

## MINUTES OF A WORK SESSION OF THE CLARKSVILLE TOWN COUNCIL HELD ON OCTOBER 15, 2012

An advertised work session of the Clarksville Town Council was called to order on October 15, 2012, at 7:40 P.M. in the executive conference room of the Clarksville Municipal Center Administration Building by Council President John Gilkey.

Council members present: John Gilkey, Paul Kraft, Donald Tetley, Tim Hauber, Paul Fetter, Bob Popp and Bob Polston. Council Members Absent: None. Also present at the meeting Town Attorney Chris Sturgeon, Town Attorney Rebecca Lockard, Clerk Treasurer Robert Leuthart, Administrative Assistant of Finance Roberta McLemore, Project Coordinator Brittany Montgomery, Director of Stormwater Tom Clevidence, Planning and Zoning Director Sharon Wilson, GIS Coordinator Phyllis Pooler, Mike Otto representing Wastewater Treatment Plant, and Chief Deputy Clerk Treasurer Sherry Lockard.

**Wastewater/Stormwater Update....** Discussion was held regarding the purchase of the Clarksville Drive-In property and the purchasing of the easements and possible issues with electrical easement. Project Coordinator Brittany Montgomery advised the Council that a large amount of space would be needed for a staging area (for materials/trailers and equipment). It was advised that the owner of the property would be willing to sell the entire property for 500,000.00, which consists of 9.6 acres and much needed green space for uses in the future. Also, the purchase of this property is reflected in proposed sewer rates and the money can be paid from the sewer BAN. Ms. Montgomery requested the council consider purchasing the property, noting further possible future uses, such as relocating the salt dome on this property. Stormwater Director Tom Clevidence added that we may need part of that property for mitigated wetlands, and the back part of this property is ideal for such a use. Council Member Bob Popp suggested talking with Mr. Baker (owner) and to bring to next council meeting for a vote.

**Discussion and Update on Site Plan....** Discussion was held regarding the Site Plan for the Wastewater Treatment plant. The idea for a berm in front the plant was discussed, along with the idea for putting up a fence in lieu of the berm due to cost of bringing in dirt for the berm, plus the fact that a fence will be necessary. The odor study should be completed soon, and as far as odor control, the berm would not do anything positive for odor control. Stormwater Director Tom Clevidence and Wastewater Plant representative Mike Otto were in agreement with the fence idea, along with some landscaping and trees for an additional buffer.

**Discussion and Update regarding CSX...** For upcoming stormwater project, the Town will need to acquire portions of CSX railroad property (easements). At this point, it was advised by Town Attorney Chris Sturgeon and Project Coordinator Brittany Montgomery that CSX has not been cooperative in past dealings and most likely the Town would have to go through the condemnation process. Council Member Bob Popp asked if this portion of property had been assessed, and GIS Coordinator Phyllis Pooler advised no, due to it being quasi public/private property. Council President John Gilkey requested for that property to be assessed, but was advised by Town Attorney Chris Sturgeon that process may take too long, regarding timelines with project. Council Member Tim Hauber asked what condemnation process consisted of and was advised it required two (2) appraisals and the Town would make an offer of not more than the average of the 2 appraisals. Project Coordinator Brittany Montgomery advised she needed direction on how to proceed in this matter within the next month. In the meantime, Ms. Montgomery will check with CSX to see if they will grant right of entry and do an environmental test and report back to Council.

**Resolution regarding engaging contractors....** Discussion was held and it was decided at this time that this is not something the Town wishes to pursue at this time.

**Speed Bumps...** Discussion was held regarding the matter of speed bumps and whether to have them installed in certain parts of the Town. Chief of Police Mark Palmer advised speed bumps were hazards to most emergency vehicles. A consensus of the council was not to install speed bumps. Council Member Paul Fetter suggested in lieu of the speed bumps, maybe we

could add an additional stop sign to the troubled area. Chief Palmer suggested that he could put the Speed Limit trailer in certain locations so as to alert the driver of their speed. Chief Palmer also advised he could assign a reserve officer to sit and monitor an area for traffic patterns, such as speed and how heavily an area is traveled.

**Parking Issues on Centralia....** Discussion was held regarding the parking on Centralia Court (on sporting event nights at Providence). Chief Palmer advised Providence was not utilizing the grassy area on their property for parking, thus causing the problems on Centralia. Discussion was held regarding whether an ordinance should be drafted, or maybe no parking signs displayed on this street. Council President John Gilkey advised he would bring up and discuss this issue at the next Rotary Club meeting.

**Redistricting....** Planning and Development Director Sharon Wilson and GIS Coordinator Phyllis Pooler presented options to Council regarding the redistricting maps for the Town, via a power point presentation. (see attached presentation). After discussion, it was decided more work was necessary and this will be revisited at the next work session.

**Political Signs...** Council Member Paul Kraft advised there are political signs posted in violation of Town Ordinance (size of sign is too large). Council President John Gilkey advises we should follow the ordinance as written, with agreement from Council Member Bob Polston. After discussion, it was decided Town Attorney Rebecca Lockard would send ordinance violation letter.

**Adjournment**... There being no further business to come before the Council at this work session, the meeting was adjourned at 9:06 P.M.

Minutes prepared by the Clerk-Treasurer of  
The Town of Clarksville, Indiana

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Robert P Leuthart, Clerk-Treasurer  
Of the Town of Clarksville, IN

Minutes approved by the Clarksville Town Council  
on the 5<sup>th</sup> day of November, 2012.

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John Gilkey, President,  
Clarksville Town Council