almost 100,000 square feet, with an estimated cost of $22.6 million. This has still yet to be completed on the site.

Financial Institutions: Clarksville has 14 banking institutions, which have combined deposits of $1,948,741,805. These banks are Bank of America, with six branches and combined deposits of $203,812,000; Cumberland Bank and Trust, with five branches and combined deposits of $120,076,000; F & M Bank with seven branches and $335,150,000; First Advantage Bank (formerly First Federal Savings Bank) with six branches and $218,468,000 in combined deposits; Fort Still National Bank with one branch located in Wal-Mart and $464,000 in deposits; Capital Bank (formerly GreenBank) with five branches and $122,550,000 in combined deposits; Heritage Bank with three branches and $61,245,000 in combined deposits; Legends Bank with five branches and combined deposits of $231,162,000; Planters Bank Inc. with five branches and $187,845,000 in deposits; Regions Bank with five branches and combined deposits of $264,631,000, US Bank with eight branches and $201,289,000 in combined deposits, CEMC Credit Union with one branch and combined deposits of $578,943 and Gateway Credit Union with one branch and combined deposits of $1,289,862. Not included in the combined deposits is Cornerstone Financial Credit Union with seven branches in six different cities and combined deposits of $18,599,877.

Labor Force: Along with Clarksville, Montgomery County's growth, the labor force grows as well. For the Clarksville, Tennessee Metropolitan Statistical Area (MSA), the labor force was 111,460 people for the entire area, which includes Montgomery County, Hopkinsville, Kentucky, and Stewart County, Tennessee. Montgomery County's labor force as per March 2010 was 68,460 people. Of that labor force, 62,190 people were employed and 6,270 were unemployed which is a 10.08% unemployment rate. The 2009 labor force was 65,930 persons, which was a 50% increase from 1990. The estimate for March of 2010 was an increase of 2,530 people in the labor force for Montgomery County. This is the most recent data available for Clarksville-Montgomery County Labor Estimates.

Employment: One of the key factors in Clarksville's growth is the relationship it has with adjoining Fort Campbell military base - home of the 101st Airborne Division (Air Assault), the 160th Special Operations Aviation Regiment (SOAR), Fifth Group Special Forces and 101st Corps Support Group. The 101st Airborne Division is one of the most powerful and prestigious divisions, having made a name for itself during World War II as the Screaming Eagles in Bastogne, Belgium, Holland, France and Germany. Today, the highly trained soldiers of the 101st are the world's only Air Assault Division. The 101st participates in peacekeeping and humanitarian missions at home and abroad. Fort Campbell currently has 30,865 active duty soldiers and 4,356 civilian employees. There are over 55,000 family members that call Fort Campbell home. The installation currently has an annual payroll of approximately $2.5 billion, making it the largest employer in both Tennessee and Kentucky.

Employment Continued

In October 2013 it was announced that the Hankook Tire Company will begin construction on a new tire plant at Exit 8 off Interstate 24. This will generate 1,800 new jobs with an average pay of $18.50 per hour. The plant is to begin construction in 2014 and will open in 2016.

In 2012, Agero, a leading provider of connected vehicle services including roadside assistance and claims management, opened a call center in Montgomery County, bringing with it a capital investment of $8 million and the creation of more than 500 jobs. The company has located in the existing building located at 2971 International Blvd, which is at the corner of Rossview Road and International Blvd. The announcement of Agero's expansion is the latest in a series of economic good news stories that have taken place within the past few years.

In April 2011 it was announced that Jostens Printing and Publishing would be moving more of its yearbook operations to Clarksville. The company is transferring yearbook and commercial print production here from State College, Pennsylvania, brining in roughly 400 more employees for a total staff of 700. Jostens moved out of its former building on Highway 48 and into the 575,000 square foot Quad Graphics building (formerly Quebecor Worldwide) which recently ceased operations in the Clarksville/Montgomery County Industrial Park. The property sits on 75 acres and has about 20 acres remaining for future expansion, according to the Clarksville-Montgomery County Economic Development Council's web site. Jostens officials said the expansion in Clarksville will allow the company to "capitalize on its advanced technological solutions, innovation and efficiencies benefiting its customers and business. Jostens officials expect to be moved into the new building by the end of the third quarter of 2011. The Economic Development Council's President and CEO James Chavez said that he believes the number one reason they are growing here is the stability of their workforce and the strength of the local workforce.

In mid-2010 it was announced that two new Publix grocery stores would be coming to Clarksville - one being located along Tiny Town Road in North Clarksville and the other in the Hilldale/ Richview submarket of Clarksville. Ground was broken in August of 2010 and demolition was completed on the old hospital site, which was located at the northwest corner of Madison Street and Memorial Drive in the Hilldale area of Clarksville. Both new Publix developments are now open.

Employment Continued

In 2009, Conwood Company, LLC, which specializes in the making and distributing smokeless tobacco products, purchased the former Union Carbide Plant located off Highway 79 North, in northeast Montgomery County. Conwood invested $115 million dollars into the site and created 20+ new jobs. 2009 also saw Akebono (AMBA, LLC) purchase Bosch Brakes for $13.5 million and created 300 new jobs.

Also in October 2009, Hemlock Semiconductor L.L.C., one of the world's leading suppliers of polycrystalline silicon products used in the manufacturing of energy producing solar cells and semiconductors used widely in the electronics industry, began construction of a new plant that was supposed to create roughly 500 high paying jobs upon the opening of the plant in fall 2012; however, approximately 300 of the 400 workers were laid off in January 2013 - before the plant could even begin production of polycrystalline silicon in support of the solar power industry. Whether the plant will open is unknown, said company president Andrew Tometich. The layoffs are in response to what the company called a "significant oversupply in the polysilicon industry and the threat of protective tariffs on its product sold into China." If these market conditions persist, the layoffs could be permanent. A minimum workforce remains at the massive facility focused on "safely maintaining the site for eventual production." If the trade disputes with China and Europe are settled, production would begin at the plant, but until that time the future of Hemlock Semiconductor is unknown. Although this is significant step back, Clarksville is still seeing growth in other areas.

In 2008, Atlanta Hardwood Corporation purchased the Averitt Lumber Company site, making a $6 million dollar investment and adding 30+ jobs. Also in 2008, former Bosch Brakes, which is now Akebono (AMBA, LLC), made a $35 million dollar investment and created 75 new jobs, Bridgestone Metalpha made an $18 million dollar investment expanding their building and also Trane made a $6 million dollar investment.

Employment Continued

In addition to Ft. Campbell Military Base, there are numerous successful businesses which employ in Clarksville and Montgomery County. Those companies are listed in the table below:

CLARKSVILLE EMPLOYERS		
Company Name	**Product**	**Employment**
Austin Peay State University	State Funded University	900
Akebono Brake Systems	Anti-Lock Brake Systems	650
Beach Oil Company	Oil and Gas	150
Bridgestone Metalpha	Steel Cord	415
Florim USA	Ceramic/Porcelain Tile	260
Convergys Corporation	Call Center	800
Centerstone	Behavioral Health Services	184
Bosch Brakes	Tractor Trailer Air-ride	320
Gateway Medical Center	Hospital	1,165
Hemlock Semiconductor	Polysilicon	100
Jostens Printing and Publishing	Yearbooks/Commercial Printing	700
Letica Corporation	Plastic Cups	400
MW/MB LLC	Fiber Glass Strands	105
Nyrstar	Zinc Refining	249
Orgain Building Supply	Lumber/Construction Equipment	120
Progressive Directions Inc	Childcare and Adultcare Services	300
Rivers End Trading Company	Knit Shirts/Woven Apparel	90
Spear USA	Pressure Sensitive Labels	302
SPX Corporation	Cord Forging	108
Trane US, Inc.	Air Conditioning/Heat Units	1,400
Wal-Mart	Retail	1,363

As noted in the previous table, Austin Peay State University has an enrollment of over 10,500 students and is also a major source of employment for the City of Clarksville. Other major employers include the Montgomery County School System and Gateway Hospital. The City of Clarksville offers many other diverse areas of employment, which among others includes, retail, education, construction and medical. Within the last five years there have been many new retail stores come to Clarksville, including the Seattle-based Starbucks, Dicks Sporting Goods - a large outdoor and recreation retailer - and the Wisconsin-based Kohl's department store.

Although the unexpected news relative to the Hemlock Plant closing may result in a short-term setback for the local economy, coordinated economic development efforts by city, county, and state officials have been successful in attracting another major employer to the Clarksville market. South Korean Hankook Tire Company announced plans in October, 2013 to build an $800 million manufacturing facility in Clarksville, creating about 1,800 direct jobs, which will position the company as Clarksville's largest private employer within the next few years. Close to 1,200 people will reportedly be hired by 2016, and the remainder of the 1,800 jobs will be filled by 2018. Construction of the 1.5 million square foot facility - designed to produce 11 million high-end performance tires annually - is scheduled to begin in 2014.

Employment Continued

The company's site selection process reveals some of the positive aspects of Clarksville from a general economic perspective. As the company's site selection process narrowed the options down to just a few sites in the Southeastern U.S., the Clarksville site was the only location under consideration in Tennessee, with competing sites located in South Carolina, Georgia, and Alabama. Hankook reportedly selected Clarksville because the community had a site ready upon which to build the 1.5 million square foot manufacturing facility, and because of Tennessee's central location relative to the overall U.S., which the company indicated positions Tennessee as an ideal state from which to distribute tires in North America. According to company CEO Seung Hwa Suh, the transportation infrastructure near the Clarksville site was also a significant factor, as the site has access to the interstate highway system, airports, railroads, and the Mississippi River. Clarksville is also a convenient location for Hankook to ship tires to two South Korean automotive plants in the U.S. (Kia in West Point, GA and Hyundai in Montgomery, AL) which are both significant customers of Hankook.

The site for the plant is situated in the southern expansion area of the Corporate Business Park near I-24 and Rossview Road, which is the same park as the shuttered Hemlock plant, but approximately three miles to the south of the Hemlock site. Rail service to the park is provided by a short-line rail company (the RJ Corman Railroad) whose tracks tie in with the CSX mainline in nearby Guthrie, Kentucky. The railroad is expected to extend a spur to the Hankook plant, as it has to other businesses in the park.

Hankook sells tires in thousands of retail outlets across the U.S., as well as to automotive manufacturers such as Nissan (including Nissan's factory in Smyrna, Tennessee) and Volkswagen in Tennessee. The announcement of a new, large-scale manufacturing plant for Hankook Tire Company, the world's seventh-largest tire company, represents another example of the economic shift of automotive industry from the Midwest to the southeast. Other foreign tire companies have plants under construction or planned in Georgia and Mississippi. Japanese company Yokohama recently executed an agreement to build a plant in West Point, Mississippi, which is expected to create approximately 2,000 jobs.

Employment Continued

The combined incentive package was reportedly $72 million. In addition to state incentives, Clarksville-Montgomery County provided the land (469 acres) for the facility at no cost to the company and nearly $50 million in local property tax abatements instituted over the next 20 years on a graduated scale. In turn, Hankook is expected to generate approximately $65 million in new tax revenues for the local community, according information released by the Industrial Development Board. Hankook will have 10 years to build both phases 1 and 2 of the plant, and the state will monitor progress to ensure that the company reaches 80 percent of its $800 million investment and required 1,800 jobs through that period.

Founded in 1941 in Korea, Hankook Tire is one of the fastest-growing tire companies in the world. With about 20,000 employees and five state-of-the-art research and development centers, Hankook Tire produces high performance radial tires at its seven manufacturing facilities in four different countries, and its products are available in more than 180 countries. The US plant in Clarksville will be the company's eighth production facility. According to industry figures, Hankook's share of the U.S. tire market is approximately 5%, with sales of $1.3 billion in the U.S. and Canada in 2012. Nashville-based Bridgestone Americas Tire Operations is the industry leader, with $9.2 billion in sales in 2012.

One of the closest focal points for more recent commercial development in Clarksville is to the north of the subject market area and includes a Lowe's Home Improvement store and a Kroger-anchored retail shopping center located on the northwest quadrant of Wilma Rudolph Boulevard and 101st Airborne Division Parkway. Another focal point for recent commercial and residential development has been in the northern market area along Trenton Road and Tiny Town Road near the intersection of these two roadways. Commercial uses are located in the highest density in the northeastern portion of Clarksville along Wilma Rudolph Boulevard, and the Governor's Square Mall is located to the north of the subject market area. In general, no land uses were noted that would have a negative influence on the subject market area.

Over the past ten years, commercial/industrial businesses have invested over $1.6 billion in their properties. The economic base continues to expand in terms of both new and existing industry. These expansions have added more than 2,000 jobs to the employment market. Three notable examples of this continued investment in the area are Florim USA, Bridgestone Metalpha, and Hemlock Semiconductor LLC, which have invested a combined total of over $1.4 billion in their facilities. The Clarksville/Montgomery County Corporate Business Park continually attracts new investment, development, and industry.

The area is home to a number of restaurants including International and American Cuisine. Fort Campbell Military Base has aided Clarksville in becoming a much diversified community. This diversity gives the residences of Clarksville cuisine from across the globe, including German, Italian, Korean, Japanese, Chinese and Mexican Restaurants. These along with the other chain restaurants in Clarksville including, O'Charley's, Outback Steakhouse, Red Lobster, Olive Garden, Buffalo Wild Wings, Hooters, Cheddars, and Longhorn Steakhouse. Several fast food restaurants have been constructed over the past few years.

Community Facilities/Recreation: Clarksville has a wide base of recreational venues that satisfy many sports enthusiasts' needs. Heritage Park, one of the state's top soccer sites, has eight fields and is host to several statewide and regional soccer tournaments. The complex is the site for recreational league play, as well as a number of area tournaments. Clarksville offers 25 parks and five community centers for recreational opportunities. The city also provides five community pools and several recreational sports leagues. Special Programs and events are coordinated during the year for all ages. The summer program is just one of the programs offered by the department. A six-week program that provides safe and entertaining recreational activities for ages 6-16, is free and hosted at 13 different sites around the area.

Clarksville/Montgomery County has over 30 parks, five golf courses and one private course, seven swimming pools, nine tennis courts, 29 movie theater screens and five community centers, six boat ramps/landings for recreational opportunities.

Water sports are abundant in Clarksville and Montgomery County. The area's Cumberland River was named one of the top cat fishing spots in the U.S. by Field & Stream. The Clarksville Marina which is expected to be completed this year will attract a number of river goers who would typically travel to Lake Barkley or Kentucky Lake. This will also help Clarksville begin to utilize its abundant river front. Also the Clarksville Blueway will in all probability begin construction this year. The Clarksville Blueway will provide the citizens of Clarksville the opportunity to canoe and kayak along the Big West Fork Creek, Red River and Cumberland Rivers in Clarksville. In the long run, the city hopes to create 45 miles of Blueway on the Cumberland River, Red River and Big West Fork Creek. Parks and Recreation hope to install at least two more canoe and kayak access points under the Warfield Boulevard and I-24 Bridges. This plan is based on the success of the Clarksville Greenway, which is accessed by Pollard Road off Peachers Mill Road. The greenway provides 3.6+/- miles of walkways which follows an abandoned rail bed. Walking this trail has become very popular with the residents of Clarksville.

There is also a Tudor-style winery and vineyard at Beachaven Winery with tours available. Other area attractions are the 110 acre Dunbar Cave, Port Royal Covered Bridge Park and Fort Donelson National Military Park and Cemetery. Land between the Lakes is located only 30 minutes from Clarksville on Kentucky Lake and Lake Barkley. This 170,000 acre park offers hiking, camping, hunting, fishing, and nature center and a living history farm.

Construction Activity: The area has seen a healthy pace of new single family construction over the past 10 years. The total number of permits reached its peak in 2005 with 1,883 issued that year. The pace of new construction since that time has dropped hitting its lowest point in the year 2008 and then rising some in 2009. The average price of new homes constructed within Montgomery County currently averages $197,936, with the sales of this survey occurring from January 1st 2014 to May 2014. The area continues to be affordable compared to many of the suburban counties around the Nashville/Davidson County area. The three tables on the following pages outline the construction activity for Clarksville, Montgomery County, from 2007 through July 2014. The permits in the following tables are for Clarksville only and do not include permits pulled outside Clarksville city limits due to a lack of available data for the county.

Single Family Permits

The data illustrated in the table below details the number of new permits pulled, cost of construction for the permitted projects as well as the number of new homes sold throughout the stated year. There were 1,015 permits pulled in the year 2007 prior to the effects of the great recession. The great recession, which is also known as the global recession of 2009, was a global economic decline in the late 2000's where a majority of major financial institutions, along with smaller financial institutions, incurred a liquidity crisis because of the bursting of the United States' housing bubble. The following liquidity crises crippled the national economy and the economy throughout the State of Tennessee. Although residential development significantly decreased in 2008 this market leveled off in 2009 and remained relatively stable from 2009 to 2011. The driving force behind the recovery here in Clarksville was the significant amount of population growth in our area, as shown by the demographic data provided in the addenda of this report. The US Census predicted continued growth over the next decade along with increasing household income for the Clarksville area wide market. There was also the announcement that Hemlock Semiconductor LLC, one of the world's leading suppliers of polycrystalline silicon products used in the manufacturing of energy producing solar cells and semiconductors used widely in the electronics industry, began construction of a new plant that would initially create roughly 500 high paying jobs upon opening in fall 2012. At the time of announcement and the years that followed, there was a significant increase in single-family development within the areas in close proximity to the industrial park. At this time there were over ten new subdivisions created around this time, increasing new home construction and aiding in market stabilization. From 2011 to 2013 new home sales ranged from a low of 968 homes to a maximum of 1,116 homes with 1,027 new homes being sold on average over the aforementioned timeframe. The appraiser believes that 2014 will remain stable with the number of new home sales, in all probability, being over 900 homes due to the previously mentioned announcement of Hankook Tire constructing an $800 million plant in the Clarksville-Montgomery County Industrial Park that will have 1,200 employees by 2016 and 1,800 by 2018. Based on the historical data about the Hemlock Announcement the appraiser feels that the Hankook announcement will not only spur residential development but every other sector as well. Illustrated in the table below is the number of new homes sold through July 2014 this year. The total number of new home sales in the City of Clarksville, sold within the MLS, is 439 or 87.8 new homes per month. Permit history as well as current permits are illustrated below:

Single-Family			
Year	No. Permits	Construction Cost	New homes Sold
2007	1015	$101,680,574	1176
2008	625	$61,532,146	735
2009	796	$86,152,392	938
2010	767	$96,654,841	843
2011	996	$107,633,719	968
2012	942	$90,927,072	1116
2013	773	$90,665,362	997
2014	523	$61,099,345	577
Permits and new homes for 2014 through end of July			

Multifamily Permits

As shown in the grid below the number of multifamily permits pulled reached a peak in 2007. In 2008 the number then dropped to 61 permits pulled. The drop from 2007 to 2008 is largely contributed to the economic recession caused by the hosing bubble. This recession affected not only our area but all areas of the United States. It also didn't help that the service men and women that were stationed at Ft. Campbell Military Base had been deployed to either Iraq or Afghanistan, which caused there to be an above average vacancy rate for multifamily homes. From 2009 to 2011 there was an increase in the number of permits pulled, which was followed by a decrease in 2012. As illustrated in the table below there was a significant increase in the number of permits pulled between 2012 and 2013. The winter of 2013 and the colder than normal temperatures in January and February 2014, likely led to the lower than average number of permits pulled so far this year. The actual number of permits pulled in July 2014 is eight, which indicates that numbers this year may be lower than the last few years. If the number of permits pulled through July is annualized a total number of 20 permits would be projected to be pulled.

Multifamily Permits		
Year	No. Permits	Construction Cost
2007	145	$31,707,177
2008	61	$33,722,603
2009	73	$13,838,843
2010	82	$31,621,532
2011	97	$29,752,205
2012	67	$20,968,060
2013	92	$32,300,600
2014	13	$2,944,830
Permits through July 2014		

Commercial Permits

There is a significant increase in commercial construction from 2012 to 2013. As previously mentioned in this report, the driving factor behind the significant shift in growth was the announcement of Hemlock Semiconductor in late 2009. Ever since the announcement, Clarksville has continued to see new commercial development. This has occurred in the forms of new retail and strip shopping centers, restaurants, Publix Supermarket's and a number of new commercial uses. This trend in all probability will continue through this year due to the announcement of South Korean Tire Company, Hankook, constructing its first North American manufacturing plant. This is a significant boost to the Clarksville economy with Hankook estimating a total of 1,800 jobs by 2018. They will be producing roughly $65,000,000 in new tax revenue for the City of Clarksville and the State of Tennessee. Over the past ten years both commercial and industrial companies have invested over $1.8 Billion dollars into expanding their existing operations, which has led to over 2,000 new jobs created directly by the expansions. With the continued hard work of the Industrial Development Board and the construction of the future Hankook Tire Company, the appraiser believes that the immediate future should continue to see growth in all types of commercial and industrial development.

Commercial Permits		
Year	No. Permits	Construction Cost
2007	159	$97,368,618
2008	189	$97,414,226
2009	204	$46,918,776
2010	301	$92,813,881
2011	284	$61,426,402
2012	270	$112,756,677
2013	307	$144,071,738
2014	181	$45,228,214
Permits Through July 2014		

Summary of Clarksville Demographic Data: The city of Clarksville is a steadily growing community in the northwest section of Middle Tennessee. Over the past few years Clarksville/Montgomery County area has received national attention, being named by CNN Money as the 4th least expensive city in the nation to live, the 57th Best Place to Live in America by Money Magazine, and it was also ranked 38th in terms of being a family-friendly city. The community for the most part has sustained an annual population growth for over 30 years. Results from the 2010 census showed that Clarksville's population has grown approximately 28.5%. This is an average growth rate of 2.85% per year. The total population for the city of Clarksville as of the 2010 census is 132,929. The total population for Montgomery County is 172,331. The appraiser believes that all sectors of development will continue to experience growth; however, commercial and industrial have by far exceeded expectations and have been continually growing over the past few years. With over $1.6 billion in commercial and industrial expansion and the announcement of the future $800 million dollar Hankook Tire plant, the appraiser believes that more companies will look to our Industrial Park, creating more jobs and stimulating the overall economy in the area.

Neighborhood Data

General Description: The subject property is located in the downtown central business district of Clarksville, Tennessee with an address of 215 Legion Street. The neighborhood consists mainly of service/retail businesses, government offices, restaurants and some apartments. Austin Peay State University occupies the majority of property north of College Street from Second Street to Ninth Street. The properties surrounding the subject property are the Montgomery County Courthouse, Museum, Montgomery County Jail, a number of law offices and financial service offices.

Percentage Built-Up and Trend: The Central Business District of Clarksville was struck by a category three tornado in late January of 1999. A number of the older buildings along South Third and South Second were damaged beyond repair and were razed after the tornado. The Criminal Justice building has was constructed and the local courts and county offices moved in which has aided in the legal community. The subject property itself was reconstructed after the tornado. Local attorneys and local authorities have continued to commit to rebuilding the downtown area. Austin Peay State University is located along the outer edges of the central business district and has seen enrollment rise drastically over the past few years with the creation of the Hope Scholarship program created with the new state lottery. Enrollment at Austin Peay State University passed the 10,000 student benchmark in fall of 2009 with the highest enrollment over the past five years being 10,873 students in fall 2011. The five year average enrollment is 10,556 students. Recently an older building was purchased in the downtown area to expand the schools the Arts Museum with offices in mind as well. This new building that was purchased is located at 103 Strawberry Alley and it will more than likely feature an art gallery and museum for the university, but will have the potential for a number of uses. This property was purchased for $500,000 for the 15,000 sf of space, which equates to a $33.33 psf sales price. The lot size was 0.45 acres. Based on the value of the site the property was purchased for $25.51 for the underlying value of the land. This is one of the first steps of University in expanding outside of area North of College Street. A few years early a site was purchased from Cumberland Bank and Trust at the northwest corner of University and Main Street for parking expansion. A number of new apartments have been constructed with the largest being University Landing, which was completed at the corner of University Avenue and Franklin Street. With the continuing support and rebuilding effort the downtown area should continue with stable growth within the foreseeable future. The downtown central business district is 99% built up with very few vacant lots available. The majority that is vacant are parking lots which support the local trade and employment population of the downtown area.

Typical Improvements and Level of Maintenance: The typical improvements found within the Central Business District are a 100+/- year old masonry, two and three story buildings. The maintenance level of buildings is average to good. In the past 10 years a number of buildings were purchased and remodeled with the majority of the work done by attorneys for law offices. Due to the 1999 tornado and the following demolition of a number of the older buildings, a wave of new construction took place; however, over the last couple of years this renovation has slowed. Some buildings continue to be purchased and remodeled. The majority of attorneys that lost their buildings in the storm are the main force driven by this new construction at that time. There are a number of retail shops have opened that cater to the workers within the downtown area as well as a number of restaurants, bars and retail stores that cater to Students attending APSU. The most recent is Binks Department Store, located along Franklin Street, which sells high end clothing and outdoor apparel and accessories. The city has also undergone a number of improvements such as new sidewalks and lighting that has increased appeal for people visiting the area.

One of the largest is the redevelopment of Legion Street which is to be site of the new Arts Museum for Austin Peay State University (APSU). It appears that due to lack of available property adjoining the APSU campus is expanding outside of the current area considered to be north of College Street, east of North Second and South of Pettus Street. A number of new multi-family and apartment units have been started which has not been seen over the past ten years. This can be attributable to the new wave of increased population of APSU students. APSU, due to its rapid growth, is one of the main purchasers of properties surrounding the campus.

Transportation/Access: The subject property has an address of 215 Legion Street; however, the subject sits along four different roadways. These are Legion Street, N Second Street, Main Street and N 3rd Street in downtown Clarksville. Access in and around the downtown area would be considered average to good. The subject is located only a hundred yards from College Street (US Highway 79 Alternate), which provides access to Nashville to the southeast and Hopkinsville, Kentucky to the north. The interstate can also be accessed via Highway 41A and is roughly 5 miles east of the subject property. Access in and around this area would be considered above average.

This site is provided with access to a public transit system and all public utilities. The public transit building is located directly across Legion Street. In addition the new Criminal Court Building is located within one block.

Utilities: The downtown Clarksville Central Business District has access to all public utilities, including water, sewer, natural gas, electricity, and phone services. These utilities are available to the area in adequate quantities.

Conclusion: The subject is located in the downtown Central Business District of Clarksville, Tennessee. This area continues to see extensive revitalization at present time with a number of the older buildings being remodeled and a number of new office and apartments being completed near and around the University. Austin Peay State University is one of the main developers expanding at a rapid rate due to the increased number of student population over the past 10-years. There is limited new construction within the downtown central business district due to the lack of vacant building sites. With the rebuilding of new offices, growth of Austin Peay and the addition of the new apartments, and the commitment of the local authorities in revitalizing the downtown area, growth should be steady for the next 5 to 10 years.

Site Analysis

The general site description is outline as follows:

Size:	The subject is composed of one parcel which by new survey contains 40,776 square feet. (0.94 acres)
Site Dimensions	Please refer to the survey within the addenda of this report.
Road Frontage:	205.78 N Third Street 222.84 Legion Street 159.45 Second Street 100.27 Main Street
Shape:	Irregular
Access/Visibility:	Access would be considered good when compared to other tracts downtown. Visibility would be considered good due to being located along the corner of three major traffic corridors in downtown Clarksville.
Topography/Drainage:	Topography would be considered level. Drainage would be considered adequate.
Flood Plain:	The subject property is not located within a 100-year flood plain. See the attached flood map for additional supporting documentation.
Soil/Subsoil Conditions:	Assumed adequate
Easements/Encroachments:	No adverse easements or encroachments were noted.
Utilities:	The site is accessible to all customary municipal services and utility hookups to service the current use.

Conclusion: The subject property is one of the largest tracts within the downtown Central Business Hub that is not publically owned. The site has excellent access and visibility due to frontage along four streets with access to all.

Executive Summary

215 Legion St, Clarksville, Tennessee, 37040
Rings: 1, 3, 5 mile radii

Prepared by J Mark YoungMark Young
Latitude: 36.528257146
Longitude: -87.35846688

	1 mile	3 miles	5 miles
Population			
2000 Population	5,722	31,317	70,659
2010 Population	6,371	32,797	78,028
2013 Population	6,595	33,632	81,228
2018 Population	7,316	38,036	92,087
2000-2010 Annual Rate	1.08%	0.46%	1.00%
2010-2013 Annual Rate	1.07%	0.78%	1.24%
2013-2018 Annual Rate	2.10%	2.49%	2.54%
2013 Male Population	49.7%	48.8%	48.6%
2013 Female Population	50.3%	51.2%	51.4%
2013 Median Age	25.7	31.4	31.0

In the identified area, the current year population is 81,228. In 2010, the Census count in the area was 78,028. The rate of change since 2010 was 1.24% annually. The five-year projection for the population in the area is 92,087 representing a change of 2.54% annually from 2013 to 2018. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 31.0, compared to U.S. median age of 37.3.

Race and Ethnicity			
2013 White Alone	54.8%	64.3%	67.4%
2013 Black Alone	38.6%	27.1%	22.8%
2013 American Indian/Alaska Native Alone	0.5%	0.6%	0.6%
2013 Asian Alone	0.9%	1.3%	1.8%
2013 Pacific Islander Alone	0.1%	0.2%	0.3%
2013 Other Race	1.5%	2.6%	2.7%
2013 Two or More Races	3.5%	4.0%	4.4%
2013 Hispanic Origin (Any Race)	5.4%	7.5%	8.6%

Persons of Hispanic origin represent 8.6% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 57.3 in the identified area, compared to 62.1 for the U.S. as a whole.

Households			
2000 Households	2,241	12,211	26,658
2010 Households	2,349	12,881	29,987
2013 Total Households	2,462	13,268	31,331
2018 Total Households	2,806	15,120	35,698
2000-2010 Annual Rate	0.47%	0.54%	1.18%
2010-2013 Annual Rate	1.46%	0.92%	1.36%
2013-2018 Annual Rate	2.65%	2.65%	2.64%
2013 Average Household Size	2.09	2.41	2.54

The household count in this area has changed from 29,987 in 2010 to 31,331 in the current year, a change of 1.36% annually. The five-year projection of households is 35,698, a change of 2.64% annually from the current year total. Average household size is currently 2.54, compared to 2.54 in the year 2010. The number of families in the current year is 20,661 in the specified area.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

September 11, 2014

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Executive Summary

215 Legion St, Clarksville, Tennessee, 37040
Rings: 1, 3, 5 mile radii

Prepared by J Mark YoungMark Young
Latitude: 36.528257146
Longitude: -87.35846688

	1 mile	3 miles	5 miles
Median Household Income			
2013 Median Household Income	$24,028	$35,181	$41,609
2018 Median Household Income	$27,677	$40,976	$50,218
2013-2018 Annual Rate	2.87%	3.10%	3.83%
Average Household Income			
2013 Average Household Income	$40,367	$49,096	$53,017
2018 Average Household Income	$48,539	$56,741	$60,305
2013-2018 Annual Rate	3.76%	2.94%	2.61%
Per Capita Income			
2013 Per Capita Income	$19,046	$20,374	$20,831
2018 Per Capita Income	$22,195	$23,478	$23,709
2013-2018 Annual Rate	3.11%	2.88%	2.62%

Households by Income

Current median household income is $41,609 in the area, compared to $51,314 for all U.S. households. Median household income is projected to be $50,218 in five years, compared to $59,580 for all U.S. households

Current average household income is $53,017 in this area, compared to $71,842 for all U.S households. Average household income is projected to be $60,305 in five years, compared to $83,667 for all U.S. households

Current per capita income is $20,831 in the area, compared to the U.S. per capita income of $27,567. The per capita income is projected to be $23,709 in five years, compared to $32,073 for all U.S. households

Housing			
2000 Total Housing Units	2,702	13,706	28,902
2000 Owner Occupied Housing Units	790	6,255	15,426
2000 Owner Occupied Housing Units	1,451	5,956	11,231
2000 Vacant Housing Units	461	1,495	2,245
2010 Total Housing Units	2,849	14,762	33,212
2010 Owner Occupied Housing Units	656	6,208	17,081
2010 Renter Occupied Housing Units	1,693	6,673	12,906
2010 Vacant Housing Units	500	1,881	3,225
2013 Total Housing Units	2,987	15,577	35,125
2013 Owner Occupied Housing Units	621	5,994	16,902
2013 Renter Occupied Housing Units	1,842	7,274	14,429
2013 Vacant Housing Units	525	2,309	3,794
2018 Total Housing Units	3,334	17,405	39,329
2018 Owner Occupied Housing Units	732	6,970	19,500
2018 Renter Occupied Housing Units	2,074	8,150	16,199
2018 Vacant Housing Units	528	2,285	3,631

Currently, 48.1% of the 35,125 housing units in the area are owner occupied; 41.1%, renter occupied; and 10.8% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 33,212 housing units in the area - 51.4% owner occupied, 38.9% renter occupied, and 9.7% vacant. The annual rate of change in housing units since 2010 is 2.52%. Median home value in the area is $138,179, compared to a median home value of $177,257 for the U.S. In five years, median value is projected to change by 4.00% annually to $168,090.

Data Note: Income is expressed in current dollars
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2013 and 2018. Esri converted Census 2000 data into 2010 geography.

September 11, 2014

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Description of Improvements

General Information

Building Name:	Bank of America Building
Building Type:	Class B Office Area and Storage/Basement Area
Number of Stories:	2 story commercial building with basement
Occupancy:	Vacant
Type of Construction:	Steel and Masonry "Class C" Construction due to the Steel Beams as well as poured concrete frame. See Marshall and Swift Description of Class C Quality Construction in Addenda of this report.
Year of Construction:	Tax data states that the frame was constructed in the 1972 however, there is a portion of the building was constructed in the 1950's. There has been limited updating within the past 20 years.
Effective Age:	20 years average maintenance
Gross Building Area:	The gross building area is 23,425 sf with that being a combination of 15,113 sf of office space and 8,312 sf basement area.

Exterior Description

Foundation:	The foundation consists of continuous reinforced concrete footing and the warehouse/manufacturing area consists of spread reinforced concrete footing

Structure/Exterior Walls:	Brick Masonry Exterior with reinforced concrete and steel frame "Class C" Construction Quality as per Marshall and Swift.
Roof Structure:	Bar joist/Rigid Frame
Drainage:	Aluminum gutters and down spouts provides adequate roof drainage. Drainage on roadway is provided by curbs and drop inlets.
Windows:	The windows consist of glass in aluminum glazed storefront framing.

Interior Description:

Interior Walls:	Interior walls in office area are drywall partitioned with some paneling on the interior walls.
Lighting:	There is fluorescent lighting within the office and conference room areas of the building.
Floor Covering:	The office areas have carpet and vct tile within the interior of office areas. Restrooms in office areas have tile floors.
Plumbing:	Adequate
HVAC:	Central heating and air within the office area
Elevators:	Yes for main building with old bank vault.

Comments: The subject property is in average condition with a number of partitions added over the years. The interior of the subject is open to the upstairs with office space lining the outsider perimeter. The building has vaults on all three levels but limited in contributing value if not used for a financial usage. They could be used for storage of documents. The upper and lower areas are accessed from Legion Street through foyer with elevator while the older office units are accessed by steps from Third Street and through hall way of Bank of America. The overall condition of the subject is average with limited updating.

Highest and Best Use

Highest and Best Use[5] is defined as:

> *The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criterions the highest and best use must meet are legally permissible, physically possible, financially feasible, and maximum profitability.*

Highest and Best Use Analysis of Property "As Vacant"

Highest and Best Use of Land or Site as though Vacant[6] is defined as:

> *"Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements."*

Legally Permissible: The legality criterion examined those uses of the subject property that are permitted by such elements as zoning, land use plans, environmental restrictions, deed restrictions, etc.

The CBD central business district, with complementary office and related uses, forms the center for commercial, financial, professional, governmental, and cultural activities. These regulations are intended to protect and upgrade the central business district for the performance of its primary functions. Uses are discouraged which do not require a central location that would create friction in the performance of functions which should be centralized. Pedestrian-oriented uses are encouraged, while uses related to automobiles and vehicular traffic are discouraged.

A number of uses would be legally permissible within this district that would serve the community such as professional, governmental offices, banks, hotels, personal and business services, retail usages and shops. Due to the sites location in the downtown central business district any of the aforementioned uses would be permissible. For allowable uses in this zoning please refer to the usage tables attached in the addenda of this report.

Physically Possible: A number of the aforementioned uses that conform to the downtown area would be feasible. The subject tract has frontage along a number of streets and incorporates almost the entire block with the exception of a small parcel at the northeast corner and northwest corner. Based upon the size, topography, access and road frontage there a number of uses which the property could be physically capable to achieve.

Financially Feasible: The financially feasible criterion examines those uses of the subject property which under condition similar to the present market would result in the highest levels of demand. This could be defined as the test of marketability.

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[5] **The Dictionary of Real Estate Appraisal**, Fifth Edition, page 93, Appraisal Institute, Chicago, IL
[6] **The Dictionary of Real Estate Appraisal**, Fifth Edition, page 93, Appraisal Institute, Chicago, IL

Based upon the conclusions stated within the legally permissible and physically possible uses, the subject site would be conducive to a variety of commercial development, which includes retail, professional office space or business service usage. In addition with the continued efforts of the of the City to revitalize the downtown area the use for a public park, events area is reasonable or financially feasible to revitalize the downtown Central Business District. This has been discussed over the past few months. Therefore, the appraiser concludes that various forms of commercial/governmental developmental uses could be accommodated on the subject property and would represent a financially feasible use due to surrounding land uses.

Maximum Profitability: The maximum profitability criterion examines those uses of the subject property, which having met the criterion of legal permissibility, physical possibility, and financial feasibility, can also meet the criterion of achieving maximum profitability. Generally, there are relatively few uses that filter through this final consideration. In the case of the subject property, those uses which meet the test of each criterion consist of commercial/Public/Civic development allowed by the central business district that would conform to the types of development in the general area.

Highest and Best Use Analysis of Property "As Improved"

Highest and Best Use of Property as Improved[7] is defined as follows:

> *"The use that should be made of a property as it exists or is proposed to exist. An existing property should be renovated or retained as is so long as it continues to contribute to the total market value of the property, or until the return from a new improvement would more than offset the cost of demolishing the existing building and constructing a new one."*

Legally Permissible: A number of commercial uses are legally permissible under the CBD Central Business District Zoning. The subject property is currently the old Bank of America Building but vacant at this time. This type of use is allowable under the current zoning regulations as prepared by the Clarksville-Montgomery County Regional Planning Commission.

Physically Possible: The current usage is physically possible under the current zoning regulations. If the subject is purchased any use that is allowable under the current zoning regulations would be physically possible in the subject property.

Financially Feasible and Maximum Profitability: Property located in this area has been developed with a variety of uses. The appraiser believes that the subject property in its current use being small office lease space is not the highest and best use as it is not the most maximally productive use. The appraiser would like to note that the subject property is currently under option to be purchased, with no concrete plans yet. The prospective buyer is the Clarksville CBID Management Corporation of 1999 D/B/A Two Rivers Company of Clarksville-Montgomery County TN. Currently it has been concluded that in the properties current condition the lease rate would be somewhere in the $6.00 to $10.00 per square foot on gross terms. Obviously based on the value per square foot "as vacant" at $29.00 psf, this is not a maximally productive use. The expected market rental rates show that the current use would not be the maximally productive use due to the high prices in the CBD for vacant land, which is largely due to the high development density and demand for office space in the downtown central business district near the Courthouse/Criminal Justice Building. The price of the building at contract reflects this and the market rent that could be achieved would not support a higher market value as concluded for the underlying fee simple value "as is" in comparison to the site based on the value "as vacant". Any usage in the current state of repair/condition would be considered an interim use at this time. The highest and best use "as improved" for the subject property, would be to raze the property for other usage as determined within the highest and best use "as vacant". It is beyond the scope of this appraisal assignment to determine the cost to complete such a task but preliminary estimates to remove the building are approximately $195,000 which includes asbestos abatement. The appraiser believes that currently the use of the building "as is" would not be financially feasible and would also would not be one of the most maximally profitable uses of the subject property. I have completed a pro-forma which is retained within my work file to support these conclusions. With the upper GBA level generating say $8.00 per square foot with limited lease value if any to the basement, if the income were capped at a 12.00% cap rate the NOI would not support a value as high as concluded as the overall value of the property "as vacant" taking into consideration the cost to remove the existing structures. Therefore I feel the subjects Highest and Best Use is to purchase the property, raze the current improvements for

[7] The Dictionary of Real Estate Appraisal, Fifth Edition, page 94, Appraisal Institute, Chicago, IL

some type of other usage which is either public service/government use which may be for local downtown enhancement, governmental buildings and/or a combination of the two. I feel in addition this would be an enhancement to the overall community as the building as now is vacant with the parking roped off. The demolishing of the building would not only enhance the current property but would add to the surrounding development effort put forth by the City in the past. This would be one more step in revitalizing the downtown Central Business District which is within what I consider one of the maximally productive uses of the property.

Appraisal Process

Recognized appraisal practice generally valuates improved properties by the application of three traditional approaches to value described as follows:

1. **Sales Comparison Approach -** a comparison of the property appraised with reasonably similar, recently conveyed properties for which the price, terms, and conditions of sale are known.

2. **Income Capitalization Approach -** the processing of a projected net income into a valuation estimate via one or more capitalization techniques.

3. **Cost Approach -** an estimate of the replacement cost of all structural improvements as if new, less loss in value attributable to depreciation from all causes, plus the value of the land as if vacant.

The Sales Comparison Approach[8] is founded upon the principle of substitution which holds that the cost to acquire an equally desirable substitute property without undue delay ordinarily sets the upper limit of value. At any given time, prices paid for comparable properties are construed to reflect the value of the property appraised. The validity of a value indication derived by this approach is heavily dependent upon the availability of data on recent sales of properties similar in location, size, and utility when compared to the subject of the report. In the case of this appraisal the subject property is not a property typically seen in central business districts; therefore, a lack of quantifiable market data was available for similar properties. As previously mentioned, the appraiser discussed the unavailability of sales with the client who asked us to proceed with this appraisal. In my conclusions I have determined the Highest and Best use of the subject is to raze the current improvements. I have completed a Sales Comparison Approach of the subject "as vacant" and then deducted the cost of removal to arrive at the subject's current estimated market value "as is". A large amount of that data to arrive at that conclusion is retained within my work file. These conclusions contain a short pro-forma which supports the underlying value of the site "as vacant" exceeds the value of the subject currently "as improved". Therefore the only approach used in this analysis is the Sales Comparison Approach.

[8] **The Dictionary of Real Estate Appraisal**, Fifth Edition, page 175, Appraisal Institute, Chicago, IL

Cost Approach

The Cost Approach is a set of procedures through which a value indication is derived for the Fee Simple interest on a property by estimating the current cost to construct a reproduction of or replacement for the existing structure; deducting accrued depreciation from the reproduction or replacement cost; and adding the estimated land value plus an entrepreneurial profit. Adjustments may then be made to the indicated fee simple value of the subject property to reflect the value of the property interest being appraised.[9]

The Cost Approach is deemed not applicable due to the concluded Highest and Best Use.

[9] **The Dictionary of Real Estate Appraisal,** Fifth Edition, page 47, Appraisals Institute, Chicago, IL©2010

Sales Comparison Approach "Vacant Land"

As stated on the aforementioned page the first step of the Cost Approach is the estimate the market value of the subject site "as vacant" by finding sales of comparable properties and completing the Sales Comparison Approach. This sales comparison approach produces a value estimate by comparing similar properties which have recently sold or are currently under contract with all contingencies removed to the subject property. An estimate of the degree of comparability is made by comparing such value factors as location, construction, age and condition, utility, equipment, and marketability. Sold properties judged to be comparable tend to set a range in which the value of the subject will fall. The Sales Comparison Approach itself is founded in the economic principle of substitution, which is the appraisal principle that states that when several similar or commensurate commodities, goods, or services are available, the one with the lowest price will attract the greatest demand and widest distribution.[10] The sales on the following page are all located either in the subject's immediate market area or an area judged to be similar. These sales are analyzed and adjusted appropriately in the grid analysis which follows. Please refer to the analysis of each sale on the following page.

[10] The Dictionary of Real Estate Appraisal, 5th Edition,(Chicago 2010: The Appraisal Institute©, Page 190

Vacant Land Sales

LAND SALE NO. 1

1763 madison st

Property Identification

Property ID	13035
Property Type	Commercial Land
Address	1736 Madison Street
City, State Zip	Clarksville, Tennessee 37043
County	Montgomery
Tax ID	080B-B-023.00

Sale Data

Seller	Madison Street Commons, LLC
Buyer	DBI Properties, LLC
Sale Date	07-25-2013
Reference No.	1524/922
Property Rights	Fee Simple
Contract Price	$725,000
Adjustments $	$0
Adjusted Price	$725,000

Land Data

Land Size	0.97229 acres or 42,353 SF
Topography	Level
Zoning Code	C-2 General Commercial District
Site Description	

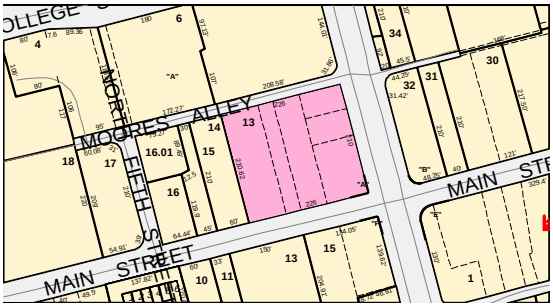
Indicators

Sale Price/Gross Acre	$745,662 per Acre
Sale Price/Gross SF	$17.12 per SF

Remarks

This represents the sale of an outlot of a Publix-anchored retail development located along the north side of Madison Street, just east of Haynes Street in Clarksville, Tennessee. The property was purchased for construction of an American Family Care facility.

LAND SALE NO. 2



428 Madison St

Property Identification

Property ID	12491
Property Type	Commercial Land
Address	N/W Corner University and Main
City, State Zip	Clarksville, Tennessee 37040
County	Montgomery
Tax ID	066F/A/013.00

Sale Data

Seller	Cumberland Bank & Trust
Buyer	State of Tennessee
Sale Date	08-23-2010
Reference No.	1352/300
Property Rights	Fee Simple
Contract Price	$640,000
Adjustments $	$0
Adjusted Price	$640,000

Land Data

Land Size	1.09715 acres or 47,792 SF
Topography	Level
Front Footage	87.00
Depth (Feet)	226.00
Utilities	All - Public
Shape	Rectangular
Access	Good
In Flood Plain?	No
Zoning Code	CBD Central Business District
Site Description	

Indicators

Sale Price/Gross Acre	$583,328 per Acre

Sale Price/Gross SF $13.39 per SF

Remarks

This property is located at the southwest corner of University Ave and Main Street. The site was vacant at the time of sale. The property has frontage on the two streets but no left out on University due to landscaping within median. The site was purchased to expand parking for the University. On the northern end of the property the subject is bordered by a one lane alley.

LAND SALE NO. 3

1321 5th Ave N Tax Map

Property Identification

Property ID	13741
Property Type	Commercial Land
Address	1321 5th Ave North
City, State Zip	Nashville, Tennessee 37028
County	Davidson
Tax ID	082-09-0-072, 074,073, 075

Sale Data

Seller	Germantown Partners LLC
Buyer	Germantown Commons of TN LLC
Sale Date	08-29-2013
Property Rights	Fee Simple
Contract Price	$925,000
Adjustments $	$0
Adjusted Price	$925,000

Land Data

Land Size	0.91000 acres or 39,640 SF
Topography	Level
Access	2 lane
Zoning Code	MULT
Site Description	

Indicators

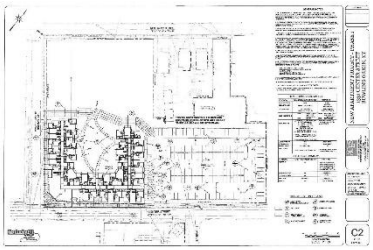
Sale Price/Gross Acre	$1,016,484 per Acre
Sale Price/Gross SF	$23.34 per SF

Remarks

The subject property located at 1321 5th Ave N in Nashville, TN sold for $925,000. This was a cash off market transaction. The seller was motivated to sell the property because they believed in the buyer's intention of creating the first Cohousing development in the State of Tennessee. This property is located in the Germantown District outside of the immediate downtown central business district of Nashville. The Germantown District is seen to be in growth/revitalization stage.

LAND SALE NO. 4

2014-02-Brookside Concept Plan
PUD



Approved DDP

Property Identification

Property ID	12480
Property Type	Commercial Land
Address	NWC Center Street and E. 13th Avenue
City, State Zip	Bowling Green, Kentucky 42101
County	Warren
Tax ID	Multiple Parcels

Sale Data

Seller	Multiple Sellers
Buyer	Campus Retail, LLC
Sale Date	11-13-2013
Reference No.	Multiple Deed Book & Pages
Property Rights	Leased Fee
Contract Price	$4,120,544
Adjustments $	$ 20,000
Adjusted Price	$4,140,544

Land Data

Land Size	5.07759 acres or 221,180 SF
Topography	Level to Sloping
Front Footage	564.26 The site has primary road frontage along the west side of Center Street and the east side of Kentucky Street.
Utilities	All Available
Shape	Rectangular
Access	Adequate
In Flood Plain?	No
Zoning Code	PUD/BE Planned Unit Development with Binding Elements

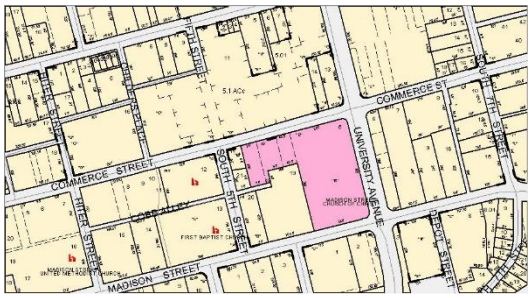
Site Description

Some of the lots contained vertical improvements but none were considered to have any contributory value. All of the vertical improvements will be demolished to accommodate the proposed use of this site. The estimated cost to demolish the existing improvements has been estimated at $20,000. This will be added to the acquisition price of this site.

Indicators

Sale Price/Gross Acre	$815,454 per Acre
Sale Price/Gross SF	$18.72 per SF

LAND SALE NO. 5



523 Madison St Tax Map

Property Identification

Property ID	13742
Property Type	Commercial Land
Address	523 Madison Street
City, State Zip	Clarksville, Tennessee 37040
County	Montgomery
Tax ID	066K-B-005.00

Sale Data

Seller	Madison Street Church of Christ
Buyer	Work Force Essentials Inc
Sale Date	06-29-2012
Reference No.	1453/231
Property Rights	Fee Simple
Contract Price	$1,500,000
Adjustments $	$0
Adjusted Price	$1,500,000

Land Data

Land Size	2.53446 acres or 110,401 SF
Topography	Rolling
Front Footage	240.00
Depth (Feet)	385.00
Utilities	All - Public
Shape	Irregular
Access	Good
In Flood Plain?	No
Zoning Code	CBD Central Business District
Site Description	

Indicators

Sale Price/Gross Acre	$591,843 per Acre
Sale Price/Gross SF	$13.59 per SF

Remarks

This property is located at the southwest corner of University Ave and Main Street. The site was purchased to construct the new Workforce Essentials building. The cost to remove the old church was over $105,000 but all site demolition which did not include any asbestos removal nor to feel the site level for future construction. (Morgan Construction) Workforce Essentials essentially used the site to construct a two story building and utilized the existing topography to construct a basement office area underneath the two story building. In addition there was $30,000 in asbestos abatement that was needed after the purchase as well. This was verified with Brad Martin of Lyly-Cook-Martin Architects.

LAND SALE NO. 6

210 College St Tax Map

Property Identification

Property ID	13746
Property Type	Commercial Land
Address	210 College Street
City, State Zip	Clarksville, Tennessee 37040
County	Montgomery
Tax ID	066-G/E/006.00

Sale Data

Seller	Harvey etal
Buyer	Don Mar Properties
Sale Date	06-27-2008
Reference No.	1236/2040
Property Rights	Fee Simple
Contract Price	$600,000
Adjustments $	$0
Adjusted Price	$600,000

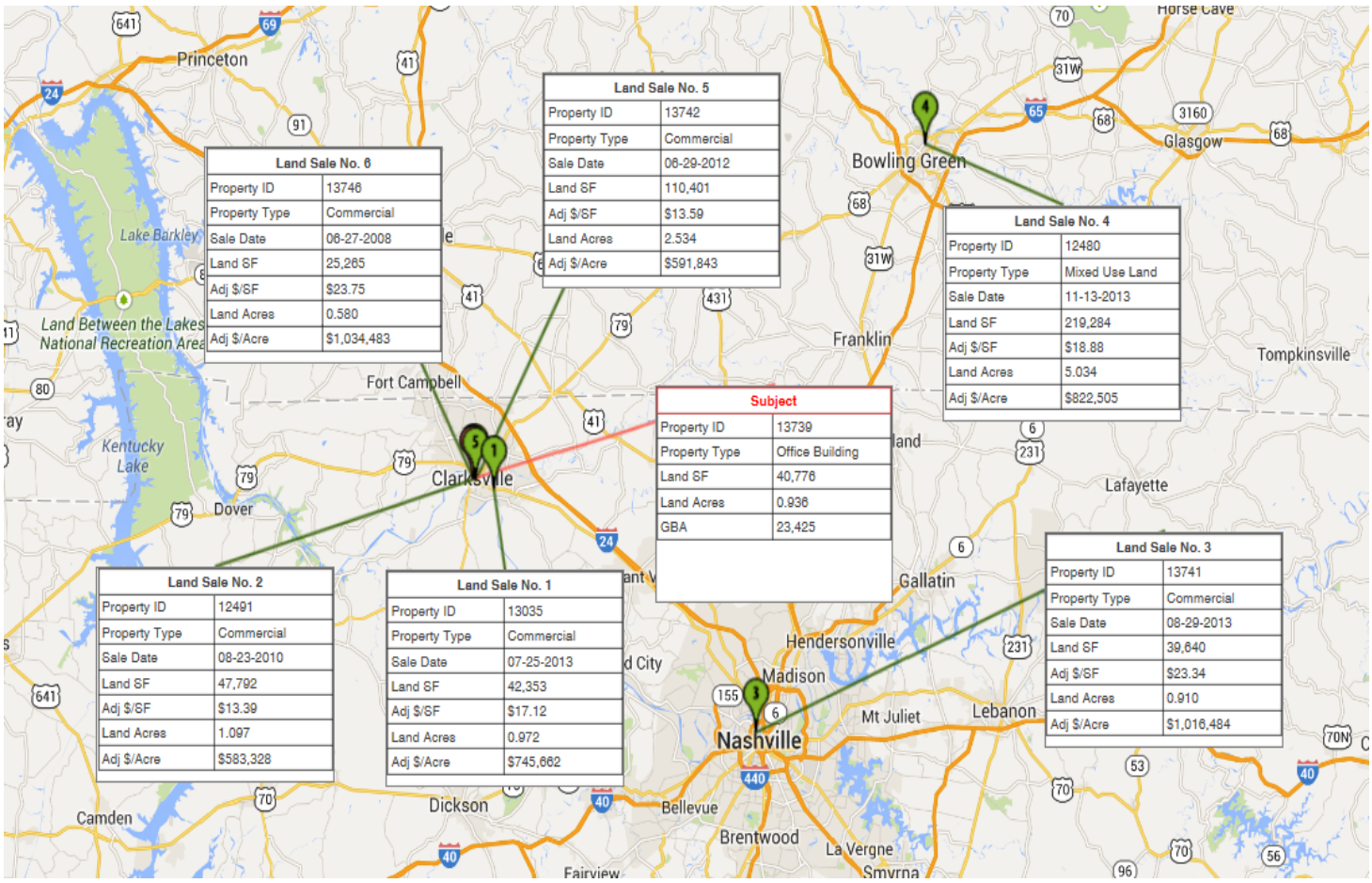
Land Data

Land Size	0.58000 acres or 25,265 SF
Topography	Level
Zoning Code	CBD General Commercial District
Site Description	

Indicators

Sale Price/Gross Acre	$1,034,483 per Acre
Sale Price/Gross SF	$23.75 per SF

Land Sale Map



Land Sale Adjustments

	Subject	Sale # 1	Sale # 2	Sale # 3	Sale # 4	Sale # 5	Sale # 6
Property Name	Bank of America						
Address	215 Legion Street	1736 Madison Street	N/W Corner University and Main	1321 5th Ave North	NWC Center Street and E. 13th Avenue	523 Madison Street	210 College Street
City	Clarksville	Clarksville	Clarksville	Nashville	Bowling Green	Clarksville	Clarksville
Land Area SF	40,776	42,353	47,792	39,640	219,284	110,401	25,265
Land Area in Acres	0.936	0.972	1.097	0.910	5.034	2.534	0.580
Ratio - Comp to Subject		1.04	1.17	0.97	5.38	2.71	0.62
Density (Units/Acre)					32.38		
Zoning		C-2	CBD	MULT	PUD/BE	CBD	CBD
Drainage				Good			
Flood Zone							
Utilities Description			All - Public		All Available	All - Public	
Usable Land Area (SF)	40,776	42,353	47,792	39,640	219,284	110,401	25,265
Shape	Irregular		Rectangular		Rectangular	Irregular	
Sale Price	N/A	$725,000	$640,000	$925,000	$4,140,544	$1,500,000	$600,000
Usable Land Area (SF)	40,776	42,353	47,792	39,640	219,284	110,401	25,265
Unadjusted Price/SF	N/A	$17.12	$13.39	$23.34	$18.79	$13.59	$23.75
Time Adjusted Price/SF	N/A	$17.46	$14.46	$23.81	$19.17	$14.13	$26.60
Adjusted Price/SF	N/A	$23.57	$20.97	$23.81	$23.00	$25.30	$29.26

Property Rights	Similar	Similar	Similar	Similar	Similar	Similar
% Adjustment	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Terms/Financing	Cash Equiv.	Cash Equiv.	Cash Equiv.	Cash Equiv.	Cash Equiv.	Cash Equiv.
% Adjustment	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Conditions of Sale	Similar	Similar	Similar	Similar	Similar	Similar
% Adjustment	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Time/Market Conditions	Jul-13	Aug-10	Aug-13	Nov-13	Jun-12	Jun-08
% Adjustment	2.0%	8.0%	2.0%	2.0%	4.0%	12.0%
Time Adjusted Price/SF	$17.46	$14.46	$23.81	$19.17	$14.13	$26.60
Location/Access	Inferior	Inferior	Similar	Inferior	Inferior	Similar
% Adjustment	25.0%	25.0%	0.0%	20.0%	25.0%	0.0%
Zoning/Density	Similar	Similar	Similar	Similar	Inferior	Similar
% Adjustment	0.0%	0.0%	0.0%	0.0%	25.0%	0.0%
Togpgraphy	Inferior	Similar	Similar	Similar	Inferior	Similar
% Adjustment	10.0%	0.0%	0.0%	0.0%	20.0%	0.0%
Shape/Functional Utility	Similar	Inferior	Similar	Similar	Similar	Similar
% Adjustment	0.0%	20.0%	0.0%	0.0%	0.0%	0.0%
On site Improvements	Similar	Similar	Similar	Similar	Inferior	Inferior
% Adjustment	0.0%	0.0%	0.0%	0.0%	9.0%	10.0%
Total Adjustments						
Net % Adjustments	37.7%	56.6%	2.0%	22.4%	86.2%	23.2%
Net $ Adjustments	$6.45	$7.58	$0.47	$4.21	$11.71	$5.51
Total % Adjustments	37.7%	56.6%	2.0%	22.4%	86.2%	23.2%
Total $ Adjustments	$6.45	$7.58	$0.47	$4.21	$11.71	$5.51
Adjusted Price/SF	$23.57	$20.97	$23.81	$23.00	$25.30	$29.26

Adjusted Price Indications		Concluded Value
Minimum Adjusted Price / SF	$20.97	$29.00/SF
MaximumAdjusted Price / SF	$29.26	$1,182,504
Average Adjusted Price / SF	$24.32	**$1,185,000**
Median Adjusted Price / SF	$23.69	
Standard Deviation / SF	$2.55	

Land Value Conclusion		
Subject Site	40,776	Usable Land SF
Indicated Unit Value	$29.00	per SF
Indicated Value	$1,182,504	
Rounded	$1,185,000	

The Adjustment Process

The information verified in the sales data was identified and compared in an effort to discern the different characteristics between the comparable properties and the subject which affects value. Adjustments for those differences are made to the price of each comparable property to make the comparable equal to the subject as of the date of the appraisal.

There are six common elements of comparison that should typically be considered in the Sales Comparison Analysis for vacant land which is outlined and discussed below.

1. **Real Property Rights Conveyed:** The fee simple interest of the subject land is being appraised. All of the comparable sales are representative of fee simple conveyances; thus, no adjustment for real property rights is necessary.

2. **Financing Terms:** The consideration of one property may differ significantly from that of an identical property due to financing conditions. Below market financing must be identified and adjusted for in the sales data. Cash equivalency analysis is a procedure whereby comparable sales are adjusted for a typical financing based on market rates available for comparable properties at the time of sale. All of the sales analyzed herein were purchased on a cash basis, or its equivalency; therefore, no adjustments were required.

3. **Conditions of Sale:** Adjustments for conditions of sale typically reflect the motivation of buyers and sellers. To the best of my knowledge, all of the comparable sales involved arm's length transactions that sold without atypical motivations or sale conditions.

4. **Market Conditions/Date of Sale:** As market conditions change over time, an adjustment must be made for any fluctuations that have occurred. The best indications of changes in market conditions are reflected in sales and re-sales of the same property. In this analysis, no sales and re-sales of the same property were identified within this market area. In this instance, the appraiser was able to locate six sales of commercial sites in the downtown district or office/service professional locations. The appraiser has concluded that the downtown market around Austin Peay is growing but office/professional development is limited at best which may be due to the lack of available sites. The sales have a range of age

around 6+ years and I feel there has been some upward movement in the market conditions over that six years. That can be directly related to the growth of the Austin Peay enrollment. I have arrived at a 2% annual rate of growth in values which is based on rising rent/lease rates near the campus. I have also interviewed a number of investors within that market to arrive at that conclusion.

5. **Location:** Location adjustments reflect the increase or decrease in value attributable to a property's location. Factors which impact the desirability of an area include surrounding land uses, transportation arteries, accessibility/exposure, proximity to employment centers, and overall reputation. All six sales are located in commercial districts or locations I feel similar to the subject. Three of the sales have locations in what I considered are inferior due to location further away from the downtown central business district. These are sales #1 which is located further out Madison Street, sale #2 and #5 which are located two blocks to the east. As shown by sale #6 this is reasonable to conclude. Sale # 3 is located just outside of downtown Nashville in the Germantown District. This area is seeing a significant growth spurt and based on my appraising property in this sub-market I feel this location is similar. Sale # 4 is located in Bowling Green within close proximity to downtown and the Western Kentucky campus. I interviewed an appraiser in that market who is very familiar with the downtown Clarksville market and feels the locations are similar in terms of growth rates and demographic similarities. This site is much larger than the subject and has a multi-family zoning which I feel is inferior as compared to the commercial zoning. This property was purchased to construct new apartment complexes.

6. **Physical Characteristics:** This adjustment category includes areas of comparison such as potential use, size, shape, access, and visibility, frontage, corner location, topography, zoning and availability of utilities. After a review of the physical characteristics considered having the most impact on price/value, adjustments are considered necessary for size, access, visibility, topography, and corner influence. Sales #1 and #5 have topography which are less desirable. Sale #1 sits above the road grade and sale #5 has varying topography rising up from Madison Street north to Commerce Street. In addition sale #5 has an irregular shape where there is a portion of the site which is only 100 feet and depth and sits above Commerce Street. An adjustment for shape was deemed reasonable as well as this area has limited usage.

Based on the data all sales are considered in making a market value judgment. The property is a rectangular shaped parcel which has frontage on four public traffic corridors with access from all. Arguably it may be considered one the of the best privately owned held tracts in the downtown central business district based on topography, location and access points. Based on those thoughts and conclusions the subjects market value I feel is in the upper end of the range say $29.00 per square foot.

40,776/sf	x	$29.00	=	$1,182,504

Rounded Value: $1,185,000

One Million and Eighty Five Dollars and 00/100
$1,185,000

"As Vacant"

We note that the there is an older bank building located on the site. Two of the sales had older buildings located on the sites as well. The cost to move these buildings are not included in the price per square foot. For this appraisal it is assumed the buyer of the building assumes all responsibility in the cost of removal. This was the case in sale # 5 and sale #6. Sale #5 had a cost of removal at $135,000 or 9% of the sales price. Sale # 6 also had an older building where the adjustment to remove which was 10% of the sales price. (Morgan Construction) These movements were completed where the site could be utilized for the buyer's purposes. Expense to remove the old bank building must be taken into consideration but to how extensive of the cost is determined on what state of development the site is to be taken. Obviously if the site is to be grade level and compacted for a level site the cost to do so would exceed the cost of the sales #5 and #6.

The above value does not take into consideration the Cost of the demolition of the old bank building. Morgan Construction was contacted and different costs/expenses were provided. These expanded to getting the site grade level and just demolishing the older building. The above sales did not require any of this type of on site development after purchase. Mr. Morgan has stated that the cost to remove the building would be approximately $135,000 which does not include the cost of removal of the old BBB business bureau. It does not include the cost to abate the asbestos which is $60,000 (Morgan Construction). This does not include filling and compacting the subject site. Based on what I feel the market value of the subject is to reduce the current market concluded market value by the cost to demolish the building which as stated is estimated at $195,000. Therefore the subject's market value "as is value" is estimated at $1,000,000. (Rounded)

One Million Dollars…….$1,000,000 (rounded)

Income Capitalization Approach

The Income Capitalization Approach is a "set of procedures through which an appraiser derives a value indication for an income-producing property by converting its anticipated benefits (cash flows and reversion) into a market value estimate. This conversion can be accomplished in two ways. One year's income expectancy can be capitalized at a market-derived capitalization rate or at a capitalization rate that reflects a specified income pattern, return on investment and change in the value of the investment (direct method). Alternatively, the annual cash flows for the holding period and the reversion can be discounted at a specified yield rate."[11] The method used to process the Income Capitalization Approach in this report is the Direct Capitalization Method, which will utilize market derived capitalization rates.

As noted within the Highest and Best Use analysis we completed an Income Approach within out development of the appraisal and our conclusions show that the projected NOI on the building in its current state of repairs would not support a concluded value higher than what was concluded within the market value of the subject "as vacant". The market rent rates were conclude to be between $6.00 to $10.00 per square foot with an overall vacancy and credit loss between 20% to 30% per year. Based on an expense ratio at 30% to 25% with limited lease value given to the basement our conclusions are well supported. This is based on a cap rate estimated at 12%.

[11] **The Dictionary of Real Estate Appraisal**, Fifth Edition, page 99, Appraisal Institute, Chicago, IL

Sales Comparison Approach

The Sales Comparison Approach is "a set of procedures in which a value indication is derived by comparing the property being appraised to similar properties that have sold recently, applying the appropriate units of comparison and making adjustments to the sales price of the comparable based on the elements of comparison.[12]" The Sales Comparison Approach relies on the principle of substitution, which implies that a prudent person will no pay more to buy a property than it will cost to buy a comparable substitute property.

Due to the lack of market data the appraiser has not completed the Sales Comparison Approach "as improved." There has been one sale of a larger building within the last few months. This building was appraised by my firm. This building sold for $1,350,000 on March 12th 2014. This building was in much superior condition as the subject with lease income potential. The site was located downtown but not as large as the subjects. Offsite parking was needed. It would be unreasonable to try and use this building as a comparable for the subject property. If the Sales Comparison Approach were to be completed the appraiser believes that any results produced in that approach may be deemed unreliable.

[12] **The Dictionary of Real Estate Appraisal**, Fifth Edition, page 175, Appraisal Institute, Chicago, IL

Reconciliation

Reconciliation[13] is "*the last phase of any valuation assignment in which two or more value indications derived from market data are resolved into a final value estimate.*" The approaches to value processed in this report developed the following values:

Cost Approach	
"As Is"	N/A
Sales Comparison Approach	
"As Is"	$1,000,000
Income Capitalization Approach	
"As Is"	N/A

The only approach concluded to be reasonable is the Sales Comparison Approach conclusion of the subject based on it "as is" condition at its Highest and Best Use which is considered to be an alternative use. It has been concluded the subject's current improvements add no contributing value to the subjects currently and the highest and best use is to raze the building for alternative uses. Not saying that the subject could not be remodeled but it appears based on my inspection that this cost would exceed the overall value of the subject "as vacant" and therefore this is not probable as well. (see photos of GBA on North Third). Based on that thought the appraiser has provided a market value "as vacant" and reduced a reasonable estimate to get the site ready for future development.

After careful consideration of the value indications as reconciled by the Sales Comparison Approach a market value was concluded. It is my opinion that the "as is" market value as of August 14th 2014 is:

"As Is:"

One Million Dollars ($1,000,000)

[13] The Dictionary of Real Estate Appraisal, Fifth Edition, page 162, Appraisal Institute, Chicago, IL

Estimate of Marketing and Exposure Time

Based on interviews with local real estate brokers, the current level of activity in the Downtown Clarksville/Austin Peay sub-market, and the amount of available financing, the estimated marketing time and exposure time for the subject property is six to eighteen months. This is supported by estimates of marketing times for commercial properties throughout the Middle Tennessee area and the United States, as published by *Price Waterhouse Cooper Real Estate Investment Survey, Second Quarter 2014.*

The appraiser would like to also note that the subject's exposure time (time on market prior to acceptance of offer for the subject) was roughly 6 months as per Wayne Wilkinson who is the broker for this real estate transaction. This supports the times estimated for the subject property.

Definition of Exposure Time

Exposure Time[14] is defined as:

1. *"The time a property remains on the market.*

2. *The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at a market value on the effective date of the appraisal; a retrospective estimate based on an analysis of past events assuming a competitive and open market."*

The appraiser would like to note that the subject property has been listed for around six months prior to the effective date of this report as per Mr. John Hadley, the broker for the current purchase agreement.

Definition of Marketing Time

Marketing Time[15] is defined as:

> *"An opinion of the amount of time it might take to sell a real or personal property interest at the concluded market value level during the period immediately after the effective date of the appraisal. Marketing time differs from exposure time, which is always presumed to precede the effective date of an appraisal. (Advisory Opinion 7 of the Appraisal Standards Board of The Appraisal Foundation and Statement on Appraisal Standards No. 6, "Reasonable Exposure Time in Real Property and Personal Property Market Value Opinions" address the determination of reasonable exposure and marketing time.)"*

[14] **The Dictionary of Real Estate Appraisal**, Fifth Edition, page 73, Appraisal Institute, Chicago, IL
[15] **The Dictionary of Real Estate Appraisal**, Fifth Edition, page 121, Appraisal Institute, Chicago, IL

Assumptions and Limiting Conditions

The certification of the Appraiser appearing in the appraisal report is subject to the following conditions and to such other specific and Limiting Conditions as are set forth in the report.

1. The Appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or the title thereto; no does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.

2. Any sketch in the report may show approximate dimensions and is included to assist the reader in visualizing the property. The Appraiser has made no survey of the property.

3. The Appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made therefore;

4. Any existing liens and encumbrances have been disregarded.

5. The Appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The Appraiser assumes no responsibility for such conditions, or for engineering which might be required to discover such factors.

6. Information, estimates, and opinions furnished to the Appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, the Appraiser for accuracy of such items furnished the Appraiser can assume no responsibility.

7. Disclosure of the contents of the appraisal report is governed by the By-Laws and Regulations of the professional appraisal organizations with which Joseph Mark Young is affiliated; specifically, the Tennessee Real Estate Appraiser's Board.

8. Possession of this report, or copies hereof, does not carry the right of publication nor may it be used for any purposes by any but the owner without the previous written consent of the Appraiser and, in any event, only with proper qualifications.

9. In this appraisal assignment, the existence of potentially hazardous material used in the construction or maintenance of the building, such as the presence of asbestos, urea-formaldehyde foam insulation, and/or the existence of toxic waste, which may or may not be present on the property, was not observed by the Appraiser; nor do I have any knowledge of the existence of such materials on or in the property. To the best or our knowledge**,** the presence of Radon or other gases has not been detected on this property or, if Radon or other gases have been detected, it has been determined that the level of Radon or other gases is considered safe according to the standards established by the Environmental Protection Agency. The Appraiser, however, is not qualified to detect such substances and does not make any guarantees or warranties that the property has been tested for the presence of asbestos, urea-formaldehyde foam insulation, Radon or any potentially hazardous waste or building material or gases or, if tested, that the tests were conducted pursuant to EPA approved procedures. The existence of any potentially hazardous waste or building material or gases may have an effect on the value of the property. The client is urged to retain an expert in this field if desired.

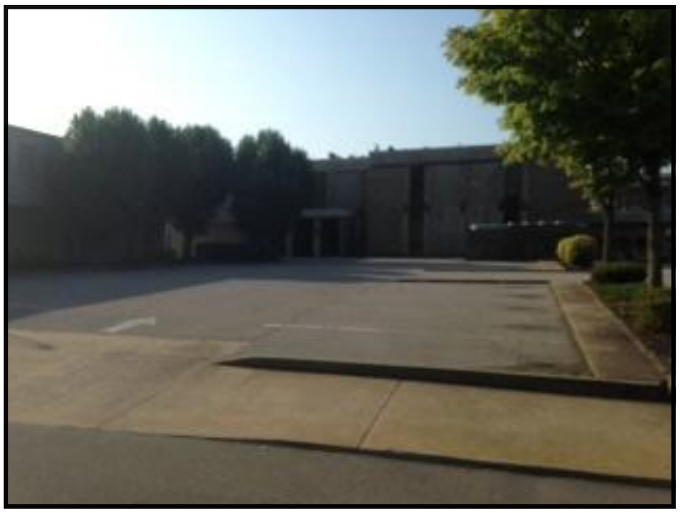
10. Competent ownership and management are assumed.

11. This appraisal is being completed on an "as is" value taking into consideration the cost to remove the building by Morgan Construction is correct. This contract was not provided to the appraiser. This is a hypothetical condition of this report.

Addenda

Subject Photograph Addendum

Borrower/Client	Alan Werner						
Property Address	215 Legion St						
City	Clarksville	County	Montgomery	State	TN	Zip Code	37040
Lender	Two Rivers Company						



View of subject and parking from Main St

View of parking along Main St and North 2nd St

View of North 2nd St at lighted intersection

View South along North 2nd St

View west along Legion St

View of subject and east along Legion St

Subject Photograph Addendum

Borrower/Client	Alan Werner						
Property Address	215 Legion St						
City	Clarksville	County	Montgomery	State	TN	Zip Code	37040
Lender	Two Rivers Company						

View west along Main St

View of subject from Legion St

View east along Main St

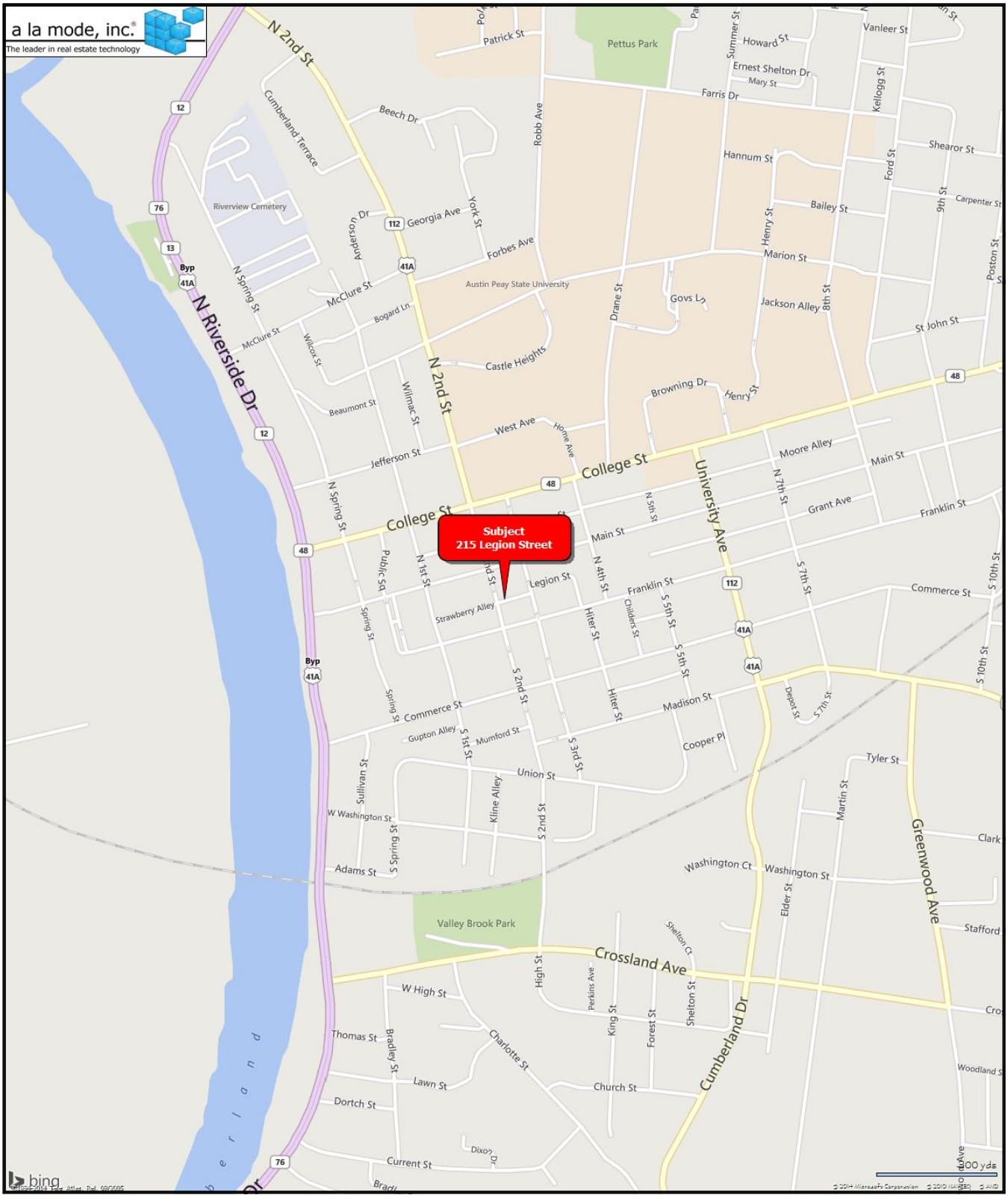
View south along North 3rd St

View of subject from North 3rd St

View of older portion of building along North 3rd St

Location Map

Borrower/Client	Alan Werner						
Property Address	215 Legion St						
City	Clarksville	County	Montgomery	State	TN	Zip Code	37040
Lender	Two Rivers Company						



Flood Map

Borrower/Client	Alan Werner						
Property Address	215 Legion St						
City	Clarksville	County	Montgomery	State	TN	Zip Code	37040
Lender	Two Rivers Company						

InterFlood by a la mode
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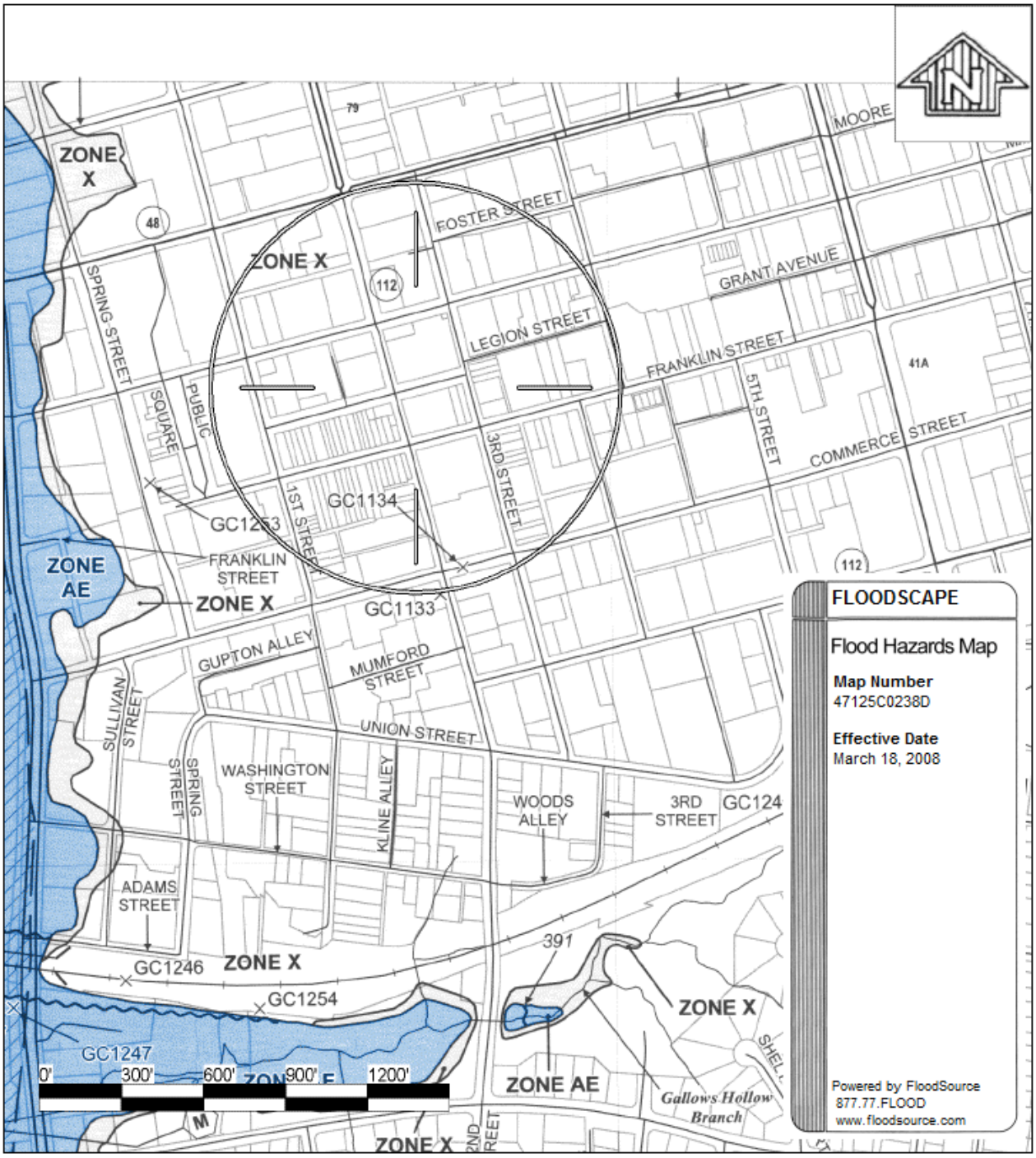
Prepared for:
Mark Young, Real Estate Appraisals

215 Legion Street
Clarksville, TN 37042



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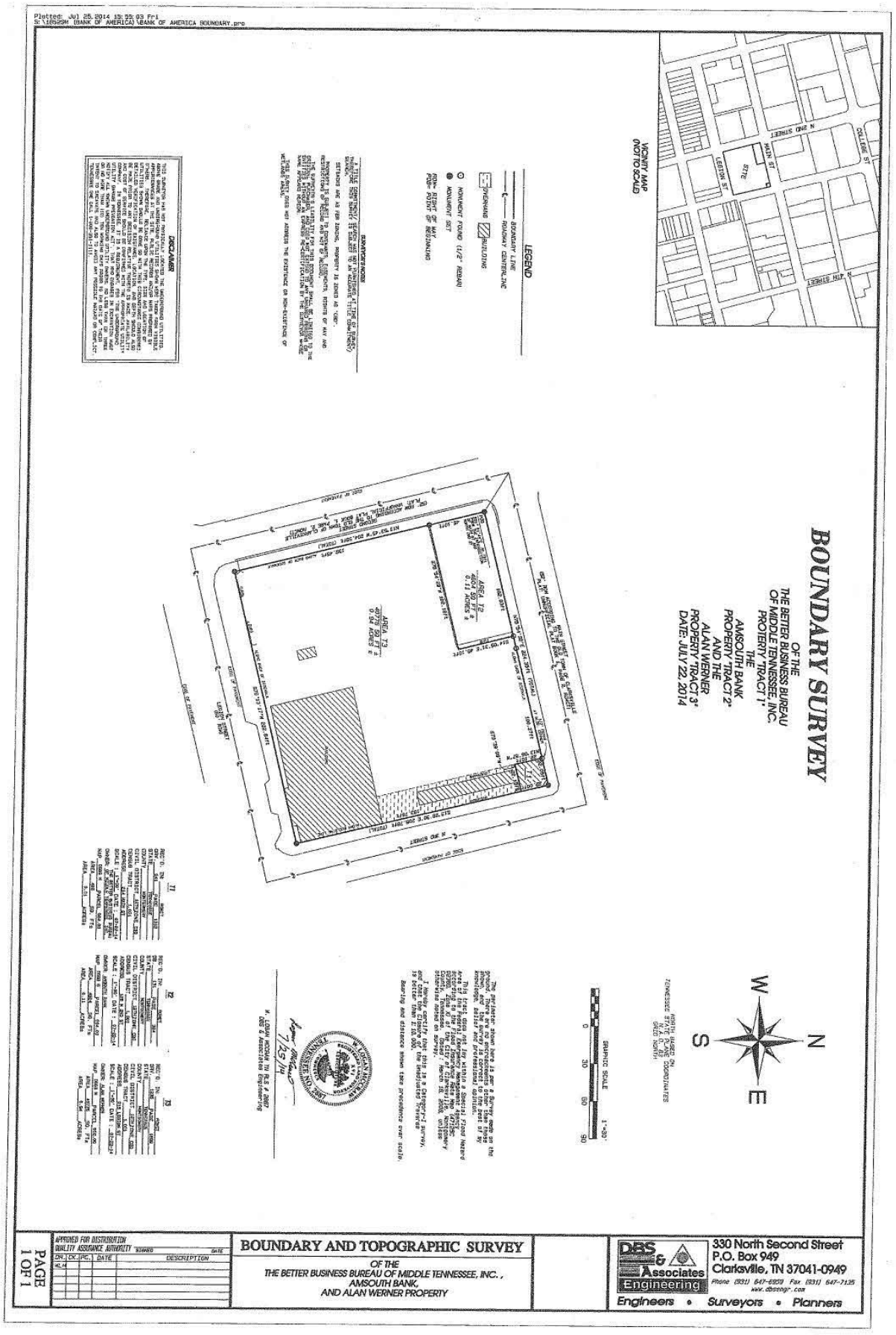
Survey


BOUNDARY SURVEY
OF THE
THE BETTER BUSINESS BUREAU
OF MIDDLE TENNESSEE, INC.
PROTERTY TRACT 1"
THE
AMSOUTH BANK
PROPERTY TRACT 2"
AND THE
ALAN WERNER
PROPERTY TRACT 3"
DATE: JULY 22, 2014
VICINITY MAP
(NOT TO SCALE)
LEGEND
BOUNDARY LINE
ROADWAY CENTER-LINE
OVERHANG
BUILDINGS
MONUMENT FOUND 1/2" REBAR)
MONUMENT SET
POB- POINT OF BEGINNING
NON-PERTINENT NOTES
DISCLAIMER
AREA T1
20778.99 ft²
0.54 ACRES ±
AREA T2
4864.90 ft²
0.11 ACRES ±
AREA T3
0.54 ACRES ±
GRAPHIC SCALE
1"=30'
N
S
E
W
BOUNDARY AND TOPOGRAPHIC SURVEY
OF THE
THE BETTER BUSINESS BUREAU OF MIDDLE TENNESSEE, INC.,
AMSOUTH BANK,
AND ALAN WERNER PROPERTY
DBS & Associates Engineering
330 North Second Street
P.O. Box 949
Clarksville, TN 37041-0949
Engineers • Surveyors • Planners
PAGE 1 OF 1

Tax Card - Page 1

066G	H	002.00	000		1 of 2	COMMERCIAL
CMap	Group	Parcel	PI_SI	FutureYear	CARD	**Montgomery County**

CLARKSVILLE, 37040

	Total Card /	Total Parcel
APPRAISED:	1,061,400/	1,099,400
USE VALUE:	1,061,400/	1,099,400
ASSESSED:	424,560/	439,760

PROPERTY LOCATION

No	Alt No	Direction/Street
215		LEGION ST

OWNERSHIP

Unit #:

Owner 1:	WERNER ALAN	F
Owner 2:		
Owner 3:		
Street 1:	3981 TROUGH SPRINGS RD	
Street 2:		
Twn/City:	ADAMS	
St/Prov:	TN	Cntry:
Own Occ:		
Postal:	37010	Type: COMMER

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1. AC of land mainly classified as COMMERCIAL with a BANK BRANCH Building built about 1972, having primarily COMMON BRICK Exterior and 20583 Square Feet, with 1 Unit.

MOBILE HOME

Make	Model	Year Blt	Serial #	Color

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	CBD	CENTRAL B	100	water	1	Public
o				Sewer	1	Public
n				Electri	1	Public
Census:				Exmpt		
Flood Haz:						
D	135	CLARKSVILLE	100	Topo	1	Rolling
s				Street	3	PAVED
t				Gas:	1	Public

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
CO	1.000	773,000	9,500	278,900	1,061,400
Total Card	1.000	773,000	9,500	278,900	1,061,400
Total Parcel	1.000	811,000	9,500	278,900	1,099,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 51.57 | /Parcel: 45.19

Legal Description

Entered Lot Size
Total Land: 1
Land Unit Type: AC

User Acct
GIS Ref
GIS Ref
Insp Date

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 066G H 002.00 000

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2013	CO	FV	601,595	24905	.	399,300	1,025,800	410,320	Year End Roll	10/24/2013
2012	CO	FV	601,595	24905	.	399,300	1,025,800	410,320		12/5/2008
2011	CO	FV	601,595	24905	.	399,300	1,025,800	410,320		1/1/2011
2010	CO	FV	601,595	24905	.	399,300	1,025,800	410,320		1/1/2010
2009	CO	FV	601,595	24905	.	399,300	1,025,800	410,320		1/1/2009
2008	CO	FV	595,870	19530	.	399,300	1,014,700	405,880		1/1/2008
2007	CO	FV	1,842,070	19530	.	399,300	2,260,900	904,360		1/1/2007
2006	CO	FV	1,842,070	19530	.	399,300	2,260,900	904,360		1/1/2006

!44807!

PRINT	
Date	Time
08/28/14	08:31:07

LAST REV	
Date	Time
03/25/14	12:54:05
steve	
44807	

TRANSFER INFORMATION

TAX DISTRICT: 135 - CLARKSVILLE

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	V1235-1899	NAL	6/20/2008	DISQUALIFIED	500,000	No	No		
	V1225-1384		3/25/2008			Yes	No		
	V1195-2198		7/19/2007			Yes	No		
	V999-2737	FIN	10/1/2004	DISQUALIFIED	1,248,500	No	No		
	V1020-1517		10/1/2004			Yes	No		
	168-107		9/25/1964			Yes	No		
	168-101		9/25/1964			Yes	No		
	143-401		10/1/1962			Yes	No		

USER DEFINED

IDB/Mobile	
Area/Proxim	CB DEV DI
Tax Freeze:	
Income:	
Special Dep	
NonProrate:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	066G
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	12
Ratio:	40%

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/15/2010		Staf	STAFF
12/5/2008		Staf	STAFF
12/5/2008		07	KAYLA C
5/1/2008		02	ROY M
5/1/2008		02	ROY M
12/22/2004		05	DAVE W
11/8/1989		11	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Influ 1 Code:	%	Influ 2 Code:	%	Influ 3 Code:	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
CO	COMMERCIA		1		ACRE	COMMERCIAL		0	222,171.	1.26	D51									278,869				61		278,900	222.63X184.18XIRR

Total AC/HA: 1.00000 | Total SF/SM: 43560 | Parcel LUC: CO COMMERCIAL | Prime NB Desc NBC D51 | Total: 278,869 | Spl Credit | Total: 278,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - MontgomeryLive kelsey 2014

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Tax Card - Page 2

EXTERIOR INFORMATION

Type:	CB2 - BANK BRANCH
Sty Ht:	2.0 - 2.0 Stories
(Liv) Units:	1 Total: 2
Foundation:	02 - CONT FOOTING
Frame:	05 - RIGID FRAME
Prime Wall:	11 - COMMON BRICK
Sec Wall:	%
Roof Struct:	05 - BARJOIST/RIG
Roof Cover:	10 - BUILT-UP COM
Color:	
View / Desir:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	12	Rating:	AVERAGE

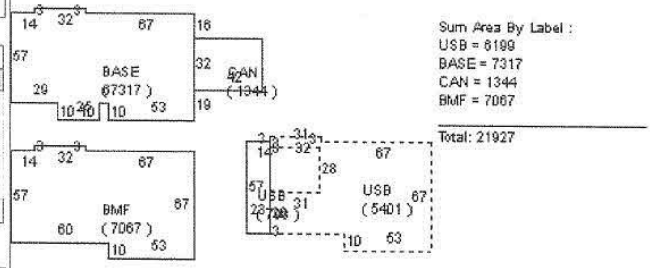
OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

COMMENTS

CBID-CBD BANK OF AMERICA;66G-H-3 COMBINED T-03;PCL SZ INC W/ADD 66G-H -39 T-05;ERIC BITTNER LAW FIRM;CHG IMP TYPE T-08;25% FUNC 4 NOT MEET CODE 4 OFFICE SPACE T-08;SWD V1235-1899;GARY J HODGES ATTORNEY;. .

SKETCH



GENERAL INFORMATION

Grade:	01 - AVERAGE		
Year Blt:	1972	Eff Yr Blt:	1972
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Summary	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O			
Other				
Upper				
Lvl 2				
Lvl 1				
Lower				
Totals	RMs: 0	BRs: 0	Baths:	HB

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wal	07 - DRYWALL
Sec Int Wall:	%
Partition:	P060 - PartFac 0.60
Prim Floors:	11 - CARPET COMBO
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	04 - WOOD W/ SUB
Bsmnt Gar:	
Electric:	03 - AVERAGE
Insulation:	03 - AVERAGE
Int vs Ext:	
Heat Fuel:	03 - AVERAGE
Heat Type:	08 - HEAT/COOL PK
# Heat Sys:	
% Heated:	% AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

DEPRECIATION

Phys Cond:	AV - AVERAGE	47.	%
Functional:	FUNC - FNCTNL	25.	%
Economic:			%
Special:			%
Override:			%
	Total:	72.2	%

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1			All
Totals			
1			

CALC SUMMARY

Basic $ / SQ:	114.36
Size Adj.:	0.87696403
Const Adj.:	1.65791333
Adj $ / SQ:	166.271
Other Features:	7200
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	2780409
Depreciation:	2007455
Depreciated Total:	772954

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	166.27
Special Features:		Val/Su Net:	
Final Total:		Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BASE	BASE	7,317	166.270	1,216,608
BMF	BSMT FINSHD	7,067	66.510	470,016
USB	UPPRSTRYBASE	6,199	166.270	1,030,717
CAN	CANOPY 10-39	1,344	41.570	55,867

Net Sketched Area:	21,927			Total:	2,773,208
Size Ad	20583	Gross Area	21927	FinArea	20583

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

PARCEL ID 066G H 002.00 000

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
X410	MONEY VAULT	D	Y	1	19X30	A	AV	1972	67.89	T	84	CO			6,200			6,200
X030	ASPH PAVNG	D	Y	1	13530	A	AV	1972	1.96	T	90	CO			2,700			2,700
X030	ASPH PAVNG	D	Y	1	2925	A	AV	1975	1.99	T	90	CO			600			600

More: N	Total Yard Items:	9,500	Total Special Featues:	Total:	9,500

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Tax Card - Page 3

066G	H	002.00	000		2 of 2	COMMERCIAL
CMap	Group	Parcel	PI_SI	FutureYear	CARD	

Montgomery County
CLARKSVILLE, 37040

	Total Card /	Total Parcel
APPRAISED:	38,000/	1,099,400
USE VALUE:	38,000/	1,099,400
ASSESSED:	15,200/	439,760

PROPERTY LOCATION

No	Alt No	Direction/Street
215		LEGION ST

OWNERSHIP

Unit #:

Owner 1:	WERNER ALAN	F
Owner 2:		
Owner 3:		
Street 1:	3981 TROUGH SPRINGS RD	
Street 2:		
Twn/City:	ADAMS	
St/Prov:	TN	Cntry
Own Occ:		
Postal:	37010	Type: COMMER

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1. AC of land mainly classified as COMMERCIAL with a GEN OFFICE Building built about 1956, having primarily COMMON BRICK Exterior and 3748 Square Feet, with 1 Unit.

MOBILE HOME

Make	Model	Year Blt	Serial #	Color

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	CBD	CENTRAL B	100	water	1	Public
o				Sewer	1	Public
n				Electri	1	Public
Census:				Exmpt		
Flood Haz:						
D	135	CLARKSVILLE	100	Topo	1	Rolling
s				Street	3	PAVED
t				Gas:	1	Public

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
CO	0.000	38,000			38,000
Total Card	0.000	38,000			38,000
Total Parcel	1.000	811,000	9,500	278,900	1,099,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 10.14 | /Parcel: 45.19

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	Insp Date
Total Land: 1	
Land Unit Type: LOT	

PREVIOUS ASSESSMENT

Parcel ID 066G H 002.00 000

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

!44807!

PRINT

Date	Time
08/28/14	08:31:13

LAST REV

Date	Time
06/24/12	08:29:27

TRANSFER INFORMATION

TAX DISTRICT 135 - CLARKSVILLE PAT ACCT. 44807

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

IDB/Mobile	
Area/Proxim	CB DEV DI
Tax Freeze:	
Income:	
Special Dep	
NonProrate:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	066G
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	12
Ratio:	40%

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Influ 1 Code:	%	Influ 2 Code:	%	Influ 3 Code:	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
CO	COMMERCIA		0		LOT	NO LAND		0	0.	0.00	D51																No Land

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: CO COMMERCIAL | Prime NB Desc NBC D51 | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted. Database: AssessPro - MontgomeryLive kelsey 2014

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Tax Card - Page 4

EXTERIOR INFORMATION

Type:	CO1 - GEN OFFICE
Sty Ht:	2.0 - 2.0 Stories
(Liv) Units:	1 Total: 2
Foundation:	02 - CONT FOOTING
Frame:	05 - RIGID FRAME
Prime Wall:	11 - COMMON BRICK
Sec Wall:	%
Roof Struct:	05 - BARJOIST/RIG
Roof Cover:	10 - BUILT-UP COM
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	01 - AVERAGE
Year Blt:	1956 Eff Yr Blt: 1956
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wal	07 - DRYWALL
Sec Int Wall:	%
Partition:	P060 - PartFac 0.60
Prim Floors:	11 - CARPET COMBO
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	01 - SLAB ON GRAD
Bsmnt Gar:	
Electric:	03 - AVERAGE
Insulation:	03 - AVERAGE
Int vs Ext:	
Heat Fuel:	03 - AVERAGE
Heat Type:	08 - HEAT/COOL PK
# Heat Sys:	
% Heated:	% AC:
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	6	Rating:	AVERAGE

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - AVERAGE	65.	%
Functional:	FUNC - FNCTNL	25.	%
Economic:			%
Special:			%
Override:			%
Total:		90	%

CALC SUMMARY

Basic $ / SQ:	56.82
Size Adj.:	0.99807900
Const Adj.:	1.59414756
Adj $ / SQ:	90.405
Other Features:	3600
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	380048
Depreciation:	342044
Depreciated Total:	38005

COMMENTS

CBID-CBD CHG IMP TYPE T-08;ADD 25% FUNC 4 NARROW WIDTH T-08. .

RESIDENTIAL GRID

1st Res Grid	Desc:	Summary	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 0		BRs: 0			Baths:				HB		

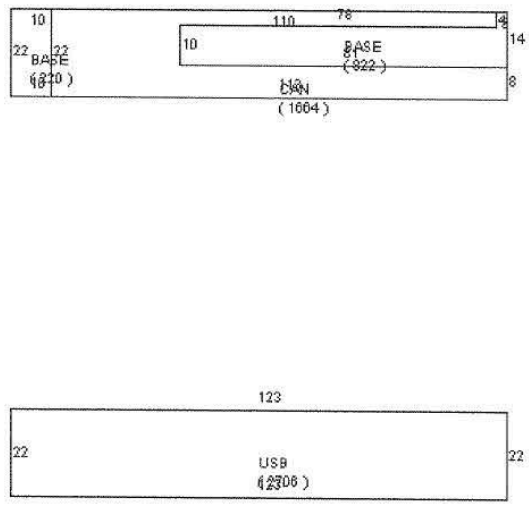
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1			All
Totals			
1			

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:	AvRate:	Ind.Val	
Juris. Factor:		Before Depr:	90.41
Special Features:		Val/Su Net:	
Final Total:		Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
USB	UPPRSTRYBASE	2,706	90.410	244,637
CAN	CANOPY 10-39	1,664	22.600	37,609
BASE	BASE	1,042	90.410	94,202

Net Sketched Area:	5,412			Total:	376,448
Size Ad	3748	Gross Area	5412	FinArea	3748

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID 066G H 002.00 000

More: N	Total Yard Items:	Total Special Featues:	Total:

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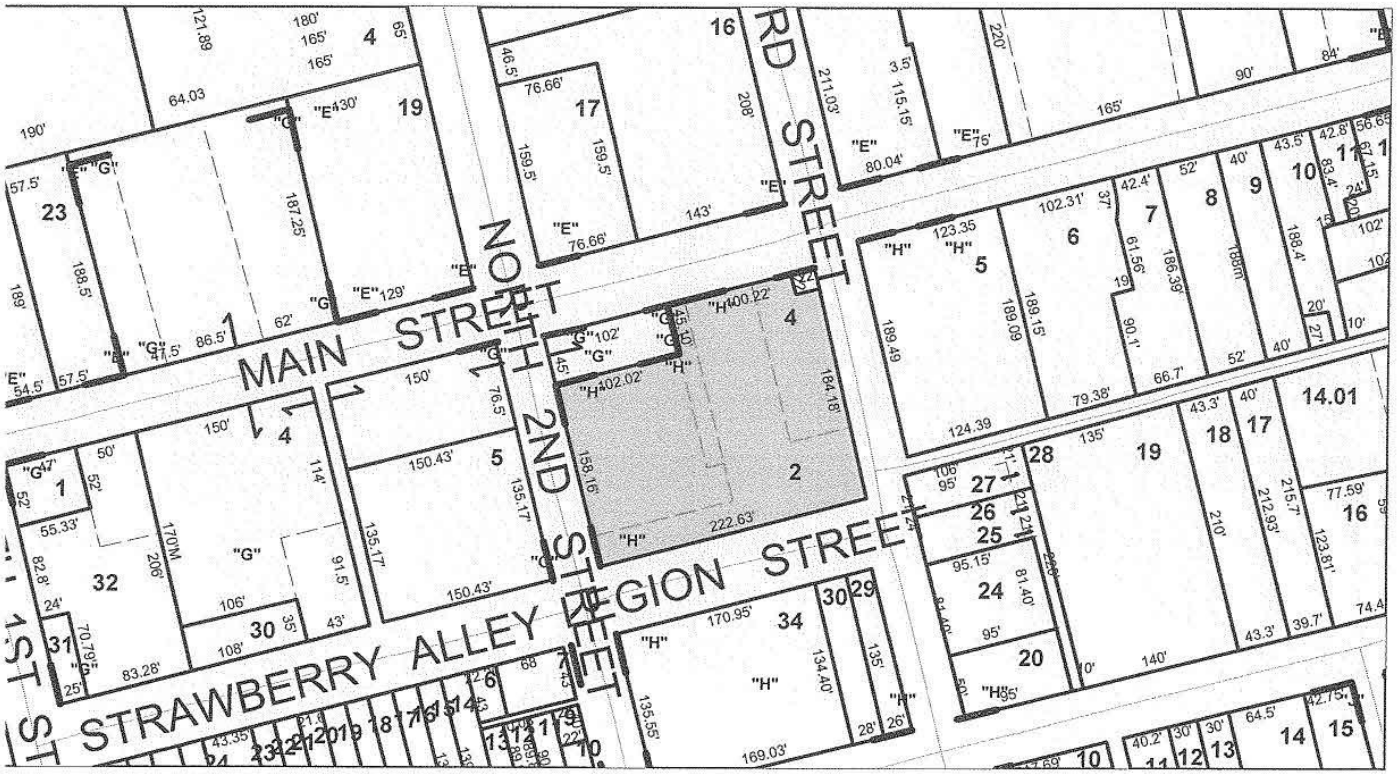
Tax Map


MAIN STREET
NORTH 2ND STREET
STRAWBERRY ALLEY
LEGION STREET
RD STREET

Deed - Page 1

Connie W. Bell, Register
Montgomery County Tennessee

Rec #:	172188	Instrument #:	788845
Rec'd:	20.00	Recorded	
State:	1850.00	6/23/2008 at 1:27 PM	
Clerk:	1.00	in Volume	
EDP:	2.00	1235	
Total:	1873.00	Pgs 1899-1902	

SPECIAL WARRANTY DEED

THE STATE OF TENNESSEE §
§
COUNTY OF MONTGOMERY §

First States Investors TRS, L.P., a Delaware limited partnership ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) paid to Grantor and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has GRANTED, SOLD, and CONVEYED and does hereby GRANT, SELL, and CONVEY unto **Alan Werner, an individual** ("Grantee"), in fee simple, Grantee's successors and assigns, that certain land located in **Montgomery** County, Tennessee, and being more particularly described in Exhibit A, attached hereto and incorporated herein by reference, together with all improvements, if any, located on such land (such land and improvements being collectively referred to as the "Property").

This conveyance is made and accepted subject to the Permitted Exceptions set forth in Exhibit B hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and appurtenances pertaining thereto, including all of Grantor's right, title and interest in and to adjacent streets, alleys and rights-of-way, subject to the Permitted Exceptions, unto Grantee and Grantee's successors and assigns [heirs, executors, administrators, personal representatives and assigns] forever; and Grantor does hereby bind itself and its successors to warrant and forever defend the Property unto Grantee and Grantee's successors and assigns [heirs, executors, administrators, personal representatives and assigns], against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under Grantor, but not otherwise.

Ad valorem taxes for the present year having been prorated, Grantee hereby assumes payment thereof, and subsequent assessments for that and prior years due to change in land usage, ownership, or both.

By acceptance of this Special Warranty Deed, Grantee agrees to and accepts all of the foregoing matters.

IN WITNESS WHEREOF, GRANTOR, has caused this Special Warranty Deed to be executed on the 20 day of June, 2008.

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Deed - Page 2

ATTEST:

Prepared By

First States Investors TRS, L.P.,
a Delaware limited partnership

By: First States Investors TRS GP, LLC

a Delaware limited liability company
Its general partner

By: _____
Name: ~~Robert Foley~~ John Roche
Title: Vice President

STATE OF NEW YORK

COUNTY OF NEW YORK

Personally appeared before me, Allan B. Rothschild, a Notary Public in and for the State and County duly commissioned and qualified, Robert Foley, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of the Grantor, First States Investors TRS, L.P., a Delaware limited partnership and is authorized by the Grantor to execute this instrument on behalf of the Grantor.

Witness my hand, at office, this 10th day of June, 2008.

_____
Notary Public

My Commission Expires:

Notarial Seal

ALLAN B. ROTHSCHILD
Notary Public - State of New York
No. 02RO6127666
Qualified in New York County
My Comm. Expires May 31, 2009

Volume 1235 Page 1900

Deed - Page 3

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

Surveyor's Legal

A tract or parcel of land located in the 12th Civil District, Montgomery County, Tennessee and being more particularly described as follows:

Being at a ½ inch rebar found on the Southeasterly right-of-way margin of Main Street and being the Northwest corner of The Better Business Bureau of Middle Tennessee, Inc., (Book 941, Page 1312, Montgomery County Register's Office); thence South 21°18'20" East along the West boundary of The Better Business Bureau of Middle Tennessee, Inc. a distance of 22.10 feet; thence North 67°35'50" East along the South boundary of The Better Business Bureau of Middle Tennessee, Inc. a distance of 22.20 feet to the West right-of-way margin of North Third Street; thence South 21°42'34" East along the West right-of-way margin of North Third Street a distance of 184.18 feet to the North right-of-way of Legion Street; thence South 68°36'08" West along the North right-of-way of Legion Street a distance of 222.63 feet to the East right-of-way of North Second Street; thence North 22°10'56" West along the East right-of-way of North Second Street a distance of 158.16 feet to a ½ inch rebar found; thence leaving North Second Street North 67°51'10" East a distance of 102.02 feet; thence North 22°08'50" West a distance 45.10 feet to a ½ inch rebar found on the South right-of-way margin of Main Street; thence North 67°51'10" East along the South right-of-way margin of Main Street a distance of 100.22 feet to the Point of Beginning, having an area of 40,658.5 square feet, (0.933 acres).

Being the same property conveyed to First Sates Investors TRS, L.P. by deed of record in Book 1225, Page, 1384 Register's Office of Montgomery County, Tennessee.

Form SCNLTR — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

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EXHIBIT B TO SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

1. The lien of current taxes and assessments not yet due and payable.
2. Special taxes and assessments becoming a lien on or after the date hereof.
3. The state of facts shown on an accurate survey of the property, but only to the extent valid and enforceable.
4. All matters of record, but only to the extent valid and enforceable

STATE OF TENNESSEE)
)
COUNTY OF MONTGOMERY)

I or we hereby swear or affirm that the actual consideration for the transfer or value of the property transferred, whichever is greater is $500,000.00, which amount is equal to or greater than the amount with the property would command at a fair voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME this [illegible] day of June, 2008.

Notary Public

My Commission Expires: 10-13-08

STEVEN T. ATKINS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Form SCNLTR — "WinTOTAL" appraisal software by a la mode, inc. — 1-800-ALAMODE

Option Agreement - Page 1

OPTION AGREEMENT

This Option Agreement, made and entered into as of the 1st day of June , 2014, by and between Dr. Alan Werner (hereinafter referred to as "Seller"), and Clarksville CBID Management Corporation of 1999 D/B/A Two Rivers Company of Clarksville-Montgomery County TN, (hereinafter referred to as "Purchaser").

WHEREAS, the Seller is the owner of certain property located in Clarksville, Montgomery County , Tennessee, and more particularly described on Exhibit "A", attached hereto and made a part hereof (hereinafter referred to as the "Property"); and

WHEREAS, Purchaser wishes to secure an option to purchase such Property pursuant to the terms and conditions hereinafter set forth:

IT IS AGREED AS FOLLOWS:

ARTICLE I:

Grant of Option and Escrow

Option Payment. The Seller, in consideration of the payment of the sum of Sixty Thousand Dollars ($60,000.00) to be paid in twelve (12) consecutive monthly payments of Five Thousand Dollars ($5,000.00) each beginning June 1, 2014 and on the same day of each succeeding month,(hereinafter referred to as the "Option Payment"), hereby grants to the Purchaser an option to purchase in the name of the Purchaser or its nominee, heirs successors or assigns the aforesaid Property under the terms and conditions hereinafter set forth. The Option Payment shall be applied to the purchase price hereunder in the event of exercise of the option by Purchaser.

ARTICLE II:

Option and Method of Exercise

2.1. Term. The option granted herein shall continue from June 1, 2014, to May 31, 2015, subject to Seller's right to extend such date as set forth in Paragraph 2.2 below. The option shall be exercised only by delivery to Seller on or before the expiration date a copy of this Option Agreement with the Notice of Exercise of Option attached hereto as Exhibit "B", executed by Purchaser.

2.2. Extension. Purchaser may obtain an extension of this Option after May 31, 2015, by payment of Five Thousand Dollars ($5,000.00) per month, (the "Extension Payments") for each month the Option is extended, but for no more than Twelve (12) months after May 31, 2015. Purchaser shall notify Seller at least 30 days prior to the expiration of the Option of the extension and the Extension Payment shall be due on the first day of each month for which an extension is obtained. The Option Payment and the Extension Payment shall be referred to hereafter collectively as the "Option Money".

ARTICLE III:

Rights and Obligations During Option Period

3.1. Purchaser Access. During the term of this Option Agreement, Purchaser and their duly appointed agents shall have access to the subject Property at reasonable times and shall be permitted to make such examinations of the Property as deemed desirable by the Purchasers. In addition, Seller shall make available to Purchaser such plans, surveys or studies concerning the subject Property which Seller may have, including, but not limited to, recent reports on title covering the subject Property.

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3.2. **Seller's Right to Personal Property.** During the term of this Option Agreement, Seller shall have the right to remove any and all materials, fixtures, and personal property located on the Property, including safety deposit boxes in the building

ARTICLE IV:

Determination of Purchase Price and Closing

4.1. **Purchase Price.** It is expressly understood and agreed that the purchase price shall be Nine Hundred Ninety Five Thousand Dollars ($995,000.00).

4.2. **Date of Closing.** Closing of this transaction shall occur within thirty (30) days after delivery by Purchaser to Seller of written notice of their intention to purchase the Property. At the time of closing, Purchaser shall pay the Purchase Price in the manner described in Section 4.3 to the Seller.

4.3. **Payment of Purchase Price.** The Purchase Price shall be paid by Purchaser to Seller in the following manner:

(a) The sum of Nine Hundred Ninety Five Thousand Dollars ($995,000.00) less the Option Money, plus or minus pro-rations (hereinafter referred to as the "Cash Payment") shall be payable to the Seller.

ARTICLE V:

Taxes

5.1. General taxes for the year in which the sale and purchase is closed are to be prorated from January 1 to the date of delivery of deed. If the actual amount of such taxes is not then ascertainable, the proration shall be based on the most recently ascertainable taxes. At the option of either party, the real estate taxes shall be prorated promptly after issuance of the actual tax bills.

ARTICLE VI:

Title Insurance

6.1 **Title Report.** Within one hundred eighty (180) from the date of this Option Agreement, Purchaser may obtain a title insurance commitment issued by a title company to be chosen by Purchaser in the amount of the Purchase Price, covering the date thereof, or its customary preliminary report on title covering the date thereof, showing title to the Property in the Seller, subject only to the following matters (hereinafter referred to as the "Permitted Exceptions"):

(a) General taxes for the year in which the notice (and the previous year if not yet due and payable) is delivered and subsequent years;

(b) Building, building line and use or occupancy restrictions, conditions, and covenants of record that do not substantially interfere with the Purchaser's use;

(c) Acts of Purchaser or anyone acting under or on behalf of Purchaser; and

6.2. **Defects in Title.** If the report on title or title insurance policy so required discloses any defects in title,

Option Agreement - Page 3

Seller shall, upon receipt of notice of a defect in title from the Purchaser within one hundred eighty (180) days from the date of the Option Agreement, have ninety (90) days from the date of the receipt of notice from Purchaser to cure such defects. Every title insurance policy or report on title furnished hereunder shall be conclusive evidence of good title as thereon shown, subject only to the exceptions therein stated. If such defects in title are not cured within said ninety (90) days, Purchaser may terminate this Agreement or may, at his election, take the title as it then is (with the right to deduct from the Purchase Price liens or encumbrances of a definite or ascertainable amount), upon giving to Seller or his agent notice of such election and tendering performance on his part, and in default of such notice of election or tender of performance within thirty (30) days after written notice to Purchaser or his agent of the inability of Seller to cure such defects, this Agreement thereupon shall without further action by either party, become null and void. If this Agreement shall be terminated, for any reason, except for Purchaser's default, Seller shall return to Purchaser the Option Money. Unless otherwise herein provided, Purchaser shall pay the premium for the title insurance policy in an amount equal to the total Purchase Price stated herein.

6.3 Environmental Survey. Purchaser shall have the right to obtain an environmental survey of the property or recertification to Purchaser of any existing environmental survey provided by Seller within 180 days from the date of this Option Agreement. The cost of the environmental survey shall be shared equally between the Seller and Purchaser. In the event the environmental report reveals unacceptable environmental conditions based upon contamination by hazardous substances, Purchaser shall give notice to Seller, who shall have the option to remediate the property by removing or cleaning up the hazardous substances at Seller's cost, or to terminate this Option Agreement by written notice. In the event Seller terminates this Option Agreement, Purchaser shall be under no obligation to make further Option Payments.

ARTICLE VII:

Survey

7.1. Purchaser, at Purchaser's option and expense, may obtain a survey of the property at anytime during the Option term or any extension thereof.

ARTICLE VIII:

Deed

8.1. At the time of closing hereunder, Seller shall deliver to Purchaser a Cash Warranty Deed, Owners Affidavit satisfactory to title company to remove standard exceptions, FIRPTA Affidavit, closing statement, and such other documents as shall be required to close this transaction and for Purchaser to receive an insured title as agreed.

8.2 In the event of exercise of this Option by the Purchaser, the purchase shall be conducted in accordance with the purchasing guidelines as established by the City of Clarksville, Tennessee.

ARTICLE IX:

Notices and Demands

9.1. All notices and demands herein shall be in writing, and shall be deemed sufficiently given when deposited in the U.S. mail, postage prepaid, certified mail, return receipt requested, addressed to:

Seller: Dr. Alan Werner
273 Dover Rd.
Clarksville, TN 37042

with a copy to: Steve Atkins

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320 Franklin Street
Clarksville, TN 37040

Purchaser: Two Rivers Company of Clarksville-Montgomery County TN
One Public Square
Clarksville, TN 37040
Attention: Brenda Kelley

with a copy to: Mayor Kim McMillan
City of Clarksville
1 Public Square
Clarksville, TN 37040

Mr. Lance Baker
City Attorney
1 Public Square
Clarksville, TN 37040

ARTICLE X:

Agreements Concerning the Property

10.1. Notices. Purchaser shall have the right to obtain copies of all agreements, notices, summons, and any other document to which the Property is subject. Seller hereby covenants, represents, and warrants to Purchaser that he shall deliver to Purchaser prior to closing the sale and purchase contemplated herein, promptly after receiving the same, a copy of any and all notices, petitions, or other documents that affect the Property.

ARTICLE XI:

Seller's Warranties and Covenants

11.1. Seller hereby represents and covenants with Purchaser and its successors or assigns, as follows:

(a) That Seller presently is owner in fee of the Property and no other persons or entities are in possession of the Property; Purchaser shall not be subject to the rights of any parties in possession; and upon exercise of the closing Seller shall immediately tender rent and possession of the entirety of the Property to Purchaser;

(b) That Seller has not received any notice of, nor does he have any knowledge of, any suits, judgments, or violations relating to or at the Property of any zoning, building code, health, pollution, or waste disposal code or regulation; that Seller has not received any notice and does not have any knowledge of or information as to any existing or threatened condemnation or other legal action of any kind involving the Property; and that, at closing, the Property shall be conveyed to Purchaser (or its nominee or successors or assigns) free and clear of any violations of any building, safety, or health ordinance, statute, or regulation of which Seller has received notice or has knowledge of, or provision satisfactory to Purchaser shall have been made to correct and pay for any such violation;

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(c) That Seller shall not hereafter contract for any services, or make any commitments or obligations which shall bind Purchaser as a successor in interest with respect to the Property;

(d) That Seller has not received any notice of any contemplated or actual special assessments or reassessments for general real estate tax purposes affecting the Property;

(e) That Seller has no knowledge of any actions, suits, or proceedings pending or threatened against or relating to Seller or the Property in any court or before any administrative agency which, if successful, would restrict or prevent the sale of the Property to Purchaser and Purchaser thereafter utilizing the property for its intended use;

(f) That Seller is not subject to any commitment, obligation, or agreement, including, but not limited to, any right of first refusal or option to purchase granted to a third party, that would or could prevent it from completing the sale of the Property under this Agreement;

(g) That except for the items that are to be assumed by Purchaser or to be prorated as hereinafter set forth, Seller shall be solely liable for the payments of all costs and expenses, liabilities, obligations, and claims arising out of Seller's ownership and operation of the Property prior to closing, and Seller hereby agrees to defend, indemnify, and hold Purchaser and its successors, and assigns harmless therefrom;

(h) That on the date of closing, Seller shall deliver to Purchaser a sworn statement recertifying the matters set forth in this Article 11. The representations, warranties, and covenants contained in this Article 11 shall survive the date of closing and run in favor of and benefit the Purchaser and its successors or assigns;

(i) That Seller shall deliver the Property to Purchaser free of tenants.

ARTICLE XII:

Defaults

12.1. Seller's Remedy. In the event of a default by Purchaser hereunder, Seller, as its sole remedy, shall have the right to terminate this Agreement by notice thereof to Purchaser and retain the Option Money, paid to the date of receipt of said notice of termination by Purchaser, as full and final liquidated damages, and thereafter this Agreement shall be deemed null and void.

12.2. Purchaser's Remedies. In the event of default by Seller or Beneficiary hereunder, Purchaser, at its sole option, may either terminate its obligations under this Agreement by notice thereof to Seller and obtain a return of its Option Money, or Purchaser may seek to specifically enforce the terms and conditions of this Agreement or seek any other right it may have in law or equity as a result of a breach hereof by Seller.

12.3. Events of Default. Any breach by Seller of any of his respective representations, warranties, or covenants contained in Article 11 hereof that is not cured in a manner satisfactory to Purchaser within thirty days after written notice thereof, shall be deemed a default for purposes of this Article 12.

ARTICLE XIII:

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Condemnation

13.1. In the event that prior to the date of closing written notice shall be received by Seller or Beneficiary of any action, suit, or proceeding to condemn or take all or any part of the Property under the powers of eminent domain, Purchaser shall have the right to terminate its obligations under this Agreement within ten (10) days after receiving notice of such condemnation or taking, and receive a return of its Earnest Money deposit or deposits. In the event that, in the case of condemnation, Purchaser shall not elect to terminate its obligations under this Agreement pursuant to this Article 16, Seller shall be entitled to receive the proceeds of any such condemnation award if the amount thereof is definitely ascertainable prior to the date of closing, and the Purchase Price required to be paid pursuant to Article 4 shall be reduced by the amount of such condemnation award; but if the amount of such condemnation award is not definitely ascertainable prior to the date of closing, Purchaser shall receive an absolute assignment from Seller on the date of closing of any interest Seller may have in the proceeds of such condemnation award, and the Purchase Price shall be the full amount provided by Article 4.

ARTICLE XIV:

Broker

14.1. Each party represents that no person, corporation, or partnership acting as a real estate broker other than NAI Clarksville, brought about this Agreement. Seller agrees to pay to said party a commission for its services in this transaction based upon a separate agreement with said Broker(s). Seller agrees to and does hereby indemnify Purchaser from all loss, damage, cost or expense (including attorney's fees) that Purchaser may suffer as a result of any claim or action brought by any broker acting or allegedly acting on behalf of Seller in connection with this transaction, and Purchaser agrees to and does hereby indemnify and hold Seller harmless from all loss, damage, cost, or expense (including attorney's fees) that Seller may suffer as a result of any claim or action brought by any broker allegedly acting on behalf of Purchaser in connection with this transaction, including, but not limited to, the aforementioned broker.

ARTICLE XV:

Miscellaneous

15.1. Entire Agreement. This Option Agreement, and the Exhibits attached hereto, embody the entire agreement between the parties in connection with this transaction, and there are no oral or parol agreements, representations, or inducements existing between the parties relating to this transaction which are not expressly set forth herein and covered hereby; this option may not be modified except by a written agreement signed by all of the parties.

15.2 Assignment. Purchaser may assign this Option Agreement along with all rights, duties, obligations contained herein.

15.3. Survival of Representations. Each covenant, condition, warranty, and representation set forth herein shall survive the closing and delivery of the deed and other documents contemplated herein, including all covenants and agreements which are to be performed or applied to circumstances subsequent to the date of closing.

15.4. Binding Effect. This option shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, legal representatives, administrators, successors, successors in interest, and assigns.

15.5. Waiver. No written waiver by any party at any time of any breach of any provision of this option shall be deemed a waiver of a breach of any other provision herein or a consent to any subsequent breach of the same or any other provisions. If any action by any party shall require the consent or approval of another party, such consent or approval of such action on any occasion shall not be deemed a consent to or approval of such action on any subsequent occasion or a consent to or approval of any other action on the same or any subsequent occasion.

15.6. Headings. The article headings and section numbers appearing in this option are inserted only as a matter of

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convenience and do not define, limit, construe, or describe the scope or intent of such paragraphs or articles of this option nor in any way affect this option.

15.7. Recordation. This option shall not be recorded without the written consent of the parties hereto; upon the request of any one party, however, the other parties shall join in the execution of a memorandum of this option for purposes of recordation, which shall describe the parties and shall incorporate this option only by reference.

15.8. Time of Essence. All parties hereto agree that time is of the essence in this transaction and that this option shall be governed by and interpreted in accordance with the laws of the state wherein the Property is located.

15.9 Construction. The parties agree and acknowledge that this Agreement has been drafted and reviewed by the parties with ample opportunity for review by counsel and no presumption against the drafter shall arise in the construction of the Agreement.

15.10 Counterparts. This document may be executed in counterparts.

15.11 Governing Law. This Agreement shall be governed by and construed under the laws of the State of Tennessee.

15.12 Forum Selection. The parties agree that the appropriate venue for any litigation arising out of this Agreement shall be the court of competent jurisdiction in Montgomery County, Tennessee.

15.13 WAIVER OF JURY. PURCHASER AND SELLER, TO THE FULLEST EXTENT PERMITTED BY LAW, HEREBY KNOWINGLY, INTENTIONALLY AND VOLUNTARILY, WITH AND UPON THE ADVICE OF COMPETENT COUNSEL, WAIVE, RELINQUISH AND FOREVER FORGO THE RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING BASED UPON, ARISING OUT OF, OR IN ANY WAY RELATING TO THIS OPTION AGREEMENT OR ANY CONDUCT, ACT OR OMISSION OF SELLER OR PURCHASER, OR ANY OF THEIR DIRECTORS, OFFICERS, PARTNERS, MEMBERS, EMPLOYEES, AGENTS OR ATTORNEYS, OR ANY OTHER PERSONS AFFILIATED WITH SELLER OR PURCHASER, IN EACH OF THE FOREGOING CASES, WHETHER SOUNDING IN CONTRACT, TORT OR OTHERWISE.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and the year first above written.

SELLER

DR. ALAN WERNER

PURCHASER

CLARKSVILLE CBID MANAGEMENT CORPORATION OF 1999
D/B/A TWO RIVERS COMPANY OF CLARKSVILLE-MONTGOMERY COUNTY TN

By: Mary Nell Wooten
Name: Mary Nell Wooten
Title: President

F:/mf/civicpark/tworiversoption

Option Agreement - Page 8

This instrument prepared by R. Mitchell Ross of the Law Firm of Harvill, Ross, Ragland & Dale, 107 N. Third St., Clarksville, Tennessee 37040, (931) 572-0700.

MEMORANDUM OF OPTION

By this Memorandum of Option ("Memorandum"), DR. ALAN WERNER ("Optionor") grants to CLARKSVILLE CBID MANAGEMENT CORPORATION OF 1999 D/B/A TWO RIVERS COMPANY OF CLARKSVILLE MONTGOMERY COUNTY TN, ("Optionee") an option to purchase certain real property more particularly described in attached Exhibit "A", incorporated in this Memorandum, ("Real Property"): and the improvements constructed on Real Property, together with all rights of Optionor to adjoining streets, rights of way, easements, and all other appurtenant rights (collectively, "Property"). The option is more particularly described in the Option Agreement ("Option Agreement") dated as of the 1st day of June, 2014, executed between Optionor and Optionee.

Section 1: TERM

The term of the Option Agreement begins on June 1, 2014, and ends on May 31, 2015, ("Term"), unless terminated sooner in accordance with the Option Agreement. Said Option provides for up to a Twelve (12) month extension.

Section 2: TERMINATION

The Option Agreement shall automatically terminate and shall have no further force upon the first of the following events to occur:

(a) The purchase of the Property by Optionee; or

(b) The end of the Term, as it may be extended.

Section 3: PRICE AND TERMS

The parties have executed and recorded this instrument to give notice of the Option Agreement and the respective rights and obligations of Optionee and Optionor. The price and other terms are in the unrecorded Option Agreement, which is incorporated by reference in its entirety in this Memorandum. In the event of any inconsistency between this Memorandum and the Option Agreement, the Option Agreement shall control.

Section 4: SUCCESSORS AND ASSIGNS

This Memorandum and the Option Agreement shall bind and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject, however, to the provisions of the Option Agreement on assignment.

Section 5: GOVERNING LAW

This Memorandum and the Option Agreement are governed by the laws of the State of Tennessee.

Optionor and Optionee have signed this memorandum as of June ____, 2014.

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OPTIONOR:

DR. ALAN WERNER

OPTIONEE:

CLARKSVILLE CBID MANAGEMENT CORPORATION OF 1999
D/B/A TWO RIVERS COMPANY OF CLARKSVILLE-MONTGOMERY
COUNTY TN

By: Mary Nell Wooten
Name: Mary Nell Wooten
Title: President

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Dr. Alan Werner, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) (and who acknowledged the execution of the within instrument for the purpose therein contained on this 29th of June, 2014.

NOTARY PUBLIC

Commission Expires: 10.15.2016

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Mary Nell Wooten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purposes therein contained, and who upon oath further acknowledged such person to be President of CLARKSVILLE CBID MANAGEMENT CORPORATION OF 1999 D/B/A TWO RIVERS COMPANY OF CLARKSVILLE-MONTGOMERY COUNTY TN, the within named bargainor, a corporation, and that such officer, as such _____ executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as _____.

Witness my hand and seal, at office, this 29th day of ~~June~~ May, 2014

NOTARY PUBLIC SEAL

Commission Expires: 11/28/17

PATRICIA G. SMITH
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

I:\rw/civicpark\tworiversmemorandum of option

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EXHIBIT "A"

A tract or parcel of land located in the 12th Civil District of Montgomery County, Tennessee and being more particularly described as follows:

Being at a ½ inch rebar found on the Southeasterly right of way margin of Main Street and being the Northwest corner of The Better Business Bureau of Middle Tennessee, Inc., (Book 941, Page 1312 Montgomery County Register's Office); thence South 21 degrees 18 minutes 20 seconds East along the West boundary of The Better Business Bureau of Middle Tennessee, Inc., a distance of 22.10 feet; thence North 67 degrees 35 minutes 50 seconds East along the South boundary of The Better Business Bureau of Middle Tennessee, Inc., a distance of 22.20 feet to the West right of way margin of North Third Street; thence South 21 degrees 42 minutes 34 seconds East along the West right of way margin of North Third Street a distance of 184.18 feet to the North right of way of Legion Street; thence South 68 degrees 36 minutes 08 seconds West along the North right of way of Legion Street a distance of 222.63 feet to the East right of way of North Second Street; thence North 22 degrees 10 minutes 56 seconds West along the East right of way of North Second Street a distance of 158.16 feet to a ½ inch iron rebar found; thence leaving North Second Street North 67 degrees 51 minutes 10 seconds East a distance of 102.02 feet; thence North 22 degrees 08 minutes 50 seconds West a distance of 45.10 feet to a ½ inch rebar found on the South right of way margin of Main Street; thence North 67 degrees 51 minutes 10 seconds East along the South right of way margin of Main Street 100.22 feet to the point of beginning, having an area of 40,658.5 square feet, (0.933 acres). This description taken from the previous deed of record.

Being the same real estate conveyed to Alan Werner by deed of record in ORBV 1235, Page 1899, Register's Office for Montgomery County, Tennessee.

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NOTICE OF EXERCISE OF OPTION

To: Dr. Alan Werner
_____
_____

With a copy to: _____
_____
_____

The undersigned, hereby give notice to Dr. Alan Werner, Seller, of their intent to exercise the Purchase Option contained in that certain Option Agreement between Seller and Clarksville CBID Management Corporation of 1999 D/B/A Two Rivers Company of Clarksville-Montgomery County TN, dated as of the 1st day of June, 2014 pursuant to the terms contained therein.

Dated: This the __ day of _____, _____.

Purchaser:

CLARKSVILLE CBID MANAGEMENT CORPORATION OF 1999
D/B/A TWO RIVERS COMPANY OF CLARKSVILLE-MONTGOMERY
COUNTY TN

By: _____
Name: _____
Title: _____

Option Agreement - Page 12

NAI Clarksville
Commercial Real Estate Services, Worldwide.

LISTING AGREEMENT

1. In consideration of the agreement of NAI Clarksville (hereinafter the "Broker") to use its best efforts, skill, judgments and abilities to find a suitable purchaser for certain property located at 215 Legion Street, Clarksville, TN 37040, and described as follows:

19,300 +/- square feet building

(hereinafter the "Property"), Alan Werner (hereinafter the "Owner"), grants the Broker for a period of 180 days from this date the exclusive right and authority to find a purchaser/tenant for the Property at the following price or any other price acceptable to the Owner: One Million One Hundred Thousand and 00/100 ($1,100,000.00) (paid in cash or other certified funds at closing) or to find a lessee for the Property at an annual rental rate of N/A. This listing agreement shall terminate at midnight on October 30, 2014.

2. This property may be entered in the MTRMLS, Inc. multiple listing service and NAI Clarksville is subject to the rules and regulations of MTRMLS, Inc.

3. The purchase or lease (any sublease or assignment being included in the term 'lease') of the Property shall be upon terms and conditions acceptable to owner, in its reasonable discretion, and such terms and conditions shall be negotiated only by Owner through Broker.

4. Subject to Owner's prior approval, Agent is hereby authorized at Agent's sole expense to promote and market the Property in such manner as Agent deems expedient and most likely to produce a sale or lease. Owner hereby further gives Agent the exclusive right to affix and maintain on said Property Agent's sign advertising the same for sale or lease during the full term of this agency agreement. Agent shall during the term of this Agreement, devote its attention, knowledge, experience and skills in order to affect the sale herein contemplated. The Agent shall diligently promote and market the property, which may include:

a) advertising the Property by use of marketing flyers/brochures
b) advertising the Property by use of forms of written media including newspaper and/or magazine advertisements, direct mail or website banners with such paid marketing efforts at Broker's expense (collectively, the "Marketing Material");
c) identifying and soliciting prospective purchasers and communicating directly with them by telephone and in writing;
d) receiving and satisfying inquiries from prospective purchasers and their agents;
e) providing prospective purchasers with the opportunity, subject to the Owner's approval and in cooperation with the Owner, to examine the Property;
f) issuing press releases and securing news coverages to promote the sale of the Property;
g) referring all offers immediately to Owner including all pertinent details of such offers, which offers Owner may chose to pursue or not in its sole and absolute discretion.
h) negotiation on behalf of Owner, subject to Owner's absolute discretion, direction, and approval, as well as the proper execution of necessary documentation. Agent shall not have and shall not represent itself to have authority to legally bind the Owner in any way or fashion.

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5. For finding a purchaser ready, willing and able to purchase the property on terms and conditions satisfactory to Owner, Owner agrees to pay the Broker a brokerage fee of 5% of the sale price of the Property, the fee to be paid at closing.

6. In finding a tenant ready, willing and able to lease the Property on terms and conditions satisfactory to Owner, Owner agrees to pay the Broker a brokerage fee of ~~30%~~ 5% of the base rent for the primary term of the lease. The commission shall be due and payable to Broker one half (1/2) upon lease execution and the second half (1/2) upon lease commencement.

7. During the term of this Listing Agreement or any extension thereof Owner agrees to refer all prospective Buyers or Tenants to the Broker.

8. If the Property is sold or leased by Owner within ___ days after the expiration of this agreement to any person with whom the Broker has had negotiations during the period of this listing, Owner agrees to pay Broker commission provided herein, provided that the Broker has registered the prospective buyer or tenant with Owner before expiration of the Agreement.

9. Broker is authorized to accept from any prospective purchaser or lessee a deposit as earnest money to be applied to the purchase price or as a deposit on the lease. Broker shall hold such funds as escrow agent with the funds being deposited in an interest-bearing escrow account at the option of the Broker. Interest will be used to offset the cost of maintaining the escrow account.

10. Authorization For Cooperation & Compensation:

In the event a Buyer's Agent participates in the lease, sale or exchange of Property, Broker is hereby authorized to negotiate the division of commission with said Buyer's Agent.

In the event a facilitator participates in the lease, sale or exchange of Property, Broker is hereby authorized to negotiate the division of commission with said Facilitator.

11. Client Authorization For Changes In Agency Status:

In the event a change in Broker's agency status is needed or necessary to protect Client's interest in a transaction:

Client hereby authorizes the managing broker, if necessary, to appoint a Licensee, other than the Licensee named below, as Designated Agent for the Seller, to the exclusion of any other Licensees associated with Broker.

Client hereby authorizes Broker to default to Facilitator status (representing the interests of neither the Seller nor the Buyer) in any property showing, negotiations, or transaction, in which the Broker may also have a representation agreement with the Buyer. As a Facilitator, Broker and Broker's associated salespersons can assist the parties and provide information (but not advice) in subsequent negotiations in that transaction.

If a change in agency status occurs, Client will be immediately notified of such a change.

INDEMNIFICATION. The Owner agrees to save and hold harmless Broker, its agents, employees, independent contractors, successors and assigns, from all claims, disputes, litigation or judgments

Option Agreement - Page 14

arising from any materially incorrect information supplied by Owner or from any material fact or defect known by Owner regarding Property which the Owner fails to disclose to Agent. The Agent hereby indemnifies and holds the Owner and its affiliates and their respective officers, directors, employees, agents and representatives free and harmless from and against any and all claims, liabilities, cost, fees, suit or suits, causes of action, including reasonable attorney's fees and disbursements, which Owner may incur as a result of any negligent or intentional act or omission by the Agent, its agents, employees, affiliates and representatives.

For NAI Clarksville Date/Time

Owner 4/29/14 3:20 pm
Date/Time

Engagement Letter

REQUEST FOR PROFESSIONAL SERVICE

PROJECT NAME AND DESCRIPTION

Appraisal services – BOA site

NAME OF FIRM

Mark Young Real Estate Appraisals

QUALIFICATIONS OF FIRM

Professional real estate appraisals firm

REASON YOU WISH TO SELECT THIS FIRM

Professional, local, experienced

LIST NAMES OF PERSONS INVOLVED IN MAKING THIS DECISION

Brenda Kelley, Lance Baker, Hatem Shah

NEGOTIATED COST/FEES: $ 3,000.00

DEPARTMENT HEAD SIGNATURE

Signature 5.12.14 Date

PURCHASING AGENT SIGNATURE

Camille Thomas Signature 5-12-14 Date

TRC Acct #: 46494003 4330

OPTION AGREEMENT

This Option Agreement, made and entered into as of the 1st day of June , 2014, by and between Dr. Alan Werner (hereinafter referred to as "Seller"), and Clarksville CBID Management Corporation of 1999 D/B/A Two Rivers Company of Clarksville-Montgomery County TN, (hereinafter referred to as "Purchaser").

WHEREAS, the Seller is the owner of certain property located in Clarksville, Montgomery County , Tennessee, and more particularly described on Exhibit "A", attached hereto and made a part hereof (hereinafter referred to as the "Property"); and

WHEREAS, Purchaser wishes to secure an option to purchase such Property pursuant to the terms and conditions hereinafter set forth:

IT IS AGREED AS FOLLOWS:

ARTICLE I:

Grant of Option and Escrow

Option Payment. The Seller, in consideration of the payment of the sum of Sixty Thousand Dollars ($60,000.00) to be paid in twelve (12) consecutive monthly payments of Five Thousand Dollars ($5,000.00) each beginning June 1, 2014 and on the same day of each succeeding month,(hereinafter referred to as the "Option Payment"), hereby grants to the Purchaser an option to purchase in the name of the Purchaser or its nominee, heirs successors or assigns the aforesaid Property under the terms and conditions hereinafter set forth. The Option Payment shall be applied to the purchase price hereunder in the event of exercise of the option by Purchaser.

ARTICLE II:

Option and Method of Exercise

2.1. **Term.** The option granted herein shall continue from June 1, 2014, to May 31, 2015, subject to Seller's right to extend such date as set forth in Paragraph 2.2 below. The option shall be exercised only by delivery to Seller on or before the expiration date a copy of this Option Agreement with the Notice of Exercise of Option attached hereto as Exhibit "B", executed by Purchaser.

2.2. **Extension.** Purchaser may obtain an extension of this Option after May 31, 2015, by payment of Five Thousand Dollars ($5,000.00) per month, (the "Extension Payments") for each month the Option is extended, but for no more than Twelve (12) months after May 31, 2015. Purchaser shall notify Seller at least 30 days prior to the expiration of the Option of the extension and the Extension Payment shall be due on the first day of each month for which an extension is obtained. The Option Payment and the Extension Payment shall be referred to hereafter collectively as the "Option Money".

ARTICLE III:

Rights and Obligations During Option Period

3.1. **Purchaser Access.** During the term of this Option Agreement, Purchaser and their duly appointed agents shall have access to the subject Property at reasonable times and shall be permitted to make such examinations of the Property as deemed desirable by the Purchasers. In addition, Seller shall make available to Purchaser such plans, surveys or studies concerning the subject Property which Seller may have, including, but not limited to, recent reports on title covering the subject Property.

3.2. **Seller's Right to Personal Property.** During the term of this Option Agreement, Seller shall have the right to remove any and all materials, fixtures, and personal property located on the Property, including safety deposit boxes in the building

ARTICLE IV:

Determination of Purchase Price and Closing

4.1. **Purchase Price.** It is expressly understood and agreed that the purchase price shall be Nine Hundred Ninety Five Thousand Dollars ($995,000.00).

4.2. **Date of Closing.** Closing of this transaction shall occur within thirty (30) days after delivery by Purchaser to Seller of written notice of their intention to purchase the Property. At the time of closing, Purchaser shall pay the Purchase Price in the manner described in Section 4.3 to the Seller.

4.3. **Payment of Purchase Price.** The Purchase Price shall be paid by Purchaser to Seller in the following manner:

(a) The sum of Nine Hundred Ninety Five Thousand Dollars ($995,000.00) less the Option Money, plus or minus pro-rations (hereinafter referred to as the "Cash Payment") shall be payable to the Seller.

ARTICLE V:

Taxes

5.1. General taxes for the year in which the sale and purchase is closed are to be prorated from January 1 to the date of delivery of deed. If the actual amount of such taxes is not then ascertainable, the proration shall be based on the most recently ascertainable taxes. At the option of either party, the real estate taxes shall be prorated promptly after issuance of the actual tax bills.

ARTICLE VI:

Title Insurance

6.1 **Title Report.** Within one hundred eighty (180) from the date of this Option Agreement, Purchaser may obtain a title insurance commitment issued by a title company to be chosen by Purchaser in the amount of the Purchase Price, covering the date thereof, or its customary preliminary report on title covering the date thereof, showing title to the Property in the Seller, subject only to the following matters (hereinafter referred to as the "Permitted Exceptions"):

(a) General taxes for the year in which the notice (and the previous year if not yet due and payable) is delivered and subsequent years;

(b) Building, building line and use or occupancy restrictions, conditions, and covenants of record that do not substantially interfere with the Purchaser's use;

(c) Acts of Purchaser or anyone acting under or on behalf of Purchaser; and

6.2. **Defects in Title.** If the report on title or title insurance policy so required discloses any defects in title,

Seller shall, upon receipt of notice of a defect in title from the Purchaser within one hundred eighty (180) days from the date of the Option Agreement, have ninety (90) days from the date of the receipt of notice from Purchaser to cure such defects. Every title insurance policy or report on title furnished hereunder shall be conclusive evidence of good title as thereon shown, subject only to the exceptions therein stated. If such defects in title are not cured within said ninety (90) days, Purchaser may terminate this Agreement or may, at his election, take the title as it then is (with the right to deduct from the Purchase Price liens or encumbrances of a definite or ascertainable amount), upon giving to Seller or his agent notice of such election and tendering performance on his part, and in default of such notice of election or tender of performance within thirty (30) days after written notice to Purchaser or his agent of the inability of Seller to cure such defects, this Agreement thereupon shall without further action by either party, become null and void. If this Agreement shall be terminated, for any reason, except for Purchaser's default, Seller shall return to Purchaser the Option Money. Unless otherwise herein provided, Purchaser shall pay the premium for the title insurance policy in an amount equal to the total Purchase Price stated herein.

6.3 **Environmental Survey**. Purchaser shall have the right to obtain an environmental survey of the property or recertification to Purchaser of any existing environmental survey provided by Seller within 180 days from the date of this Option Agreement. The cost of the environmental survey shall be shared equally between the Seller and Purchaser. In the event the environmental report reveals unacceptable environmental conditions based upon contamination by hazardous substances, Purchaser shall give notice to Seller, who shall have the option to remediate the property by removing or cleaning up the hazardous substances at Seller's cost, or to terminate this Option Agreement by written notice. In the event Seller terminates this Option Agreement, Purchaser shall be under no obligation to make further Option Payments.

ARTICLE VII:

Survey

7.1. Purchaser, at Purchaser's option and expense, may obtain a survey of the property at anytime during the Option term or any extension thereof.

ARTICLE VIII:

Deed

8.1. At the time of closing hereunder, Seller shall deliver to Purchaser a Cash Warranty Deed, Owners Affidavit satisfactory to title company to remove standard exceptions, FIRPTA Affidavit, closing statement, and such other documents as shall be required to close this transaction and for Purchaser to receive an insured title as agreed.

8.2 In the event of exercise of this Option by the Purchaser, the purchase shall be conducted in accordance with the purchasing guidelines as established by the City of Clarksville, Tennessee.

ARTICLE IX:

Notices and Demands

9.1. All notices and demands herein shall be in writing, and shall be deemed sufficiently given when deposited in the U.S. mail, postage prepaid, certified mail, return receipt requested, addressed to:

Seller: Dr. Alan Werner
273 Dover Rd.
Clarksville, TN 37042

with a copy to: Steve Atkins

320 Franklin Street
Clarksville, TN 37040

Purchaser: Two Rivers Company of Clarksville-Montgomery County TN
One Public Square
Clarksville, TN 37040
Attention: Brenda Kelley

with a copy to: Mayor Kim McMillan
City of Clarksville
1 Public Square
Clarksville, TN 37040

Mr. Lance Baker
City Attorney
1 Public Square
Clarksville, TN 37040

ARTICLE X:

Agreements Concerning the Property

10.1. Notices. Purchaser shall have the right to obtain copies of all agreements, notices, summons, and any other document to which the Property is subject. Seller hereby covenants, represents, and warrants to Purchaser that he shall deliver to Purchaser prior to closing the sale and purchase contemplated herein, promptly after receiving the same, a copy of any and all notices, petitions, or other documents that affect the Property.

ARTICLE XI:

Seller's Warranties and Covenants

11.1. Seller hereby represents and covenants with Purchaser and its successors or assigns, as follows:

(a) That Seller presently is owner in fee of the Property and no other persons or entities are in possession of the Property; Purchaser shall not be subject to the rights of any parties in possession; and upon exercise of the closing Seller shall immediately tender rent and possession of the entirety of the Property to Purchaser;

(b) That Seller has not received any notice of, nor does he have any knowledge of, any suits, judgments, or violations relating to or at the Property of any zoning, building code, health, pollution, or waste disposal code or regulation; that Seller has not received any notice and does not have any knowledge of or information as to any existing or threatened condemnation or other legal action of any kind involving the Property; and that, at closing, the Property shall be conveyed to Purchaser (or its nominee or successors or assigns) free and clear of any violations of any building, safety, or health ordinance, statute, or regulation of which Seller has received notice or has knowledge of, or provision satisfactory to Purchaser shall have been made to correct and pay for any such violation;

(c) That Seller shall not hereafter contract for any services, or make any commitments or obligations which shall bind Purchaser as a successor in interest with respect to the Property;

(d) That Seller has not received any notice of any contemplated or actual special assessments or reassessments for general real estate tax purposes affecting the Property;

(e) That Seller has no knowledge of any actions, suits, or proceedings pending or threatened against or relating to Seller or the Property in any court or before any administrative agency which, if successful, would restrict or prevent the sale of the Property to Purchaser and Purchaser thereafter utilizing the property for its intended use;

(f) That Seller is not subject to any commitment, obligation, or agreement, including, but not limited to, any right of first refusal or option to purchase granted to a third party, that would or could prevent it from completing the sale of the Property under this Agreement;

(g) That except for the items that are to be assumed by Purchaser or to be prorated as hereinafter set forth, Seller shall be solely liable for the payments of all costs and expenses, liabilities, obligations, and claims arising out of Seller's ownership and operation of the Property prior to closing, and Seller hereby agrees to defend, indemnify, and hold Purchaser and its successors, and assigns harmless therefrom;

(h) That on the date of closing, Seller shall deliver to Purchaser a sworn statement recertifying the matters set forth in this Article 11. The representations, warranties, and covenants contained in this Article 11 shall survive the date of closing and run in favor of and benefit the Purchaser and its successors or assigns;

(i) That Seller shall deliver the Property to Purchaser free of tenants.

ARTICLE XII:

Defaults

12.1. Seller's Remedy. In the event of a default by Purchaser hereunder, Seller, as its sole remedy, shall have the right to terminate this Agreement by notice thereof to Purchaser and retain the Option Money, paid to the date of receipt of said notice of termination by Purchaser, as full and final liquidated damages, and thereafter this Agreement shall be deemed null and void.

12.2. Purchaser's Remedies. In the event of default by Seller or Beneficiary hereunder, Purchaser, at its sole option, may either terminate its obligations under this Agreement by notice thereof to Seller and obtain a return of its Option Money, or Purchaser may seek to specifically enforce the terms and conditions of this Agreement or seek any other right it may have in law or equity as a result of a breach hereof by Seller.

12.3. Events of Default. Any breach by Seller of any of his respective representations, warranties, or covenants contained in Article 11 hereof that is not cured in a manner satisfactory to Purchaser within thirty days after written notice thereof, shall be deemed a default for purposes of this Article 12.

ARTICLE XIII:

Condemnation

13.1. In the event that prior to the date of closing written notice shall be received by Seller or Beneficiary of any action, suit, or proceeding to condemn or take all or any part of the Property under the powers of eminent domain, Purchaser shall have the right to terminate its obligations under this Agreement within ten (10) days after receiving notice of such condemnation or taking, and receive a return of its Earnest Money deposit or deposits. In the event that, in the case of condemnation, Purchaser shall not elect to terminate its obligations under this Agreement pursuant to this Article 16, Seller shall be entitled to receive the proceeds of any such condemnation award if the amount thereof is definitely ascertainable prior to the date of closing, and the Purchase Price required to be paid pursuant to Article 4 shall be reduced by the amount of such condemnation award; but if the amount of such condemnation award is not definitely ascertainable prior to the date of closing, Purchaser shall receive an absolute assignment from Seller on the date of closing of any interest Seller may have in the proceeds of such condemnation award, and the Purchase Price shall be the full amount provided by Article 4.

ARTICLE XIV:

Broker

14.1. Each party represents that no person, corporation, or partnership acting as a real estate broker other than NAI Clarksville, brought about this Agreement. Seller agrees to pay to said party a commission for its services in this transaction based upon a separate agreement with said Broker(s). Seller agrees to and does hereby indemnify Purchaser from all loss, damage, cost or expense (including attorney's fees) that Purchaser may suffer as a result of any claim or action brought by any broker acting or allegedly acting on behalf of Seller in connection with this transaction, and Purchaser agrees to and does hereby indemnify and hold Seller harmless from all loss, damage, cost, or expense (including attorney's fees) that Seller may suffer as a result of any claim or action brought by any broker allegedly acting on behalf of Purchaser in connection with this transaction, including, but not limited to, the aforementioned broker.

ARTICLE XV:

Miscellaneous

15.1. **Entire Agreement**. This Option Agreement, and the Exhibits attached hereto, embody the entire agreement between the parties in connection with this transaction, and there are no oral or parol agreements, representations, or inducements existing between the parties relating to this transaction which are not expressly set forth herein and covered hereby; this option may not be modified except by a written agreement signed by all of the parties.

15.2 **Assignment**. Purchaser may assign this Option Agreement along with all rights, duties, obligations contained herein.

15.3. **Survival of Representations**. Each covenant, condition, warranty, and representation set forth herein shall survive the closing and delivery of the deed and other documents contemplated herein, including all covenants and agreements which are to be performed or applied to circumstances subsequent to the date of closing.

15.4. **Binding Effect**. This option shall be binding upon and inure to the benefit of the parties hereto, their respective heirs, legal representatives, administrators, successors, successors in interest, and assigns.

15.5. **Waiver**. No written waiver by any party at any time of any breach of any provision of this option shall be deemed a waiver of a breach of any other provision herein or a consent to any subsequent breach of the same or any other provisions. If any action by any party shall require the consent or approval of another party, such consent or approval of such action on any occasion shall not be deemed a consent to or approval of such action on any subsequent occasion or a consent to or approval of any other action on the same or any subsequent occasion.

15.6. **Headings**. The article headings and section numbers appearing in this option are inserted only as a matter of

convenience and do not define, limit, construe, or describe the scope or intent of such paragraphs or articles of this option nor in any way affect this option.

15.7. **Recordation**. This option shall not be recorded without the written consent of the parties hereto; upon the request of any one party, however, the other parties shall join in the execution of a memorandum of this option for purposes of recordation, which shall describe the parties and shall incorporate this option only by reference.

15.8. **Time of Essence**. All parties hereto agree that time is of the essence in this transaction and that this option shall be governed by and interpreted in accordance with the laws of the state wherein the Property is located.

15.9 **Construction**. The parties agree and acknowledge that this Agreement has been drafted and reviewed by the parties with ample opportunity for review by counsel and no presumption against the drafter shall arise in the construction of the Agreement.

15.10 **Counterparts.** This document may be executed in counterparts.

15.11 **Governing Law**. This Agreement shall be governed by and construed under the laws of the State of Tennessee.

15.12 **Forum Selection**. The parties agree that the appropriate venue for any litigation arising out of this Agreement shall be the court of competent jurisdiction in Montgomery County, Tennessee.

15.13 **WAIVER OF JURY.** **PURCHASER AND SELLER, TO THE FULLEST EXTENT PERMITTED BY LAW, HEREBY KNOWINGLY, INTENTIONALLY AND VOLUNTARILY, WITH AND UPON THE ADVICE OF COMPETENT COUNSEL, WAIVE, RELINQUISH AND FOREVER FORGO THE RIGHT TO A TRIAL BY JURY IN ANY ACTION OR PROCEEDING BASED UPON, ARISING OUT OF, OR IN ANY WAY RELATING TO THIS OPTION AGREEMENT OR ANY CONDUCT, ACT OR OMISSION OF SELLER OR PURCHASER, OR ANY OF THEIR DIRECTORS, OFFICERS, PARTNERS, MEMBERS, EMPLOYEES, AGENTS OR ATTORNEYS, OR ANY OTHER PERSONS AFFILIATED WITH SELLER OR PURCHASER, IN EACH OF THE FOREGOING CASES, WHETHER SOUNDING IN CONTRACT, TORT OR OTHERWISE.**

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the day and the year first above written.

SELLER

_____
DR. ALAN WERNER

PURCHASER

CLARKSVILLE CBID MANAGEMENT CORPORATION OF 1999
D/B/A TWO RIVERS COMPANY OF CLARKSVILLE-MONTGOMERY COUNTY TN

By: Mary Nell Wooten
Name: Mary Nell Wooten
Title: President

F:mr/civicpark/tworiversoption

This instrument prepared by R. Mitchell Ross of the Law Firm of Harvill, Ross, Ragland & Dale, 107 N. Third St., Clarksville, Tennessee 37040, (931) 572-0700.

MEMORANDUM OF OPTION

By this Memorandum of Option ("Memorandum"), DR. ALAN WERNER ("Optionor") grants to CLARKSVILLE CBID MANAGEMENT CORPORATION OF 1999 D/B/A TWO RIVERS COMPANY OF CLARKSVILLE MONTGOMERY COUNTY TN, ("Optionee") an option to purchase certain real property more particularly described in attached Exhibit "A", incorporated in this Memorandum, ("Real Property"): and the improvements constructed on Real Property, together with all rights of Optionor to adjoining streets, rights of way, easements, and all other appurtenant rights (collectively, "Property"). The option is more particularly described in the Option Agreement ("Option Agreement") dated as of the 1st day of June, 2014, executed between Optionor and Optionee.

Section 1: TERM

The term of the Option Agreement begins on June 1, 2014, and ends on May 31, 2015, ("Term"), unless terminated sooner in accordance with the Option Agreement. Said Option provides for up to a Twelve (12) month extension.

Section 2: TERMINATION

The Option Agreement shall automatically terminate and shall have no further force upon the first of the following events to occur:

(a) The purchase of the Property by Optionee; or

(b) The end of the Term, as it may be extended.

Section 3: PRICE AND TERMS

The parties have executed and recorded this instrument to give notice of the Option Agreement and the respective rights and obligations of Optionee and Optionor. The price and other terms are in the unrecorded Option Agreement, which is incorporated by reference in its entirety in this Memorandum. In the event of any inconsistency between this Memorandum and the Option Agreement, the Option Agreement shall control.

Section 4: SUCCESSORS AND ASSIGNS

This Memorandum and the Option Agreement shall bind and inure to the benefit of the parties and their respective heirs, successors, and assigns, subject, however, to the provisions of the Option Agreement on assignment.

Section 5: GOVERNING LAW

This Memorandum and the Option Agreement are governed by the laws of the State of Tennessee.

Optionor and Optionee have signed this memorandum as of June ____, 2014.

OPTIONOR:

DR. ALAN WERNER

OPTIONEE:

CLARKSVILLE CBID MANAGEMENT CORPORATION OF 1999
D/B/A TWO RIVERS COMPANY OF CLARKSVILLE-MONTGOMERY
COUNTY TN

By: Mary Nell Wooten
Name: Mary Nell Wooten
Title: President

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Dr. Alan Werner, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purpose therein contained on this 28 of June, 2014

NOTARY PUBLIC SEAL

Commission Expires: 10.5.2016

STATE OF TENNESSEE
COUNTY OF MONTGOMERY

Personally appeared before me, the undersigned Notary Public in and for the State and County aforesaid, Mary Nell Wooten, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument for the purposes therein contained, and who upon oath further acknowledged such person to be President of CLARKSVILLE CBID MANAGEMENT CORPORATION OF 1999 D/B/A TWO RIVERS COMPANY OF CLARKSVILLE-MONTGOMERY COUNTY TN, the within named bargainor, a corporation, and that such officer, as such _____ executed the foregoing instrument for the purposes therein contained, by personally signing the name of the corporation as _____.

Witness my hand and seal, at office, this 29th day of ~~June~~ May, 2014

Patricia J Smith
NOTARY PUBLIC SEAL

Commission Expires: 11/02/17

f/rmr/civicpark/tworivers memorandum of option

EXHIBIT "A"

A tract or parcel of land located in the 12th Civil District of Montgomery County, Tennessee and being more particularly described as follows:

Being at a ½ inch rebar found on the Southeasterly right of way margin of Main Street and being the Northwest corner of The Better Business Bureau of Middle Tennessee, Inc., (Book 941, Page 1312 Montgomery County Register's Office); thence South 21 degrees 18 minutes 20 seconds East along the West boundary of The Better Business Bureau of Middle Tennessee, Inc., a distance of 22.10 feet; thence North 67 degrees 35 minutes 50 seconds East along the South boundary of The Better Business Bureau of Middle Tennessee, Inc., a distance of 22.20 feet to the West right of way margin of North Third Street; thence South 21 degrees 42 minutes 34 seconds East along the West right of way margin of North Third Street a distance of 184.18 feet to the North right of way of Legion Street; thence South 68 degrees 36 minutes 08 seconds West along the North right of way of Legion Street a distance of 222.63 feet to the East right of way of North Second Street; thence North 22 degrees 10 minutes 56 seconds West along the East right of way of North Second Street a distance of 158.16 feet to a ½ inch iron rebar found; thence leaving North Second Street North 67 degrees 51 minutes 10 seconds East a distance of 102.02 feet; thence North 22 degrees 08 minutes 50 seconds West a distance of 45.10 feet to a ½ inch rebar found on the South right of way margin of Main Street; thence North 67 degrees 51 minutes 10 seconds East along the South right of way margin of Main Street 100.22 feet to the point of beginning, having an area of 40,658.5 square feet, (0.933 acres). This description taken from the previous deed of record.

Being the same real estate conveyed to Alan Werner by deed of record in ORBV 1235, Page 1899, Register's Office for Montgomery County, Tennessee.

NOTICE OF EXERCISE OF OPTION

To: Dr. Alan Werner

_____

_____

With a copy to: _____

_____

_____

The undersigned, hereby give notice to Dr. Alan Werner, Seller, of their intent to exercise the Purchase Option contained in that certain Option Agreement between Seller and Clarksville CBID Management Corporation of 1999 D/B/A Two Rivers Company of Clarksville-Montgomery County TN, dated as of the 1st day of June, 2014 pursuant to the terms contained therein.

Dated: This the __ day of _____, _____.

Purchaser:

CLARKSVILLE CBID MANAGEMENT CORPORATION OF 1999 D/B/A TWO RIVERS COMPANY OF CLARKSVILLE-MONTGOMERY COUNTY TN

By: _____
Name: _____
Title: _____

ORDINANCE 60-2014-15

AN ORDINANCE AMENDING THE OFFICIAL CODE OF THE CITY OF CLARKSVILLE, TENNESSEE, TITLE 12 (STREETS AND OTHER PUBLIC WAYS AND PLACES), CHAPTER 9 (CENTRAL BUSINESS IMPROVEMENT DISTRICT) RELATIVE TO THE DIRECTORS OF THE CENTRAL BUSINESS IMPROVEMENT DISTRICT MANAGEMENT CORPORATION

WHEREAS, the City Council finds that the improvement and revitalization of the Clarksville Central Business Improvement District is of great importance to the citizens of the City of Clarksville and the citizens of Montgomery County, Tennessee; and

WHEREAS, the City Council finds that it is in the best interest of the community to involve parties with a vested interest in the Central Business Improvement District in the management of the Central Business Improvement District; and

WHEREAS, the City Council finds that in order to incentivize all parties with a vested interest in the Central Business Improvement District to participate in the improvement and redevelopment of the Central Business Improvement District it is beneficial to reorganize the composition of the board of directors of the Central Business Improvement District Management Corporation.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF CLARKSVILLE, AS FOLLOWS:

1.That the Official Code of the City of Clarksville, Tennessee, Title 12 (Streets and Other Public Ways and Places), Chapter 9 (Central Business Improvement District), Section 12-905 is hereby deleted in its entirety and replaced with the following language:

Sec. 12-905. District management corporation.

There is authorized a district management corporation to be chartered pursuant to the provisions of the Tennessee Nonprofit Corporation Act for the purpose of administering the activities for and within the district, the making of improvements within and for the district, and the provision of services within and for the district. The District Management Corporation shall be known as the "Downtown District Partnership," until such time as the name may be legally changed to the "Two Rivers Company," or until such time as a new-nonprofit corporation may be established to be known as the "Two Rivers Company," which shall be governed by a board of directors consisting of thirteen (13) voting members and ten (10) ex-officio non-voting members. At

least five (5) of the thirteen (13) voting members shall be "district stakeholders," as defined herein, except that at least one of the "district stakeholders" shall be required to be a resident of the district. A "district stakeholder" means an individual person who: (a) owns real property within the district, or (b) owns a business or has an ownership interest in a business whose headquarters or principal place of business is located within the district, or (c) whose principal place of employment is located within the district, or (d) resides within the district. The mayor of the city shall be one of the thirteen (13) voting members and the mayor of Montgomery County, Tennesseeshall be one of the thirteen (13) voting members. The Executive Director for the Clarksville - Montgomery County Economic Development Council (EDC) shall also be one of the thirteen (13) voting members. The President of Austin Peay State University shall also be one of the thirteen (13) voting members.All of the voting members shall be residents of Montgomery County. All voting-members, other than the mayor of the city, the mayor of Montgomery County, the President of Austin PeayState University, and the Executive Director of the EDC, shall be appointed by the mayor, subject to approval by the city council, or the mayor of Montgomery County subject to the approval of the Montgomery County Commission. The mayor of the city shall be entitled to appoint two (2) district stakeholders and two (2) at-large members and the mayor ofMontgomery County shall be entitled to appoint two (2) district stakeholders and two (2) at-large members. The mayor of the city shall appoint the voting member designated as a resident of the Central Business Improvement District. Each voting member sitting on the Board at the time of adoption of this ordinance shall be entitled to complete their designated term. Upon the next expiration of the term of a sitting appointed member or vacancy of an appointed member’s office, the mayor of Montgomery County shall be entitled to appoint a successor. The mayor of the city and the mayor of Montgomery County shall then alternate appointments until such time as each mayor has appointed four (4) voting members. Each mayor shall have the right to appoint the successors to the voting members they have appointed. Terms for each voting member shall be three (3) years, but members whose terms have expired shall continue to serve until a successor is appointed. No voting member may serve more than two (2) consecutive three (3) year terms,however this provision shall not prohibit a member who is appointed to serve the remainder of a resigning member’s term from serving two (2) full terms. In case of vacancy occurring prior to the expiration of any voting member's term, the mayorof the city, subject to approval of the city council, or the mayor of Montgomery County, shall appoint a new member to fill the unexpired term. In addition to the thirteen (13) voting members, the following shall serve as non-voting, ex-officio members: the director of the city department of parks and recreation, and the chairman of the following agencies, so long as such agencies shall exist: chairman of the Clarksville Parking Authority, chairman of the Clarksville Housing Authority, chairman of the Clarksville-Montgomery County Regional Planning Commission, chairman of Clarksville - Montgomery County Economic Development Council, the chairman of the board of directors of the chamber of commerce, the chairman of the Clarksville-Montgomery County Industrial Development Board, and the chairman of the Clarksville-Montgomery County Convention and Visitors Bureau . A member of the board of directors for the Aspire Clarksville non-profit corporation as appointed by that board shall also serve as a non-voting ex-officio member of the district management corporation board of directors. In addition, the Tennessee State Senator, and the Tennessee State Representative, whose senate and house districts respectively includes the majority of the area contained within the CBID, shall be appointed by the Tennessee State Speaker of the Senate and by the Tennessee State Speaker of the House of Representatives respectively, to serve as non-voting ex-officio

members of the board of directors for the district management corporation. Any voting member may be removed for cause by a majority vote of the city council if the member is appointed by the mayor of the city, or the Montgomery County Commission if the member is appointed by the mayor of Montgomery County. Such removal proceedings may be recommended by any member of the city council, or the mayor, or by a majority of the voting members of the district management corporation. The directors of the district management corporation may adopt provisions for the establishment of committees, however, programs, plans, and operations of the committees shall be submitted to the directors of the district management corporation for approval.

FIRSTT READING:
SECOND READING:
EFFECTIVE DATE:

Chapter 9 CENTRAL BUSINESS IMPROVEMENT DISTRICT [1]

Sec. 12-901. Created.
Sec. 12-902. Boundaries.
Sec. 12-903. Initial improvements, services, and projects.
Sec. 12-904. Levy of special assessment.
Sec. 12-905. District management corporation.
Sec. 12-906. Scope of authority.
Sec. 12-907. Meetings, records.
Sec. 12-908. Appeals to decisions of district management corporation board.

Sec. 12-901. Created.

Pursuant to the authority granted to municipalities in Tennessee Code Annotated Title 7, Chapter 84, Part 5, there is hereby created a central business improvement district, to be known as the "Clarksville Central Business Improvement District" (the "district").

(Ord. No. 41-1998-99, § 1, 4-1-99; Ord. No. 22-2010-11, 10-7-10)

Sec. 12-902. Boundaries.

The boundaries of the district shall be as follows:

Beginning at the intersection of South Second Street and Crossland Avenue; thence westerly along Crossland Avenue to Cumberland River; thence northerly along the city limits to Red River; thence easterly at the center of Red River to Highway 41-A; thence southerly to the center of North Second Street; thence along North Second Street to College Street; thence along College Street to Seventh Street; thence southerly to Madison Street; thence westerly along Madison Street to Cumberland Drive; thence along Cumberland Drive to Crossland Avenue; thence along Crossland Avenue to the point of beginning. The boundary of the District shall extend to lots of record in the Office of the Montgomery County Assessor of Property located on both sides of the streets enumerated herein.

(Ord. No. 41-1998-99, § 1, 4-1-99)

Sec. 12-903. Initial improvements, services, and projects.

The initial improvements, services, and projects authorized to be provided within the district shall be as follows:

(1) Adoption and implementation of a comprehensive plan for the rebuilding and redevelopment of the district, including design criteria which will maintain the character of the district;

(2) The construction of public facilities and improvements in connection therewith, improving downtown beautification and maintenance, and any and all activities associated with achieving the full-scale redevelopment and revitalization of the district.

For these purposes, there is appropriated the sum of fifty-five thousand dollars ($55,000.00) for activities undertaken from the effective date of this chapter through June 30, 1999.

(Ord. No. 41-1998-99, § 3, 4-1-99)

Sec. 12-904. Levy of special assessment.

No additional rate of levy of special assessment is imposed to properties within the district boundaries. That levy of assessment for streetscape improvements to sidewalks, street lights, landscaping, and signage in accordance with the master design plan designated as the "Franklin Street Master Plan" formulated by Tunnell Spangler Architects dated August, 1991, and which was authorized by the enactment of Ordinance 1-1997-98 shall remain in full force and effect until the completion of the improvements authorized thereby and the payment in full of the assessment by affected property owners. Upon completion of those improvements, the district management corporation authorized to be created by Ordinance 1-1997-98 shall take appropriate steps to wind up its affairs and to dissolve its existence. Collection of any outstanding balance of the levy referred to above shall become the responsibility of the management corporation to be created pursuant to this chapter. In addition, the management corporation created pursuant to this chapter shall assume the responsibilities for implementation and administration of the provisions of Ordinance 7-1998-99 relative to festivals, street fairs, and other similar public functions conducted in the Central Business District.

(Ord. No. 41-1998-99, § 4, 4-1-99)

Sec. 12-905. District management corporation.

There is authorized a district management corporation to be chartered pursuant to the provisions of the Tennessee Nonprofit Corporation Act for the purpose of administering the activities for and within the district, the making of improvements within and for the district, and the provision of services within and for the district. The District Management Corporation shall be known as the "Downtown District Partnership," until such time as the name may be legally changed to the "Two Rivers Company," or until such time as a new-nonprofit corporation may be established to be known as the "Two Rivers Company," which shall be governed by a board of directors consisting of thirteen (13) voting members and ten (10) ex-officio non-voting members. At least ~~seven (7)~~five (5) of the thirteen (13) voting members shall be "district stakeholders," as defined herein, except that at least one of the "district stakeholders" shall be required to be a resident of the district. A "district stakeholder" means an individual person who: (a) owns real property within the district, or (b) owns a business or has an ownership interest in a business whose headquarters or principal place of business is located within the district, or (c) whose principal place of employment is located within the district, or (d) resides within the district. The mayor of the city shall be one of the thirteen (13) voting members~~, and in addition, at least one other member of the city council~~ and the mayor of Montgomery County, Tennessee shall be one of the thirteen (13) voting members. The ~~chief executive officer~~Executive Director for the Clarksville - Montgomery County Economic Development Council (EDC) shall also be one of the thirteen (13) voting members. The President of Austin Peay State University shall also be one of the thirteen (13) voting members. All of the voting members shall be residents of Montgomery County. All voting-members, other than the ~~mayor~~ mayor of the city, the mayor of Montgomery County, the President of Austin Peay State University, and the ~~chief executive officer~~Executive Director of the EDC, shall be appointed by the mayor, subject to approval by the city council, or the mayor of Montgomery County subject to the approval of the Montgomery County Commission. The mayor of the city shall be entitled to appoint two (2) district stakeholders and two (2) at-large members and the mayor of Montgomery County shall be entitled to appoint two (2) district stakeholders and two (2) at-large members. The mayor of the city

shall appoint the voting member designated as a resident of the Central Business Improvement District. ~~Terms for each voting member shall be three (3) years. Terms for voting members, other than the mayor and the chief executive officer of the EDC, shall be staggered. No voting member may serve more than two (2) consecutive three-year terms.~~ Each voting member sitting on the Board at the time of adoption of this ordinance shall be entitled to complete their designated term. Upon the next expiration of the term of a sitting appointed member or vacancy of an appointed member's office, the mayor of Montgomery County shall be entitled to appoint a successor. The mayor of the city and the mayor of Montgomery County shall then alternate appointments until such time as each mayor has appointed four (4) voting members. Each mayor shall have the right to appoint the successors to the voting members they have appointed. Terms for each voting member shall be three (3) years, but members whose terms have expired shall continue to serve until a successor is appointed. No voting member may serve more than two (2) consecutive three (3) year terms, however this provision shall not prohibit a member who is appointed to serve the remainder of a resigning member's term from serving two (2) full terms. In case of vacancy occurring prior to the expiration of any voting member's term, the mayor of the city~~shall appoint~~, subject to approval of the city council, or the mayor of Montgomery County, shall appoint a new member to fill the unexpired term. In addition to the thirteen (13) voting members, the following shall serve as non-voting, ex-officio members: ~~the president of Austin Peay State University,~~ the director of the city department of parks and recreation, and the chairman of the following agencies, so long as such agencies shall exist: chairman of the Clarksville Parking Authority, chairman of the Clarksville Housing Authority, chairman of the Clarksville-Montgomery County Regional Planning Commission, chairman of Clarksville - Montgomery County Economic Development Council, ~~and~~ the chairman of the board of directors of the chamber of commerce, the chairman of the Clarksville-Montgomery County Industrial Development Board, and the chairman of the Clarksville-Montgomery County Convention and Visitors Bureau . A member of the board of directors for the Aspire Clarksville non-profit corporation as appointed by that board shall also serve as a non-voting ex-officio member of the district management corporation board of directors. In addition, the Tennessee State Senator, and the Tennessee State Representative, whose senate and house districts respectively includes the majority of the area contained within the CBID, shall be appointed by the Tennessee State Speaker of the Senate and by the Tennessee State Speaker of the House of Representatives respectively, to serve as non-voting ex-officio members of the board of directors for the district management corporation. Any voting member may be removed for cause by a majority vote of the city council if the member is appointed by the mayor of the city, or the Montgomery County Commission if the member is appointed by the mayor of Montgomery County. Such removal proceedings may be recommended by any member of the city council, or the mayor, or by a majority of the voting members of the district management corporation. The directors of the district management corporation may adopt provisions for the establishment of committees, however, programs, plans, and operations of the committees shall be submitted to the directors of the district management corporation for approval.

(Ord. No. 41-1998-99, § 5, 4-1-99; Ord. No. 87-2002-03, 7-3-03; Ord. No. 76-2008-09, 6-4-09; Ord. No. 22-2010-11, 10-7-10)

Sec. 12-906. Scope of authority.

This chapter is adopted pursuant to the provisions of Tennessee Code annotated Title 7, Chapter 84, Part 5. The Clarksville Central Business Improvement District is established and shall be administered pursuant to the provisions contained therein, and only to the extent that they are within the scope of improvements, services, and programs authorized by section 12-903 of this chapter or amendments thereto, the district management corporation is hereby delegated those powers necessary to carry out

the improvements, services, or programs authorized by section 12-903 of this chapter, and shall specifically have the following powers:

(1) To acquire, construct or maintain parking facilities;

(2) To acquire, construct or maintain public improvements;

(3) To acquire real property or an interest therein in connection with a public improvement;

(4) To provide services for the improvement and operation of the district, including, but not limited to:

(a) Promotion and marketing;

(b) Advertising;

(c) Health and sanitation;

(d) Public safety;

(e) Security;

(f) Elimination of problems related to traffic and parking;

(g) Recreation;

(h) Cultural enhancements;

(i) Consulting with respect to planning, management, and development activities;

(j) Maintenance of improvements;

(k) Activities in support of business or residential recruitment, retention, or management development;

(l) Aesthetic improvements, including the decoration, restoration or renovation of any public place or of building facades and exteriors in public view which confer a public benefit;

(m) Furnishing of music in any public place;

(n) Professional management, planning and promotion of the district;

(o) Design assistance; and

(p) Such other services as municipalities are authorized to provide pursuant to Tennessee Code Annotated and by the Clarksville City Council;

(5) To enter into contracts and agreements, including but not limited to, a contract with the Clarksville-Montgomery County Economic Development Council for staff services in connection with the implementation of the plan adopted herein;

(6) To hire employees or retain agents, engineers, architects, planners, consultants, attorneys and accountants;

(7) To acquire, construct, install and operate public improvements contemplated by the establishment ordinance and all property, rights, or interests incidental or appurtenant thereto and dispose of real and personal property and any interest therein, including leases and easements in connection therewith;

(8) To manage, control and supervise:

(a) All the business and affairs of the district;

(b) The acquisition, construction, installation and operation of public improvements within the district; and

(c) The operation of district services therein;

(9) To construct and install improvements across or along any public street, alley, highway, stream of water or watercourse;

(10) To construct and operate child care facilities;

(11) To accept, administer and comply with the conditions and requirements respecting any appropriation of funds or any gift, grant or donation of property or money to the central business improvement district;

(12) To exercise all rights and powers necessary or incidental to or implied from the specific powers granted in this chapter or by state law. Such specific powers shall not be considered as a limitation upon any power necessary or appropriate to carry out the purposes and intent of this chapter. As provided by state law, the boundaries of the district may be changed, or improvements, services, and projects authorized to be provided may be added to, or the rates to be charged for improvements, services and projects may be changed after a public hearing is held to consider such changes.

(13)

(a) Pursuant to the authority granted in subsection (4)(l) above, the district management corporation shall promulgate exterior design criteria applicable to construction, alteration, or renovation of properties located within the boundaries of the district. Until such time as other design criteria are adopted by the district management corporation, the corporation shall review all applications for the construction, reconstruction, alteration, or extension of commercial buildings or other commercial structures within the district and shall approve such application upon a determination that the exterior design of the project is to be undertaken in conformance with the Design Review Guidelines Manual-Clarksville Main Street District developed by Thomason and Associates, dated August 1994.

(b) The district management corporation shall review and decide all such requests within thirty (30) days of receipt of a request. Any property within the CBID which is also within an area designated as part of the H-1 Historic Overlay District shall have an application approved upon a showing that it has obtained the approval of the Clarksville Regional Historic Zoning Commission.

(c) The district management corporation shall review all applications for the construction, reconstruction, alteration, or extension of commercial buildings or other commercial structures within the River District and shall approve such application upon a determination that the exterior of the subject project under review will be in conformance with the guidelines adopted by the River District Commission.

(Ord. No. 41-1998-99, § 6, 4-1-99; Ord. No. 56-2008-09, 4-2-09; Ord. No. 22-2010-11, 10-7-10)

Sec. 12-907. Meetings, records.

All meetings of the district management corporation shall be open meetings, pursuant to Tennessee Code Annotated Section 8-44-102 et seq. All records of the district management corporation shall be deemed public records, subject to the provisions of Tennessee Code Annotated Section 10-7-503.

(Ord. No. 41-1998-99, § 7, 4-1-99)

Sec. 12-908. Appeals to decisions of district management corporation board.

Appeals to the Clarksville City Council may be taken by any person aggrieved by any decision of the district management corporation board based in whole or in part upon the implementation of the provisions of section 12-906(13) of this chapter or amendments thereto. The city council shall hear and decide any such appeal at its next regular session. A two-thirds majority vote of those council members in attendance at such hearing shall be required to modify or overturn the decision which forms the basis for an appeal.

(Ord. No. 41-1998-99, § 8, 4-1-99)

ORDINANCE 63-2014-15

AN ORDINANCE AMENDING THE 2014-15 GENERAL FUND BUDGET (ORDINANCE 81-2013-14) AUTHORIZING THE CITY OF CLARKSVILLE TO ACCEPT A DONATION FOR $118,000 AND MODIFY THE PARKS AND RECREATION DEPARTMENT BUDGET DURING FY2014-20115 TO ALLOW THE EXPENDITURE.

WHEREAS, the Parks and Recreation Department recommends accepting a donation from Clarksville Academy; and

WHEREAS, the Parks and Recreation Department recommends the purchase of two B-Cycle bicycle rental stations, units to place in McGregor Park and Liberty Park.

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

That the following General Fund adjustment be made:

100347-36400	Contribution Revenue Increase	Increase	$118,000
10451004-4740-102	Machinery/Equipment	Increase	$118,000

BE IT FURTHER ORDAINED no funds shall be from the fund balance of the General Fund. Funding shall come from Clarksville Academy as donated revenues with no additional City funds required.

FIRST READING:
SECOND READING:
EFFECTIVE DATE:

RESOLUTION 36-2014-15

A RESOLUTION OF RATIFICATION OF PRIVATE CHAPTER __, PRIVATE ACTS OF 2015, RELATIVE TO COMPREHENSISVE CHARTER AMENDMENTS

WHEREAS, on April 20, 2015 by adoption of RESOLUTION 32-2014-15, the Clarksville City Council requested the Tennessee General Assembly approve amendments to the *Official Charter of the City of Clarksville*; and

WHEREAS, on _____, by passage of House Bill ____ and Senate Bill ____, the Tennessee House of Representatives and Senate approved the amendments as requested; and

WHEREAS, Private Chapter __, Private Acts of 2015 as signed by Governor Bill Haslam on _____, 2015 and by Secretary of State Tre Hargett on _____, 2015, is hereby submitted for ratification by the Clarksville City Council.

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

That Private Chapter __, Private Acts of 2015, relative to comprehensive amendments to the Official Charter, is hereby ratified by the Clarksville City Council.

BE IT FURTHER RESOLVED that this resolution shall have no effect unless approved by a two-thirds vote of the Clarksville City Council.

ADOPTED:

AYE:
NAY: