

Clarksville State of the Town  
February 5, 2019  
Kevin Baity

Good Evening and thank you for coming out this evening. As your Town Manager, it is my honor to present to you the first State of the Town address in what will hopefully become an annual event. Throughout this address there will be several photos displayed on the screen, some directly related to the topics we discuss and others that are just photos of development projects that have occurred over the last 12-36 months.

As you and I witness every day, Clarksville is growing, both from the private development perspective and from an internal government view. For many years we have served as the retail mecca for the southeastern Indiana area which is an ever changing environment. Today we are seeing the fruits of years of planning and preparation for millions of dollars of infrastructure construction projects.

Over the next few minutes, I want to highlight several projects, some that are highly visible and others that once they were completed are never seen or thought of again. One of the most visible projects began in 2016, when the Town decided to seek proposals for the development of the five acres along Veteran's Parkway in front Town Hall. Through a competitive proposal process, Hogan Properties was selected as the developer of choice. Today, the entire project has been completed with an estimated value of over \$17 million dollars. This investment has created some 150 plus new jobs and has retained another 65 jobs.

The second most visible project includes the continued reconstruction of the Gateway Crossing and Park area along Eastern Boulevard. This area formerly housed vacant big box stores as well as an underused retail strip center. Thru the use of economic incentives, the former Peddler's Mall has been transformed into Strike N Spare, an entertainment facility for young and old alike with the balance soon to become the home of Mobile Initiative, a high tech communication hardware company that produces smart phones and tablets. They anticipate to employ 45 persons making an average hourly wage of \$24.00. The construction of Owens Way greatly improved the storm water drainage in the area, opened up 5 acres of property for new construction and included decorative lighting to match that along Eastern Boulevard.

The next highly visible project I would bring to your attention is in the Broadway District where one new hotel, Homes2Suites has been completed and opened its doors in December, and a second hotel, Best Western is adding a multi-story building to their existing facility which will nearly double their capacity. In total, 200 new rooms are currently being added to this expanding hospitality area. And in case you haven't noticed, the former Dollar Inn Motel, at the south end of Broadway, which had set

vacant for many years, was demolished in 2018. This site is now ready for future development with excellent access to Interstate 65.

I would also like to mention the new hospital being built just outside the front door of Town Hall. Cobalt Rehabilitation is investing \$25 million dollars in a state of the art facility specializing in traumatic brain and concussion injuries, including a Parkinson's Center of Excellence facility designed with upscale, hotel-like amenities with private patient rooms as well as separate living quarters for extended length of stay patients and their visitors. Scheduled to open this summer, the facility will employ 125 plus people with an average salary of \$50,000.00.

In order for the vertical development we see each day to occur, major improvements must be made in the area beforehand, including upgrading infrastructure to manage sewer and storm water, streets and sidewalks, along with the coordination of other public utilities.

In 2017, after determining there was a need to increase storm water capacity and system improvements along Green Tree North, the staff of the public works department embarked on a project to install new underground pipes that would not only retain storm water but would properly convey this drainage out of the area and into the existing downstream infrastructure. This project involved using in-house labor and experience at an estimated savings of \$125,000 over the cost of conventional construction. With this amount of realized savings, we will definitely continue to look for additional ways to best utilize our staff in areas where there is the potential for cost savings.

Very similar to the project just mentioned is the construction of a storm water detention basin and new pumping station in Ray Lawrence Park. The basin, designed to be dry except during heavy periods of rain, serves dual purposes and can be used as non-structured practice fields, an open air area to fly a kite or practice flying that new drone. Also included in this project was the resurfacing of the basketball and tennis courts and portions of the parking lots.

If you have driven along South Clark Boulevard in the last 6-9 months you have seen the beginning of a drainage project to serve the surrounding area and to prepare Colgate Park for future recreational development. The first steps in this project included dropping all the trees during a specific period time of the year so as to prevent damage to the habitat of the Indiana Bat. Once the trees were on the ground, we then had to conduct a study for the Kirkland Snake, another creature on the endangered species list, Now, having protected the wildlife, we can turn to the actual construction of installing new, larger pipes under Newman Avenue, through Colgate Park and under South Clark. The original design called for the closure of South Clark, however recent changes should allow for the project to be completed with street closures occurring only

on Newman Avenue. This project is expected to continue through the spring and be completed this Fall.

Without these two specific projects, these areas would have continued to see flooding problems caused during large rain events. In the coming weeks, residents of the Parkwood and Green Acres neighborhoods will begin seeing consulting engineers out during heavy rain events studying the current conditions and working to design storm water infrastructure improvements that can be implemented over the next 2-3 years. The Consultants will also be doing door-to-door surveys speaking with the residents about the issues.

As we prepare for the 100's of millions of dollars in investment in South Clarksville, lots of construction will soon be underway along South Sherwood, Montgomery, and South Clark as we install new sanitary sewer and storm sewer lines to make way for the anticipated development in the South Clarksville Redevelopment Area. In addition to sewer lines, Montgomery Avenue from Clark Boulevard to the I-65 underpass will be resurfaced and include the completion of the sidewalk network in those areas. The Town has received funding through the 2018 Indiana Community Crossing grant program that will provide funding for the milling and resurfacing of Marriott Drive, State Street, and Lyons Avenue. And beginning in the late spring, Woerner Avenue will be completely rebuilt beginning with sewer and storm water, potable water, gas and electric utilities followed by the construction of a new street including sidewalks, cycle track and public amenity space.

In 2016, the Town received another Community Crossing grant in the amount of \$1M, matched it with dollar-for-dollar funds and resurfaced Veterans' Parkway and Green Tree Boulevard. In addition to this work, the intersection of Lombardy Drive and Veterans was modified to include turning lanes and a traffic signal. The intersection of Sam Gwin and Veterans also saw improvements with the addition of a traffic signal that has a pre-emptive function. This mechanism allows the Fire Department to turn all the traffic lights at this intersection red, thereby allowing them quicker access to Veterans Parkway and a safer environment for the motorists.

The new Fire Station #1, located on East Stansifer Avenue will be completed soon with an expected opening in March. This new \$3.5 million dollar building will provide state of the art facilities for our firefighters and greatly improve our ability to protect and serve the residents of the area. Although not part of the current construction, plans call for the construction of a small building adjacent to the lake to house our water rescue boats and equipment and provide a scuba diving training area. Water rescues are an often forgotten service we provide and are necessary as our entire southern Town boundary is the Ohio River. Discussion has begun on what will become of the former fire station building, but no firms plans have been developed at this time.

If you will recall, I opened tonight's State of the Town presentation with a discussion on the Veterans Crossing development along Veteran's Parkway. What I didn't dwell on was that the Town received \$5 million dollars for the 5 acre parcel. So what is the Town going to do with that money you might ask? The simple answer is, reinvest it in our community.

In mid-2018, the Town purchased the former CSX Rail line from Applegate Lane to Silver Creek and design plans are 95% complete for the construction of another segment of the recently adopted Bike/Ped Master Plan. This segment will include trail construction along the CSX corridor and north along Lincoln Drive to Lewis & Clark Parkway. This trail will provide a connection to the Heritage Trail along Brown's Station Way behind the sewer treatment plant and a connection to the Ohio River Greenway Trail along Emery Crossing. A trail head, including parking and informational kiosks is planned where the Trail crosses Eastern Boulevard. Once complete, residents and visitors to Clarksville will have access to over 6.5 miles of off-street trails.

Another use for part of the funds will be for the Broadway District storm water improvement project. This is another area that sees impacts caused by heavy rains. The Town engaged a consultant to study and design new infrastructure that would address these concerns. What the study found was a need to double the size of the existing storm water basin near Bass Pro and to install a pumping system to convey the water into the basin where it will be temporarily held until it can be released at an appropriate rate to prevent downstream flooding. The expansion of the basin will be on property located under the overhead high voltage lines where normal construction of buildings is prohibited, leaving the remaining area available for other development.

The design of the basin includes native plants that will assist in the absorption of water and includes a walking trail encircling the basin. This trail will eventually connect to the CSX Trail, along a route that is still being designed. Once complete, the residents in Lincoln Park and the guests staying in the adjacent hotels will have direct connectivity to the greater Clarksville trail network.

Now I'd like to turn our attention to what makes up the Clarksville government unit. A total of 200 employees provide services through eleven departments including: Administration, Building Commission, Clerk/Treasurer, Fire, Parks, Planning/Zoning, Police, Public Works, Redevelopment, Town Court, and Utilities.

One of the first tasks I was directed to complete by the Council after becoming Manager was to complete a review of staffing levels and make recommendations for salary adjustments. A salary committee had spent the better part of the previous year reviewing job descriptions, comparing salaries to other municipalities and making recommendations for non-supervisory staff. Their work together with a review of the

supervisory staff, resulted in across the board raises for all non-union staff of 3%; the first to be given in over 3 years.

The police officers and fire fighters are covered under collective bargaining agreements, both of which were successfully renegotiated in 2017. Very shortly, we will begin negotiations again as the current contracts expire at the end of this year.

The Administration includes the seven elected Council members who serve as the legislative and executive body of the Town. Each year the Council votes one of their members to serve as the President of the Council. This member has the authority to sign contracts, ordinances, etc., that have been approved by the Council. The President also represents the Council at government and community functions. In 2016, after several years of careful study and evaluation, the Council created the position of Town Manager. The Town Manager is appointed by the Council and serves as the chief executive of the Town. The Manager is responsible for the day-to-day operations of the Town government, the over site of the various departments through the respective department heads, reviewing legislation both federal and state that could impact the Town, reviewing and implementing the annual budget to assure funds are being properly spent and is charged with implementing the policies created and decisions made by the Council.

I believe the easiest way to give you an idea of what each department does would be to include some projects, facts and figures.

The Administration also includes the Administrative Staff consisting of a Human Resources Director and an Employee Benefits Coordinator. These two individuals assure we stay in compliance with federal and state employment laws, evaluate applicants and recommend the best candidates for filling vacant positions, and like all businesses they must review and recommend discipline/termination of employees when needed. The Administrative staff also oversees the Town's insurance including health, dental, vision, disability, property, casualty, liability, and worker's compensation. Over the last 2 years, the entire inventory of town owned buildings and property was updated and evaluated in terms of insurance coverage needs. This work resulted in increased coverage limits while decreasing the overall policy costs. They are key to the overall function of the Town.

Building Commissioner – This office is in charge of enforcing many codes including building, plumbing, electrical, zoning, signage, swimming pool, and conducting nuisance violation inspections for tall grass, dangerous buildings, abandoned vehicles, etc. In 2018, the office issued over 875 permits for new construction, remodeling and other items with a reported value of over \$62.4M dollars. This number is a great indicator of growth and progress as it is directly related to the state of the local, state and national

economies. This office is also responsible for the maintenance and upkeep of Town Hall, the Police Department and the campus property. Last year, the first ever short and long term maintenance plans were developed. With these two buildings being 20 plus years old, several deferred maintenance projects are beginning to stack up and some breakdowns are being to occur. In early 2018, the storm water detention ponds were drained and dredged, resulting in increased detention capacity and the creation of a completely new aquatic life system. The balance of the external campus improvements include the installation of a new irrigation system, regrading and adding topsoil to all areas followed by either reseeding or sodding. This work is scheduled for 2019-20. Aside from the contracted campus work, this office oversees all of this work with a staff of six employees.

Clerk/Treasurer – This office operates with four employees and is responsible for posting and maintaining the fiscal budget, accepting and disbursing funds, Town asset management, and assuring compliance in all Federal and State reporting requirements. The Clerk/Treasurer is also the keeper of all official documents such as ordinances, resolutions, contracts, and meeting minutes. The combined FY2019 budget for Clarksville is \$40,088,468. Based on the most recent US Census estimate, the Town's population is 21,700. Putting this into context, the Town's budget amounts to \$1,847.00 per person that flows through the Town back to you as a tax payer in the form of direct and indirect services and infrastructure maintenance and repair.

Fire - Clarksville is served by a professional team of 38 full-time firefighters. The fire staff provide fire safety education in the local schools, conduct pre-planning (fire response) reviews for businesses, post-fire inspections and emergency medical response assistance to local ambulance services. The Town is divided into three districts, each with its own station located to allow for the best possible response times. Firefighters work 24-hour shifts and are divided into three crews. Currently staffing levels allow for 11 firefighters on each crew. In 2018, a total of 1,930 calls for service were handled by the department. In late 2018, the Town purchased a new fire truck at a cost of \$525,000 which will allow existing equipment to be rotated among the stations to better serve the community. After completing their assessment of our fire department capabilities, the Insurance Service Office (ISO) assigned a rating of 4 to Clarksville. The rating score ranges from a high of 1 to a low of 10 and indicates how well-protected a community is by the fire department. In comparison a volunteer fire department carries a rating of 10. In terms of insurance cost for residents and businesses, the higher the rating the lower the insurance cost.

Parks - Everyone loves a park and Clarksville has 13 of them including a recently remodeled and expanded Clarksville Cove Aquatic Center. The Center provides recreational options for all ages and levels of water acumen. From splash pads and interactive water features to slides and a lap pool, there is something for everyone. Even if you are just there for the sun and fun without water, there are large decks and

sun shades and even a fully stocked concession. Lapping Park is a hidden gem that provides an 18-hole golf course and a disk course, nature trails, activity fields, playgrounds, pavilions and Endres Lodge, a great place to rent for family events and special occasions. The department has 16 regular employees and swells to over 100 employees during the summer when activities and events expand. As I briefly touched on earlier, the final piece of the Ohio River Greenway is almost complete and includes the construction of a bike-pedestrian path stretching from Bailey Avenue to Silver Creek where a new bridge was installed linking Clarksville to New Albany thus completing the 7.5 mile Ohio Greenway.

Planning/Zoning – One of the two smallest departments in terms of employees with a team of two, the Planning Department is in charge of proper community planning including residential, commercial, and industrial; development of neighborhood master plans which account for proper design of residential units and future needs for utility and street development. The Department just completed rewriting a section of the zoning code regulating the redevelopment of a portion of the South Clarksville area including Water Tower Square, the former Marathon Transfer facility, the former Colgate facility and the area along Woerner Avenue. Over the next 6-8 months, the Department will oversee the review and development of a new masterplan for the Lewis & Clark Corridor and Broadway District; a series of two areas containing separate commercial and residential developments from the 1960s and 70s that has seen recent vacancies due to changes in the retail market. Proper planning to incorporate mixed uses which build and feed off each other will be key in revitalizing this 600 plus acre area as a desirable place to live, work and play.

Police – In 2017, the determination was made to divide the Town into three patrol districts allowing and providing for better neighborhood policing. Each patrol district now has at least 9 officers on duty on each shift to better respond to concerns as well as provide a constant visual presence. In addition to the street patrol division, the department includes investigations, school resource officers, parks patrol officers, two canines with dedicated officers, and school crossing guards. With a staff of 52 sworn officers and 11 support staff, the department operates from a main facility on the town campus with a substation in south Clarksville. In 2018, the department responded to 34,677 calls for service. Recently, the department completed two major, multi-agency drug investigations that yielded several arrests and the forfeiture of hundreds of thousands of dollars in property, vehicles, jewelry, and cash while removing several hundred pounds of drugs from the streets.

Public Works – Operating with a staff of 42, the department has crews dedicated to maintaining over 210 lane miles of streets, snow removal traffic control signals, sidewalk construction/rehabilitation, garbage collection, tree and landscape debris collection, storm water collection and disposal, and includes a mechanics shop that maintains and rebuilds all the town equipment ranging from weed eaters and chain saws to large dump

trucks and backhoes. During 2018, a total of \$727,000 was spent on milling and resurfacing local street projects across 9.25 miles of streets. A new facility to be located on the former drive-in property along Brown Station Way, is in the design phase that will enable all services to exist at one facility thus providing better efficiency and overall cost reductions. The next phase of the reconstruction of Blackiston Mill Road will continue this year with utility relocation in advance of pavement reconstruction in 2020.

Redevelopment – The second of the smallest departments with a team of two, the Redevelopment Department is most often where the glamour and glitz usually occurs. The Department is responsible for assisting in the creation of development and redevelopment plans and for carrying out the various projects around Town. The Veteran's Crossings, Gateway Park, new Fire Station, Aquatic Center and CSX Trail, Broadway District, and the South Clarksville Redevelopment Area are just a small sample of the projects influenced by this department.

Town Court – The Court Department is overseen by an elected Judge with a support staff of 8 including a probation officer. The department adjudicates the enforcement of Town ordinances and State laws and serves to relieve court cases from the County system and expedite the judicial process. With access to a Town Court Judge, the police department has quicker access to obtain search warrants for case resolution and possible arrests that protect the community and increase public safety. On average, the Court processes nearly 800 misdemeanors and 175 ordinance violations per year.

Utilities - Most often the forgotten department until the stuff you want to flush away doesn't go away. In 2015, the Town completed the construction of a new \$17.5 M wastewater treatment facility with a treatment capacity that will allow for over 30 years of growth. The plant and collections is staffed with 10 people including laboratory staff that perform analysis on the treatment processes and the discharged effluent to make sure the plant is operating effectively and meeting all EPA standards. The collections staff maintain over 100 miles of sewer lines and 34 pump stations bring the waste from your neighborhoods to the plant. The utility department also contains the billing office which has 4 employees who prepare monthly statements for customers. Recent changes in billing processes have created better office efficiencies, increased the percentages of collections and reduced the number of delinquent accounts. The increased efficiencies in the billing department have allowed for increased capital improvements to the collection and treatment system while keeping costs low. As Paul previously stated, the Town's bond rating is A+. This rating allowed the Town to issue \$5 million in bonds to be used for new capital improvements at a significant savings in interest costs over conventional borrowing or other types of debt financing.

I want to bring your attention to two other areas that are not directly related to the Town, but both are integral to the others existence. The first is the River Heritage Conservancy and their recently announced plans to build a 400-acre park along the southwestern part

of Clarksville. The park conservancy's private investment could reach \$100 million dollars. The Town has been working with the Conservancy for over a year. A major milestone and contribution by the Town was applying for and receiving a \$440,000 US EPA Brownfields Assessment Grant. The grant will provide funding and technical support in identifying and classifying potential environmental concerns within the project area. The Conservancy recently announced a partnership with Olin to complete the Master Plan for the park.

The second of these two areas is the Clark Regional Airport. For the first time since the creation of the airport authority, Clarksville has a representative on the Board. In 2016, the Town, along with other municipal partners, pledged \$750,000 to enable the airport to obtain Federal funding to complete a 1,500 foot extension to the main runway and taxiway. The local participation served as match on a 90/10 grant and brought over \$20 million in investment to the area. With the improvements, the airport is now in the Top 10 in the State in length of runway and has already become the busiest non-towered airfield in the State with over 60,000 operations per year. For the record, the extended runway is now 3,000 feet longer than any across the river at Bowman Field. Currently there are approximately 150 people employed at various businesses on the airport itself. With the improvements now complete, the Board has already begun receiving interest in new business development, both on the airport as well as in the region.

Tonight as you leave, we will be passing out the first edition of a new Clarksville magazine, a publication that we plan on continuing on a quarterly basis. All residents and businesses living in Clarksville be receiving copies in the mail in the coming days. It contains a lot of information ranging from the history of Clarksville, how we have developed and where we are going. It also serves as a reference tool that you can use to promote your Town.

In the next 30 days we will also be unveiling a new Town website. It too is designed to build on our past while being a tool to assist in our future journey.

Staff and I had hoped to be able to utilize the State of the Town address to announce some major news about developments. Unfortunately, the timing is just a little off. I will say that you need to stay alert over the next 60-90 days as we expect to announce 3-5 significant projects with a value of over \$45 million dollars. These projects will continue to shape the future of our Town.

As you can see, we have great employees who are dedicated to providing services to our residents and visitors. At this time I would ask that all the Department Heads stand to be recognized along with any other Town employees who may be present tonight. I would challenge you to compare them to any other municipal employees in the region.

Thank you staff.

Now, taking into consideration everything you have just heard, none of this would be possible without a great Town Council. I would ask that they please stand and be recognized.

Thank you Council members.

This group works hard reviewing proposals and projects developed by staff and makes the tough decisions needed when necessary. They understand the value of compromise for the betterment of our community as a whole and to assure that everyone receives the services and neighborhood improvements that will continue to move Clarksville forward. Everyone is working together to make Clarksville a great place to live, work, play and invest.

I ask each of you to be positive about our Town. Get involved, volunteer and make a difference. Get to know your neighbors, maybe even offer to assist the elderly person down the street with their shopping or simply taking their garbage to the curb. Smile and wave; these two actions not only exercise several muscles but more importantly they create a positive flow of endorphins that will make your day better.

Thank you and have a wonderful rest of your evening.

