

MINUTES OF THE MARCH 19, 2015 SPECIAL MEETING OF THE TOWN COUNCIL, REDEVELOPMENT COMMISSION, AND PLAN COMMISSION FOR THE TOWN OF CLARKSVILLE

A Special meeting of the Town Council, Redevelopment Commission and Plan Commission was called to order on March 19, 2015, at 5:30 P.M. in the executive conference room of the Clarksville Municipal Center Administration Building by Bob Polston.

Members Present: Bob Polston, Paul Fetter, Bob Popp, Don Tetley, Paul Kraft, Doug Fisher and Lois Englebretson. **Members Absent:** John Gilkey and Tim Hauber.

Also Present: Clerk-Treasurer Bob Leuthart, Redevelopment Director Nick Lawrence, Project Coordinator Brittany Montgomery, Planning Director Sharon Wilson, Wastewater Treatment Plant Operator Matt Taylor, Town Attorney Chris Sturgeon, Town Attorney Rebecca Lockard, and Administrative Assistant Anita Neeld.

Consultants for the South Clarksville Redevelopment Plan Present: Eric Lucas and Justin Goodwin with MKSK, Jim Rice, Dick Weigel and Sally Hughes with HWC Engineering

Pump Station 20 Change Order with Flynn Brothers... Project Coordinator Brittany Montgomery added this item after finding a bad section of pipe at Pump Station 20 due to time restraints on this particular project. Project Coordinator Montgomery presented a change order from Flynn Brothers in an estimated amount of \$34,000.00 to replace a cracked 18" pipe that was discovered during their existing construction work. The recommendation from Project Coordinator Montgomery is that if the change order is done now it could be done in a cost effective manner. Council Member Gilkey is out of town and also has given his recommendation to proceed. Council Member Polston asked the members in attendance what their recommendation was and the consensus was for Flynn Brothers to proceed with the change order.

South Clarksville Redevelopment Plan

Redevelopment Director Nick Lawrence announced that this is the kickoff of the South Clarksville Redevelopment Plan. Project consultants are here from MKSK and HWC Engineering to begin a dialogue on the South Clarksville study area and receive comments from the representatives of the Commissions. A date will be established at a later time for public comments to during an open house/public meeting session.

Consultants Eric Lucas and Justin Goodwin of MKSK started the kickoff meeting and introduced the project to the members present. The representatives reported that the project will be implemented in five phases.

1. Kickoff and Launch to the Council and Commission members
2. Baseline Analysis
3. Alternatives Analysis & Strategies
4. Plan Development
5. Plan Adoption Phase

A steering committee has been formed of 15 members. It includes members of the Council and Commissions, as well as various property and business owners, and community stakeholders. The steering committee will work with the consultants through the 5 stage planning process to discuss and plan for the future development of the South Clarksville Redevelopment project.

The project discussions from the steering committee will be focused on stakeholder groups and the potential for various opportunities present. The study area boundaries for this project includes Stansifer Avenue as a northern boundary, South Clark Boulevard as a western boundary, Water Tower Square as an eastern boundary, with major opportunity zones identified at the following areas: Marathon Oil, Colgate, Ohio River Bridge, KOA, Derby Dinner Playhouse, Clarion Hotel and the Greenway.

The consultants engaged the Council Members and Commissioners present in discussion on Strengths, Weaknesses, Opportunities and Threats (SWOT) concerning this project area. Another planning exercise focused on visioning ideas for the study area looking forward 20 years on what would be desired for the area. A variety of ideas were presented around the theme of mixed commercial, retail and residential uses with lifestyle and recreational amenities.

Adjournment... There being no further business at this special meeting, the meeting was adjourned at 7:06 P.M.

Minutes Approved by the Clarksville Redevelopment Commission May ____, 2015.

Bob Popp

Don Tetley

Paul Fetter

Bob Polston

Doug Fisher