

MINUTES

POSEY COUNTY AREA PLAN COMMISSION REGULAR MEETING

THE HOVEY HOUSE
330 WALNUT STREET
MT. VERNON, IN 47620

MARCH 9, 2023
6:00 P.M.

MEMBERS PRESENT: Mr. Mark Seib - President, Dr. Keith Spurgeon – Vice President, Mr. Mike Baehl, Mr. Dave Dausman via Zoom, Mr. Andy Hoehn, Mr. Joe Marvel, Mrs. Stephanie Miller, Mr. Aaron Neufelder, Mr. Greg Newmian, Mr. Randy Owens, Mr. Trent Van Haaften – Attorney, Mrs. Mindy Bourne – Executive Director, Mrs. Becky Wolfe – Administrative Assistant.

MEMBERS ABSENT: None

APPROVAL OF MINUTES: Andy Hoehn made a motion in the affirmative to approve the minutes of the regular meeting as emailed. Motion seconded by Mike Baehl. **Roll Call Vote (9-0) Yes. Motion carried.**

AMENDMENT TO THE ZONING ORDINANCE OF THE CITY OF MOUNT VERNON, THE TOWN OF CYNTHIANA, THE TOWN OF POSEYVILLE AND UNINCORPORATED POSEY COUNTY (TABLED FROM 2/9/23 MEETING):

The Town of Poseyville proposes to amend the Ordinance by deleting “Residential Storage Structure” as a Special Exception Use within the Town of Poseyville under Section-153.147(B) (14) Use Unit 2 Area-Wide Special Exception Uses, Section 153.270-Definitions, and Appendix A, footnote “w” of the Ordinance.

Mr. Seib asked Mindy Bourne to explain what was going on with this process. She informed the members that this process has been advertised for the April 13, 2023, meeting agenda.

ATTORNEY TRENT VAN HAAFTEN: I can probably explain what is going on. They are asking to amend the Zoning Ordinance that applies within the Town of Poseyville. We had advertised for a public hearing at the February meeting. It was not prepared from the Town of Poseyville yet, so I think caution is the approach to take. So, my suggestion to Mindy was to advertise the public hearing again and in order to have time to do that it would be for the April meeting. So, it is just making sure that we have all of the T’s crossed and I’s dotted. Moving forward the town has adopted its proposal to us, the APC board. APC will then consider it, you have a right to recommend it, send it back without recommendation or amend it. If you recommend it as it has been presented, then it goes back to them. If they adopt it then, it makes it affect as to the change of the Ordinance as it applies only to the Town of Poseyville.

Joe Marvel made a motion in the affirmative to table any action until the April 13, 2023, meeting. The motion was seconded by Keith Spurgeon. **Roll Call Vote (8-0) David Dausman abstained. Yes. Motion passed.**

POSEY COUNTY COMPREHENSIVE PLAN:

MARK SEIB: All emails received in the APC office had been forwarded to all members in a timely fashion as received and verified. He also stated that all three contractors from each company who had applied for the project in a timely manner were present at the meeting. We will have everyone to give a small, short presentation, limited to ten minutes each if possible. After the presentations are complete and as explained before I will ask Jenna to come up and speak on behalf of Economic Development as to what the economic plan will mean for the area. After such time we will have discussion amongst the board and answer any other questions a board member may have and bring a contractor back up to answer any questions that may develop. Following that discussion, the board may take action if necessary. There will also be a report from the small working group committee who met with contractors to review their proposals as a group and individually, so we will hear that report this evening as well.

We will start with a representative from the Taylor Seifker Williams Design Group. If you can come up to the podium and state your name for the record and give us a summary of your proposal.

SHAWN DADE: (Via Zoom) I am with Taylor Seifker Williams. We have offices in Indianapolis and downtown Louisville. We specialize in a lot of county related matters. We do comprehensive plans throughout Indiana and Kentucky. We are currently undergoing the Comprehensive Plan for Warrick County. We have presented a schedule that conforms to the request. It includes about an 8 to 8 ½ month schedule beginning in April with the final plan being ready for adoption by the end of the year. We have scoped out three public workshops, 5 steering committee meetings, outreach survey website and we break it down into three sections. We will look at conditions and the visioning, where we will do all of our data collection. Phase 2 we will move into strategic planning which is where we will actually draft the goals and objective. Phase 3 is the implantation phase where we submit the final plan for review and go forth through the adoption process. We have provided our fee as well. I feel that is about it. If you all have any questions, please let me know.

MARK SEIB: Do we have any questions for Shawn at this point in time.

ANDY HOEHN: How long have you been in Warrick County?

SHAWN DADE: That project just got underway. I am not the project manager on that project, but I believe they are still in what we would consider in the first phase of data collection and visioning, public workshops and the like.

ANDY HOEHN: What is the timeline you anticipate that to be complete?

SHAWN DADE: I don't have that information in front of me, but I believe they are on a similar timeline. There may be a little more time involved with that one, but it would follow a somewhat similar timeline.

KEITH SPURGEON: I have a quick technical question if you have your proposal in front of you. How many on the public visioning workshops 1 and 2, it talks about the project team on that second line it says facilitate 2, and then it says 12 public visioning workshops. So, is it 2 or 12 on page 47 item 17?

SHAWN DADE: I think that is probably a typo. We have scoped in the schedule 2 public workshops during Phase 1 and then a third public workshop during Phase 2 for a total of three. That does not include the steering committee meetings. Those are separate and separate from the survey as well.

MARK SEIB: Ok. Understood. Any further questions? We will see if there are any further questions later on for Shawn. Next is Dave Ripple.

DAVID RIPPLE: I have forty plus years of experience in community and transportation planning. That includes both professional engineering, although retired, and I am also a certified planner nationally. I have been both of those for over forty years. I prepared the previous Comprehensive Plan for Mt. Vernon, and I also prepared your current Comprehensive Plan of 2008 with the assistance of some staff members. I was the Project Manager and the primary author. Then in 2012 I prepared a Consolidated Zoning Subdivision Regulation for Posey County, Mt. Vernon and its jurisdictions. I've also prepared numerous comprehensive plans from Louisville, Kentucky to Portage, Michigan to several plans in Indiana, from Martin County, Green County, Bloomfield and so forth and coming on south. I served as Acting Planning Director in Louisville, Kentucky and most recently was the Executive Director of the Clarksville, Montgomery County, Tennessee Regional Planning Commission. I presented, based on the meeting we had with the review committee, I came up with three different options. The first option involves meeting five times with the steering committee, having two public forums to identify topics and to address issues and concerns. It also includes a number of revisions to things throughout the plan to make them current. There will be five public steering committee meetings that runs the schedule. I would anticipate that at the end of six months that the Planning Commission would act on the amended plan.

Option two which is in addition to what I just described. The first option covers a number of issues, but in particular it addresses renewable sources, solar farms, windmill farms, farmland preservation and affordable housing. Option number two will add a sixth meeting of the steering committee in which we would have a process to identify and rank issues. Would conduct two additional public forums, one specifically to address renewable energy concerns and address mitigation options relative to renewable energy. We would also conduct a special meeting with the Homebuilders Association to address concerns relative specifically to affordable housing here in Posey County, what they would suggest, what they would propose. I would also have a special meeting with the farming community to discuss farmland preservation. I would work through the Purdue Extension Office to accomplish that. That plan would be completed in ten months from execution of the agreement. At the end of the tenth month that would be when the Planning Commission would adopt the plan before it goes to the legislative body.

The third option would be getting into some issues relative to broadband and telecommunications, conducting a special effort to identify areas in the county where there are particular problems relative to mainly school children trying to conduct anything remotely. A year or so ago when the problems came out as a result of the pandemic and we were trying to communicate via Zoom and other telecommunication sources. We will also do a number of updates of additional tables and would conduct a detailed analysis on housing affordability. That plan would be completed in eleven months and would be adopted by the Plan Commission in the eleventh month.

MARK SEIB: Are there any questions for Dr. Ripple? Hearing none, thank you. Our third and final company is American StructurePoint, Matthew O'Rourke.

MATTHEW O'ROURKE: I am the Planning and Economic Development Group Leader with American StructurePoint. We are a full-service engineering firm. I know that is what a lot is what we are known for in Posey County, but our group is all urban planners and landscape architects. I myself am an urban planner. I've trained in that way. I was in the public sector for 15 years doing the job similar to the work the staff does here for you folks on a monthly basis. I've reviewed everything from a fence permit all the way through a big TIF deal and pretty much everything in between. I like to say that because a lot of our staff also has public sector experience and it is important for us. We understand that at the end of this process how these things get implemented and how they are used to adopt your vision. The proposal you have before you is one that helps us articulate that vision and helps put that in play for you. We have three phases. We call them the three Es, Educate, Explore and Empower. Educate is all about going out and talking to the community, working with you, working with stakeholders, focus group sessions, public input and also doing the data collection piece. We haven't identified any specific topic areas as of yet because we feel that as we go through that first phase, we go through Educate, a lot of the bigger issues will bubble up to the surface. We can make some educated guesses. We've worked on a Comprehensive Plan here for the City of Mt. Vernon recently. We know housing is an issue, workforce housing, commuting, economic development, solar panels and potentially how they are addressed in the county. We heard a lot about that even though there was no active city proposals for solar panels at that point. That whole part of the process is about learning everything about Posey County that we need to know so we can start exploring, which is our second phase. What we like to do is be very iterative, we will have an advisory team and steering committee as well. We have planned at least five meetings throughout the process to talk with them. They are our sounding board and we feel really strongly that we need your input. We don't consider this our plan. This isn't an American StructurePoint plan, it is your plan. We are just here to help articulate that vision, put it on paper and give you a document that you really need that helps you moving forward. During Explore that is what we are doing. We are hearing the input. We are going to bounce some ideas off of you. Quite frankly some maybe you don't like and that's ok for us. We want to hear because we want to make sure what ends up in the final plan doesn't actually get through and then we get to a point where we are too far down the road and we don't have the ability to go back and change that. That is what Explore is all about. It's about exploring all of those options, working with the community and figure out the best path forward. Then we have Empower. That's where we put into play all of the implementation strategies, all of the feedback we've heard, the bad ideas are thrown to the side, all of the good ones that are really going to help Posey County are kept. We put them into our implementation strategies that we call critical path strategies. Similar to what the other agencies have said, we are proposing an eleven-month process with the idea that we would have a final document prepared in ready draft for review at the end of this year and then allowing a little extra time for the public adoption process at the end of it. That is really the jest of how we do our thing and how we go about our business.

MARK SEIB: Are there any questions from the board? You may have a seat. You have heard from all three and heard their short version. As you can imagine, we have gone through quite a few trees whenever we print these papers out. There is a lot of information that is in there. There are qualifications that these companies have. At this point I would like to ask Jenna Richardt to come up and explain what it means to us as far as economic and value for the county.

JENNA RICHARDT: I am one of the Senior Vice Presidents for Evansville Regional Economic Partnership. I'm going to wear two hats here for a minute. I am going to wear the regional hat and I'm going to wear your local Posey County hat which is where my heart has been for the last five years. This is your 2008 Comp Plan. I've read it a hundred times over, I know it front and back and I use it for everything that we do in this county. I think it is important to note that there is more than just you all working through Area Plan that has to take this and execute on it. Since 2008 our world has been completely shifted upside down and we are in a new world that we live in now. So we need a new lens in which we look through that from. With Covid it has completely changed the way that we operate and we are now talking a lot more about quality of place and remote work and the fun things we can do in our community versus attracting big business and what kind of jobs are going to come in. Those are still important; we still do that. We actually have two that have been announced and we are working on getting here and we have the Ports of Indiana that has an extreme amount of acreage available that we continue to work with and recruit for every day. Posey County needs to take a step back and really look through a different lens when it comes to quality of place, quality of life, housing, remote work and all of those types of things. It's very important that we can do a plan that speaks directly into those. From a regional perspective we need to put ourselves in a really good spot to be ready to go. We are working towards securing more grant funding through the READI program. I have a team of two individuals who do nothing but work on OCRA, USDA, DNR and securing that type of funding so it is important that we have a plan that is live in action and something that we can work on very exclusively. From a regional perspective these are all planning efforts that we are working on across the region. From Warrick, Vanderburgh, Gibson and Posey. We have efforts we do every day. We have worked with all of these firms and they are great firms. But it is important that Posey County can have a new plan and put themselves in a really great spot. We will utilize this plan to secure federal funding through CEDS (Comprehensive Economic Development Strategy), we will work in this plan to secure regional funding through those grant opportunities, and we will use it on a local level to execute all actions items within.

MARK SEIB: Are there any questions for Jenna? With none, you may have a seat. Thank you, Jenna, for all the work you do for Posey County. Now it is up to the board to discuss.

RANDY OWENS: I do agree that since 2008 our world has changed significantly. I think we need a totally new plan and can't build on the work that was done in 2008. I think it needs fresh eyes, new data and a new approach.

ANDY HOEHN: I would have to agree with that as well. A lot of things have changed the whole direction of the community. Especially Posey County. I think we are changing more to quality of place and moving a little bit away from industrial/manufacturing. Housing is probably one of our weak links at this point.

KEITH SPURGEON: I would echo those comments too. Not to take anything away from the three folks that presented, but I was probably most impressed with Jenna. I was thinking more going into this that we were going to kind of renew and revamp our old plan. Jenna's presentation brings to light a lot of good things. It's not the same as it was in 2008. This world has changed. What she addressed with the quality of life and the quality of place, that is essential. I think that is what we need to be looking at. And housing... I can tell you from the school district standpoint that we have been concerned about housing since I came here. I remember sitting down with Carl Culiver and he took me on a tour and said any day this corridor

between here and Evansville is going to boom with housing. I've been here 27 years now and it hasn't happened yet. I really appreciate what Jenna said and it kind of puts what we need in a different light.

GREG NEWMAN: I would just echo those three comments. I think having a new lens to look through is very important. Housing I think is very important for the future of Posey County so that needs to be an emphasis. I would like to thank all three firms for submitting their proposals as well as the core committee for their work in meeting with each of the companies. You have to feel good about the process.

MARK SEIB: Does anyone else have any comments or questions for any of the applicants of the proposals? When we started this, I wasn't sure how this was all coming together. In the 2008 Comprehensive Plan this was a grant, we had checkmarks we had to go through and check off to fulfill our obligation to be eligible for that money. This time we made application for assistance but couldn't get a grant. With that being said, I wanted to make sure we were doing our due diligence. I asked a group of people to help me to understand this and Jenna was on one, Byron Sanders was there, Dave Dausman, Trent, Mindy, Becky and myself. That is the group I leaned on quiet heavily to help make sure we go through this in the most logical process way that we could, to get the best that we could, the best bang for the dollar. This group did meet with all three of those as a complete group with all three of them in the room and then with each group individually. After that was said and done, we asked of each one of them to go back and rethink to make sure after hearing our comments and what they said as well that if there was anything they wanted to change on their proposals and to also sharpen their pencils. We also made it very clear we did not want any hidden fees in there as well, we wanted it all out front. So, what you have been receiving from us out of the office were the last proposal changes this week. As you can see, some came down, some came up and one stayed the same. So, you have seen the pricing we have done through this whole process. The committee and I waited to have a discussion concerning if there was one that was outstanding or that we wanted to pick, and I called each and every one individually and asked them which one that they pick. When it was said and done the group of 7 had unanimously voted for the one and that was without anyone of them knowing what anyone else had chosen. The one that they picked was American Structure Point. Now take that into consideration. Weigh it as you see it as well. Again, I ask for any discussion that you have at this time.

RANDY OWENS: Did anyone voice why they selected who they selected? Was there a common thread?

MARK SEIB: There was some common thread amongst the committee. Of course, Dave is here and Jenna, Mindy, Becky and Trent as well. I allowed everyone on that committee to vote. Some of the repeats that I heard: the two people from StructurePoint that were there to talk to us were going to be the two people who were going to carry it out until the end. So, they were going to be there from start to finish. The other one we asked, and Shawn was going to be there from start to finish, the lady there as the presenter was not. We heard some discussions with American StructurePoint they were going to tap into engineering side of it, and we had not heard that from the other two. American StructurePoint came down in their dollar amount as well. We felt they were listening. I will ask the rest of the 7 if they have anything else they would like to add.

ATTORNEY TRENT VAN HAAFTEN: Mark, as the board's attorney, I just want to clarify that this was not a vote, but an informal sub-committee that was looking at all the three applicants and made a recommendation.

MARK SEIB: Thank you for clarifying that. Yes, the board is who makes the final decision. Does anyone else have any other discussion or comments?

RANDY OWENS: What is the typical life span of a comprehensive plan? We are spending this amount of money, but if we are going to have this plan for ten years, then considering the tool and what it is used for, if you break it down in ten year increments, it is not really that much.

MARK SEIB: I agree with you. What we got in to is we started this process 3 years ago. We had wind and solar come up and had to develop an ordinance for that, then Covid and we had to meet by Zoom. When we are spending this kind of money, I want to meet face to face. I think there is some merit in looking at it earlier return to this process, maybe every three, maybe every two years.

JENNA RICHARDT: I think one of the better ways to look at it, historically speaking, you can put ten years on a comprehensive plan, you would work through it and then you would redo it. I think the more important thing to look at now is not necessarily the years of time but the action items within that you can execute on. If you take the amount of action items within, you're knocking those out and you leverage those against private and public dollars that you've now put into those projects, you've made it well worth your investment on the back end. I would steer away from saying ten years because if we go through another pandemic, epidemic or whatever it is, it could change like Mark said in two years' time. If you have a really good plan and you continue to knock those items out and you're following it accordingly, you're going to be lucky at this point to make it last 8-10 years. It really is about the deliverables and then the critical pathways to get those deliverables and then how it is driving your team, county and community, to execute on those plans. I will say that the three companies did a great job. I've personally worked with two of them and they are good companies. American StructurePoint has very clear pathways with development and opportunities at the end. I would think that is the most important thing.

MARK SEIB: And Randy I would think that if we do it more often it shouldn't be as expensive.

RANDY OWENS: It could be as simple as a really good plan gives you great benefits within 2-3 years.

MARK SEIB: Correct. I was there when we did the 2008 plan and what I look at is how many times did we have to go back in and change it and how many times did we have to change our Ordinance? They really go hand in hand. You must have a great comprehensive plan and you have to have good ordinances to back that. Possibly we need to start looking at maybe a quicker return to reviewing that comprehensive plan.

DAVID DAUSMAN: During this process I did talk to four other community's economic development board presidents, one of which was Henderson, and I do know that they plan on revisiting this every two years. The type of world we are living in today is so dynamic. That makes a lot of sense. I think whoever we pick we should talk with them about costs. You're

right, when you do something every 2-3 years the long-term gain I think would be beneficial. That's my opinion.

MARK SEIB: Anyone else wish to speak?

Andy Hoehn made a motion in the affirmative to move forward with American StructurePoint. The motion was seconded by Joe Marvel. **Roll Call Vote (9-0). Yes. Motion passed.**

MARK SEIB: Next Tuesday we are on the docket for the County Council to see if they will fund this. If the County Council does fund us, then we are considered complete and we will then ask that company to start planning and putting things together to start in the most reasonable amount of time as possible.

PROPOSED MOUNT VERNON COMPREHENSIVE PLAN FOR THE CITY OF MOUNT VERNON

MARK SEIB: I would ask that the company that helped put the plan together for the City of Mt. Vernon to come forward and give us a brief description of the plan. The committee has had access to the plan through their emails.

MATTHEW O'ROURKE: This was a really fun process for us to be involved in and we had a really good time learning about Mt. Vernon and the areas around Mt. Vernon. The overview of the process that we just talked about are the three Es. We used that through this process. This was a little different in the way the plan was structured. This was a Comprehensive Plan for the entire City of Mt. Vernon but also due to the way we structured it and there were some other plans associated with it we had a downtown focus area. We devoted a significant portion of our effort to looking at downtown specifically, the city as a whole and the east side where there was another reason with all the businesses coming over there at the port, we wanted to have some special attention paid to the east. One is all the activity over there and two is a lot of planned infrastructure in the area with the bypass potentially continuing west around the city. Potential other utility upgrades and things in there. So, we knew there was a reason to give some extra thought to those. We started approximately a year ago. We came in and talked to a lot of business owners within Mt. Vernon and outside like AstraZeneca, CountryMark, Sabic. We really wanted to know what their issues were. We talked a little about it a minute ago, but housing kind of bubbled up to the surface so that was a big part of what we talked about. As we go through the process, we started exploring our options, we looked at places within the city or just outside or just inside that would cater to new housing developments. That was one of our big focuses. Also working through some strategies on how to talk to developers and get folks interested in developing here. Kind of being keyed up and ready for that. It's really kind of hard to make a developer come in and make housing. We put some real thought into that and what are all of the other options you can do to encourage that as best you can to get as ready as you can. Another focus was quality of place and quality of life, what's going on in downtown Mt. Vernon. When we investigated the data. The big surprise for a lot of us was that Mt. Vernon hadn't really shrunk or grown in population in ten years. It pretty much stayed the same. They maybe lost 50 people. That was a little bit of a surprise based on what we were hearing. We started thinking ok people that are here want to be here and they like living here. So, then we looked at commute data and the one thing that really surprised us was approximately 75% of the folks that work here and around Mt. Vernon don't live in Mt. Vernon or nearby, they are all commuting from Illinois, from east of here, Vanderburgh and Warrick County. That surprised us

because there is housing around the area, but it is very hard to buy housing now. It reinforced everything we were hearing about not only needing housing but when we started talking to residents, steering committee, our sounding board, there was a lot of things like there's a few more amenities to the east of here, there's the new Main Street District and other things happening. The big thing that stuck out to us when we spoke to business owners is that they are looking to attract young professionals to the area, and they want to live somewhere where there is a microbrewery and the cool little shops. That really became clear for the downtown focus. I was just south of the new Si Senois restaurant taking photos and it must have been a shift change to the west. I looked down at 2nd Street and there was a stream of cars that were going by. I'm thinking to myself "how all of this happening and nobody is stopping?" That's when we pivoted and ran some options by our steering committee and said we have these two cool lots available downtown, let's think about some ideas for those. One of the renderings you see in the plans out of that process was maybe it becomes a food truck court or a public gathering space. Let's catch the attention of those folks and maybe they will drive by on a Friday night and see it and say let's go back and hang out or start to build the momentum towards getting something more established here. We were very purposeful in that part of the design to say let's design this so it can be taken out one day with the thought being hopefully that lot becomes redeveloped in the mixed use or condos. Part of developing quality of place in my opinion is habit. You must form those habits of people coming back to a place every Friday or Saturday night wanting to spend time there, wanting to engage, wanting to really be part of that. I think once you start getting those, that will lead to the increase in housing, it will lead to the increase in interest from developers. Really everything just kind of started to snowball to wrap around those effects. We put in some recommendations regarding attracting employees to the area working with some IEDC programs. They have a next level training program where they will actually pay or reimburse a company for training resources to get them in there. We listened to everything in the community and business community and all the corporate offices had to offer. That is what you see in the end which we call our critical path strategies. In this case there was some focus for the city again, then downtown specifically and the east side specifically. It was a comprehensive effort that had these unique kind of sub plans as we develop the process started to see the need for all those things. That is kind of the overview of the plan. I would be happy to answer any questions.

MARK SEIB: Are there any questions? I think you did a good job. It is the Area Plan's responsibility to vote on this. As you well know the City of Mt. Vernon has done all the leg work, has put this all together, worked through the structure. Now it comes to us for our approval or whatever we choose to do with it. I think they have produced a good plan.

MAYOR BILL CURTIS: As I have listened this evening to all of your discussion, it all came out why we were doing it. I think the most important thing I can say, and Randy talked about a 10 year, let me tell you about what happened before you even approved it. We recently received a one-million-dollar award from READI for improvements at Brittlebank Park. That didn't come totally from our Comprehensive Plan, but it was a big piece of it. As we talked and wrote grants, and we could point to how important the city and the Comprehensive Plan thought that that kind of quality-of-life improvement would make. So, Randy, it's already paid off big time if you take a one-million-dollar grant and an under \$50,000 investment, that's not bad. We have that and that's the big thing. But there's a lot of little things that are included in this as well. Again, in walking around Si Senois, we spent a little time down there and I think that was good for Matt to see the city. One of the things that shocked me most was one of the major complaints about downtown was lack of parking. I thought "lack of parking?" We have 400+ parking

spaces. Then we got to thinking, people didn't recognize what we had as public parking as public parking. If you'll notice, we have striped one of the lots down there. That's a small thing, but it's something that really came about out of this, and we plan to do more. I think the major thing I would like to say is the value of the plan is taking it off the shelf and looking at it. If you take a comprehensive plan or any other plan, whether it's for infrastructure or whatever, if you don't look at it, you wasted your money. That's what made us start to enter it again. We looked at our old plan. I'm proud to say we had checked off a number of the things that were on there. We also saw what you are talking about, it's a different world. I am just asking for your approval. I'm convinced it has worked for us already. If you have any questions, I would be happy to answer them for you.

MARK SEIB: Are there any questions for the mayor?

JENNA RICHARDT: I just want to correct the record. He said a million dollars in READI funding, but Mt. Vernon has received two million dollars in READI funding.

ANDY HOEHN: I'm always a little bit apprehensive of going through these exercises. This time was different. We had a lot of give and take. They had some ideas that were good, and they had some ideas that weren't so good. But we had conversations that went through all of that. We had some good things come out of it. We got it down to where it met our needs. There were things I had not considered. As Bill was saying, some of those that were put in place were simple. But they are profound when you actually put them in place and people start knowing that it's a parking lot. I had people come to me and say they didn't know it was a parking lot. Now they can see that it is. The big thing for Mt. Vernon is the quality of place. I think that came to the forefront more so than I would have anticipated. I was glad they came in and had the foresight to look over the hill better than I would have to get that accomplished. I was impressed with Matthew O'Rourke and the crew. I would love for them to go forward with them with the County.

ATTORNEY BETH MCFADIN HIGGINS: 227 Main Street, Mt. Vernon. I just want to thank Matt and the city for moving forward with this. Being a person that has invested into buildings in the downtown area, it's very important and I appreciate the pivot that we've made. This quality of place, and I hate to keep using this term, but that truly is the focus. The county, this group and the county officials and the city officials will soon be getting some information from EREP concerning some studies that have been done which will show with data that it is the quality of place that is going to pivot us and propel us above some of the other what we call aspirational cities that we compare ourselves to. I really appreciate that. I appreciate the actions that we take. Let me then just further correct READI. Being the president of the RDA for READI, Mt. Vernon has received two million but Posey County, including Mt. Vernon, has also received a portion of the two other grants that will directly affect us. One is the Regional Marketing Plan, which Posey County is currently a member of that. Kind of more exciting for us particularly for Mt. Vernon, is we have a Regional River Marketing and Development Plan. That plan, which we are just now putting out the RFPs for, was funded through READI funds and will be focusing on developing the riverfronts in Mt. Vernon, Evansville, and Newburgh. At the end of the day, we have a natural amenity that a lot of other cities don't have. So that number is probably closer to five or six million. Thank you.

MARK SEIB: Anyone else wishing to speak?

Greg Newman made a motion in the affirmative to approve Mt. Vernon's Comprehensive Plan. The motion was seconded by Mike Baehl.

ATTORNEY TRENT VAN HAAFTEN: In the past you have done a resolution. When you go back to 2008 when you did the overall Comprehensive Plan, you adopted it and you sent it back to Poseyville, Mt. Vernon, Cynthiana and that legislative body then had to also approve it. Each legislative body can ask you to basically amend the Comprehensive Plan, which is essentially what you are doing. What they are saying is that they have brought it up to date, so that is what you are doing as a Plan Commission is approving that update. The statute calls for it to be approved by resolution. So I think what you need to do Greg is to make your motion in terms of what we have here is a resolution that in conclusion be resolved by the Area Plan Commission of Posey County, Indiana and that the Area Plan Commission of Posey County, Indiana certifies and recommends to the Mt. Vernon Common Council the adoption of the amended and updated Comprehensive Plan, attached hereto named Comprehensive Plan of Mt. Vernon. The one we got was the draft dated September 30, 2022. I don't think it has changed since then. (Mr. O'Rourke stated November 15, 2022) What I'm going to ask you to do is to make the motion to approve it and then authorizing the President of the Plan Commission to execute the resolution noting that.

GREG NEWMAN: I will amend my motion.

Greg Newman made a resolution that in conclusion be resolved by the Area Plan Commission of Posey County, Indiana and that the Area Plan Commission of Posey County, Indiana certifies and recommends to the Mt. Vernon Common Council the adoption of the amended and updated Comprehensive Plan, attached hereto named Comprehensive Plan of Mt. Vernon dated November 15, 2022 (on file in the Area Plan Commission Office). The motion was seconded by Mike Baehl. **Roll Call Vote (9-0) Yes. Motion carried.**

MARK SEIB: Our next item are the tabled complaints.

ATTORNEY TRENT VAN HAAFTEN: 822 W. 3rd Street, Mt. Vernon, IN (King). This is where we had one remaining vehicle in the yard. That has been moved out of the yard. They are no longer a problem down there. That action which was filed in Superior Court with a motion to dismiss.

MARK SEIB: So, it has been taken care of?

ATTORNEY TRENT VAN HAAFTEN: Yes, that is correct.

ATTORNEY TRENT VAN HAAFTEN: Luigs Road, Wadesville, IN (Hearten) is the one where we had a court trial on. I've sent a letter to the person reminding them of the judgment. The judge did give him 180 days to pay. We are still inside those 180 days. I'm just giving him a reminder to please remember to pay.

We will jump down to 418 W. 8th Street. We are trying to get him into court on April 24.

600 Mill Street is the one here in the city that was discussed previously.

MARK SEIB: Are there any members on the board that wishes to speak on any of those complaints? Hearing none, we will let Trent continue with the actions as directed.

DIRECTOR'S REPORT: None.

APPROVAL OF PAYROLL AND BILLS: A motion was made in the affirmative by Mike Baehl and seconded by Joe Marvel to approve payroll and bills. **Roll Call Vote (9-0) Yes. Motion carried.**

REPORT OF COLLECTIONS: A motion was made in the affirmative by Joe Marvel and seconded by Keith Spurgeon to approve collections. **Roll Call Vote (9-0) Yes. Motion carried.**

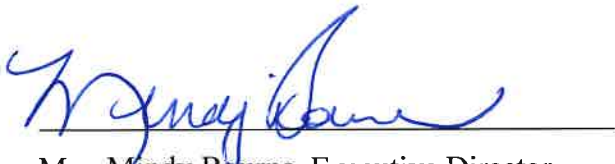
CITIZEN CONCERNS: None

Mike Baehl made a motion to adjourn the meeting at 7:15 p.m. **Motion carried.**



Mr. Mark Seib – President

Keith Spurgeon



Mrs. Mindy Bourne, Executive Director