

MINUTES OF MEETING OF
THE CLARKSVILLE TOWN COUNCIL
HELD ON DECEMBER 7, 2021

A meeting of the Clarksville Town Council was called to order on December 7, 2021, at 7:00 P.M. in the meeting room of the Clarksville Municipal Center Administration Building by Council President Ramsey, who chaired the meeting.

Council members present: Ryan Ramsey, Karen Henderson, A.D. Stonecipher, Mike Mustain, Tim Hauber, Jennifer Voignier and John Gilkey.

Invocation:

Invocation provided by Joe Beatty of St. James Victory Temple

Public Comments:

- James R. McClure Jr., 1006 Hazelwood Court. Mr. McClure made a statement about leaders and their responsibility to stand up against crime
- Andre Jones, 2317 Birch Drive. Mr. Jones stated he was not in favor of the Wastewater rate increase. Mr. Jones stated that he believes the Police and Fire Departments should receive double bonuses.

Consent Agenda: Item 5.3, Resolution 2021-R-40 Declaring Surplus Property was removed from the Agenda

-Minutes of the Joint Regular Town Council Meeting, Work Session and Executive Session held on November 16, 2021.

-Approval of the Town Current & Pre-written, WW/SW Current & Pre-written, Bonds, Grants and Payroll.

Council Member Stonecipher made a motion to approve consent agenda items 5.1 and 5.2.

Council Member Henderson seconded the motion and was carried by a 7-0 vote.

Item 5.3

Resolution 2021-R-40 Declaring Surplus Property. Council Member Voignier made a motion to approve, Council Member Hauber seconded the motion and was carried by a 7-0 vote.

Ordinance 2021-G-06, an Ordinance providing for PT Employee Bonuses

Ordinance 2021-G-06, an ordinance providing bonuses for PT employees, was presented to Council. For the First Reading, Council Member Mustain made a motion to approve 2021-G-06. Council Member Henderson seconded the motion and was carried by a 7-0 vote. For the Second Reading, Council Member Mustain made a motion to approve 2021-G-06. Council Member Henderson seconded the motion and was carried by a 7-0 vote.

Ordinance 2021-S-08, an Ordinance Setting FY 2022 Salaries for Town Elected Officials

Ordinance 2021-S-08, an ordinance setting FY 2022 Salaries for Town Elected Officials was presented to Council. Council Member Henderson made a motion to approve 2021-S-08. Council Member Gilkey seconded the motion, and with a 6-0-1 vote, with Council Member

Stonecipher abstaining. Due to the Ordinance not being unanimous on the first reading, it will be presented at the 12/21/2021 meeting for a second reading.

Ordinance 2021-S-09, an Ordinance Setting FY 2022 Salaries for Town Appointed Members of Boards and Commissions

Ordinance 2021-S-09, an ordinance setting FY 2022 Salaries for Town Appointed Members of Boards and Commissions was presented to Council. For the first reading, with a motion to Amend the incorrect date in the Ordinance, Council Member Voignier made a motion to approve 2021-S-09. Council Member Gilkey seconded the motion and was carried by a unanimous vote. For the second reading, with a motion to Amend the incorrect date in the Ordinance, Council Member Voignier made a motion to approve 2021-S-09. Council Member Gilkey seconded the motion and was carried by a unanimous vote.

First Reading of Ordinance 2021-SW-01, Amending Sewage Works and Storm Water Rates and Charges

Ordinance 2021-SW-01, an Ordinance Amending Sewage Works and Storm Water Rates and Charges, was presented to Council for the first reading. Council Member Stonecipher made a motion to approve 2021-SW-01. Council Member Mustain seconded the motion and was carried by a 7-0 vote.

Ordinance 2021-BUD-06, an Ordinance allowing the Transfer of Funds between Major Budget Classifications

Ordinance 2021-BUD-06, a Transfer Ordinance, was presented to Council. For the first reading, Council Member Gilkey made a motion to approve Ordinance 2021-BUD-06. Council Member Voignier seconded the motion and was carried by a 7-0 vote. For the second reading, Council Member Gilkey made a motion to approve Ordinance 2021-BUD-06. Council Member Voignier seconded the motion and was carried by a 7-0 vote.

Resolution 2021-R-41, a Resolution Amending the Clarksville Comprehensive Plan to Include the 3C Master Plan

Resolution 2021-R-41, a Resolution Amending the Clarksville Comprehensive Plan to Include the 3C Master Plan, was presented to Council. Council Member Gilkey made a motion to approve Resolution 2021-R-41. Council Member Voignier seconded the motion and was carried by a 7-0 vote. *See Comments in the Attached Addendum from Council Member Stonecipher.

Resolution 2021-R-42, a Resolution Amending the Allocation Area for the Clarksville Commercial Economic Development Area

Resolution 2021-R-42, a Resolution Amending the Allocation Area for the Clarksville Commercial Economic Development Area, was presented to Council. Council Member Voignier made a motion to approve 2021-R-42. Council Member Gilkey seconded the motion and was carried by a 6-1 vote, with Council Member Henderson voting NAY.

Resolution 2021-R-43, a Resolution Releasing Sanitary Sewer Liens and Writing off Bad Debt

Resolution 2021-R-43, a Resolution Releasing Sanitary Sewer Liens and Writing off Bad Debt, was presented to Council. Council Member Gilkey made a motion to approve Resolution 2021-R-43. Council Member Mustain seconded the motion and was carried by a 7-0 vote.

Award of Bid for the Construction of the Intersection of Leuthart Drive and Brown Station Way

Four Contractors submitted Bids for this Project and bids were opened on November 30th, 2021.

1. Dan Cristiani Excavating: \$1,414,721.00.
 2. MAC Construction: \$1,690,000.00
 3. Ragle Construction: \$1,694,756.00 and
 4. Excel Excavating: \$1,844,300.00.
- Staff Recommends Council award the Bid to Dan Cristiani Excavating. Council Member Henderson made a motion to accept bid and award Contract to Dan Cristiani in the amount of \$1,414,721.00. Council Member Gilkey seconded the motion and was carried by unanimous vote.

Approval of Agreement for the Construction Inspection Services for Leuthart Drive and Brown Station Way

Staff Recommends Council approve a Fee Proposal with Clark Dietz Engineering for Inspection Services for the Leuthart Drive and Brown Station Way Intersection construction project. Council Member Gilkey made a motion to approve the Inspection Agreement with Clark Dietz Engineering. Council Member Mustain seconded the motion and was carried by unanimous vote.

Renewal of Funding for Dolly Parton Imagination Library

Renewal of Funding for the Dolly Parton Imagination Library was requested. Council Member Mustain made a motion to approve the request. Council Member Gilkey seconded the motion and was carried by a 6-1 vote, with Council Member Stonecipher voting NAY.

Renewal of Donation to Clarksville Cares Campaign

Renewal of Donation to Clarksville Cares Campaign was requested. Council Member Henderson made a motion to approve the request. Council Member Voignier seconded the motion and was carried by a 6-0-1 vote, with Council Member Stonecipher abstaining.

Adjournment... There being no further business to come before the Council at this time, the December 7, 2021 meeting of the Clarksville Town Council adjourned at 8:15 p.m.

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

Robert P Leuthart, Clerk-Treasurer
Town of Clarksville

Minutes approved by the Clarksville Town Council on the 21st day of December 2021

ADDENDUM

12/07/2021

Mr. President,

I rise this evening in support of the adoption of the *Catapult Central Clarksville* Master Plan.

After 24 months, 40 focus groups, 100 public participants, and 300 surveys, this meticulous plan aims to increase the assessed value of the Lewis & Clark corridor by more than 4 times, to \$1.2 Billion in gross value within less than 50 years (p. 180; p. 113).

This proposal would guide future commissions in partnering with the private market to utilize the plan's careful, data analysis, thus generating a net increase of more than \$23 Million in property tax revenues (p.201).

More than one-third of these new revenues would be generated by 3,200 new, multi-family units (p.114 ; p.71).

And while that may sound like a city full of apartments, it represents only 31% of the proposed new build-out, with another 31% represented by new single-family homes (p.71).

The plan also looks to maintain our commercial dominance, yet in a more economically resilient way, with greater diversity, showing 19% build-out to retail, 11% to office, and 7% to hospitality (p.71), representing more than 12 Million square-feet of business (p.12).

And while this all may sound like too much city living for some, I find that the plan strikes a careful balance between having both small-town living and city living, thanks in great part to both the carefully proposed street grids and public greenspaces that are proposed throughout the corridor.

This plan sets the vision for a livable, walkable, neighborhood-focused community in the 21st century, amidst the circumstances of internet delivery, remote work, and changing energy policy.

Today, this study area is 24% vacant, while 56% remains commercially active (p. 29).

In the last election, several of us promised to address vacant buildings, and this plan does just that. I encourage my colleagues to support this Plan and to encourage its future execution.

Respectfully Submitted,

Aaron D. Stonecipher, Council Member for 5th District

