

Vermillion County Commissioners
Special Meeting Minutes
April 1st, 2025
Commissioner's Courtroom, 2nd Floor, Courthouse

- I. Call to order
- II. Pledge of Allegiance to the Flag
- III. Roll Call – All present
- IV. Approval of Minutes from March 4th, 2025
Peebles motions, Hess seconds
All in favor, motion carries.

- V. Approval of Claims from March 7th, 14th, 21st, 28th, 2025
Hess motion, Peebles seconds
All in favor, motion carries

- VI. Approval of Payroll March 14th and 28th, 2025
Peebles motions, Hess seconds
All in favor, motion carries

- VII. Public Comments:
 - Whitney Boyce- I'm here to talk about carbon sequestration. As we've mentioned before, Wabash Valley Resources EPA permit was on appeal. As you can see in the handout, the permit has been remanded back to the Zone 5 EPA. That means that WBR still does not have an approved EPA permit. During the appeal, the administrative judges noted that the concerns they had about the permit had already been brought up by the community members and had not received meaningful responses from the EPA or Wabash Valley Resources. In short, the adjudicate judges felt that the concerns of the citizens had been summarily dismissed and blown off. Even the judges could not discern how the EPA and Wabash Valley Resources came to the conclusion that 10 years was enough oversight. The judges pointed out that the EPA and WB Rs data and modeling, which included over 100 blank pages, did not support their claims. Normally, a classic swell requires 50 years of oversight, and the trust fund that a company must provide is based on the number of years. WBR only wanted four years, the EPA said 10. It appeared to the judges that the EPA and WBR simply changed the original four years of oversight that WBR wanted to 10 years without any documented proof of the soundness of their reasoning. Furthermore, the judges felt that the EPA and WBR neglected to provide sufficient data to support when the plume and would be stabilized, which is why the judges remanded the permit back. Overall, I feel the judges stated it best in their ruling when they said that believing in scientific and technical expertise does not mean blind acceptance. Wabash Valley Resources wants us to blindly accept their plans without question. The company continues to say that we simply don't believe in science. However, the Adjudicans had many of the same questions and so many of the same issues that we the concerned citizens and community members that will be impacted raised. It appears that the judges agree that our concerns are extremely valid and I hope you will take that into consideration when you consider the ordinances at your disposal. Thank you.

- Patrice Dayton and I am here to introduce myself to you as the newest representative from Thrive West Central. I already know RJ from working in my old job and I had the honor of meeting Misty just last week. So, Bill, I look forward to officially meeting you.

Part of my new role at Thrive is to work with government officials on a regular basis, so I wanted to tell you that I look forward to working with you. It is our hope to work with you very, very soon in the near future on a housing study, a market analysis for Vermillion County. As you know, a housing study can be the gateway to many great economic opportunities for this wonderful community. We would also love to see Vermillion County have Thrive Transportation Services five days a week, up from your current three days a week.

Rural transportation, Thrive Transportation offers vital services, especially for rural folks and our seniors, getting them to access to their doctor's appointments, to the pharmacy to get their prescriptions filled or even something as simple as going to the grocery store. So, the transportation services are vital. And finally, I wanted you to know that we have security dates and a location for our 2025 Thrive Housing Summit and I have saved the dates for you here. You are the 1st to receive them so. The housing summit will be September 11th and 12th at the Terre Haute Convention Center. It will be a regional summit, so folks from all seven of our counties will be invited. There will be Realtors, developers, builders, lenders, and community leaders like you all under one roof learning about the housing opportunities and needs in our region. As you know, there is a housing shortage all over the country, so we look forward to seeing you there. So, I wanted to thank you for your time and also to say that there's anything I can do in my new role at 5:00 to assist you that please don't hesitate to call me.

Susan Stokas. I want you to support and pass the ordinances that protect the citizens. And what I did was I went back and pulled out some of the history stuff that we've known the original plan, as you can see on the first one is to create a carbon, what they consider a carbon hub. And what this does is it allows other polluters to then pump into these wells and they will be all over Indiana. Next you will see the actual map that shows that; I can get you the links to these if you need them. They keep saying that this is a proven and tested theory, which it is not. The next one is GTI Energy and you can see it talks about Wabash Valley Resources and at the very end you can see where it says untested deep saline aquifers. So that tells you that this is not proven. And I do want you to know there was an e-mail through a FOIA request that I got. Neila Gupta of Wabash Valley Resources asking if he can inject twice the amount in half the time. Safety is not their concern. We know that these leaks because ADM just had two leaks and they have currently shut down. This is the only classics swell in the United States.

And finally, we've been saying this forever, but they say we don't believe in the science. That's what Wabash Valley says. We're deniers, which is not true. We read studies all the time. Recently, this is a January 2025. We've been saying this all along. I think scientists have known it, but finally the proof exists that carbon dioxide does and will migrate along the fault lines and the fractures. And finally, this is a study in Germany, because this is happening, trying to happen everywhere, and the German government just recently assessed that there are numerous risk and there's no safe solution insight, earthquakes, migration, water contamination, and I just want you to have that. Wabash Valley Resources knows that the vast majority of the people living under the plum are not for this. They are required to get 60% of their poor space or storage space through other means than eminent domain or force pooling. And my thing is, where's the proof that they have their 60% needed by the law that was written especially for them?

Clate Sanguinetti -Vermillion County resident. Wabash Valley Resources wants to inject 1.7 million metric tons for 12 years and an injection sites that's more than 20 million tons of waste.

Wabash Valley Resource will receive \$85 per metric ton which will make over \$1.7 billion alone.

There is no economic benefit for Vermillion County or the land owners from the Wabash Valley Resource Pilot project. They are using us and the value of our property will go down. This pilot project protects, puts our land, water and people at risk. So, the company can make lots of dollars.

We know the vast majority of people are against this, and we believe that Wabash Valley Resources knows this too, so they're trying to divide and conquer us by threatening to sue the county so they don't pass any ordinances, or threatening land owners within a domain to convince them they don't have a choice.

They are trying a little way going at people's separately so they can get their way. So, the law states Wabash Valley Resources has to have 60% of their core space acquired without eminent domain or forced pooling to even do the project. So instead of threatening the county, it seems like this could be easily settled if Wabash Valley Resources would just prove to the commissioners and the citizens that they have acquired space they need instead of bullying them. So, I say pass the ordinances. If Wabash Valley Resources sues the county, have them prove they have 60% through discovery process. Then you can always go back and have a variance to the ordinance if they have to have it and I don't know if you guys were invited, but in document with or Wabash Valley resources met with INDOT and Vigo County Commissioners

about one the truck the waist up 63 to 163 downstate Line Rd. in the Peabody, I think it's one truck every 12 minutes.

That average is about 52,000 trucks a year, 365 days a year and all these people that live there. What kind of accidents is that going to cause? And I think that anybody on that truck route needs to be informed before it happens.

But I don't know what was for Vermillion County invited to that.

Dunavan states: Yeah, Vermilion County was notified, I believe the week of and none of those commissioners could make that meeting. So, our attorney representatives on our behalf and notified us more or less the same thing that I think was out on social media. The Vigo County said the same thing. And I don't believe any commissioners in favor of, you know, carbon dioxide being trucked down the highway. We believe that's a huge safety concern so, but yeah, unfortunately we couldn't make it as well. It wasn't one of those deals where we were given 30 days' notice.

For the meeting, it seemed like they always give you 2-day notes. They give you a late note. Unfortunately, we're not, you know, like Vigo County. We don't, you know, get as much salaries as we also have full time jobs.

Sanquinetti - They don't give you no time to research anything. They throw it at your face and they accept it now or never, you know what I mean?

- Korey Zumwalt, Vermillion County resident.

I'm here to talk about the ambulance situation in Vermillion County.

So, on January 2nd, you guys had a special meeting, is that correct, RJ?

Dunavan replies Yeah, sounds about right. Elected officers. Yeah, totally.

Zumwalt- And the ambulance service was talked about and was going to talk about having meetings to open to the public.

Dunavan- I don't know about January 2nd. The commissioners have discussed about having a public forum type meeting throughout the county. I have two. I have two new commissioners here and the previous board had voted to proceed with a project that would have built a new ambulance Bay at Cayuga N Vermillion. And then Speaking of those commissioners, I believe our intent is to have some public hearings. Misty Bill is that would that be the correct? Yes.

Zumwalt- Well, my concern is here it is April and we haven't done anything. So, I heard you the other day give a good speech up at North Vermillion about the intersection to INDOT on about. Lowering the grade up there to save lives. Well, for Maine County, the ambulance service saves lives, so I'm here to represent my family and Vermillion County, that that be our number one priority. I want to see the fight that you gave up there for us of Vermillion County.

Dunavan- Absolutely. And I've been a strong proponent of the ambulance service not to go too much in the past, but in the last few years, I necessarily didn't agree with the approach we were heading. And I think holding these new public hearings with the commissioners agree we can set some dates, maybe do one in each North, middle, South.

But I spoke to you privately before, you know, I believe, you know, getting that third ambulance is, you know, instrumental to the community.

You know, response time saves lives, you know, and, and we have a great crew right now working, you know, Parke County's a phenomenal partner. They're doing great. But I do think the citizens, if we had another ambulance, you know, the middle of the county's kind of always been short changed, you know, help Township, Hillsdale, Newport area. I don't know if I get to go. I don't know if we can commit to a meeting right now on dates without checking schedules, but I do believe it's a top priority.

Zumwalt- I'm just asking you, commissioners, the last group of commissioners really drop the ball with a past ambulance service.

Let's not do this again.

That was brought up January 2nd. Here we are, April and we haven't done anything. So, can we

move forward and, and get things done?

Dunavan- Yeah, I, I believe, I believe very shortly the commissioner's going to announce some dates to hold public hearings and set those. And I believe there'll be 3 North, middle, South.

Zumwalt- And I'm not picking on you, RJ. I want to see the fight out of you guys, too. You know, I, I believe the ambulance service is very important. I was very impressed with your speech the other day. But I want to see that fight for the people of Vermont.

Dunavan- Absolutely.

And I think all commissioners share the same initiative here, that we want to do what's best for the citizens. And that's why these commissioners have asked to hold these public hearings, because if they haven't been here for, you know, five years like I have, you know, I've, I've seen the days from this Eric Shaughnessy, the Park County. And, you know, that's a lot of information for them to absorb in 90 days. You know.

Zumwalt- Let's just quit making excuses and get the job done, OK?

Dunavan- I, I don't know if it's excuses, but I mean.

Zumwalt- That's what I've heard from my side of the family. So, let's get things done.

Dunavan- The commissioners are committed to having public hearings, listening to the community, and that's why you've seen the Kuga project stall because that's a \$700,000-\$800,000 potential build.

Zumwalt- And I heard up there in that speech that 600,000 for a box culvert, if it saved one life, it was well worth it. So.

Dunavan- \$700-800 hundred thousand what I'm referencing is to build a new station and my counter argument is that was to add another ambulance to provide more coverage to the citizens.

Zumwalt- If we can do that, that would be great. If we could do too, that would be great. But let's get it done. OK, Thank you.

- Janet Santiago- I'm sure you're aware of Wabash Valley resources have lied and misled our legislators by saying things that are thousands of wells like this in Indiana. However, our state legislators are starting to wake up and recognize the deception. Even legislators who have received money from WVR are now questioning the safety of these types of projects. Our state representatives are becoming educated and about carbon sequestration and its risk. You can see this by the very close votes that just happened on SB-457 in both the House and Senate Because of the risk surrounding CCS, legislators are now starting to put forth bills and amendments to protect citizens of Indiana from companies like Wabash Valley Resources, we're here to ask that you do the same. Thank you, thank you, thank you.

- Rick Berger with Duke Energy. I'm here to thank you as a county we just recently had a storm go through here last Sunday and up here on 1300 N we had 18 wooden pole we just replaced with steel poles through the county here. And I just want to say shout out to the leadership of this county. RJ, I know you and I work a lot and the county highway, your EMA director, sheriff department, you guys came to our need. I just want to personally just say thank you for that.

I can report about an hour ago that circuits back in and energized. Warren County REMC has an underbuilt they're putting their wires on it too so everything should be back in place in the short time with them too. So again, a shout out to the county. Thank you very much.

The other thing, item 2, are Cayuga Generating Station projects moving forward. Exciting times folks. For this county. It's a \$3 billion project. We're converting that from coal to natural gas and we're excited to, you know, that plant's going on 60 years old. It's a, you know, it's, it's got used out of it and it's what we're moving forward with that we're increasing the size of it too. That plant feeds a million homes in the state of Indiana and around this area of the Wabash Valley. We're increasing size. When you talk about power plant, you talk to megawatts, 440 megawatts.

And that's a sizable increase for a plant like Cayuga. The jobs they had to create for construction is around 500 jobs. So, we're excited to still continue to be a partner looking forward to being a

stronger partner with you here in the county too. So great project a big thank you and there are more storms coming tomorrow evening so hold on here we go here we go thank you thank you.

Dunavan- I would like to say thanks to Duke Energy was a quick response up there. The people at 1300 N I know it's never quick enough when you're without power so.

As Rick said, you know, as these storms come in and be prepared, have things ready and thanks again, I appreciate it.

- Jax walls from Vermilion County and I just wanted to meet the newbies and hope you all listen to the community folks out here. Put this course to some of this CO2 business. I just can't believe the lies and perception that they've given people. To make it sound like it's greater than apple pies, you know when you get down and see what's happening, look at Illinois and other places. It's just it's not safe. And I keep saying, you know, if it gets into the water, everybody's wanting to like build Terre Haute. That's all I hear in the news. You know, let's make it better. Let's bring more people in and do this and do that. If it gets in water, Terre Hautes done. Now that's a heck of a risk. And they say, oh, it will never do this. It'll never do that. It's happened, you know. It's not if or what, it's when.

And I just hope you don't knuckle down, underneath or behind you is 100% and we're hoping you're behind us. Till we pack up and get down the road, you know. So, I really appreciate you. Thank you.

- Mike Kelly and I live in Fairview and you've heard the number of trucks and things. If they switch from piping to trucks, piping's dangerous. Trucks will be a train without tracks day and night. It's something that no community or town should even risk. Well, it's common sense, you know, that's why they built trains to take those trucks off the road. And I wanted everybody to be aware of that. Before they made a decision on permits to go on our roads with a hazardous material like that. And they're right about they have no answers except the local departments will take care of stuff if we have an accident. They have no way to fix an accident. And I'm talking like Terre Haute only has 2 two companies that can respond, even a train leak on a car. Well, if it leaks in the well, there's nothing they can do. I don't care what they tell you, they cannot control anything a mile down. Also, they lined the pipe, the main pipe with concrete to protect it, right? This gas looked for water and it turns into carbolic acid, which eats concrete. So even plug in the well with concrete, it's not the way to do it after you've pumped so much down there. There's no way they could guarantee it and they want a short term. Four years is what they tried to get for 10 years. They don't want to be here when it happens. So, you got to look down the road into the future for our kids and not let this happen. Do not drill the holes. Like I said, they don't know what the saline solution would do. They're dealing with pressures that they don't talk about and common sense tells you to not prove anything for this company.

Thank you. Thank you.

- Kathy Brock and I keep hearing the word well up here. I just want to clarify that point. It's not a well contained under the ground. This CO2 that Wabash Valley wants to pump in the ground is going to go in the ground under a bedrock. It's not going to be in a well like everybody thinks it is. You know it's not contained at all. I just want to clarify that.

VIII. Open Issues- 25.45

- a. Area Plan- Brad Johnson and Penney Carpenter - So I'm here to talk about the UDO. It's been in front of you for quite a while. Matter of fact, I think the Area Planning Commission last heard it had a public hearing on the 9th of January and then shortly thereafter the commissioners appear next meeting took that ordinance, kind of did a once over kind of a presentation about it. We knew you were not going to adopt it that night. We knew we needed to come back. So, the last time we met, we knew that we were going to do some research on the three sections of the Unified development Ordinance regarding the carbon sequestration that has been completed. And I'll give a quick report on that here momentarily. The other thing is just knowing that, you were not; you would likely not adopt an ordinance such as that on a first reading anyway, so we knew we were going to be coming back a second time no matter what.

So, since that time, the Area Planning Commission hired a land use law specialist to advise them on litigation regarding the carbon sequestration pilot project. And honestly, with a lot of frustration and disappointment that concluded in the attorney advising us to because of its possible interpretation as being an outright ban on the pilot project, is to remove those 3 sections in the Unified Development Ordinance. So tonight. Based on that, the recommendation is that the Commissioners take a vote to remove those 3 sections and send it back to the Area Plan Commission who at their next meeting would hear that and if they vote in the affirmative agree with you, then it does become law at that time. So, the UDO would become an official ordinance at that time. The Planning Commission also, per state statute, has the ability to further make amendments to it or to reject the commissioner's changes.

Honestly, I don't know what would happen at that meeting. I assume that they're going to follow the guidance of the land use law attorney that we had hired, but I do know there were Planning Commission members that are quite upset and disappointed in that.

So that would be the recommendation. So, our attorney basically after reviewing the legislation, reviewing case law and other aspects, he has been personally involved in a lot of pipeline projects. He's been involved in a lot of other Federal, State, issues that result in issues in local communities. He's honestly, in my opinion, the best land use law attorney we've got in our state that focuses on helping municipalities. There are lots of land use law attorneys that specialize in that, but only work for the private sector. So, he's one of the few that in private practice that really focuses on the public sector.

I know very specific cases where he's been quite successful in helping communities defeat. Various petitions that are moving forward. So, I do take his advice seriously and for that reason, again, removing those 3 sections. So that's our recommendation. I would say that his depiction of what's written into the statutes is that he believes that the state legislators have decided. You know, some could question arbitrarily that Vermilion and Vigo counties are the best spot for this project to take place. They've made that decision for you. They've decided to be kind of a superior planning board and BCA and legislative body and basically saying that they get to control what you can and cannot do in your community. And because of that, and there's precedent for that, there is legal precedent for that. We were asked can you challenge State legislators on that there's position and you can, but there's really no evidence that that would be successful. In other cases where they have decided to exert local law, it has to. So, lots of questions were asked, but in the end that's what the recommendation was. What this does on a positive note is that there's 99 plus percent in this document that will benefit the community. Even with those 3 paragraphs struck out, there's lots. There're development proposals that are in the pipeline, 1A solar farm that is been kind of waiting for this to get adopted before they can start moving forward and other projects for that matter that have just been on the back burner waiting for this ordinance to get adopted. So, we think that there is positive that comes from this as well. Now couple of other things I do want to say is that the Area Planning Commission has also been advised that a short term, moratorium on the carbon sequestration can withstand a legal test and that the Area Planning Commission is interested in pursuing that. What that does is it gives the Area Planning Commission time to prepare what is called performance-based standards. It's not going to ban or completely, you know, prevent a pilot project, but it may mitigate. And certainly, put the county in a little bit better position to regulate that as it comes through.

It's again, it cannot be to the extent that would be a ban. So, if you ramp up the standards so much that it really provides no options that that would be a negative thing. In the land use law attorney is willing to help advise us on that. He and I have talked extensively. It's not going to be a silver bullet in any way. It certainly is probably not going to satisfy your community that's upset by this, but it can make it better.

Additionally, not through the APC's process, but aside from that is that there are 3 Research and conversation with municipal attorneys. It's believed that there are several non-zoning related ordinances that can be adopted that also will help mitigate and put the county in a better position to respond to emergencies, to be able to respond to trucking routes, to respond to just a variety of pieces that could be pain points.

But it's not something that would go through the Area Planning Commission. Those would be ordinances that the commissioners would, you know, seek out and look to adopt. But those also could be ways to help mitigate consequences or conditions.

Risks, that type of thing. So, I would be willing to certainly talk about those at a later date, but that is kind of where we're at today. Now I do have to say one last thing, which is because the state statute says.

That once an area Planning Commission holds public hearing and gives it a favorable recommendation, it starts a 90-day clock. That 90 days expires the 9th of this month, so we're on a short time frame there. If the commissioners don't act by the 9th, again, this is statutes. Nothing that the APC is imposed is that it becomes law on the 9th with those 3 paragraphs. So that's the reason why we're hoping tonight you'll take action. Just it's just not a great way to adopt A zoning ordinance.

I honestly don't know too many communities that ever have adopted an ordinance by time limit, you know, extending beyond a specific time limit.

So that's again the reason why we're here today.

Dunavan- So, Brown or Penny, when's the next ABC meeting? This the 10th, next Thursday. All right. And then the UDO is, what, 200 pages, is that right? It's a little over that 200 pages.

Johnson- If you take out all the white space and all the things that make it user friendly, it goes down significantly. But we try to design the documents so it's easy to find things. There's lots of white space built into it, lots of graphics built into it. Again, if you just strip it down the language, it's not that long.

But people do see the page number and early.

Dunavan- So, commissioners, seems that we need to act on this ordinance. You deal with this tonight, the recommendation of the APC is to pass the Unified Development Ordinance striking the three carbon sections, Sections 5.24, CD and E. That's the recommendation tonight. Another recommendation the commissioners could go with would be rejecting the ordinance in its entirety. I understand both commissioners sitting here has not had the time to review it that I have. That would give you both times get sent back to see if there's any other things because there's a lot in the ordinance, whether it's septic's, whether it's fences, whether it's whatever the things may be residential agricultural. So that's an option too. I'll open up to the floor, to the leisure of the commissioners, the majority of what you guys would like to do tonight. Or any comments or questions for Brad as well?

Johnson- If I could interject just one thing while you debate that, think about an answer there for RJ.

The Area Planning Commission from day one has been committed to reviewing and kind of monitoring this ordinance after it's adopted for one year to see where it's successful and to see where it's not working out. And if there's anything that's kind of rises to the level of like an emergency or something really that we need to fix fast, we can fix it fast. But the majority of things are just kind of minor annoyances or just things that maybe are not quite calibrated is that to reviewing the document at the end of the year and making those amendments. And part of my commitment, even though my contract will be finished, is that I'm still going to provide that service at no additional cost to get through that that last round of revisions. The reality is we have no crystal balls. This document has been through many Planning Commission meetings, multiple public hearings with the general public, we've had a committee that also went through it for nearly a year and we feel like it's pretty good to the point that we're starting to guess whether or not it will be good this way or good that way. And until we use it, it's hard to know. And that's why we feel like that one-year period of time. And we would certainly welcome the commissioner's input on that too. For instance, if there's something, the pain point that shows up, you can trigger the Planning Commission to review that section, prepare an amendment and get it adopted and back to you.

At that time and that is just a, that's a quite healthy way to look at a zoning ordinance. I see, I've seen way too many communities get to the 99-yard line and then it takes another year to get that last yard and to get it into the end zone. I'm not suggesting because we do have new commissioners that you don't want to maybe review it, but on the other hand, I know the Area Planning Commission, myself, this steering committee that we had have put in a lot of time and do believe that it's calibrated appropriately at least to start this one-year time frame to start reviewing the document for errors, things that we maybe need to calibrate further after that

one year's out.

Penney Carpenter- I also want to go on the record Penny Carpenter, Executive Director of Area Plan.

There have been hours upon hours on this document. You had a committee, we had a committee. We reached out to people trying to get people on the committee. We've done our due diligence. You've got to do something. Just to deny the whole thing tonight is absurd because we've got to get something in place. We're running off of a 1970s zoning ordinance. This is 2025. Something has to be done.

Second, well, I can't go there yet. Well, and we want the 60% proof that they have their 60%, Wabash valley Resources before they do anything. They need to prove they have that by law. They can't do anything without 50% and they need to show you guys if they have it before they start.

Dunavan- Back to the UDO discussion motions on the proposed UDO

Peebles- There's one option that I don't believe is on the table and that is to adopt it in, in its entirety, what are the, what are the ramifications from that for that?

Johnson- So, a court and again, without going into all the details, the land use law attorney that we hired said that it's, it would be interpreted as an outright ban on carbon sequestration. Now it would play out possibly two ways. Is that the pilot project? The belief is that they Wabash Valley cannot sue based on a potential of it banning their project. They actually have to come in and apply for the project and get denied and then they have to be denied by the BCA which can grant relief from that initial denial. And they have to exhaust that step as well. And if they are denied by the BCA, then they can take it to court at that time. And at that time, it would go to, I know that they've threatened federal court. Our attorney does not believe that that is the path that it would take. But they really don't have any grounds to go to federal court. Again, that's just his opinion. Based on his experience. And then it would go through the court system and you may. You know, two years down the road you have to create this project. Based on a court decision.

The other option is that the pilot project comes in and because it is preempted or it's believed to be preempted, is that they get issued their permits. But by keeping those 3 paragraphs in, you are then subsequently preventing a third or second, third, 4th, 5th project from coming in because it does have that language in there.

So that's a positive for the secondary projects. It would also possibly prevent an extension of the pilot project. Because, you know, my guess is that after 10-12 years, is the anhydrous ammonia plant in a really just closed down and no longer prevent provide CO2 to be injected. I mean, chances are it's probably going to keep going. So, what happens with that carbon? Are they going to look for more wells, more pipelines, more trucking lines, whatever it may be? So, in all likelihood those would not be preempted by a pilot project and therefore your ordinance would apply to that.

And again, these are all just speculations. I can't speak to how it would play out. That's just.

Conversations that we've had with our land use law attorney in the impressions that I've gotten from that

John Spurr, well, I've, I've put out my opinion that in its current form it would not be legal to enact because it would be interpreted as a total ban and we're not allowed to do that. So that we've got a declaratory judgment action on file, I've invited any interested party to file a brief and see if the judge will rule that it's legal. And today no one has filed a brief. It's been on file since December. So, I haven't had anybody step forward and make the arguments this is legal.

Dunavan- Any other discussion or motions for any proposed recommendations from the APC?

Peebles- It sounds to me like there's a lot tied into this other than carbon sequestration, and I think to reject the entire ordinance would be slapping some people around that that put a lot of work into making this ordinance, but I propose we strike the three paragraphs that he's mentioned

Dunavan- I have a motion on the floor by Mr. Peebles to approve the recommendation as presented by the APC to accept the ordinance with striking the three paragraphs pertaining to carbon sequestration. Do I have a second?

Hess seconds.

Hess- So what are other things in there that like we've missed? Like obviously we missed these three paragraphs. So what else is in there that we should be alarmed about? I guess those are questions I would have to have.

Johnson- We, we knew from day one that adding these paragraphs was clearly going into gray area. There's no legal test to say if it would hold up in court or not hold up in court. And the way that that I understand the law for zoning for instance, is that unless there's like a clear and well-known precedent. You can put about anything in an ordinance and it will be law until the judge tells you it's not long and some communities will go into gray areas, adopt it and get 2-3-4-5 years out of that regulation before they get slapped by a court. I'm not saying that's the right thing. They do it naively. They don't know if the court will rule in their favor against them. So, they do it and they get the benefits of that ordinance up until that point that they're told otherwise. So, for that reason, we felt like we would at least tiptoe into that Gray area and put some of these paragraphs in there because of the outcry from the public and knowing that it's a big issue, it's an untested issue. It is a public health and safety issue.

I had personally been involved in one case that went to the Indiana State Supreme Court and for all the time the courts had said you cannot do this thing.

We wrote it into an ordinance saying that this community could do that thing. And when it escalated through the courts, the Indiana Supreme Court said that yes, you can do that and it's OK. And that's the first time it had ever been recognized. And it was all because of public health, safety and welfare. That seems to have a higher level of credibility when life safety is on the line. And so again, that's part of the reason why we put this in here.

What I said also is that the APC at this next meeting, we're going to be entertaining the idea of a short-term moratorium. On all carbon sequestration. So that they can't file their permits today or tomorrow or in the next, whatever. Let's I don't even want to say how many months, I don't know how many months, but a reasonable amount of time courts have upheld moratoriums on something for you to be able to investigate what avenues you still have available to you through planning and zoning. And again, they're not going to be an outright ban. It's just not believed that that would ever hold up.

But we can impose things like separations from schools or separations from other sensitive uses or, I mean, I don't know, there's just a variety of things that we want to explore but we don't have if we have not had the time to do that yet, if we say it's a moratorium for 10 years, it would get shot down for sure. There's plenty of cases where communities have tried to do these long moratoriums and they don't hold up. But if it's a reasonable amount of time, you can make that work.

And we just need a little bit of time to figure out what those regulations would be.

So that's a direction we want to go. And then there's a second part to that, which is a secondary project. How far can we go with regulations for a second, third, 4th, 5th entity wanting to do carbon sequestration here? And the belief is we can go beyond what we can do for the pilot project, but how far? We'd like to explore that.

One possible solution is another moratorium on those secondary projects. That is enough time for us to evaluate the consequences of the first project. So, what I mean by that is that if and we bantered around different ideas, but you know, pick a, pick a period of time that from the start of the pilot project, assuming it ever gets started. For a period in time it gives that second moratorium actually gives you time to see what the impacts are.

Like, are they tearing up the road so bad that we can't even get regular farm vehicles up and down roads? Are they wiping out fence lines? Are they burdening the police departments, the fire departments, ambulance, whatever? I mean, you'll be able to figure out what the ramifications are of that over a period of time and be able to adjust to and make sure you put those regulations in place before a second project or a third project even gets proposed. So those are some directions that we're exploring.

Dunavan- And Brad, before the April 10th meeting is the commissioners review anything in this adopted ordinance and the majority agrees to have something changed. If the commissioners review the adopted ordinance since they haven't possibly reviewed all of it. And if there's anything the majority agrees it needs to be changed, it needs to be emailed to the APC director, OK.

Johnson- State law states that planning commissions are where ordinance revisions start. Although it kind of hints at they can take recommendations from a variety of entities to start that. So yes, that would be the starting place. Any other further discussion before I call for a vote?

Peebles- I would like to put in here that I am not for carbon sequestration and in Vermillion County. But if that ordinance was passed, in my opinion the way it is, we will be in a courtroom next week being sued by Wabash Valley Resources.

Dunavan- All right, if there's no other discussion by the Board of Commissioners call for the vote. **All in favor, Aye. Motion carries.**

Motion carries 3 nothing on the proposed recommendation of the UDO ordinance presented by the APC by their recommendation. The recommendation was to strike the three lines of the carbon sequestration per the land use attorney they hired out of Fort Wayne, IN. And that's what the commissioners of Vermillion County voted to adopt tonight. 3 nothing. It is going back before them on their April 10th meeting, as Brad has discussed the entire time he was up here. About looking at the moratorium and reviewing other information.

IX.

New Issues-

- a. Surveyor- Ron Mack - Real quick, in the previous administration I noticed that the Sheriff department had an old Jeep and I would like to use it to haul my survey equipment around and it turned in to be quite a lengthy endeavor if we finally did get it taken care of.

But the Jeep did give up the ghost last year, and so the sheriff has said he'll have a pickup available for me. Maybe not as soon as he hoped with the last weekend's activities, but sometime. So, I want to make sure you guys are all good. Just make using the county vehicle First off, 2nd off. To put the gas in it, I'll just be my county voucher, like sorry, being used. I'll just put it for the surveyor's office. And it's my understanding from talking to Kylee, when they settle up at the end of the month, you'll just charge X number dollars to the surveyor's office. And I keep my own spreadsheet, my own expenses. So, I'll just have to get that dollar amount from her to keep my budget.

One of the things that I'm very concerned about is 4-5 times a year I have had to use my personal ATV/UTV out in the field and I do that without compensation other than mileage and no insurance. And with me, if you OK with me have a pickup truck, the county highway garage does have a trailer which I can use which will be very beneficial. I'm only going to need it four or five times a year. But also, kind of think that I need to have some sort of temporary lease to the county whenever I put my personal equipment on your trailer or use it for county business just to cover any kind of liability that I might run into. Haven't had any problems but the reason it's important is I don't want to have a problem if I accidentally went over some poor kids' puppy out in the cornfield but it's chasing the UTV. And you may laugh at that, but that actually happened today to us. Dog was chasing us down the road with the TV and when we stopped it cut across the highway right in front of the truck family dog. So, I don't know what anybody at the house so it wouldn't, but that is a potential liability. So, I'd like to kind of work around that. So here I just gave a John or somebody said I probably need to fill out a conflict of interest disclosure statement. So, you have a copy of that there. Simple lease I got off the Internet, if you guys are good with that. That's when I use whenever I use my ATV or UTV, but it's only four or five times a year.

The only thing I really have planned right now is to get Andrew out with me. We want to look right on some of our ditches and see from DNR perspective which ones need dredge, which ones

don't need dredge, that kind of stuff. So.

But he's, he's agreed to go with, so like that. And then these are just stuff from Purdue. Oh, there's a copy of what it costs to rent an ATV for the day. You know, this is Adventure of an Attica. That's \$249 a day. Just Sunbelt rentals. I think it's \$200 a day. So, I just thought, well, 50 bucks, if they're willing to pay me 50 bucks, that's what I'll charge the counter. If you don't want to pay me 25 bucks, I'll take the 25. So, there's some exchange of money back and forth to tie up the lease. So that's why I'm asking for your consideration tonight. And I don't know what do you need to make this decision tonight.

Dunavan- Commissioners, any questions for the surveyor or any thoughts on this proposal?

Hess- I think I had sent an e-mail or maybe somebody had sent an e-mail about maybe like have you looked at purchasing one for the county as opposed to using your personal vehicle?

Mack- I think the sheriff was looking at one, but when he needs one, he needs one with all the bells and all the whistles and all this and all the, you know, for emergency type stuff like you see if state, Indiana State Fairgrounds. Have you seen those with the stretchers on them and all that kind of stuff? I don't need all that stuff. I just need to drive it up and down the ditch so I don't need all that extra stuff.

Hess- Well, I was just looking. So, if you use it four to five times per year and it's \$249 if we were to do this.

And we had it five years and \$6200 for a new ATV people. So, I was just thinking does it would it make sense to purchase one for you to utilize so?

Mack- I would only use it four or five times a year at the most. So, if it's simple just to throw mine on your trailer.

And everything's taken care of. I think that is simplest.

Peebles- There's a lot of moving parts there, but I'll make the motion. It's the, it's the insurance part of it.

Dunavan- OK, so I have a motion by Mr. Peebles to accept the proposal presented by the surveyor and that will include a lease agreement with the county.

Mack- John's good with it. John's OK. I didn't see any problems with it. OK,

Dunavan- as presented by the survey or time before the Board of Commissioners do I have a second?

I have a second by Miss Hess. Do I have any further discussion?

I'll call for the vote. All in favor, Motion carries.

- b. Proclamation read by RJ Dunavan making April Sexual Assault Awareness Month-
Dunavan reads the Proclamation

- c. Vermillion County Dana Demolition Project- Kristie Jerrell- Grant Writer-
Kristy Jerrell presented and explained that Vermillion County will be applying to the Indiana Office of Community and Rural Affairs (IOCRA) for a Community Development Block Grant (CDBG) to fund a Demolition Project. She explained that in order to apply to the CDBG program, the applicant must be a non-entitlement City, an incorporated Town or a non-urban County.

Kristy Jerrell stated that the Indiana CDBG Handbook was released in May 2019 and then revised August 2019, each public hearing is required to have the following content to educate and inform the local residents about the project. She stated that the public hearing is an opportunity to educate and inform local residents about the project and it also provides a forum for citizen input. She went over the following required content:

Goals and objectives of the CDBG program:

Kristy Jerrell stated that the primary objective of the CDBG program is to develop

viable communities by providing decent housing and suitable living environments, and expanding economic opportunities principally for persons of LMI. She stated that to achieve these goals, the CDBG regulations define eligible activities and the National Objectives that each activity must meet. She stated that IOCRRA (as the recipient of CDBG funds), is charged with ensuring that each project funded meets one of the National Objectives listed next and that the project is an eligible activity. She stated the three National Objectives are: benefit to LMI persons, prevention of elimination of slums and blighted conditions and urgent need projects. She stated that this project is qualifying under prevention of elimination of slums and blighted conditions- spot basis as per Slum Blight Resolution passed by the Commissioner's on 3-4-25.

Total amount of CDBG funds available:

Kristy Jerrell stated that IOCRRA does not reveal how much money is available for each particular round. She stated that the last Round, Round II 2024, a total of 4 blight clearance demolition projects were funded totaling \$1,493,500.

Community development and housing needs of the applicant:

Kristy Jerrell stated that the community development needs of the County is to continuously improve upon all services in the County, especially blighted vacant within the County, thus the reason for applying to IOCRRA for this vital demolition project. She also stated that it is always the County's objective to meet the housing and the community development needs of the residents, especially the LMI persons. She stated that public meetings and this required public hearing tonight is one way that the community assesses the housing, public facility, and economic needs of the residents and LMI residents.

Proposed activities for the project and the amount to be requested:

Kristy Jerrell stated that the total project cost is \$581,050. She stated that the proposed activities for the project are demolition related and \$500,000 will be requested from IOCRRA in CDBG grant funds.

Proposed amount of funds to be used to benefit low- and moderate-income people:

Kristy Jerrell stated that this project is qualifying under prevention of elimination of slums and blighted conditions - spot basis as per Slum Blight Resolution passed by the Commissioner's on 3-4-25. She stated that Census Data lists Vermilion County at 40.80% LMI; the total amount of CDBG funds to be requested is \$500,000. The amount of CDBG funds proposed to be used for activities that will benefit the 40.80% low-and-moderate-income persons is \$204,000.

Amount and source of local funds to be expended on the project:

Kristy Jerrell stated that the County will be utilizing \$81,050 in local funds: (1) \$5,000 in previously paid environmental review and (2) \$76,050 in County Economic Development Funds Local Fund Number 1149.

Notification of any displacement resulting from the proposed activities or Notification of No Displacement:

Kristy Jerrell stated that this project will result in NO displacement of any persons or businesses. She stated again that the total project cost for this project is \$581,050 and the County will be committing a total of \$81,050 in local match and requesting an IOCRRA grant in the amount of \$500,000.

- d. Kristy Jerrell stated that she will electronically submit the proposal on or before 4-17-25 and final application will be submitted on or before 6-20-25 - all on the online Grants Management System.

- e. Kristy Jerrell stated that Round I 2025 officially opened on 3-13-25. She stated that this is the first funding round for the year 2025. She stated that these rounds are highly competitive and if the grant is not awarded the first time, then the County can apply

for Round II 2025 with a due date of final application on 12-19-25.

f. Kristy Jerrell explained the scoring criteria in which the project is looking at and will be scored on:

- i. **75 points** out of 100 points for National Objective from the following: (1) 50 points for a Slum/Blight Resolution passed by Commissioners on 3-4-25 and (2) 25 points for the project site being listed as a brownfield.
- ii. **116.61 points** of 175 points for community distress points; Kristy Jerrell stated it is several items such as unemployment rate, medium household income, Labor force participation, etc. She stated it is a data already set.
- iii. **13.95 points** out of 75 points in local match contribution (\$581,050 total project cost with \$81,050 in local match which is 13.95% local match).
- iv. hopefully, **at least 169.44 points** out of 300 points on the Project Design Factors which are the narratives in the application; she stated that the County must receive at least 169.44 points on the narratives to meet the minimum score of a total of 450 out of 700 to even be awarded but a higher score is really needed on the narratives section to actually be awarded the grant due to the highly competitive projects that the application will be competing against.
- v. **50 points** out of 50 points for project sustainability which consists of the following:
 - D. IFA Registry: project site is listed as a brownfield site gaining the application 25 points out of 25.
 - E. Site Redevelopment Plan: project has in fact this plan gaining the application 25 points out of 25.
- vi. **25 points** out of 25 points for BONUS POINTS; submitted the day Round I 2025 opened on 3-13-25 and IOCRA granted the 25 Bonus Points on 3-13-25.
- vii. Kristy Jerrell stated that the application will receive no point reduction for this project as this is the first time, within the past 5 years, that the County would be applying for/hopefully receiving a grant award in this category for demolition.
- g. Kristy Jerrell stated that the demolition project will demolish the contiguous block of buildings at 100, 104 and 116 North Maple Street in Dana, Indiana within Vermillion County. She stated that the project's robust planning development process began in March 2018 when Vermillion County Redevelopment Commission was formed and Redevelopment Board began identifying vacant/blighted buildings within the County, and early 2019, began acquiring tax sale blighted properties. She stated that in Oct. 2019, Vermillion County Commissioners applied for/was awarded an IOCRA planning grant PL-19-003 for a County-wide Comprehensive Plan which Redevelopment was a part of the stakeholder group participating in the planning process; Mar. 2022, IOCRA Comprehensive Plan completed listing "Continue blight elimination and revitalization in strategic areas by coordinating efforts already in process." She stated that in 2019-Apr. 2025 Redevelopment acquired blighted properties/demolished 6 of 16 identified County-wide blighted buildings, 2021 performed a Structural Analysis, 2022-2023 obtained EPA Brownfield grant dollars to conduct Phase I Environmental Site Assessments and Asbestos Surveys.
- h. Kristy Jerrell stated that due to private investment cessation since 2015, several buildings within the Town of Dana downtown area within Vermillion County are vacant/blighted with long-term structural stability issues including collapsed/failing roofs, chimneys, floors and floor joists in portions of the buildings, rotting wood components that are deteriorated or damaged, broken glass windows, damaged/non-securable/boarded-up windows and door entries and the presence of mold and asbestos containing materials inside the structures.

- i. Kristy Jerrell then opened the public hearing for comments.
- j. Vermillion County Commissioner President RJ Dunavan stated that this is the County's top priority to complete this demolition project as anytime the County and Redevelopment Commission can eliminate blighted/vacant/unsafe buildings in the County - this makes areas safer for Vermillion County residents. He stated that he commends the Redevelopment Commission and the grant writer on their efforts for this vital project to make Vermillion County a safer place.
- k. Vermillion County Redevelopment Commission President John Moore stated that this project is the Commission's number 1 top priority. He stated one very important thing is this - if we don't receive the IOCRRA grant, the targeted buildings will not be coming down any time soon. He stated that due to the state environmental regulations, commercial building demolition and disposal is very expensive, especially since environmental surveys of the buildings indicate hazardous contaminants such as asbestos or chemical residue. He also stated that when chasing grants, it helps to have an experienced consultant with a proven track record, which the Redevelopment Commission feels has been accomplished by working with Jerrell Consulting.
- l. Resident Mark O'Heir stated that he lives in the Town of Dana and he is in full support of this demolition project as these 3 buildings are not only an eyesore but are extremely unsafe. He stated that he would like to see this grant award and the buildings taken down.
- l. Kristy Jerrell asked if there were any further comments that the public would like to make or questions about the grant application or the grant process.

m. Order establishing precincts-

Dunavan- The previous Board of Commissioners did not act on this. Scott Craig had asked them to. Former clerk Gracie York tried to get this done and not, and I believe Tammy is just following up getting some of these things done.

If you'd like to approve it, make a motion, table it, whatever you guys would like to do, but it's very simple. There's a house property located in Eugene that was annexed by the town of Cayuga. And it needs to be changed for the precinct line that individual.

Votes currently at a different precinct, but it's a split ballot because they should be voting at the Cayuga precinct. So again, this was thought to be a simple thing a few years ago, but it just kind of got put on the back burner and not accomplished.

Peebles- So why was why was that one property annexed?

Dunavan- So this property was annexed by the land owners which the land owners are my mom and dad they own the property they wanted to have the property annexed. You would have to ask them personally why they went to a hearing for the town of Cayuga, town board approved it. So again, it's more kind of a formality because that you know the house is already in the precinct for the sake of the clerk's office, make it easier for them. There is no split ballot. If it gets moved into the precinct where it should be, there won't be no more split ballot. So it's more of a formality that this needs to be done, right. And then a lot of times, the counties, I mean, towns and Scott, explain this to both former commissioners.

Peebles- It's just the one problem. Just the one, probably.

Dunavan- This is what they call voluntary annexation, where person petitions a town board. They go before them, say why they want to do it, and in reality, it raises their taxes. It costs a little more money, but the property was supposed to be. Long story short, the property was supposed to be annexed in the 90s and the ball was dropped, paperwork was started, and they're just.

Peebles- So what's the benefit of changing the precinct line there?

Dunavan- The benefit of the clerk says it's less work because one, the whoever the voters are at that location are receiving split ballots and they're the only voters at that precinct receiving split ballots when they should be at the Cayuga the precinct or whatever precinct that time to be a

part of.

I have a motion by Misty Hess to approve the Commissioner Order as presented. Do I have a second for the motion? Second, do I have any further discussion? Pebbles seconds

All those in favor, I will abstain due to the fact that this is property owned by my parents. So, motion carries 2 to nothing on the commissioner order.

n. Thrive West Central Housing Studio- Hess starts by adding: I did meet with Ryan and we did talk about the housing study, however, and it was brought up that redevelopment had actually been working with I believe someone but not Ryan because Ryan when we are at the meeting, I was not aware that Ryan didn't know about the actual housing study that already redevelopment was going to go move forward with. So, I think we just put it on here because it's a formality that we do believe in the actual housing study and that we need to have it done.

There are, we've been sitting in some meetings and without that housing study, we can't even apply with certain for certain grants for money and so it's important that we get the housing study done.

Dunavan- I spoke to Ashley James the other day about this. I believe it's the Vermillion County Redevelopment Commission and the city redevelopment Commission and potentially the Vermillion Rise which she told me and someone is going to put an additional appropriation for the \$21,000 and she had asked it if the commissioners are in favor of this housing study whether it's by speaking in favor tonight, whether it's signing a letter and providing it to the council, they would like to see the commissioners, if we are in agreement, say we believe this is. And I second Misty's sentiment that, you know, we are losing out on potential housing grants. You look at Clay County, Vigo County, they're spurring with housing growth. And even though it may seem like a lot of money and a study to tell us what we need.

But if we get that money and we get more developers in here to help build the housing stock that we need, I'm definitely in favor of anything that can help that.

Bill Reynolds- I attended that last meeting and John left I was going to ask him.

Hess- Bill Reynolds, I think is been a huge part of the supporter of the housing study.

Peebles- Redevelopment Committee had said that they wanted to they wanted to do this but they want to get with Clinton and some other folks to see how we can spread that money out. I'm in favor of doing it but I don't want to jump on top of that and say the whole \$21,000 is coming from us

Dunavan- yeah for sure no yeah no, I don't think that's no. I think for us it's maybe a sign letter of support that we support the housing study and, in any capacity, we can help, we'd be willing to do so.

Reynolds- I'm on the Thrive Board and Bill was at the last meeting and I talked to Misty and I've been lobbying for this study to be done for probably close to a year and this will enable us to access some grant money that will help stimulate some housing development. At the last meeting, if I remember correctly, the Redevelopment Commission did vote to fund 10,000 toward that \$21,000 which leaves the residual up to County Council and I'd love to see Clinton City get involved in this as well.

If you guys can talk to them, get them involved because Clinton City would benefit as well. So like Bill says, like she's spread out. So, everybody's got some skin in the game to help this this development. It's a good program. I'm Kate Ford and thank you for your consideration.

Dunavan- Alright, well there is no other discussion, Misty S. if you want to draft like a letter or something, the commissioners will sign it in support of the housing study and we'll get someone there at that additional appropriation for the council meeting for support.

o. Vermillion Trails Alliance- Les Zimmerman- representing the Main Trails Alliance and we've been on quite a journey here. We started on this process in January of 2022, so we're three years in Vermillion Trails Alliance worked with you on your behalf to submit a grant for Next Level Trails to provide an extension to the BNO Trail, which is across the floodplain there at Hillisdale.

And our goal is to arrive at the public railroad crossing where we can access the county highway system and go on from there. So, as I said, the part we got held up pretty bad with the conservation easement issue. It took us a year and a half of negotiation with US Fish and Wildlife. We have resolved that issue. I'll draw your attention to this pass out that I gave you. I made some margin notes for you.

So, we can kind of go through that together refer to the to the margin notes. But again, this thing started in November of 2021 and we did achieve the swap of the easement. So, we've had access to that piece of ground that we needed. If you go on down the whereas things there, we did get a right of entry since we since you all did not own the property and we needed to get trees out of there to make way for the bridge.

By April first, because of a bat covenant, we did get a right of entry and some of us back here, we spent four days out here. We hired a timber cutter, we brought equipment in. We cut all the trees, they're all down. The brush is stacked. It's cleaned up sort of, but we've accomplished our goal of getting the trees down. So that's a step in the right direction. So obviously then the next step here is to purchase the properties from the sellers.

They're agreeable to prices. We have negotiated prices with them. This one that I provided to you is with the little farms and that price is included in there. RJ, that's, that's a more recent version that I shared with you. OK. So that's the correct price. And so, the grant will pay the appraised value of \$6000 per acre and Vermillion Trails Alliance has allocated some additional funding from our treasury to cover the difference. I'm sure there will be no cost to the county to acquire these lands. Going on down the line to the next page on Page 3.

There is a requirement of this purchase agreement which was designed by the seller's lawyers to provide some signage that's already in the grant requirements and so that will be provided by the grant. No problem there.

If you look on page three at the top paragraph D, that's the only one that might merit a little bit of discussion but that requires the county and VTA to provide maintenance in perpetuity on this access lane for farm access.

So, I consult with John here and we decided to provide an Exhibit C, which is a photo which you all should have gotten on your e-mail of the lane in its existing condition, which is basically a dirt lane. Not a lot of maintenance to go on there, but that's the only thing that you all would have to commit to. There's no cost. We would, you know, between the park department and the highway department, we think that might be a one or two times a year thing commitment maybe, maybe not even that. So, what we'd ask from you tonight is to authorize a signature of this purchase agreement. And that would bring a two-year process to a close and that would allow us to start construction on this on this trip.

Peebles- So, I'll gladly make that motion.

Dunavan- Before you do, Bill, is there any discussion or questions from on the purchase agreement?

Zimmerman- There are more pages to this. There's a bunch of boilerplate John and I've talked about this kind of border plate stuff.

Dunavan- **I have a motion by Mr. Peebles to approve the purchase agreement provided by the VTA.** Do I have a second?

Hess- I'll second it.

Second by Miss Hess. Any further discussion hearing none calls the vote. All in favor. Motion Carries.

Zimmerman- I do have one more thing that I would like to just throw out here, I'm not going to ask you for a decision tonight, but regarding that access lane, our original trail plan was to have a shared path with the trail being the access lane, since we're going to acquire a 40 foot wide strip of land along the edge of this these properties, we feel that we have room for the access lane 16 feet wide, the trail 10 feet wide, and have separation all the way down. Show that each path will require less maintenance. And there's ample space for that. The opportunity that we're presenting to you is to allow us to access the highway department. Their equipment, their manpower to haul in several loads. I'm saying by several I mean probably 50 or 60 -10 loads of gravel to tailgate that in there and then we would level it up and make the access Rd.

If you'd like to make a decision on that tonight, we would welcome a positive decision on that. I did talk with the highway Superintendent. He indicated to me that in his schedule, if he if they were going to do that, it would be the best time of the year to do it in May.

So, a decision for me tonight might be helpful. I think it's worth a discussion of how can we help each other. Basically, we are going to deliver remains travel with our volunteers and our grant submission and all those things, you're going to get an amenity for the county that's going to cost almost a million and a half dollars.

And so, if we can get you all to invest a little bit of time from the highway department to help us with that gravel, that would be that would be awesome.

Dunavan- Yeah. And I and I think less too. My opinion is, and I've kind of been a strong supporter. Anytime the highway department or county agencies and town agencies can work together, I think the better, you know, as long as that department head approves that. And, you know, it's not taken away from their daily duties, but if they're free and have time. My opinion before the board would be work with the Superintendent on that. I think like if redevelopment needs help with the highway department, I think we help, you know, if the town of Cayuga or town of Dana needs help, I think, you know, being the executive of the body, the county, I think anytime we can help another agency, I think it's a great thing to do.

Zimmerman- This would be basically an investment in yourself. You're going to you own this trail, you own this project, it's yours.

Audience- Plus, can I clarify that? Absolutely. Million and a half dollars for those watching. There're no remaining accounting taxpayer dollars.

Zimmerman- Yes, that is a clarification. There is no county tax money involved. At all.

Dunavan- Commissioners, any thoughts on this thing or any objections to working with the highway department on that?
Commissioners reply- Nope.

Dunavan- Proceed as you need to. Let's work with Mike.

p. Wayside Church- Vacating a platted road-

All right, moving along next one Wayside Church vacating and platted road and this one stays on the agenda, right? This is not the one that was removed. OK, all right, in your packet then you should have something from Wayside Church. Upon reading it earlier, they own both sides of the road and like a lot of houses and garages in this county, they were built on a right of way. These right of ways weren't closed. And that can be a hassle. So, I believe if this looks right, they own on both sides of the road.

John, did you see any objections to this or anything the way they presented?

Spurr- No.

Hess- I believe if I'm not mistaken they this has been, I think this was approved previously if I'm not mistaken.

Audience- There's been a house there for 57 years ago and it's been vacated twice now and this is the third time.

Dunavan- Hopefully it's the last time. Commissioners, is there any recommendations or any thoughts on this proposal before us tonight?

Peebles- So, we're being asked to vacate.

Dunavan- Yeah, vacate this right away. That goes through the through the house. Yes. I had to do the same process a few years ago. I got a mortgage on my property. You can't. They won't give you one and you got a building sitting on a county right of way. So, you got to get that taken care of sometimes.

Peebles motion to vacate the right-of-way

Hess seconds

All in favor, motion carries

q. Prosecutor Office- Bruce Aukerman- Investigator Contract for services

The investigator contract and I've got the money to pay for both of these, but it's my understanding after speaking with the auditor's office that I need to go to this kind of a contract for my investigator as opposed to a salary.

If the Council had met before the Commissioners, I would have talked to them first, because this requires an expenditure of money that I have, but I think it probably I should have probably talked to them first and said OK, they've said it's fine to sign this and spend the money, but instead of coming to you saying is it OK to sign it if the council says you can spend the money. So, I'm doing it because both of you meet once a month and I'm trying to not trip this thing forward to June or July, so.

Dunavan- Questions. Any questions on the two agreements before you today?

Peebles- What are you asking for us to do, Bruce?

Akerman- Just to give me permission to sign. And that's why I sent it to your council to see if there's any contract issues. And I didn't hear anything that that there are any and I didn't hear that there are any from Scott Craig. They're pretty straightforward.

Hess motions

Peebles seconds

All in favor, motion carries.

r. Veteran's Affair- Inee Mahan

I'm the new veteran service Officer for Vermillion County. I just wanted to take a moment, introduce myself and thank you guys for being here tonight. I was nervous about the big crowd and I don't have to worry about that now. But I was hoping for the bigger crowd just to let the community know as a whole the update and what I am hoping to implement. And my first official day was January 31st. My office hours are 7 to 3. I encourage everybody to make an appointment, but one of the things I did say during my interview, and I don't mean to be rude to you guys, but I like know you guys and this is more up for the community and everybody to know. But when you get those VA letters in the mail, the jargon that is on there can be overwhelming to a family, especially if it this is money they are relying on to feed them for the month. PTSD does not have bankers' hours so I have with the commissioners and they have approved me to trade in my desktop for a laptop so now I am able to go out and see these veterans because I have quite a few who are homebound wheelchair bound and I have a lot that are without means of transportation. So, thank you everybody for approving that usage. So far with me being able to go out and assist the communities and the veterans. I have been able to utilize restaurants and American legions to connect with the veterans. I've been going to nursing homes weekly, getting their wish list, they love Little Debbie, so if anybody buys extra Little Debbie, you could drop them off at the nursing homes and they'll love it. And then I've got some, you know, that needs socks, shoes. I've been able to get people to sponsors to donate and buy that. So, we've been able to provide those to our heroes in the nursing home. I've been able to also organize volunteers to do yard cleanup for my homebound veterans. I have about a handful I do weekly check on,

check insurance with, and I currently have two who I do a daily check in with, even if it's just a text. And I do use my personal cell phone for that.

Dunavan- We're working on that, getting that kind of cell phone. This is government working fast for you. This is government working really, really fast. May have to give the honors office tomorrow and get that all fixed up.

Mahan- Like I said, I do have two veterans that they either have to call or text me every day. I'm trying to leave my emotions out of this. And as I have stated before, I have been in this position for two months. The one thing has that has been so eye opening for me personally is the mental health issues. And what I'm about to say is my own personal opinion; I am doing this job for the betterment of our veterans in our community, and there is absolutely I don't do politics because we don't, that's not how we roll in the military.

We are Vermillion County and we take care of our own, according to the Indiana Department of Veterans Affairs community dashboard data; that was put together by Purdue University. Vermillion County's three-year average for veteran suicide is 36.7. If you do the math, that comes out to a suicide every month. We have the highest in our area.

I plan on reaching out to the Economic Development Council Orca. I went to a training last Tuesday and so this is a quick turnaround for me. I told you guys I'd be prepared. I am prepared but not as what I wanted to have answers for you guys tonight. So, I'm not as prepared as what I wanted so. I wanted to, I wanted us to be able to show our residents a Vermillion reason why it is great to be white for many counties, a great county to live in. So also, with the housing stuff, you know, we can, you know, push the importance of mental health, you know, to our veterans and their families of what they deserve.

And we also the Substance Abuse Mental Health Services Administration and the VA support the implementation of a public health approach for the prevention of the suicide.

And one of the programs that I am would like to get your guys' blessing on and also the support of the community as a whole is the it's a program put on by the military veteran communities in the Parks working Group. And it is the availability of the military parks bench. The bench is created in partnership with the Pendleton Correctional Facility featuring resources available to the military connected community and offer words of connection to the community at a large, as you can see, there's the 988-suicide prevention hotline. There's also a QR code on there for the Indiana Department of Veterans Affairs connection text line. I have signed up for that just to see what the whole process was with that and because I didn't want to sign up for something where it was going to blow my phone up like it does with car insurance.

So, what you do is ask you questions and they cater the text messages straight for you and your answers and provide you with resources specifically for you.

And there's also a QR code on there for the work one jobs for the veteran's state grant; the benches are \$75 each and you have to buy a minimum of 10.

Right now, currently there's 25 benches available for free. That's why I was wanting to jump on this and get your guys' blessings so quick and have this quick turnaround. Because they have 25 of them for free so. But I was thinking, if we could, if like any of the American Legions one, you know, one or two, you know, we could place them out the county fairgrounds and the Ernie Powell Veterans Park. We could do the veterans park there in Clinton. And anywhere else you know, along the Vermillion County. And that was my biggest thing. I was coming here. Give the community and updates and get your guys' blessing on proceeding with this grant.

Dunavan- So, I think on the grant, there's a match on here or no? no, they have those 25 free.

Mahan- No, they have those 25 free. So, what I was wanting to do, because we have to provide the transportation, we got to go pick them up and bring them back.

I think I would, I'd throw the trucking trailer for, I mean, that's what I did when I was in the Army. But I also did in the private sector. So, I mean, if you guys had one, I would drive the truck and trailer and go get them and bring them back. But then I was going to see if one of the other departments.

If I paid, you know, out of my account, you know, for them to go get it and for the transportation costs.

Dunavan- Well, I think the county could allocate whether it's the highway department, Sheriff's Department, I think we can work on that. I think speak bluntly, I think this is phenomenal. These 25 benches, I think you've done a great job finding this. This is fantastic. And yeah, I don't know what else I want to say, but it's just great. And I think I mean, I, I would, I would say definitely proceed on the commissioners. Do you have any?

Peebles- Go for it.

Dunavan- Yeah, that is fantastic. And I would just say coordinate with any department, head Mike, like Superintendent, Sheriff's Department. I mean, I think the county will help get these loaded up once they get done and will help in any way we can. I don't know that we need to spend any no money personally, I think. I think we've got the manpower and the ability to do it. And I really appreciate your update. I've heard good things from American Legions and we're happy to happy to have you.

Mahan- Yep. And then I just want to put this out there also, I communicate every month with Allegiance. I send them information on legislation in their interest also. And I know, I know all the commanders from we have 5 American Legions in Vermillion County and no more VFWS.

So, keeping these American Legions open and going is a huge commitment on it because they're all everybody's volunteers. And so, I just want to make it public, you know, thank you to our local American Legions for keeping everything going because it is not easy when we have new laws and all this that we're trying to straddle and the high cost of everything. And so, you know, thank you publicly to the American Legions and to everybody out there that supports the veterans. And I knew we had heroes in our community, but after meeting so many different veterans of varying ages, we have some phenomenal, phenomenal heroes. And they don't even blow their own whistle. And I wish I could because I would in a heartbeat. So, thank you, guys.

Dunavan- If the commissioners can be in any assistance, please let us know. Thank you so much.

s. Health Insurance Renewal-

Health insurance renewal, the insurance committee has met twice and, in your packets, here, you have a little bit of a recommendation from the insurance committee. USI is recommending we continue the course with Blue Cross Blue Shield for our insurance.

There was some negotiating going on with the current premiums and potential increases and the council's being advised is that with the committee. But tonight, I will need approval to proceed with the USI recommendation to continue on. And currently with part of this motion we will need it is 93/7 for county employees on insurance, 93% county, 7% on the employee and it's the committee's recommendation to up the contribution from 7% to 8%.

So, I'll need that included in the motion as well to proceed with the health insurance for the county employees.

Peebles- I will make that motion.

Dunavan- I have a motion by Mr. Peebles. Do I have a second?

Second by Mrs. Hess.

Do I have any further discussion? All in favor, Aye. Motion carries.

t. HWY- Request for credit card and disposal of two trucks Previously, the highway department had a Let's see here. credit card and it's really. They need it for things, whether it's conference, whether it's buying something at the store. They had one before, but the old administrator is no longer there, so that card's outdated. We will need a motion and a second to approve that so they can provide a copy of minutes to the bank so they can get a card for the main county highway department. So, if I could have a motion for that.

Hess- I'll make a motion.

I have a motion by Mrs. Hess to approve the highway department highway administrator/superintendent to get a credit card from First Financial Bank. Do I have a second?

Peebles- I second,

Dunavan- second by Mr. Peebles. Do I have any further discussion?
All in favor. Motion carries.

And then the second part of this thing, since we're talking about a veteran, second, third part, there was a vehicle that he would like to get rid of. Some people expressed interest in it. The county has taken the policy of using Gov deals to put things outside of public bidding site. So, we've instructed Mike to do that with that, a piece of equipment for the county. And then thirdly, there was a vehicle that he wanted to donate.

To the disabled veteran's organization and they would scrap that vehicle and use it to help a veteran. And we by agreement, I gave Mike that authority to do that.

u. E911- Seeking approval for new CAD system
I do appreciate you allocating me 3 hours to talk about that. Yeah, 15 minutes, 15 minutes. I'm trying to make this as quick as possible. You know, one director, I started working at the Sheriff's Office in 2017. Just wanted to go over a little bit of things.

Our cat system, a lot of people don't know what that is, can be computer aided dispatch, computer automated dispatch system. There's a lot of different avenues with that system. We have our jail system. Our records management system, our evidence system, so on and so forth. Basically, Long story short, it's a giant database of information that has been collected for approximately 20 years. I believe we got the current system we have now in 2006. It could be a little bit older than that, but that's the closest record I can find was 2006. We are currently with Cushing Systems. Cushing Systems has been bought and sold several times by other bigger companies, but it's still Cushing Systems.

I don't know if most people don't know a whole lot about servers or computers or so on and so forth. I don't think I know anybody that's using a 20-year-old computer that they're generally almost always outdated and there's not a whole lot you can do with a 20-year-old computer. And that's currently what we're dealing with. Our server with Cushing is extremely outdated to the point to where the company that we pay no longer supports it. I'm told by EAS, which is the county's IT provider, that they are worried that if it shuts down for whatever reason, it may not turn back on. To the point to where they won't even be able to recover our 20 years of information that we've allocated over the past 20 years.

With that being said, not only does the Sheriff's Department rely on all that information, but the Clinton City Police Department, all the town marshals, the fire departments, EMA, the prosecutor's office, the prosecutor's office specifically. They, they get a lot of information from us about people and names and dates of birth and you know, so on and so forth. And not only that, but for the general public, if you guys need a copy of your report and so on, so forth. And if the system currently goes down, we are going to have to resort back to pen and paper. Which is literally the only option we currently have at this point if that system is to go down.

And as of right now, according to what I talked to with Cushion Systems, we're not going to receive any more updates. We haven't received an update since 2017. That's when I got hired and we haven't received any updates. They no longer support it and we still pay them a yearly fee. I feel like that is not only the Sheriff's Department need #1 getting short changed, but everybody else involved in that situation also.

When it comes to E911 and E911 was to try to put the whole bill, it would get denied. There're only certain aspects of it that I could pay for. That's why I'm asking to try to allocate the money to pay for it as a whole. The county pays for it as a whole. So that way everything is covered, all

bases are covered. There's still a yearly fee after that, but that can be paid for out of our standard budgets. The system that I do want to go with is Caliber Public Safety. I've reached out to them.

They've been very great to work with so far.

I sent them an e-mail approximately 8:30 at night after my last 91 meeting and they called me within 10 minutes.

For Cushing systems, I have talked to, in the three years that I've been not one director, I've been able to talk to a real person twice. And that's not with me having to basically do you know, we have just today we had a portion of the system go down. I had to go into the server and try to fix it myself, able to get it working, but we don't know how long that's going to work.

And that's a regular basis. So, it's something that is actively failing. It's getting slower, beyond slow. It crashes. And then officers that work the road, they have issues with their online system that they know that they use in their cars. I know, I know Bruce has had some issues with some reports that have come in from our CAD system, they're almost unreadable.

And then the fire departments, they rely on our system to where if we, a dispatcher makes a CAD, the information gets sent out and they receive it on their cell phones through their active 911 systems. And that system is so antiquated and old, it doesn't like the mesh well with the active 911 system. So, they get addresses that try to send them, I believe I heard once in that one meeting and try to send them to Oklahoma. Am I right? So that's, I think they're still on their way there. I don't know.

But you know, it's, it's something that, you know, a lot of people say, oh, you know, I really want that. I really want that. This is beyond the want now. If this system fails we are essentially back into the stone ages of pen and paper and trying to collect everything. And then also the information that we currently have when I spoke to Caliber on the phone, they're going to be able to take all of our 20 plus years of information and port it directly into the new system. We won't lose a single thing.

Dunavan- That's if it doesn't die before then.

And Jimmy, what's the cost of this Caliber system?

Jimmy- As of right now, I haven't received an official quote from Caliber. I spoke to Fountain Warren County, they switched to them. It was either last year or the year before. The quote that they received was roughly about \$225,000. That is what they received and that their County Council approved the budget, everything to where everything was paid for upfront and then yearly costs came out of everybody's budgets. But this is something that also, without Warren County having it say we deal with a person or they deal with a patient or something of that nature for fire departments, EMS, whatever and we've never dealt with them before and say Fountain, Warren County has, it will tell us that. So, the sharing from the systems communicate. This also has a double redundancy system, say for whatever reason, because the dispatch center is at the Sheriff's Office, say the Sheriff's Office loses power or Internet gets knocked out, so on so forth. Dispatchers will still be able to solely operate off of the standalone system.

Dunavan- All right, so, so Jimmy, the 911 meeting you had, it's my understanding they're recommending you come here and then go before the County Council to ask for the additional?

Jimmy – Correct.

Dunavan-. Alright, Commissioners, any questions

Peebles-For the 911 director opposed to that? But I don't know what the quote number is

Kimmy- Right. That's, that was the issue. I've almost talked to them every day since sending them an e-mail and then calling you that night, which was honestly super impressive. It's kind of a dying thing.

Dunavan- Thursday was when we had our move. We could, in theory, the previous commissioners done this, like Bruce, I mean, we could arbitrarily approve this and then designate a 911 commissioner to work directly with the 911 director. And then if you feel that that cost is too high for the commissioners, you bring it back to the commissioners. But if we feel like, you know, if it's 225,000, I'm in favor of that if it's 250,000 because it's a, it's a need for the county, I would to open that to the commissioners to tentatively approve it and then assign one commissioner to work directly with Jimmy. If one of you would like to do that, I can do that.

It's up to you guys.

Is there any objections to doing something like that?

Assign Bill Peoples as the direct contact on that.

And if he feels that that number is confidence official with the commissioners that they can move on and proceed to the County Council.

**Dunavan makes a motion
second by Mrs. Hess. Do we have any further discussion?
All in favor, motion carries.**

v. 174 Corridor- Michael Turner-

Mr. Donavan asked for a copy of the petition signature. That's the copies I have the original. I'm a resident of Highland Township, Vermilion County. I live just West of Rileysburg.

What's going on with this I-70 four quarter plant?

And so, I'm here before you tonight to go through some things very quickly. We met with the Area Planning Commission on March 13th. They allowed us the luxury of extended time.

We won't have that luxury tonight. We do have some guidelines to meet with commissioners' settings, so we won't be here 3 hours like we were at the last meeting. We're allowed 15 minutes and so I'm going to do the old Joe Friday, Sergeant Hill Friday. Just the facts routine.

Citizens and land owners. Property owner myself are opposed to the current proposed I74 corridor plan as it is written. There's a lot of things in it. It's 22 pages.

The issue, one of the key issues and I believe you have the agenda, was a lack of communication regarding the proposed area, lack of transparency and lack of truth is our opinion Timeline very quickly the timeline in this situation. It started with Indiana Department of Transportation prior to 2022 when they decided, when I say they, the state of Indiana decided to improve all the welcome centers in the state of Indiana to allow truckers a place to stay overnight. The welcome center at I74 eastbound that cuts through Vermillion County will not suffice. It handles 55 cars currently and 44 trucks. It will not handle the kind of traffic they're holding for. INDOT came up with the plan. They have a 10-year plan to either remodel or rebuild the welcome centers throughout the state.

Vermilion County on the 1st plan was scheduled for construction of 2026 fiscal year. That's one reason the redevelopment group was in such a rush to get things rolling. It's because of that timeline. Unfortunately, that timeline and information was not being publicly shared, so the ball was being dropped. They say hindsight's 20/20. A lot of times it's even 20/10, even clearer once you look back.

So, let's jump ahead. Somewhere between 2022 and 2024, BCS management gets involved.

In January of 2024, Commissioner Luther becomes the Commissioner's point person for working with BCS management and the Master Service Agreement was signed February 29th. BCS management with Lonenberg Zazi gives an update on the plan, including Aqua Indiana and several other interested parties. That plan was the very first one that we've been able to research and find. Two things came out of that; phase one was supposed to deal with the beef house. Phase two, the travel center on the east side of 63. Phase three was supposed to bring water along 1650 down 100 W and either along the north or South side of I74. Technology is available today. The Board under I74 to service the new proposed Spring Creek Welcome Center.

OK, that was phase 1-2 and three now. May 1, 2024 Things have changed. There was an I74 corridor kickoff public did not know anything about. Again, we're missing out on communicating with the people involved. May 6th Letter of support was from the commissioners at that time to Aqua Indiana to the Indiana Utilities Regulatory Commission.

September 16th, a declaratory resolution by the Redevelopment Commission for the I-74 quarter was given. November 14th, remaining County Area Planning Commission approved the declaratory resolutions.

We'll pause there a moment. There was a secondary plan put forth, in its dated revised plan revision September 12th of 2024, the difference between the original and the September one wasn't much, except it went from about 1000 acres in the first one to either almost 11,000 acres in an economic development area in the second.

And the first one shows our property as one of the prime spots in the first list after a conversation that I ended up having with Lana B. regarding was I even interested in being involved in any kind of

development, I said I'm not interested. At all. I don't look at it as an investment, I look at it as a stewardship. Our properties in the family now I'm the fifth generation to actually own the property, but we've had our children and grandchildren there at times, so you're talking quite a few. OK, that was September's. My name was eliminated. Our property was gone off the list because I had said no.

However, there is some print some lines in the September 12th document and in this December 18th document. But let me get back to our timeline because I know we're short on time here. December 19th, commissioners approved the declaratory resolution. December 17th, commissioners were the Masters service agreement Lana B was offering to help the commissioners out with your situation with the economic development group that was frozen, disbanded and they're restarting.

The young lady here, Penney Carpenter, got herself in a little bit of trouble and she didn't need to be. She was looking out for the public's best interest and we're back to communication. Penney sent out on behalf to the land owners and residents in that area a postcard saying it was time for public input regarding this plan.

Normally these meetings only have 3-4 or five people. It was held at the Economic Development office on Park Street. Standing room only 60 to 70 plus people. Majority opposed it and we voiced it the way the plan was written. So, one of the members tabled it. They rescheduled for January 22nd 2025 at the 4H community building with the condition, they're not really conditioned. It's just sorts of the request from the redevelopment president that if you've spoken let someone else speak so we can get a repeat. So many of us honored that. But we still had another 60 to 70 plus people at this January 22nd meeting opposed to the plan the way it was written.

There was a pause in the meeting. One of the members of the redevelopment got up, made the motion, read the statement. It was seconded, voted 5-0 unanimous, all the input from the public in two meetings was we were given the impression it's ignored?

March 13th, my brother and I met with the area plan meeting as I mentioned and they gave us the luxury. We had a wonderful meeting here in this room. Two-way communication. Bob Alexander shared with us the 2020 Vermillion County Vision plan.

He even read off all the names of the steering committee. Unfortunately, the closest steering committee member was from Eugene Township, not a soul from Highland. It was from Eugene. So don't know why, whether it's a lack of interest or just didn't find anybody, but that's was a report that he allowed. We had some great conversation there with that.

Are bringing these items for discussion. We had a productive meeting. As we said, we supplied you with a copy of the position and copies of the signatures.

What we would propose and no decision tonight. Keep that in mind. This is information tonight. The effect on Highland Township When you look at this document, there are two concept drawings. One of the key issues from the very first phases in February dealt with Indiana utilities, Indiana Water sources, Indiana Sanitation with utilizing Indiana Aqua Indiana. Don't have an issue with keeping Indiana resources in Indiana when at all possible.

The September 12th plan and the revised one. This one was supposed to be the final one. I'm hoping it's carved in yellow instead of stone because we'd like to see some changes. Is that they want to use Illinois Aqua, a sister company to Indiana Aqua. Run sewer lines from the state line across to the Welcome Center. Instead of going from east to West in service of development area.

The second and third plans are proposing to go from Illinois eastward to service Spring Creek Welcome Center, Beef House, the travel center and anything else that develops there.

We have some suggestions. One of the things our dad taught us, if you've got a problem, don't just complain about it, offer some solutions.

I had the pleasure of sitting at the redevelopment meeting last week. Mr. Peebles, you were there. Great meeting. I offered to share some ideas. The attorney that's working with the I-74 corridor issue and the economic development reestablishment is working with BCS many.

With the redevelopment's permission, I offered to share those ideas with the attorney and gave him my contact information as of tonight. As of about 5:30 I checked all my emails. Their attorney has not contacted me. I would love to share some very positive opportunistic, I guess to be able to options to look at serving that area with Indiana resources.

We're concerned about the roads, heavy traffic, but again, we understand some of the TIF monies can go for infrastructure. OK, but I want you to think about it. I want you to write down an address. And I know he won't mind. There's a gentleman lives north of Rileysburg, his property surrounded by the Hicks Farm ground South of I74. His address is 15677 N 300 W.

It's a Covington mailing address. Google it and bring a truck up from Terre Haute or out of Danville or wherever and they all converge, you know the old saying all roads lead to Rome? Well, all roads lead to his location on the Rileysburg north-south road, the 300 W County Road 300 W. Our concern is if changes are not made to this plan. Do you deal with road commissioners and why have you? The road

system in Highland Township is going to be under a lot of wear and tear and I don't think there's enough money that will be generated to make the necessary repairs. That's my personal opinion.

You have the petition signatures. There are over 400. At this point in time, at this point in time, the residents and land owners are opposed to the development as per this plan, however; we would like for the county commissioners to reexamine their permit their position on this project because you folks gave a letter of support and that was the night of the 22nd and it passed. If you're not willing to rescind that your position, we would like to recommend for consideration that the current land owners or the current land in the economic development area including the allocation area which again is almost 11,000 acres not original 1000.

And I'm not sure in the audience, if you're not sure, there's 640 acres in a square mile. You take 11,000 acres, almost 11,000 acres divided by 640. You're talking 17-point decimals square miles of property to be set aside in an economic area and 900 acres of it as the allocated area, which is less than two square miles. Big difference.

At least take consideration. Again, we're not asking for a decision tonight, but the gate. You have information, you have a month to think about it. I'll, as the one actor said, I'll be back. I'd like to come back and see if where we're at in the next month's meeting. See if you'll reconsider or maybe rescind. Where we're at with us. The citizens are willing to offer suggestions.

We're trying to get that worked out. One recommendation would be maybe to readjust some of the boundaries. Maybe shorten a little bit. The boundaries right now are set up in this plan with County Road 1450 N all the way N to the Warren County from the county boundary.

The east West boundaries are the Indiana, Illinois State line and the Wabash River. And then within that would be the 1000 acres about. There are some interested parties, land owners willing to sell.

I can't tell you what to do with your property as long as you don't make it a nuclear waste dump or something that's going to fringe upon my property and how it works. I'm concerned about what might come in north of our property.

But that's our concern. Like I said, we do have some, I think, feasible potential solutions or options to consider without ever utilizing services from Illinois. I could go on another 10 minutes about what's going on with Illinois sanitation system and their water supply they've already turned down another industry along the Voorhees Ave. area that required high demand water. We don't have any business dealing with Danville with water or sanitation. We can take care of those items ourselves.

The timeline on this was in a rush because of the fiscal year 2026 INDOT decision for the Welcome Center. Michigan Cities on the latest one. I just pulled it up yesterday, February 2025 INDOTs map for Welcome Center Redevelopment or new construction has placed Michigan City at 2026 and Vermillion County Spring Creek in fiscal year 2030. We have time to get the bugs worked out of this plan. Instead of having a rush job and then like, oh my, wish we hadn't done it that way, we should have done it this way

But I'll leave it there for now. But I will be back next month. Just as if you are willing to rescind or not, I would like a decision at that time. The three of you will have time to look at the material, assess what we've shared with you tonight. We'll just go from there.

Dunavan- Sure. Commissioners, you have any questions for Mike, why he's up here? I know he had emailed or Jeff had emailed.

Turner- Jeff is also a property owner in Vermillion County. His property is along Indiana 32. Just West of Perrysville, even though he's a resident in Williamsport, he does own property here. Dunavan- Sure. And I will clarify just a couple things. Mike, the letter of support you might be referencing at the Redevelopment Commission meeting, neither commissioner here sign that that was a that was the sole signed letter by me asked for by the Redevelopment Commission and, and in that letter, and Mike can attest to this the first redevelopment meeting I had heard there was some, you know, outcries to this. So, I spent time and called single person that was on that list and spent considerable time at least an hour if not on average on phone calls with everyone on that and I still share the opinion of if there is water coming up there. I do believe there is areas in the economic development area that can help this county, whether it's 136 with housing development, whether it's you know something along the I74 corridor, you know maybe even West by Rileysburg Rd. But I do welcome, you know comments and I think Mike if you or Jeff are spearheading these 400 people or, you know, the spokesperson for, because a lot of them is not, you know, but I, I would, I would welcome any recommendations that you guys have to the EDA plan. I know both commissioners are, are new here,

but I still think there's a positive way to welcome development. Now, I do think that, you know, when I spoke to most people, you know, it's, it's the I don't want something in my backyard type of thing.

But I do think around 174, do I think the area should encompass 300? I don't think there's any type of development that's gonna go around 300. I'm not sure there's any type of development on old 63. You know, I think it probably will be centered around 1-74 and 136 personally. But I do think that's an easy, you know, allocation potential change if the commissioners agree. I think that is something that can be talked about.

Turner- That's where you and I will probably agree to disagree on that on some of those spots. I don't have, well, let's see, maybe I do. Page 22 of that document, if you would please. I, I thank you very much for your patience. Page 22, Appendix C. And this is what really bothered a lot of people. We were told at the December 18th meeting flat out no one is going to be forced to sell. That was just made very clear, but in the document, it states that it may be necessary to acquire parcels in pieces or in whole to complete this plan. It'll that's not the exact verbiage, but it's close.

That part that goes back to the truth aspect, the communication, transparency and truth. We're told one thing and we go listen and we read this and it's like, wait a minute, you tell us we're not going to have to sell. Yes, there's going to be easement issues things. We understand that. But people are concerned that we're going to be forced to sell because of redevelopment. And we don't want to so the way the plan is currently written, needs to be revised again.

I will be more than happy to share our prospective options, once, and I've told the redevelopment group this last week, I'll be happy to share them with them whatever I send to the BCS attorney, I will share with redevelopment.

Would you like the same courtesy?

Dunavan- I think that would be great if you could do that. And I and I do. I would like to say what you just brought up an appendix C was told wholeheartedly by the Redevelopment Commission that there would be nothing other than utility right of ways. And as I, you know, read this as you're reading it, you know, it feels disheartening for me to make a phone call to someone and say that only waterways, you know, right of ways is all you're gonna have to worry about. But then you read this, it speaks differently.

Turner there's another location in. I cannot remember which page number it is. It's in the earlier part and deals with property acquisition and was raises some questions.

Dunavan- And I will also say when that first meeting happened, the Board of Commissioners unanimously requested the Redevelopment Commission hold that meeting in the evening. We were opposed to a 10:00 AM meeting because people can't make that meeting. So that was an issue for the Board of Commissioners and we did not because I don't think any of us made that meeting. We were all busy that day as well. So, like you said, hindsight's always 20/20, but there is things I believe this board can rectify and look differently.

Turner- We're welcome to see some economic growth, but we're also concerned with valuable farm ground. That's some very prime farm ground. But again, if aren't they, Donovan wants to sell his prime farm ground for an industry or a warehouse or something. That's your business. But if it butts up against mine, is there going to be a runoff issue or something else? And I'm working with our surveyor, Mr. Ron Mack with the Ralph watershed. I'm stuck in the middle of two issues. Ralph's watershed is a whole nother animal that we're dealing with because we're getting watershed off of Southgate from Illinois coming across Indiana and we've gotten part of it resolved, to a certain degree, but the rest of it's still up in the air.

Dunavan- If you could e-mail the commissioners any of your recommendations for the updated.

Turner- As soon as I get the contact information, I can start that process. And so, whatever I send redevelopment I will send to the commissioners.

Dunavan- And you can send it. I think Jeff sent it to the auditor one or Auditor 2. That way it just gets to us automatically. So, we thank you for your time tonight and look forward to any other suggestions.

Burn ban lifted effective 04/01/2025.

The kayak launch with DNR is proceeding up along Forest Glen Rd. I have a call with DNR later this week. They should be working on that in June or July. And then John has the documents from the Buddy White property around Eugene, the surveys done on that and he'll be preparing that where Buddy has agreed to donate a section of land on the big Vermilion River as well. So, I wanted to give you guys update for that and county wide cleanup day next week.

Countywide clean up days April 11th and 12th, 2025

We have the Victory 5K race this Saturday at the Vermilion Rise as well.


Recycle day May 10th, 2025

- X. Adjourn
- Peebles motions, Hess seconds
- All in favor, motion carries

AYE:

NYE:

RJ Dunavan

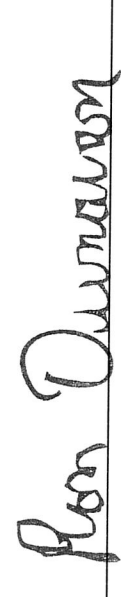


Misty Hess



William Peebles

ATTEST:



Ron Dunavan, Auditor

Aug. 1891