

TOWN MANAGER CLARKSVILLE, INDIANA



THE COMMUNITY

Known as the “Oldest American Town in the Northwest Territory,” historic Clarksville, Indiana, is home to over 20,000 residents and 600 businesses. The Town covers almost 10 square miles and is located between Jeffersonville and New Albany, on the “sunny side” of Louisville, Kentucky, in Clark County. It is easily accessible by major roadways I-65, I-64, and I-71 and only 9 miles from the Louisville International Airport. Clarksville offers a unique blend of historic sites and new shopping, development, and residential areas with all the amenities of a major metropolitan area just minutes away.

Founded in 1783, Clarksville boasts a proud heritage and distinctive archeological sites dating back over 350 million years. Native Americans set up camps near the area that was to become Clarksville because of its proximity to the crossing of the Buffalo Trace across the Ohio River. The Falls of the Ohio, a series of rapids along 350 million-year-old Devonian fossil beds, made it a natural stopping point for early settlers and the rapids created a natural defense. The Town is named for Revolutionary War hero George Rogers Clark, who was awarded a land grant for his service by the Virginia Legislature. Originally, the Town was composed of 1,000 acres set aside from the 150,000 granted to General Clark and his soldiers. Clark's successful campaign against the British in the Northwest Territory was the basis of a continuous connection to the area that lasted until his death in 1818. Much of Clarksville was destroyed in the Ohio River flood of 1937, but the Town rebuilt and saw tremendous growth after World War II.

The Town's population continues to grow in number and diversity. The projected population growth for 2010-2020 is 5.26%, with a minority population shift from 14.8% in 2010 to 18% in 2020. The Town's education attainment levels are also steadily increasing. According to the 2010 census, 80.7% of Clarksville residents had obtained a high school diploma or higher, versus 77.6% of the population in 2000. As the Town's population has grown, there has been an emphasis on new economic development and redevelopment in the area.





THE COMMUNITY, continued

Clarksville is the retail hub of Clark and Floyd Counties. The recently renovated Green Tree Mall, River Falls Mall, and shopping centers along Veterans Parkway offer a variety of dining, shopping, and entertainment opportunities. Strategically located as a main entrance to “New Clarksville” on I-65, Eastern Boulevard is a unique “Miracle Mile” offering over 80 service businesses and retail stores, as well as restaurants, professional offices, multi-housing developments, churches, nursing homes, banks, recreation and entertainment facilities, Pre-K-12 schools, and a library. Major employers include Wal-Mart and the second largest Bass Pro Shop in the country.

The Town offers a wide array of recreational activities and impressive historical points of interest. The Clarksville Parks Department has 11 parks, a family aquatic center, Little League complex, softball complex, and the Wooded View Golf Course. Falls of the Ohio State Park is located on the banks of the Ohio River in Clarksville and is known for its exposed fossil beds dating from the Devonian period. The park features a recently renovated Interpretive Center and provides spectacular fishing, hiking, fossil viewing, bird watching, and picnicking opportunities. In addition, the Ohio River Greenway, which follows the banks of the Ohio River and connects Jeffersonville, Clarksville, and New Albany, provides a recreation environment and river access within each community.

Cultural and entertainment offerings abound in this historic community. The Derby Dinner Playhouse has been a theatrical entertainment leader in the area for over 35 years and is noted for professional productions of Broadway musicals and light-hearted comedies. The theatre has received national recognition for its new musicals and is a member of the National Alliance for Musical Theatre. The Clarksville Little Theatre, founded in 1946, is one of America’s oldest, continually producing theatres. Yearly cultural events in the area include the Chalk Walk, Clark Days at the GRC home site (a celebration of George Rogers Clark), Rock the Rocks, and the Festival of Flavors, which highlights Clarksville’s excellent restaurants. On the Clarksville banks each April, tens of thousands gather to watch Thunder Over Louisville, an airshow and the largest fireworks display in the country. This is the first of many Kentucky Derby Festival events leading up to the Kentucky Derby on the first Saturday in May.

Clarksville residents also enjoy the amenities afforded them by their close proximity to large metropolitan areas, particularly the City of Louisville, which provide additional recreation, sporting, leisure, and cultural options. From the art, history, and science museums of its West Main District, to the art galleries, coffee shops, and eclectic boutiques of Bardstown Road, Louisville is a cultural destination for visitors from around the world. The City takes pride in its college sports teams, as well as its pro-sports teams the Louisville Bats and Louisville City, a member of the United Soccer League. NBA, NFL, and Major League Baseball are less than a two-hour drive to Indianapolis or Cincinnati.

Clarksville’s convenient location makes state-of-the-art health care facilities easily accessible to residents. Clark Memorial Hospital is located in Jeffersonville, Floyd Memorial Hospital is in New Albany, and many downtown Louisville hospitals are within five to 15 minutes of the Town.





THE COMMUNITY, continued

Clarksville is served by two school districts: Clarksville Community School District and the Greater Clark County School District. Clarksville Community School District has a total enrollment of 1,340 and is one of the Town's major employers. It consists of four schools, including the Renaissance Academy, a New Technology High School which provides a unique learning environment for students. The greater Clark County School District has a total enrollment of 10,591 with an elementary school, a middle school, and a high school serving Clarksville students. Area private schools include St. Anthony and Providence High School.

For those seeking higher education, there are many options in the region. Indiana University Southeast is located in nearby New Albany, Ivy Tech is in Sellersburg, and the University of Louisville, Ballarmino University, Sullivan University, Spaulding College, Southern Baptist Theological Seminary, and Jefferson Community and Technical College are just a short commute away in Louisville.

The median home value is \$114,200 and the estimated median household income is \$43,715. The Town has an ad valorem tax rate of \$1.6399.

DEVELOPMENT & REDEVELOPMENT

Clarksville is continually seeking new opportunities for development and has several major projects underway, with more planned for the future. In recent years, the Town has identified opportunities for significant investment and redevelopment along the riverfront in South Clarksville. The area's economy and culture have been tied to the river for centuries and there is a push to advance the riverfront's marketability, livability, and desirability to boost economic opportunities and turn the area into a vibrant mixed-use district with public gathering spaces, walkable streets, bicycle trails, shopping, dining, and entertainment venues anchored by the river, with a dazzling view of the Louisville skyline.

The Town has outlined plans for rehabilitating the former sites of Colgate-Palmolive and Marathon, as the departure of these corporate giants left 60 acres of land dormant. There has been an interest within the community to both preserve the historic architecture of the Colgate-Palmolive site (formerly the Indiana State Reformatory) and transform the area into something new and productive. This site has been re-envisioned as Clark's Landing, through the recent completion of the South Clarksville Redevelopment Plan, comprised of a proposed mixed-use development that will preserve the integrity of the existing architecture while creating modern spaces to live, work, and play.

These sites, once great job-providers for the town, are poised for reinvestment, rehabilitation, and transformation. In all, the Town is looking to develop about 320 acres of land running from Stansifer Avenue to the riverfront. It is hoped that redevelopment of the South End will spur other investment and development opportunities throughout the community.

The Town is currently in the process of preparing a request for proposals to sell the only undeveloped land along Clarksville's portion of the Veterans Parkway corridor. The undeveloped land adjoins the Clarksville Municipal Government Center Campus. The two parcels, totaling around 5.3 acres, have been highly sought after by local and national developers.

Other projects underway include Traditions at Hunter Station, a 136-unit assisted living, memory care, and independent living facility in the northern part of town, a new CVS Pharmacy near the intersection of Lewis & Clark Parkway and Blackiston Mill Road, and Gateway Park, a centralized public park that is anticipated to be completed this spring.





GOVERNANCE & ORGANIZATION

The Town of Clarksville operates under the leadership of a Council, which serves as the legislative and executive body of the town, and does not have a Mayor. The Council is made up of seven part-time members who are elected at-large and serve four year terms with no term limits. The Town is transitioning to election by district voting for five of the Council positions, with two positions remaining at-large elected positions. The Council votes one member to serve as Council President. The Council President has the power to sign contracts, ordinances, etc., that have been approved by the board and represents the Council at government and community functions. The Town employs 185 full-time staff and 24 part-time staff. The budget was \$31,482,678 for FY2015.

Clarksville has not had a Town Manager since the 1970s and is transitioning to a Council-Manager form of government. The new Town Manager will work under the direction of the Council and will be responsible for day-to-day operations of the Town.

LEADERSHIP & INNOVATION

Clarksville is a successful community, but there is a desire to position the Town to more proactively address challenges and opportunities in the future. Several issues the next Town Manager will need to address are:

- **Strategic Planning:** Planning and visioning at the Commission level to set short and long-range goals which take the entire organization and its diverse operations into account
- **Development and Redevelopment Planning:** Planning and management of complex projects and redevelopment opportunities; addressing the need for additional retail redevelopment planning and support, especially in older commercial corridors
- **Fiscal Planning:** Improving the budgeting process and long-term capital planning strategies
- **Branding:** Distinguishing Clarksville in the region, branding its identity, and aligning polices, programs, personnel, and short and long-term goals with the Town's vision
- **Engagement:** Improving engagement, outreach, and transparency within the community; developing specialized engagement strategies for different residential districts and neighborhoods to address gentrification issues, safety concerns, and changing community expectations
- **Intergovernmental Relations:** Assisting the Town develop strategic partnerships with area governmental units and with federal, state and local agencies
- **Communication:** Improving communication across the entire governing body and organization regarding municipal operations
- **Emerging Technology:** Evaluating the current use of technology in municipal operations and recommending changes as may be needed
- **Consistency:** Improving consistency in hiring and other Human Resources processes.





LEADERSHIP & INNOVATION, continued

Clarksville has a sound foundation, tremendous opportunities, and a dedicated and talented municipal staff that will help it meet these challenges. A Manager with strong leadership skills and strategic planning experience will guide the Town in successfully navigating the shifting terrain that lies ahead.

IDEAL CANDIDATE

Clarksville seeks an outgoing, creative, and visionary leader with the experience and skills needed to take the Town to the next level and help it realize its vision for continued, sustainable growth and development. The new Town Manager will operate consistent with the powers and duties enabled under Indiana Code Section 36-5-5-8. The Manager will be a resourceful and dynamic innovator who will work closely with the Council in setting achievable goals and developing viable fiscal strategies to achieve these goals, while addressing the needs and expectations of a diverse and rapidly changing community.

A collaborative consensus builder, skilled in intergovernmental relations and comfortable operating in a partisan political environment, the next Town Manager will work to unite the organization with a shared sense of purpose by promoting teamwork, setting high performance standards, and facilitating collaboration across departments. The chosen candidate will be a mentor with strong coaching skills and a proven leader who can fully articulate expectations, delegate responsibility with clarity and confidence, and foster a culture of accountability and transparency within the organization.

The new Town Manager will help Clarksville achieve short and long-range goals through strategic planning for future development and redevelopment, with a focus on investment opportunities and branding. A candidate who is an enthusiastic public servant with extensive knowledge of municipal operations and municipal management experience is desired. The individual is expected to be a mentor and coach to the Town's current senior leadership.

The successful candidate must be able to adapt easily to change and must be comfortable with operating in a new position with inevitable uncertainties associated with evolving responsibilities, transitioning governance, shifting organization issues and dynamics, and community awareness regarding the role of the Town Manager. The selected individual should be an excellent communicator, able to effectively convey information at all levels and to all audiences, and visibly engaged with the community.

EDUCATION & EXPERIENCE

A bachelor's degree from an accredited college or university is required. A master's degree is preferred. The selected candidate must have three or more years of progressively responsible experience managing municipal operations, preferably as a City/Town Manager or Assistant Manager. An equivalent combination of education and experience will also be considered. Commercial development and redevelopment planning, strategic planning, Brownfield remediation, and finance and capital budgeting experience are highly desired qualifications.





COMPENSATION & BENEFITS

The Town of Clarksville participates in the Public Employee Retirement Fund (PERF). The employee portion is a 3% of gross income contribution and the employer portion is 11.2% of gross income (actuarially adjusted annually), with a total retirement benefit of 14.2% of gross income. (Presently the full 14.2% is being contributed by the Town on behalf of its employees.) A full range of leave and insurance benefits is offered. The new Town Manager is expected to establish residency within a reasonable period of time and maintain such throughout his/her tenure of office.

APPLICATION PROCESS

Please apply online at <http://bit.ly/SGRCurrentSearches>

For more information on the position, contact:

Doug Thomas, Regional Director
Strategic Government Resources
DouglasThomas@governmentresource.com
863-860-9314

The Town of Clarksville is an Equal Opportunity Employer and values diversity in its workforce. Applicants selected as finalists for this position will be subject to a comprehensive background check.

RESOURCES

Town of Clarksville

<http://www.townofclarksville.com/>

One Southern Indiana, Chamber and Economic Development

<http://www.1si.org/>

Clark-Floyd Counties Convention & Tourism Bureau – Sunny Side of Louisville

<http://www.sunnysideoflouisville.org/>

South Clarksville Redevelopment Plan

http://www.townofclarksville.com/pdf/redev/2015/20151218_South_Clarksville_Book.pdf

