

MINUTES OF A WORK SESSION  
OF THE CLARKSVILLE TOWN COUNCIL  
HELD ON APRIL 21, 2020

A work session of the Clarksville Town Council was called to order on April 21, 2020 at 7:50 P.M. the meeting room of the Clarksville Municipal Center Administration Building by Council President Ryan Ramsey, who chaired the meeting.

Council members present: Ryan Ramsey, Karen Henderson, Tim Hauber and Mike Mustain. In compliance with Governor Holcomb's Executive Orders for Coronavirus 19, the Town Council is offering teleconferencing. Present via teleconferencing: Jennifer Voignier, Aaron Stonecipher and John Gilkey.

**Continued Discussion of Dolly Parton Imagination Library**

Manager Baity gave a brief overview on the previous discussion held earlier this year. Mr. Grahn, representative for Dolly Parton Imagination Library, was present via telephone and advised their request was still \$10,000.00 for years one and two, and that would include the additional resident children in the 47172 area code. Mr. Grahn stated they would revisit donation amount in year 3 and it would depend on the level of participation. Further discussion was held. Council Member Stonecipher asked for clarification on the numbers Mr. Grahn had given and stated the Town should be careful on the precedent that would be set regarding donations. Council Member Stonecipher asked what other entities were contributing. Mr. Grahn stated Council Member Mustain was assisting them with an application for a grant through the Rotary Club, and that the United Way, the Community Foundation and private individuals have all contributed to the Program. Council Member Mustain also added that the Rotary Club would be matching the grant with a \$2,000.00 donation from the Rotary Club. Council Member Voignier stated that it is a beneficial program for our community and our society by getting kids to read in their early years. Council Member Voignier also offered to assist if needed to help locating all kids in the community. Council Member Henderson stated it was a wonderful and amazing program. Council Member Hauber stated he approved of the program, but agreed with Council Member Stonecipher regarding the donation. Town Manager Baity stated it appeared the consensus of the Council was to move forward with this program and that he would gather all of the information and have it ready for the next Council meeting. No action was taken at this meeting.

**Discussion of Build/Operate/Transfer Option for Construction of new Public Works Facility**

Town Manager Baity advised Redevelopment Director Dylan Fisher would be explaining the process of the BOT, Build-Operate-Transfer option. Director Fisher stated in lieu of going through our regular design, build, bid process, the BOT process will enable us to do the project for a guaranteed amount close to our original estimate. Director Fisher stated a contract would be formed with a builder/developer for set price, the builder would then secure financing for the project, build it, then turn the keys over to the Town and the Town would be responsible for the agreed upon price. Director Fisher stated this process is being considered due to increased costs regarding geo-tech and stormwater issues, as well as costs of supplies. Director Fisher stated he and staff have been working to remove items from the design to reduce costs, but is not confident

that the current construction market can get us close to the original budget on this project. Director Fisher stated the BOT process has no competition with scoping, no requirement for us to stay with the BOT process if the Town doesn't want to proceed with this process and it allows us to get in line with the original budget without having to sacrifice portions of the design. Director Fisher stated the Council would have limited action in this process, as the Redevelopment Commission would be handling the primary funding and financials of the project. Further discussion was held regarding how the Town receives savings from this process, how the price is set and only owner requested change orders would occur, the requirement of a Performance Bond by the Developer, as well as the Town hiring a Site Inspector who will oversee the project on the Town's behalf. Manager Baity advised in the simplest terms that a BOT Developer builds it for a price, secures financing for the project, and when it's completed turns the keys over to the Town and the Town assumes the financial responsibility of the agreed upon price. Director Fisher advised the Redevelopment Commission will have a bond issuance later this year and will roll the cost of this project into that bond. This matter will go before the Redevelopment Commission's next meeting on 4/28/20. Town Attorney Sturgeon interjected that the Council will need to adopt a BOT provision, delegating the Redevelopment Commission the power to create and appoint a committee to evaluate the RFQ's and then bring the recommendation back to the Council for approval. No action taken at this meeting.

#### **Discussion of Veteran's Parkway Access Management Proposal**

Manager Baity advised the Town has been in discussion with the State regarding ways to alleviate traffic congestion on Veteran's Parkway at the I-65 overpass. Discussion has been held with the Dept. of Transportation and INDOT came back with two proposals. One of the proposals was complete reconfiguration of the overpass area, which would be a multi-million dollar project and years of development to complete. The second proposal involves the use of Temporary Pole Delineators. Components of the Plan include: The State would pay for the delineators, as well as the installation of them. The Town would pay for the pavement marking changes. The changes include the following:

1. Removing Westbound left turn into Stormin' Crab/Red Robin, allowing for the extension of the Eastbound turn lane onto I-65
2. Removing Eastbound left turn into Taco Bell/Walmart to add length to the Westbound left turn lane into Chick Fil A/Red Robin and Lowe's.
3. Minor pavement marking changes.

Manager Baity stated with traffic counts diminished due to COVID-19, this is a good time to make the temporary changes and then study the effects when traffic returns to the new normal. State advises they are ready to go to construction. Weather permitting, the installation could begin May 1<sup>st</sup>. Council President Ramsey asked about the sturdiness of the delineators and would the State replace them, if necessary. Manager Baity advised they are rubberized and built to take many hits at certain speeds before needing replaced. Council Member Voignier inquired about semi-trucks delivering into Lowe's and whether or not this would limit their access. Director Fisher advised the Town is having conversations with Lowe's and believes the primary entrance already being utilized is the entrance at Sam Gwin, but will discuss further with Lowe's. Council Member Mustain asked for clarification regarding the solid red line on the diagram provided. Manager Baity advised his understanding of the solid red line is representative of the striping on the pavement, not the delineators. Council Member Mustain asked if this interfered with the access road to Stormin' Crab. Director Fisher advised we are not closing any roads, just

changing the flow of traffic. Council Member Gilkey voiced concerns about a permanent fix for this congestion. Manager Baity advised what options were currently available based on safety and the ability to fund a large project, such as the complete reconfiguration. Council Member Stonecipher noted Council Member Gilkey's concerns and inquired about the status of the Redevelopment Commission putting signage up to redirect traffic off of Veteran's Parkway and to work on the Progress Way Corridor to also help alleviate Veteran's Parkway traffic. Director Fisher advised both projects were will in the queue for the Redevelopment Commission to complete. No action taken at this meeting.

### **Multiple Driveway Access Points**

Manager Baity presented a diagram of 3 different areas in Town showing residences with multiple driveway access points. Our current Zoning Code only allows one driveway per residence, with maximum widths based on whether they are one lane or two lane. Multiple properties in Town have two or even three driveways. The Town does not issue permits for driveways, but does issue curb cut permits. Staff members have received several requests for additional driveways. Manager Baity advised of the following options to amend the Zoning Code to allow:

1. One driveway per lot frontage-A corner lot would be allowed one driveway per street frontage.
2. Single frontage lots would be allowed two driveways based on total width of driveways as a percentage of overall lot width.

Discussion was held. Manager Baity advised staff will put together information and move forward. No action taken at this meeting.

**Adjournment**... There being no further business to come before the Council at this time, a motion was made to adjourn by Council Member Hauber, seconded by Council Member Mustain, and carried by a 7-0 vote, the April 21, 2020 work session of the Clarksville Town Council adjourned at 9:00 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 5th day of May 2020

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Ryan Ramsey, President,  
Clarksville Town Council

