

**ECONOMIC AND COMMUNITY DEVELOPMENT BOARD  
Executive Committee & Full Board Meeting  
Held Concurrently**

**Wednesday, February 5, 2020**

**10:00 A.M.**

**Clarksville-Montgomery County Regional Planning  
Commission**

**MINUTES**

**PRESENT:**

Kayla Goad-Levan, Chairman  
Gary Norris, Vice-Chairman  
Mayor Joe Pitts  
Jeff Tyndall (RPC)  
Jeff Purvis  
Jeff Burkhart  
Melinda Shepard  
Joe Smith  
John Spainhoward (RPC)

Ms. Kayla Goad-Levan called the meeting to order at 10:00 a.m. stating there was a quorum present. She stated that the first order of business was approval of the minutes of the December 10, 2019 meeting. Mr. Norris moved to recommend approval. The motion was seconded by Ms. Shepard and carried unanimously.

New Business: Mr. Tyndall welcomed Mr. Purvis and explained the purpose of these meetings and the meeting procedure. Mr. Tyndall then gave an update for CMC Counts and the 2020 Census. He stated that since October 2018 we have set up CMC Counts. He stated that the Census is coming up soon and that we have stepped up our presence in the community as well as our social media presence.

Mr. Tyndall informed Ms. Shepard that he hopes to attend Young Professionals tonight or have his intern, Jamie, attend. He stated that in mid March postcards will be received in the mail which will be a prompt to go online and complete the Census. He stated that the Korean expats who are here count in Montgomery County. He stated that the State and United Way have offered grants for organizations who have supported the Census and the Korean American Association as well as Clarksville Hispanic-American Family Foundation have both put in for grants up to \$10,000. He stated that everything is being published in Spanish and Korean. He stated that we have talked with different groups and that Rotary and AARP are coming up as well as any other groups that they can schedule over the next six weeks. He stated that he and his intern, Jamie, have been getting out into the community for about half a day once a week.

Mr. Tyndall stated that he has looked at doing a community wide postcard to get the word out but it would be \$30,000 plus dollars and they do not have that left in their advertising budget. He stated that he

has tried to work with Gas and Water to get their residential list rather than sending those to every address. He stated that many of the utility companies had placed a tagline on their bill to try to get the word out. He stated that they were going to try to work with the School System to get something in or on report cards. Ms. Shepard stated that she had a group who could help deliver posters and other items if needed.

Mr. Tyndall provided RPC updates. He stated that we are in the midst of our budget. He stated that he is putting together a four year plan. He stated that in past years there had been more metrics and stats on the economy. He stated that there were not a lot of numbers this past year. He stated that the big things were more anecdotal. He stated 2019 Money Magazine top 10 cities for millennial home buyers. He stated that LG and Google had their grand openings this past year. He stated that the MPEC was progressing and we just recently met on the demolition of that block. He stated that Montgomery County unemployment was at 3.4% at the end of November which is down 0.5% from January last year. He stated that he found a website which calculates rental rates and it looks like our rental rates are the lowest that they have been since 2016. Ms. Levan stated that she could pull the ones managed by property managers from Realtors. Mr. Burkhart felt that these numbers are not down. Mr. Tyndall stated that he would like to do some further research on this. He stated that this past year the Two Rivers Company was absorbed into the Economic Development Council. He stated that they have since had two meetings of what they are calling the CBID Working Group. He stated that APSU topped 11,000 enrolled students. He stated that as of December 19th home closing prices are up 8.5% from the previous December. Ms. Levan stated that inventory is down for January.

Mr. Tyndall stated that Sonny, our GIS tech, has created a subdivision viewer that is on our website. He stated that this includes metrics with line charts and pie charts. Mr. Tyndall stated that we have approximately 6500 preliminary lots.

Mr. Tyndall stated that the Growth Plan was just approved two weeks ago by the State. He stated that overall last year we saw a 14% increase in total applications. He stated that zoning was slightly down, design review was up with a lot more activity Downtown. He stated that subdivisions exceeded 200 and site reviews were up as well. Mr. Tyndall stated that we also assisted the Montgomery County School System in choosing a new school site by providing them data. He stated that the County Mayor has already instructed us to work with the School System on the next school site which will be an elementary school around the Tiny Town area.

Mr. Spainhoward stated that zoning cases must be voted on by City Council but we have over 150 acres of multifamily potential with the applications that were submitted this month.

Mr. Tyndall briefly demonstrated the subdivision explorer on our web page. He stated that this would be updated monthly.

Mr. Tyndall stated that the Local Government Planning Advisory Council had given us really good kudos on the Growth Plan and stated that it should serve as a model for other communities as they look forward to doing their plans in the future.

Mr. Tyndall stated that we are rebranding the Regional Planning Commission with a new logo and new business cards. He stated that we have contracted with Steve Wilson to update the CUAMPO website and the RPC website to make those more user friendly. He stated that this should be done by June. Mr. Spainhoward stated that we are going to begin providing quarterly updates of various topics on our Facebook page. He stated that we are working on providing information about the timeline of an annexation and what the State laws are. Commissioner Smith stated that he had mentioned this at the last meeting. He stated that people think that they know what an annexation is and that he hears so much

false information out there. Mr. Tyndall stated that we will probably create these updates as PDFs where they can be shared.

There being no more discussion the meeting was adjourned at 10:37 a.m.

Approved by:

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Kayla Goad-Levan