The City of Tell City

Comprehensive Plan

Final

October 15, 2012

BERNARDIN LOCHMUELLER & ASSOCIATES

ENGINEERING • SURVEYING • PLANNING • ENVIRONMENTAL SERVICES

TELL CITY
COMPREHENSIVE PLAN

Final
October 15, 2012

Prepared for: The City of Tell City
                700 Main Street
                Tell City, Indiana 47586

Prepared by: Bernardin, Lochmueller, & Associates, Inc.
                6200 Vogel Road
                Evansville, Indiana 47715

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Julie Kohnert
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Jenny Richter, Clerk-Treasurer
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RESOLUTION NO. 24-2012

RESOLUTION ADOPTING THE COMPREHENSIVE PLAN

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF TELL CITY, INDIANA
ADOPTING THE COMPREHENSIVE PLAN OF THE CITY OF TELL CITY, INDIANA

WHEREAS, the City of Tell City had identified adequate reason to prepare a Comprehensive Plan, and

WHEREAS, the City of Tell City has engaged Bernardin Lochmueller and Associates to define and describe the issues, advise us of our options, and make recommendations to address this issue in the near future, and

WHEREAS, the City of Tell City has received federal Community Development Block Grant dollars from the Indiana Office of Community and Rural Affairs to fund this study and has contributed $5,500 as local match for this project, and

WHEREAS, the City of Tell City has reviewed the process and completed study thoroughly and is satisfied with the services performed, information contained therein, and methodology applied;

WHEREAS, the Advisory Plan Commission of Tell City, Indiana, did on _August 16_, 2012 hold a legally advertised public meeting, and

WHEREAS, the Plan Commission of Tell City, Indiana, did on _September 12_, 2012 recommend to the Common Council adoption of The City of Tell City Comprehensive Plan, and

WHEREAS, the City of Tell City will receive 25 copies of this document for our records and will keep them on file in the town offices for future reference, and

BE IT RESOLVED by the City of Tell City that the final document is hereby approved, contingent upon comments and approval received from the Indiana Office of Community and Rural Affairs. The City of Tell City will fully consider all comments and feedback received from the Indiana Office of Community and Rural Affairs and will direct its consultant to provide amended copies of this plan reflecting all said comments.

DULY ADOPTED BY THE COMMON COUNCIL OF THE CITY OF TELL CITY, INDIANA, ON
THIS THE _15_ DAY OF _October_, 2012.

Aye	Nay		Abstain	Absent
✓	___	Gerald Yackle	___	___
✓	___	Chris Cail	___	___
✓	___	Gary Morton	___	___
✓	___	Julie Kohnert	___	___
✓	___	Tony Hollinden	___	___

ATTEST:

Barbara Ewing, Mayor

Jenny Richter, Clerk-Treasurer

RESOLUTION NO. _1_

RESOLUTION OF THE PLAN COMMISSION

ADOPTING THE COMPREHENSIVE PLAN

A RESOLUTION RECOMMENDING THAT THE COMMON COUNCIL OF THE CITY OF TELL CITY ADOPT THE ATTACHED COMPREHENSIVE PLAN FOR THE CITY OF TELL CITY, CONSISTENT WITH INDIANA STATE LAW REQUIREMENTS, WHICH STATE THAT A COMPREHENSIVE PLAN MUST CONTAIN THE FOLLOWING ELEMENTS:

1. A statement of objectives for the future development of the jurisdiction.

2. A statement of policy for the land use development of the jurisdiction.

3. A statement of policy for the development of public ways, public places, public lands, public structures, and public utilities.

WHEREAS, the Advisory Plan Commission of Tell City, Indiana, did on _August 16_, 2012, hold a legally advertised public hearing on the proposed Comprehensive Plan of the City of Tell City, Indiana until all comments and objections were heard; and

WHEREAS, the Advisory Plan Commission found that said plan is in the best interest of the citizens of Tell City, Indiana.
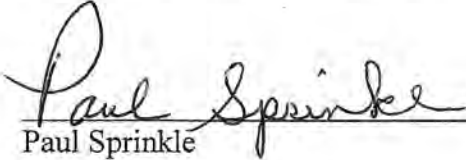
NOW THEREFORE, BE IT RESOLVED, that the Advisory Plan Commission of Tell City, Indiana, recommends to the Common Council the adoption of said Comprehensive Plan attached hereto named City of Tell City Comprehensive Plan, dated _September 12_, 2012.

_____   _9-12-2012_____
Mack Cail   Date
President
Tell City Advisory Plan Commission

_____   _9-12-2012_____
Paul Sprinkle   Date
Secretary
Tell City Advisory Plan Commission

COMPREHENSIVE PLAN
CERTIFICATION

I, _____*Paul Sprinkle*_____, Secretary of the Tell City Advisory Plan Commission do hereby certify to the City Council of Tell City, that the Comprehensive Plan of the City of Tell City, a true copy of which is attached, was considered and approved by the Tell City Advisory Plan Commission at their meeting held on ___9/12___ 2012 by a vote of ___6___ in favor, ___0___ against, ___0___ abstaining, and ___2___ absent and do herewith forward the same to you for your consideration and approval.

_____   _____9-12-2012_____
Paul Sprinkle   Date
Secretary
Tell City Advisory Plan Commission

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A. FOUNDATION

1. INITIATING THE PLAN

The City of Tell City applied for and received a $50,000 Planning Grant from the Indiana Office of Community and Rural Affairs (OCRA) to complete a Comprehensive Plan update. The U.S. Department of Housing and Urban Development (HUD) provides grant money through the Federal Community Development Block Grant (CDBG) program. This Planning Grant is one of several grants that OCRA makes available to communities using this program to assist in planning for long-term community development.

2. PURPOSE

The City of Tell City Comprehensive Plan directs the future physical development of the community by serving as the key policy guide for public and private decision makers. The plan addresses the use of land to accommodate future activities, the phasing of infrastructure (roads and utilities) to support development, the provision of community facilities to meet the needs of residents, and the preservation of natural and man-made amenities to protect the heritage of the community. Ultimately, the Comprehensive Plan reflects the values of the community in balancing the competition for land to sustain the economic vitality and the quality of life of the community. The plan is the collective vision for the future of Tell City.

According to Indiana Code (IC 36-7-4-501), the purpose of a comprehensive plan is to provide for "the promotion of public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency and economy in the process of development." A comprehensive plan is required for the adoption of a variety of land use controls (zoning, subdivision, planned unit development, site plan review and

thoroughfare regulations) for achieving the community's future vision, and provides a long-range framework for developing capital improvement programs. Tell City's current Comprehensive Plan was completed in 1995. It is recommended that a comprehensive plan be updated every five to ten years to ensure that the existing population, development trends, and overall community growth are reflected. In order to be competitive for certain grants, such as the Stellar Communities grant (provided through a multi-agency partnership of the Indiana Housing and Community Development Authority, Indiana Office of Community and Rural Affairs, and Indiana Department of Transportation), it is recommended that a comprehensive plan not be older than five years. The current Zoning Ordinance was adopted in 1997 and amended in 1999. Zoning map amendments are made periodically to reflect rezonings. The current Subdivision Ordinance was adopted in 2007.

3. ORGANIZATION

The Tell City Comprehensive Plan was prepared by Bernardin, Lochmueller, & Associates, Inc. in Evansville, Indiana, under contract to Tell City. The process included a nine member Steering Committee of local elected officials and leaders of businesses and organizations to help guide the development of the plan. Community workshops throughout the planning process also helped gain input from all interested residents. A draft of the Plan was reviewed by the Steering Committee and the Tell City Plan Commission. After a formal public hearing, the Plan Commission recommended a formal adoption of the Comprehensive Plan by the City Council.

4. PLANNING PROCESS

The updated Comprehensive Plan was prepared through an interactive process with community leaders and citizens over an eight-month period. The process involved four major steps:

- development of a community profile of socio-economic trends and a review of existing conditions,
- preparation of a vision of where the community desires to be in the future,
- evaluation of alternative future development patterns and supporting infrastructure to achieve the future vision, and
- documentation of the desired land use pattern, associated infrastructure, and future projects.

The Tell City Comprehensive Plan Steering Committee met on a monthly basis to update the Comprehensive Plan. Broader community outreach and input was achieved through two community workshops, a project blog, and a project Facebook page. A formal public hearing gave residents the opportunity to provide input on a completed draft of the plan.

5. PLANNING PERIOD

The updated Comprehensive Plan uses the year 2040 as the horizon year for development of the community. Thus, population and economic forecasts have been prepared for the year 2040 to guide the determination of future land use needs. The desired future land use pattern addresses the preferred location for satisfying these land use needs. Because conditions and development assumptions change over time, forecasts for the immediate future are always more accurate than the distant future. Accordingly, it is desirable to review the underlying assumptions and to make mid-course adjustments as needed to achieve desirable future development as envisioned by the Comprehensive Plan through a review every five years and an update every ten years.

6. PLANNING AREA

Tell City is located in the southwestern part of Perry County in south-central Indiana. Tell City is located in Troy Township along with the only other two incorporated communities in Perry County, the Town of Troy and the City of Cannelton. All three communities are located on the Ohio River, which forms Tell City's western boundary. SR 66 runs north-south and connects Tell City to Troy and Cannelton and provides access to U.S. 231 to the west. SR 37 runs east-west in the northern part of the city and provides access to I-64 approximately 20 miles to the northeast. Tell City is approximately 23 miles northeast of Owensboro, Kentucky, 44 miles east of Evansville, Indiana, 59 miles west of Louisville, Kentucky, and 130 miles southwest of Indianapolis, Indiana.

The Tell City Comprehensive Plan encompasses the incorporated area of Tell City and its extraterritorial planning area. The extraterritorial planning area stretches roughly one and a half miles east and north of the incorporated area. The Ohio River and the City of Cannelton form the western and southern boundaries for both the incorporated area and the extraterritorial planning area. Figure 1 shows the study area for the Comprehensive Plan, including the incorporated area boundary and extraterritorial boundary.

B. USE

The Comprehensive Plan is a framework and guide for land use regulations, development actions and decisions, and public expenditures on infrastructure to support land use activities. Prior to approval of requests for changes in land use (i.e., rezoning proposals and future land use map amendments) by the Plan Commission, the proposed changes are to be considered and evaluated in relation to the Comprehensive Plan. The Comprehensive Plan also serves as a guide for subdivision regulations, zoning ordinances, and capital improvement programs. Finally, the Comprehensive Plan provides guidance on a variety of public programs ranging from economic development and housing improvement to environmental protection and historic preservation.

1. REVIEW OF LAND USE CHANGE PROPOSALS

The Comprehensive Plan must be considered by the Plan Commission in recommendations on rezoning requests (amendments to the zoning district map) or future land use map amendments. In the case of rezoning applications, consideration should be given to the future land use map as well as applicable development review guidelines of the Comprehensive Plan. The rezoning proposal should be consistent with the future land use designation on the future land use map and should comply with applicable development review guidelines.

a. Consistency with Future Land Use Map (Test 1)

If the proposed land use change is of a comparable or lesser intensity land use than the future land use designation, the proposed land use change may be considered consistent with the future land use designation. For example, a land use change to offices or apartments would be generally consistent with the future land use designation for commercial use because offices and apartments are generally permitted uses in commercial zoning districts.

If the proposed land use change is of a significantly different intensity than the future land use designation, the proposal may not comply with the future land use designation. In such cases, the applicant may seek an amendment to the future land use designation using the development review guidelines to support the future land use map amendment.

b. Consistency with Development Review Guidelines (Test 2)

If the proposal is consistent with the future land use designation, but does not comply with all applicable development review guidelines, the rezoning applicant should identify mitigative actions to bring the development proposal into compliance with the development review guidelines. For a zoning district map amendment or future land use map amendment to be consistent with the Comprehensive Plan, it should normally be consistent with applicable development review guidelines.

c. Exceptions to General Consistency Tests

Lack of consistency with the future land use designation or violation of any applicable guideline will typically constitute sufficient reason to find the proposed land use change to be inconsistent with the Comprehensive Plan. However, there may be exceptions to this rule including:

- If the proposed land use is not consistent with the future land use designation, consistency with all applicable development review guidelines may be sufficient to demonstrate consistency with the Comprehensive Plan.

- If the proposed land use is in violation of a guideline, it may be considered consistent with the Comprehensive Plan when:

  - The overall intent of the Comprehensive Plan is followed.
  - The proposal does not substantially violate the applicable guideline or the adverse impact of the proposal on the community is minimal or nonexistent.
  - All feasible and practical methods have been exhausted for bringing the proposal into consistency with the applicable guideline.

2. FOUNDATION FOR LAND USE CONTROLS

Adoption of the Comprehensive Plan is a prerequisite to the adoption of land use controls such as a zoning ordinance, planned unit development ordinance, condominium control ordinance, subdivision control ordinance, and thoroughfare ordinance by the local legislative body.

The zoning ordinance identifies permitted land uses and development standards relating to the intensity of the use. Development standards encompass such features as minimum lot size, housing unit density, lot coverage, floor area to lot area ratios, yard requirements, height restrictions, parking space requirements, signing limitations, and landscaping requirements. Tell City's current zoning ordinance was adopted in 1997 and amended in 1999.

The subdivision control ordinance establishes rules under which property owners may divide tracts of land. Exceptions from the rules are often established for land trades, the division of tracts for agricultural purposes and the division of tracts where public infrastructure improvements are not needed. Subdivision regulations
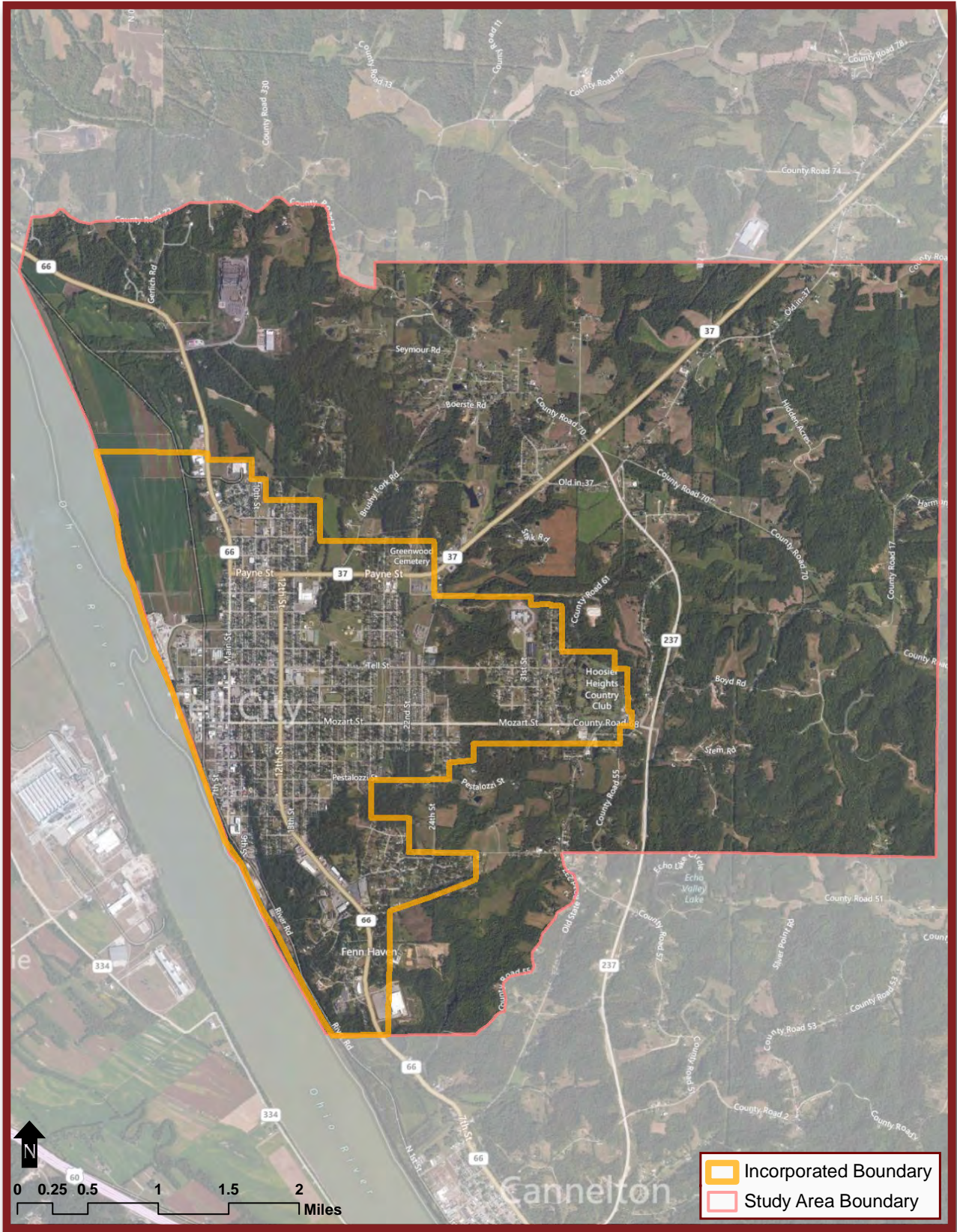
Figure 1: Comprehensive Plan Study Area

generally cover the design of physical improvements to land such as roads, sanitary sewers, waterlines, and drainage facilities. These regulations are intended to protect the property owner from inadequate services essential to the use of the property and to protect the community from excessive maintenance costs associated with improperly constructed facilities. Tell City's current subdivision control ordinance was adopted in 2007.

3. BASIS FOR CAPITAL IMPROVEMENT PROGRAMS

The Comprehensive Plan may also serve as the framework for local capital improvement programs. The future land use pattern must be associated with infrastructure improvements to sustain development. Thus, the Comprehensive Plan provides guidance for the long-term location and phasing of roadway, sanitary sewer, waterline and drainage improvements to support development. Annual or short-range capital improvement programs usually draw projects from the long-range capital improvement program defined by the Comprehensive Plan.

4. OTHER USES

The Comprehensive Plan has numerous other uses governing public and private decisions concerning physical improvements to the city. Of greatest significance, the plan guides private land owners. If a land owner wants to use his/her land in a new way, he/she needs to identify the current zoning district designation of his/her property and determine if the new use is permitted. If the proposed use is not permitted by the current zoning designation of the property, the Comprehensive Plan will be considered in determining the appropriateness of the proposed change in zoning to permit the new use.

2
COMMUNITY PROFILE

The Community Profile chapter of the Comprehensive Plan, along with the Existing Conditions in the following chapter, provides a basis of information used in comparing Tell City's past and present. The Community Profile includes a brief history of the community and a review of historic, existing, and projected socio-economic data. This includes information on population and housing trends, income, labor force, and transportation.

A. COMMUNITY HISTORY

1. COMMUNITY HISTORY

Tell City was founded by the Swiss Colonization Society in 1858 out of Cincinnati, Ohio. The main goal of the society was to create a harmonious and affordable homestead for shopkeepers, factory workers, farmers and mechanics. Originally named Helvetia, the town was renamed to Tell City in order to make the name easier for English-speaking people to pronounce. The city was named after the legendary Swiss hero and liberator, William Tell.

Tell City's founders planned out the three square miles of the city meticulously. The founders planned for wide roads to accommodate commerce and laid out an ample number of building and garden lots to create a great quality of life for its residents. Individuals of the Swiss Colonization Society purchased shares of ownership in the planned community which entitled them to one lot for a dwelling and one garden plot. Each shareholder was required to build a brick or frame house on his lot with no less than two rooms. The house could not be worth less than $125.00 and was required to be built within one year after the shareholder settled in Tell City. For those who could not afford to meet the building requirements, the Society would provide the materials for the house with the understanding that the shareholder would repay the Society within three years.

The town began with just a few settlers, but following the Civil War, Tell City's landscape became dominated by wood-related industries. By the 1880s, the flourishing industries helped to make Tell City one of the largest ports between Louisville, Kentucky and Evansville, Indiana. The port was used for more than just the transportation of goods; it was used for recreation as well. Tell City was known for its showboats which served as nightclubs. Excursion boats were also available to take large groups of people up and down the river for entertainment purposes.

By the late 1890s, Tell City reduced its dependency on the river and began focusing on the city's first railroad. The new railroad linked Tell City to Huntingburg and was used primarily to transport goods manufactured in the city.

The County Seat of Perry County was originally located in Troy in 1814, shortly after the county's formation. In 1818, a portion of Perry County was re-allocated for the creation of Spencer County. Since Troy was no longer located in the center of the county, the county seat was moved to the Town of Rome, where it remained for 37 years. By 1859, Cannelton had grown into the largest town in Perry County, prompting the relocation of the County Seat for a third time. Cannelton claimed this title until 1994, when the County Seat was moved to Tell City. This move would have occurred much earlier if Tell City was successful in persuading the County Seat to be located there in 1896. During this time period, Cannelton was told the seat would be moved to Tell City once the new Tell City courthouse was constructed. In response, Cannelton chose to construct a new courthouse in an effort to keep the county seat from being relocated. A restraining order was sent to Cannelton preventing them from moving contents from the old courthouse to the new Cannelton Courthouse but the document arrived a day after the move occurred. To further solidify Cannelton's position, the city sold the building to the county for $1.00.

2. HISTORIC STRUCTURES

The Indiana Department of Natural Resources and Historic Landmarks Foundation of Indiana have jointly conducted historic structure inventories throughout the state. This effort identifies historic districts, buildings, structures, sites, and objects for inclusion in state-wide historic preservation and documents properties potentially eligible for the National Register of Historic Places or the Indiana State Register of Historic Sites and Structures. Tell City is included in The Perry County Interim Report completed in April of 1992. The report identifies 247 historic properties and three historic districts in Tell City which are considered worthy of historic preservation (See Figure 2). Because the report was completed over 20 years ago, some of these structures no longer exist due to fire or other events.

Of the 247 historic properties and three historic districts considered for historic preservation, only the Hall of Tell City Lodge, No. 206, I.O.O.F. (also known as Oddfellow's Hall) is listed on the National Register of Historic Places list.

The Perry County Interim Report places properties into four designation categories:

- Outstanding (O) – recommended as a potential nomination for the National Register of Historic Places.
- Notable (N) – recommended as a potential nomination for the Indiana Register of Historic Sites and Structures (lacks national significance).
- Contributing (C) – contributes to the density, continuity and/or uniqueness for the whole city or historic district, but the present condition does not appear to meet National or State designation criteria. These properties may be considered for a county or city historic register program.
- Non-Contributing (NC) – sites in historic districts that do not meet National or State designation criteria due to age or other factors.

Figure 2: Historic Districts and Sites

The identification of properties as historic is primarily for informational purposes and makes these properties available for federal and state programs and tax incentives for historic preservation. Unless these properties are placed on a local, State, or National Register of historic properties, there are no restrictions on the use, rehabilitation, reconstruction, or demolition of such properties above the zoning and building code requirements applicable to all properties in the jurisdiction. However, the National Environmental Policy Act and the National Historic Preservation Act generally protect these structures from the adverse impacts of improvement projects involving federal funds.

The three historic districts located in Tell City include the City Hall Historic District, the Tenth Street Historic District, and the Tell City Industrial Historic District. The City Hall Historic District includes the block where City Hall stands, bounded by Main Street, Mozart Street, 9th Street, and Jefferson Street. The district only includes three structures: City Hall is an Outstanding structure built in 1898; the Veteran's Memorial is a Contributing structure built in 1950; and the William Tell Statue is a Non-Contributing structure built in 1974.

The Tenth Street Historic District is primarily located along 10th Street from Jefferson Street to Franklin Street and along 9th Street from Mozart Street to Franklin Street. There are 66 sites within the district including three Outstanding structures, seven Notable structures, 48 Contributing structures, and eight Non-Contributing sites and structures.

The Tell City Industrial Historic District includes the old industrial area near the riverfront. The district includes structures along 6th Street, 7th Street, and Main Street between Humboldt Street and Blum Street. Due to fires and other events, some structures listed within this 1992 report no longer exist today. This district includes 61 sites, including three Outstanding structures, six Notable structures, 28 Contributing structures, and 24 Non- Contributing sites and structures.

The other 150 sites are scattered throughout Tell City and include 25 Notable structures and 125 Contributing structures. Some of the Notable structures include the Coca-Cola Bottling Company building on 9th Street, the Gerber Furniture Company building on Main Street, St. Paul's Catholic Church on Main Street, Tell City High School, and the Tell City Post Office.

B. SOCIO-ECONOMIC CHARACTERISTICS

1. POPULATION

Population, income and employment characteristics are important considerations in determining the future land use and recommendations made in subsequent chapters. These characteristics help determine the magnitude of future housing demand, the need for additional community facilities, and the ability of residents to support commercial activities.

a. Historic, Existing, and Projected Population

According to the 2010 U.S. Census, Tell City had a population of 7,272 persons. Both Tell City and Perry County reached a peak in population in 1980 with 8,704 persons and 19,346 persons, respectively. Although the county's population declined between 1980 and 1990, and again between 1990 and 2000, it increased to 19,338 in 2010 and is projected to continue to increase. Tell City's population has also dropped in this time period, but is also projected to increase into the future.

	Tell City	Perry County
1930	4,873	16,625
1940	5,395	17,770
1950	5,735	17,367
1960	6,609	17,232
1970	7,933	19,075
1980	8,704	19,346
1990	8,088	19,107
2000	7,845	18,899
2010	7,272	19,338
2020	7,471	19,576
2025	7,571	19,736
2030	7,670	19,888
2035	7,770	20,029
2040	7,869	20,176

Source: U.S. Census & BLA

Table 1: Population

There are several potential causes for this drop in population in Perry County and Tell City. One is the loss of certain types of jobs, such as manufacturing jobs, that have decreased in Perry County. Another is the nationwide trend of more people moving to larger metropolitan areas than smaller towns and cities. The increase in the County's population between 2000 and 2010, and the decrease in Tell City's population over that same time period, shows that the people who are moving into Perry County are not moving into the city limits of Tell City. Rather, many of these people are moving to areas just outside of the city's boundary. In order to see an increase in population in the future, Tell City must find ways to attract new people to the community and attract young adults who leave for college to come back to the city. The city should also encourage the development of housing for seniors, such as aging in place facilities, and young adults, such as lofts and condos near amenities. Annexation of the areas just outside of the city will also increase the city's population, as well as the city's tax base.

Projections from The Complete Economic and Demographic Data Source (CEDDS), 2012 edition, by Woods & Poole Economics, Inc. were used as the source for population projections for Perry County. The CEDDS gave Perry County a 2040 population of 20,176. This was used to develop a range of 2040 projection for Tell City.

A range of population projections was initially calculated based on Tell City's share of the County's population over several decades. These projections were then compared back to the County's projected population growth and the projected employment growth for both Tell City and Perry County to determine a 2040 population for Tell City. Based on this analysis, a projected population of 7,869 for the year 2040 will be used throughout this Plan. This projection gives Tell City a slightly higher share of the County's population in 2040 than it had in 2010, but not as high as previous years.

2010	Tell City	Perry County	Indiana
Both Sexes	42.0	40.4	37.0
Male	39.6	38.5	35.7
Female	44.3	43.2	38.2

Source: 2010 U.S. Census

Table 2: Median Age

b. Age and Gender

According to the 2010 U.S. Census, Tell City's median age in 2010 is higher than both the Perry County and Indiana medians. For the total population, Tell City's median age is 42.0 while the median age for Perry County and Indiana are 40.4 and 37.0, respectively. The median age for females is slightly higher than the median age for males in all three cases. This is due to the longer life expectancy of females.

Almost 40% of Tell City's population is over the age of 50, while only 32% of the state's population is over the age of 50. This shows a need and an opportunity for the development of aging in place facilities and other senior housing. The city could take advantage of this and market Tell City as a great place for retirees to come live and play.

The gender breakdown for Tell City is very similar to the breakdown for Indiana. In Tell City, 47% of the population is male, and in Indiana 49% are male. Unlike Tell City and Indiana, Perry County actually has a higher male population than female population.

2010	Tell City	Perry County	Indiana
Total Population	7,272	19,338	6,483,802
Under 5	7%	6%	7%
5 to 9	6%	6%	7%
10 to 19	11%	12%	14%
20 to 29	12%	13%	13%
30 to 39	12%	13%	13%
40 to 49	13%	14%	14%
50 to 59	13%	15%	14%
60 to 69	11%	11%	9%
70 to 79	7%	6%	5%
80 to 84	4%	2%	2%
85+	4%	2%	2%

Source: 2010 U.S. Census

Table 3: Population by Age

c. Race

Based on the 2010 U.S. Census, 97% of the city's population was White (non-Hispanic). The largest minority group in Tell City is Hispanic/Latino which makes up 1% of the city's population. Although there is not a substantial racial diversity in Tell City, there has been an increase in diversity in recent years. Both Tell City and Perry County have seen an increase in minority populations. Tell City's non-white population increased by more than 1% between 2000 and 2010, and the county's non-white population increased by almost 2% in this time period. In fact, the Black or African American population in Perry County nearly doubled between 2000 and 2010.

Tell City has a strong Swiss and German culture that started with the Swiss Colonization Society that founded the community. Although the numbers are not readily available, the number of residents with a Swiss or German background is relatively high. The Swiss and German influences can be seen throughout the city in festivals such as the Schweizer Fest and other events.

2. HOUSING

a. Historic, Existing, and Projected Households

2010	Tell City	Perry County	Indiana
Total Population	7,272	19,338	6,483,802
White	96.8%	95.3%	81.5%
Black or African American	0.3%	2.4%	9.0%
American Indian and Alaska Native	0.3%	0.2%	0.2%
Asian	0.7%	0.4%	1.6%
Native Hawaiian and other Pacific Islander	0.0%	0.0%	0.0%
Other	0.1%	0.1%	0.1%
Two or More Races	0.7%	0.7%	1.5%
Hispanic or Latino	1.0%	1.0%	6.0%

Source: 2010 U.S. Census

Table 4: Race

When determining the future land use of a community, the projected number of households can sometimes be more important than the projected population. Although they relate to each other, the ratio of households to people is slowly changing over time. This can be seen in the change in household size. The household size for Tell City in 1990 was 2.44, but decreased to 2.23 by 2010. The household size for Tell City is lower than that of Perry County and Indiana. This could mean one of several things. Either there are more people living on their own as a single person household or there are more empty-nesters where only two people live within the household. Based on population breakdowns looked at previously, the latter is perhaps a big reason for the lower household size of Tell City.

Household projections were derived by taking population projection mentioned earlier and comparing the household sizes of Perry County and Tell City over time. Tell City's household size decline is similar to that of Perry County, but it starts at a lower level. Based on this information, the household size for Tell City in 2040 is assumed to be 2.21, which is slightly lower than the 2010 household size. Using the population projection of 7,869 and a household size of 2.21, the projection of 3,561 households in 2040 will be used for planning purposes throughout this document.

	Tell City
1990	3,253
2000	3,404
2010	3,224
2040	3,561

Source: U.S. Census & BLA

Table 5: Households

b. Vacancy Rate

The vacancy rate of a community is a sign of the community's health and resilience to change. A low vacancy rate means that the community has a strong housing market. A consistent vacancy rate shows that changes in the economy have little effect on the community's housing market.

Tell City's vacancy rate for 2010 was 9.8%, which is less than that of Perry County at 12.0% and Indiana at 10.5%. The recent downturn in the economy increased the vacancy rates between 2000 and 2010 in Tell City, Perry County, and all of Indiana. Indiana's vacancy rate increased by almost 3%, while Perry County's rate increased only slightly (0.5%), and Tell City's' increased by nearly 2%.

2010	Tell City	Perry County	Indiana
Total Housing Units	3,574	8,495	2,795,541
Occupied Housing Units	90.2%	88.0%	89.5%
Vacant Housing Units	9.8%	12.0%	10.5%

Source: 2006-2010 ACS 5-Year Estimate

Table 6: Vacancy Rate

c. Tenure

In addition to the vacancy rate, the number of owner-occupied houses versus renter-occupied houses also shows the strength of the housing market in a community. In particular, how affordable housing is to the residents of Tell City. However, a trend in the number of people renting by choice rather than necessity is increasing.

In 2010, 31% of the housing units in Tell City were renter occupied. This is very close to the 30% for Indiana and slightly lower than the 34% for Perry County. Because rental units are often found within cities rather than in rural areas, this slightly higher percentage is not concerning. These percentages reveal a good mix of owner- and renter-occupied housing units within the city.

2010	Tell City	Perry County	Indiana
Total Housing Units	3,574	8,495	2,795,541
Owner-occupied	69.0%	76.4%	69.9%
Renter-occupied	31.0%	23.6%	30.1%

Source: 2006-2010 ACS 5-Year Estimate

Table 7: Tenure

3. INCOME

a. Household and Family Income

Due to changes in cost of living across regions, comparing income across regions may not always reveal the full picture. The median household income for Tell City ($41,272) in 2010 was lower than that of Perry County ($45,108) and Indiana ($47,697). Based on this information, the higher income households live outside of the Tell City incorporated area. This is common in many areas as higher income households move to suburban developments while lower income households live in rental units within city limits.

2010	Tell City	Perry County	Indiana
Median HH Income	$41,272	$45,108	$47,697
Median Family Income	$56,398	$55,497	$58,944

Source: 2006-2010 ACS 5-Year Estimate

Table 8: Income

Comparing family income shows something different however. The 2010 median family income for Tell City was $56,398, which was higher than the median family income for Perry County ($55,497). The median family income for Indiana was $58,944 in 2010. The higher median family income for Indiana than Tell City can again be attributed to a lower cost of living in Tell City. The fact that Tell City's median family income is higher than that of Perry County is potentially due to a higher amount of single person households living in Tell City, which affects household income, but not family income.

b. Poverty

Poverty status reveals much more about a community than a comparison of income. In 2010, 10.6% of the population of Tell City was in poverty. This is only slightly higher than the 10.4% of people in poverty in Perry County and lower than the 13.5% of people in poverty in Indiana. Although incomes are lower, the number of people in poverty is also lower. This reveals the assumption that the cost of living in Tell City is lower than other parts of Indiana.

2010	Tell City	Perry County	Indiana
Population Below Poverty	10.6%	10.4%	13.5%
Families Below Poverty	5.3%	6.7%	9.6%

Source: 2006-2010 ACS 5-Year Estimate

Table 9: Poverty

4. LABOR FORCE

a. Existing Labor Force

The labor force of a community shows the number of people who are employed, those that are unemployed and looking for work, and those that do not work and are not looking for work. In 2010, 63% of the population of Tell City 16 years and older were in the labor force. This means that 37% were not employed and not looking for work (this includes students, stay at home parents, etc.). The 63% in the labor force is higher than the 58% in Perry County and slightly lower than the 66% in Indiana.

2010	Tell City	Perry County	Indiana
Population 16 & older	5,899	15,754	4,996,762
In Labor Force	63%	58%	66%
Not in Labor Force	37%	42%	34%
Unemployment Rate	4.3%	5.9%	8.4%

Source: 2006-2010 ACS 5-Year Estimate

Table 10: Labor Force

b. Unemployment Rate

The unemployment rate of a community is the most vital statistic when comparing regions. In 2010, Tell City had an unemployment rate of 4.3%, which was much lower than the 5.9% for Perry County and the 8.4% for Indiana. In 2000, the unemployment rate for Tell City was 4.8% and for both Perry County and Indiana it was 4.9%. This shows that the recent downturn in the economy did not affect Tell City as much as the rest of Perry County or Indiana.

5. COMMUTING

a. Travel Time to Work

According to the 2006-2010 American Community Survey, 47% of Tell City residents worked in Tell City and 73% worked in Perry County. This correlates to the travel time data that shows that 46% of Tell City residents had a commute time of less than 10 minutes and 61% had a commute time of less than 15 minutes. This is a strong indicator of the available jobs for Tell City residents. In contrast, only 32% of commuters in Indiana had less than a 15 minute commute.

b. Means of Transportation to Work

In a community like Tell City, with limited opportunity for other means of transportation besides the personal vehicle, transportation to work is often by car. In 2010, 84% of residents drove alone to work, which is slightly higher than Perry County (81%) and Indiana (83%). Other means of transportation included carpooling (12%) and walking (3%). Another 1% of residents worked at home. The high number of people who live and work within Tell City, and the close proximity of housing and jobs, explains why Tell City has a higher percentage of people commuting to work by walking (3%) than both Perry County and Indiana (both 2%).

2010	Tell City	Perry County	Indiana
Less than 10 minutes	46%	27%	17%
10 to 19 minutes	20%	23%	32%
20 to 29 minutes	11%	18%	22%
30 to 44 minutes	9%	16%	18%
45 to 59 minutes	7%	8%	6%
60 minutes or more	6%	7%	6%

Source: 2006-2010 ACS 5-Year Estimate

Table 11: Travel Time to Work

2010	Tell City	Perry County	Indiana
Drove Alone	84%	81%	83%
Car Pooled	12%	14%	9%
Public Transportation	0%	0%	1%
Taxicab	0%	0%	0%
Motorcycle	0%	0%	0%
Bicycle	0%	0%	0%
Walked	3%	2%	2%
Other means	0%	1%	1%
Worked at home	1%	2%	3%

Source: 2006-2010 ACS 5-Year Estimate

Table 12: Means of Transportation to Work

3
EXISTING CONDITIONS AND ANALYSIS

The existing conditions of a community must be considered when determining future needs. By analyzing the existing conditions and determining what is lacking and what is working, appropriate consideration can be given to what is essential for future growth and development.

The existing conditions and analysis chapter looks at seven key areas:

1) Economics
2) Quality of Life
3) Community Infrastructure
4) Public Safety
5) Environment
6) Transportation
7) Land Suitability

A. ECONOMIC ANALYSIS

In order to analyze the economic well-being of a community, it is essential to look at the existing jobs by industry type and to determine the market conditions. Changes in the types of jobs over time reveals what industries continue to thrive, which are growing, and which are declining. Determining the market conditions reveals what businesses are lacking and what businesses the city could afford to attract.

1. JOBS

a. Existing Jobs

Based on information from Nielsen Business-Facts, there are more manufacturing jobs in Tell City than any other industry type. Table 13 shows the number of establishments (or businesses) and number of employees in Tell City by industry for 2012. The data uses several different sources and makes assumptions to determine the number of establishments and employees within the community.

In all, there are 446 establishments within the city limits and approximately 5,514 employees. Although manufacturing establishments make up only 5% of the total

2012	Establishments	Employees	Employees per Establishment
Total	446	5,514	12
Private Sector	361	4,594	13
Government and Non-Profit	85	920	11
Agriculture	6	50	8
Mining	1	20	20
Construction	27	257	10
Manufacturing	23	1,923	84
Transportation, Communications/ Public Utilities	23	297	13
Wholesale	14	312	22
Retail	94	708	8
Finance	44	179	4
Services	176	1,428	8
Public Administration	38	340	9

Source: The Nielsen Company

Table 13: Tell City 2012 Employment

establishments in the city, they make up 35% of the total number of employees. At approximately 84 employees per establishment, they are the largest employer per establishment by far. The service industry, which makes up 40% of the total establishments and 26% of the total employees, is the second highest total employer. However, they only employ eight people per establishment on average.

A review of countywide trends and a comparison of countywide total employment to Tell City total employment reveals how specific industries are changing over time and what portions of all county jobs are located in Tell City. Table 14 shows the total number of employees in Perry County by industry from 1970 to 2040 based on data from Woods and Poole Economics, Inc. The data is gathered from the U.S. Department of Commerce (U.S. DOC) for 1970 to 2000. The 2010 data is an estimate based on U.S. DOC data and past trends. The data for 2040 is projected by Woods and Poole Economics, Inc. based on past trends.

The data for each industry in Perry County is not accurately comparable to the Nielsen Business-Facts data for Tell City because of assumptions used by each and differences in categorizing employment. Woods and Poole reviews national trends and makes assumptions for individual counties based on those trends. Nielsen Business-Facts data is derived from a review of business directories, including a search of Yellow Pages. As a result, the data shows more manufacturing jobs in Tell City than in the entire county.

Total employment for Perry County and Tell City appears to be comparable however and can reveal some important information. Although the data includes total employment for 2012 for Tell City and total employment for 2010 for Perry County, it is safe to assume that this information is relatively comparable. Based on this, Tell City makes up about 70% of the county's total employment.

b. Projected Jobs

Using employment projections to the year 2040 for Perry County, and existing employment estimates for both Perry County and Tell City, projections for Tell City can be calculated. As previously mentioned, the two data sources for Perry County and Tell City employment are not completely comparable. However, total employment should be comparable and assumptions can be made for each employment category based on local knowledge

	1970	1980	1990	2000	2010	2040
Total	7,560	7,780	7,298	8,296	8,041	8,699
Agriculture	519	742	630	609	419	327
Mining	52	39	27	26	32	15
Construction	396	409	379	507	477	487
Manufacturing	3,108	2,251	1,618	1,685	1,421	801
Transportation, Communications/ Public Utilities	219	310	241	239	176	118
Wholesale	95	109	115	106	122	130
Retail	668	867	853	996	836	1,027
Finance	161	276	234	287	437	412
Services	1,364	1,714	1,852	2,264	2,582	3,789
Public Administration	978	1,063	1,349	1,577	1,539	1,593

Source: Woods & Poole Economics, Inc.

Table 14: Perry County Employment

of the community. For example, Woods and Poole shows a decrease in agricultural, mining, manufacturing, and transportation/communications/public utilities employment. Assumptions were made by Bernardin, Lochmueller & Associates that agricultural and mining employment will decrease in Tell City, but manufacturing and transportation/communications/public utilities will increase slightly to the year 2040. These assumptions were made due to the existing manufacturing employment in the community, the land currently available for new manufacturing businesses, and the work being done by the Perry County Development Corporation to attract these types of businesses.

Based on these calculations, Tell City is projected to have an 8% increase by 2040 to 5,965 total employees. Table 15 shows the projections for each employment category for the year 2040. The employment categories with the greatest increase in employment are projected to be manufacturing, retail, and service Employment.

2. MARKET CONDITIONS

Supply and demand of goods within an area can show a lot about the local economy. Table 16 shows the estimated supply and demand for Tell City from The Nielsen Company. It shows that the supply of retail goods is much higher than the demand for those goods. This reveals that Tell City is a regional draw for retail goods. Groceries, meals and snacks, and health and beauty aids are the most oversupplied goods for the population based on this information. This means that people from outside of Tell City, most likely from Cannelton, Troy, and Hawesville, and other parts of Perry and Hancock Counties, come to the grocery stores, Wal-Mart, and other retail stores in Tell City. Tell City may also attract shoppers from parts of Spencer and Crawford Counties as no community in either county has as many retail options as Tell City.

2040	Employees
Total	5,965
Agriculture	39
Mining	9
Construction	262
Manufacturing	2,076
Transportation, Communications/ Public Utilities	316
Wholesale	332
Retail	870
Finance	169
Services	1,540
Public Administration	352

Source: BLA

Table 15: Tell City 2040 Employment

Merchandise Lines	2012 Demand (Consumer Expenditures)	2012 Supply (Retail Sales)	Opportunity Gap/Surplus
Total Retail Sales Incl Eating and Drinking Places	$108,681,783	$136,655,752	($27,973,969)
Groceries and Other Foods	$19,194,791	$25,782,689	($6,587,898)
Meals and Snacks	$8,473,945	$15,175,350	($6,701,405)
Alcoholic Drinks	$374,346	$542,415	($168,069)
Packaged Liquor/Wine/Beer	$3,125,827	$2,903,048	$222,779
Cigars, Cigarettes, Tobacco, Accessories	$4,245,795	$3,864,362	$381,433
Drugs, Health Aids and Beauty Aids	$12,038,253	$18,892,325	($6,854,072)
Soaps, Detergents and Household Cleaners	$269,201	$173,960	$95,241
Paper and Related Products	$1,013,651	$1,383,845	($370,194)
Men's Wear	$2,238,475	$3,538,379	($1,299,904)
Women's, Juniors' and Misses' Wear	$3,157,261	$6,411,183	($3,253,922)
Children's Wear	$1,698,029	$2,531,144	($833,115)
Footwear	$1,434,206	$1,790,165	($355,959)
Sewing, Knitting and Needlework Goods	$234,508	$213,626	$20,882
Curtains, Draperies, Blinds, Slipcovers Etc	$1,307,956	$992,815	$315,141
Major Household Appliances	$717,597	$363,662	$353,935
Small Electric Appliances	$198,707	$151,954	$46,753
Televisions, Video Recorders, Video Cameras	$736,965	$996,025	($259,060)
Audio Equipment, Musical Instruments	$855,231	$1,326,583	($471,352)
Furniture and Sleep Equipment	$1,780,081	$1,191,151	$588,930

Source: The Nielson Company

Table 16: Tell City 2012 Supply and Demand

Although the supply numbers for Tell City in Table 16 seem to be high for cars, trucks, and other powered transportation, the data reveals that there is an under supply of these items in Tell City. At meetings and workshops during the planning process, the need for a new car dealership was expressed as there currently are none in Tell City. Other items that are under supplied include RVs and campers, lawn and garden equipment, and hardware and tools.

B. QUALITY OF LIFE ANALYSIS

The availability of parks and recreational facilities, the amount of festivals and community events, and the quality of the educational and medical systems within a community all contribute to the quality of life of that community. Access to parks provides an opportunity for people to get out and meet neighbors. Festivals provide a time for the community to gather together and show off what the community has to offer to visitors. All of these things lead to healthy communities where people want to live and visit. Tell City and Perry County already have an abundance of parks and festivals, with some of the best hiking, camping, hunting, and fishing opportunities in the State of Indiana at the Hoosier National Forest, and one of the best community festivals in southern Indiana with the Schweizer Fest.

Merchandise Lines	2012 Demand (Consumer Expenditures)	2012 Supply (Retail Sales)	Opportunity Gap/Surplus
Flooring and Floor Coverings	$424,527	$46,186	$378,341
Computer Hardware, Software and Supplies	$1,605,585	$4,436,758	($2,831,173)
Kitchenware and Home Furnishings	$2,008,236	$1,461,427	$546,809
Jewelry	$1,248,943	$3,283,280	($2,034,337)
Books	$1,019,837	$3,537,933	($2,518,096)
Photographic Equipment and Supplies	$215,175	$263,765	($48,590)
Toys, Hobby Goods and Games	$1,490,540	$2,110,669	($620,129)
Optical Goods	$470,426	$380,806	$89,620
Sporting Goods	$1,120,783	$2,092,538	($971,755)
Hardware, Tools, Plumbing, Electrical	$672,699	$65,807	$606,892
Lumber and Building Materials	$441,448	$34,721	$406,727
Lawn, Garden, and Farm Equipment	$1,222,018	$589,016	$633,002
Paint and Sundries	$181,382	$15,598	$165,784
Cars, Trucks, Other Powered Transportation	$16,468,818	$8,111,323	$8,357,495
RVs, Campers, Camping Trailers	$2,033,876	$128,835	$1,905,041
Automotive Fuels	$7,758,406	$15,065,742	($7,307,336)
Automotive Lubricants	$158,673	$155,329	$3,344
Pets, Pet Foods and Pet Supplies	$1,075,907	$800,213	$275,694
All Other Merchandise	$5,969,683	$5,851,127	$118,556

Source: The Nielson Company

Table 16: Tell City 2012 Supply and Demand (continued)

1. RECREATIONAL FACILITIES

There are seven parks located in Tell City managed by the Parks and Recreation Department. The parks provide a wide range of recreational opportunities. Figure 3 shows the location of the seven parks, the privately owned Hoosier Heights Country Club, and the trails along the riverfront and in Hagedorn Park. Detailed information about each park is listed below.

a. Hagedorn Park

Hagedorn Park is the largest of the seven parks and is roughly located in the center of the city. It covers approximately 65 acres between 14th and 18th Streets and Payne and Tell Streets. The City Pool and Windy Creek Trail are both located within Hagedorn Park. The park also features a full-size baseball field, six tennis courts, two full basketball courts, horseshoe pits, a children's playground, lighted men's and women's softball fields, three lighted girls' softball fields, a small field for football or soccer, and a dog park.
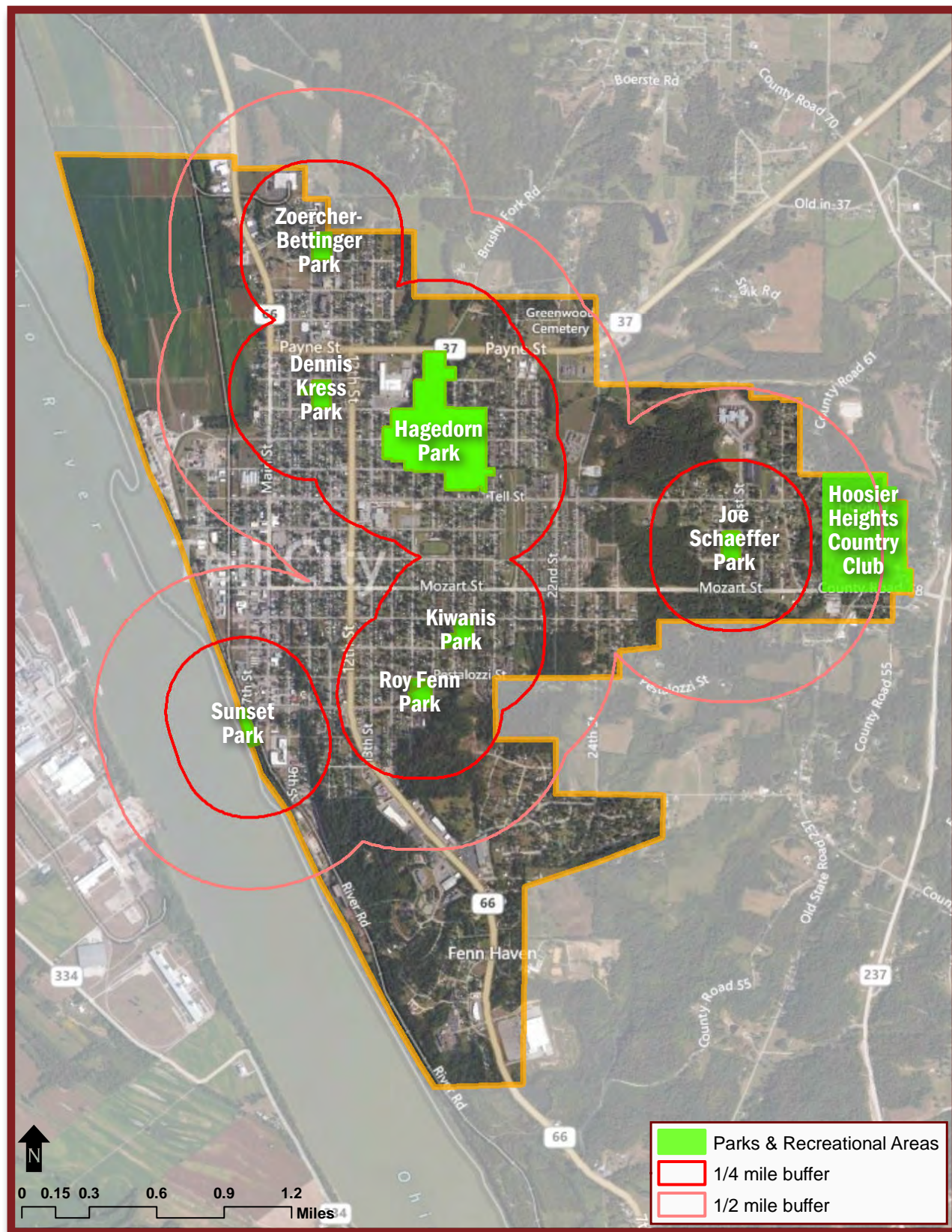
Figure 3: Parks and Recreation

b. Joe Schaeffer Park

Joe Schaeffer Park is approximately 3.5 acres located between 30th and 31st Streets and Fulton and Jefferson Streets on the city's east side. With the help of Leadership Perry County and its members, as well as local volunteers, the park received a new playground facility in 2000. The park also includes a shelter house, soccer practice field, lighted basketball courts, and a public restroom facility. With its location near William Tell Elementary School, the park is utilized for school outings in addition to being a neighborhood park.

c. Kiwanis Park

Kiwanis Park is slightly more than 3.5 acres located between 17th and 18th Streets and Franklin and Humboldt Streets. It is home to the city's Babe Ruth baseball field and also has a basketball court, children's playground, shelter house, picnic tables, and public restroom facilities.

d. Sunset Park

Sunset Park is approximately 2.5 acres located on the Ohio River near 7th and Washington Streets. The park is on the river side of the floodwall and just south of the boat ramp. The park includes a shelter house, restroom facilities, barbecue grills, picnic tables, a playground, and murals painted on the floodwall.

The RiverWalk Trail goes through and north and south of Sunset Park. The one-mile long walking and biking trail runs along the floodwall and includes benches, tables, bike racks, and grills at certain points. A parking lot at 7th and Washington Streets provides access to both Sunset Park and the RiverWalk Trail.

e. Dennis Kress Park

Dennis Kress Park is approximately four acres located between 10th and 11th Streets and Herrman and Rubens Streets. The park has two Little League baseball fields, a Minor League field, a T-Ball field, public restrooms, a playground, and the Tell City Senior Citizen Center.

f. Roy Fenn Park

Roy Fenn Park is approximately four acres located between 15th and 16th Streets and Pestalozzi and Washington Streets. The park has two soccer fields, a playground, a skateboard park, a basketball goal, and a shelter house with public restrooms.

g. Zoercher-Bettinger Park

Zoercher-Bettinger Park is approximately four acres located between 10th and 11th Streets and Watt and DeKalb Streets on the city's north side. The park includes a playground, shelter house, horseshoe pits, volleyball courts, basketball goal, and public restroom facilities.

h. Hoosier Heights Country Club and Golf Course

Hoosier Heights County Club and Golf Course is located on the east side of Tell City. The golf course is a nine-hole, par 35 private course. The course was opened in 1966 and covers approximately 70 acres. The golf course and club house are only accessible by members of the private club and their guests.

i.   Recreational Facility Adequacy

The National Recreation and Park Association suggests that a community should have 1.25 to 2.5 acres of neighborhood parkland per 1,000 people and five to eight acres of community parkland per 1,000 people. Hagedorn Park would be considered a community park, while all others in Tell City would be considered a neighborhood park. Based on a projected 2040 population of 8,394 people for Tell City, the city would need between 10 and 20 acres of neighborhood parkland and between 40 and 70 acres of community parkland. The approximately 18 acres of neighborhood parkland and 65 acres of community parkland at Hagedorn Park provide adequate parkland for the existing and projected population.

In order for a park to be easily accessible and walkable for most residents, it is suggested that parks be within ¼ of a mile of most residents and no more than ½ mile from any resident. Based on the map in Figure 3, most, if not all, Tell City residents live within ½ mile of a park. The majority of residents also live within ¼ mile of a park. Exceptions include the area around City Hall and between 21st and 25th Streets. Consideration could be given to creating small parks to fill in these gaps.

2.   FESTIVALS AND EVENTS

There are a variety of festivals and special events that occur in Tell City, some on an annual basis and some more often. The events are organized and hosted by a variety of organizations. The Schweizer Fest has a board and committees that help organize the annual event. The Tell City Regional Arts Council organizes and hosts several events. More information about each is listed below.

a.   Schweizer Fest

The Schweizer Fest is one of Indiana's longest running festivals (the 2012 festival was the 54th). The festival is centered around City Hall, but events are located throughout the city. The Schweizer Fest board and special committees organize the events and provide scholarships to local students with proceeds from the festival. A talent show, archery contest, pageants, musical entertainment, a beer garden, and street car parade are just a few of the many events at the Schweizer Fest.

b.   Tell City Regional Arts Association

The Tell City Regional Arts Association (TCRAA) is a non-profit organization dedicated to promoting and fostering public interest and appreciation of the arts in Tell City. The TCRAA organizes five events throughout the year. Music in the Park was started in 2007 and is held on the lawn of City Hall. Concerts by local musicians are held on the third Sunday of every month from May through September. Admission for the event is free.

Shoot the Stars is a singing competition held in conjunction with the Music in the Park concert series. Auditions are held in May and the competition is held the second Friday of every month from June through September. Contestants are eliminated by a panel of judges until a winner is determined at the finale. Admission for this event is also free.

TCRAA also hosts an annual dinner theatre that started in 2009. The dinner has a mystery "who done it" theme. The dinner is held at the Schergens Center.

In addition to these events, arts exhibits and contests are hosted by the TCRAA throughout the year. The Artists Guild hosts an annual arts exhibit and other exhibits every year. They also host a Student Art Contest at the Schergens Center. Students from Tell City, Perry Central, Hancock County, Heritage Hills, and Cannelton have all participated in the event.

c. Tell City Downtown Farmers Market

The City of Tell City and the Perry County Chamber of Commerce host a Farmers Market every year from late spring to early fall. The Farmers Market is located on 9th Street on the east side of City Hall. The Market is held every Saturday morning starting at 7:00 AM and Wednesday morning starting at noon. The Market is open until produce is sold out.

3. EDUCATIONAL FACILITIES

The Tell City-Troy Township School Corporation covers all of Troy Township except for the City of Cannelton. The Corporation includes Tell City Jr.-Sr. High School and William Tell Elementary School. Based on information from the Indiana Department of Education, the two schools had a combined enrollment of 1,541 students and 88 teachers during the 2010-2011 school year. This equates to a 17.5 student-to-teacher ratio, which is slightly lower than the average for Indiana Public Schools at 17.8. Enrollment for the School Corporation has slightly declined over the past several years, as shown in Table 17.

School Year	Enrollment
2005-06	1,654
2006-07	1,617
2007-08	1,607
2008-09	1,568
2009-10	1,589
2010-11	1,541

Source: Indiana Dept. of Education

Table 17: Tell City-Troy Township Corp Enrollment

The number of students passing ISTEP+ for the School Corporation has been consistently higher than that of the State of Indiana. During the 2011-2012 school year, 81.4% of Tell City-Troy Township students passed ISTEP+, which is much higher than the 71.4% passing average for the State. The Corporation has seen a consistent improvement in ISTEP+ scores since the 2006-2007 school year.

a. Tell City Jr.-Sr. High School

Tell City Jr.-Sr. High School is located between 12th and 16th Streets and Tell and Fulton Streets near downtown. Starting with the 2010-2011 school year, the Jr.-Sr. High School includes grades 7th through 12th. Prior to that year, the High School was only grades 9th through 12th.

With a total of 673 students and 43 teachers during the 2010-2011 school year, the student-to-teacher was 15.7. According to Indiana Department of Education statistics, the High School graduated 87% of its seniors in 2011. This is slightly higher than the Indiana average of 86% during that same year. The 87% graduation rate is a vast improvement over previous school years, which saw rates between 75% and 80% from 2007 through 2010.

School Year	Pass ISTEP+
2006-07 Fall	67.3%
2007-08 Fall	66.0%
2008-09 Fall	68.1%
2008-09 Spring	65.6%
2009-10 Spring	71.0%
2010-11 Spring	75.9%
2011-12 Spring	81.4%

Source: Indiana Dept. of Education

Table 18: Tell City-Troy Township Corp Percent Passing ISTEP+

b. William Tell Elementary

William Tell Elementary School is located on 31st Street north of Tell Street on the east side of Tell City. The school includes grades Kindergarten through 6th. During the 2010-2011 school year, the enrollment at William Tell was 868 students. With 45 teachers during that school year, the student-to-teacher was 19.3.

4. GOVERNMENT FACILITIES

In addition to City Hall at 700 Main Street, Tell City is also home to the Perry County Courthouse at 2219 Payne Street. City Hall houses the Mayor's Office, Clerk-Treasurer's Office, Planning and Zoning Department, Parks and Recreation Department, Water Department Office, Sewer Department Office, and Trash and Recycling Office. The Sewer Department, Street Department, and Water Department are located together near the corner of Schiller Street and 5th Street. The Water Department also has facilities located at the corner of Fulton Street and 4th Street. The Police Department is located at the corner of Mozart Street and 7th Street; the Fire Department is at the corner of Mozart Street and 12th Street; and the Electric Department is at the corner of Main Street and Franklin Street. Figure 4 shows the locations of these facilities.

5. MEDICAL FACILITIES

Perry County Memorial Hospital (PCMH) is located on Hospital Road to the west of SR 66 on the south side of the city. PCMH is a Critical Access Hospital with 25 beds. According to the Indiana Department of Health, a Critical Access Hospital is defined as a rural, limited service hospital that has been converted to a special designation under the Medicare Rural Hospital Flexibility Grant Program. These hospitals are usually in areas where there is a shortage of health professionals and/or in medically underserved areas. PCMH is the only hospital in Perry, Spencer, and Crawford Counties. The closest hospitals to Tell City are located in Boonville, Jasper, Paoli, and Corydon, making PCMH the nearest hospital to a large area. The hospital provides the following services:

- Radiology
- Emergency Department
- Home Care Services
- Laboratory
- Obstetrics
- Occupational Therapy
- Physical Therapy
- Cardiopulmonary Rehab
- Sleep Lab
- Surgery
- Speech Therapy
- Swing Bed Program
- Cancer Treatment
- Diabetes Education Program
- EMS

In addition to the Hospital, there are several clinics, doctor's offices, mental health facilities, and skilled nursing facilities throughout Tell City. The Tell City Clinic is located along SR 66 in the southern part of the City across from the Tell City Cinema. Owensboro Medical Health System has a clinic on the corner of 7th Street and Pestalozzi Street near the River. Oakwood Health Campus, located on 23rd Street, north of Tell Street, offers a variety of services, including assisted living, skilled nursing, and memory care. The Golden Living Center-Lincoln Hills is a nursing home at 19th and Pestalozzi that provides a variety of services to its residents. Southern Hills Counseling Center provides mental health counseling and treatment at multiple locations in Perry, Spencer, Dubois, Crawford, and Orange Counties. The facility in Tell City is located at the corner of Payne Street and 9th Street.

Figure 4: Government Facilities

C. COMMUNITY INFRASTRUCTURE ANALYSIS

1. WATER INFRASTRUCTURE

Water for the City of Tell City comes from a large aquifer under the Ohio River. The Tell City Water Department has 11 wells located in fields along the Ohio River, to the west of SR 66. The Department serves 3,450 households and industrial customers throughout the Study Area with approximately 154,500 feet of waterlines. The Department can pump 1,580 gallons of water per minute and filter 2,885 gallons per minute. There are two water towers within the city for storage. The 10th Street tower is located between Franklin and Humboldt Streets, and can store 500,000 gallons of water. The Pestalozzi Street tower, located at the eastern end of Pestalozzi Street, west of 24th Street, can store 750,000 gallons of water. Waupaca also has a water tower that provides water to the plant. The tower has a one million gallon capacity.

2. WASTEWATER INFRASTRUCTURE

The City of Tell City owns and operates a 2.063 MGD (millions of gallons per day) Publicly Owned Treatment Works (POTW) (also known as a Wastewater Treatment Plant (WWTP)) as well as a wastewater collection system spanning approximately 3.8 square miles. The utility currently employs seven system operators responsible for operations, maintenance, lab testing, reporting, NPDES compliance, and customer service. Billing is performed out of City Hall offices by general clerk staff.

The collection system also includes pumped lines from the nearby towns of Troy and Cannelton, as well as sanitary flows from the Branchville prison facility to the north. This service area is in addition to previously noted service areas.

Of the 3.8 square miles of sewer collection system, approximately 0.7 square miles remain combined sewer, whereby during storm events, rainwater is collected into the same pipe system as the sanitary flows. Cannelton and Troy both also operate combined sewer systems, and the Branchville forcemain is strictly sanitary flows.

In 2011, the City completed implementation of the mandated Long Term Control Plan (LTCP) construction project. The project included separation of combined sewers into individual storm and sanitary pipes for two major subsewersheds in the collection area, thereby eliminating Combined Sewer Overflows (CSOs) 006 and 009 at the corner of 7th and Washington Streets and 13th and Blum Streets, respectively.

The WWTP is currently rated for 2.063 MGD Average Daily Flow (ADF) and 7.5 MGD Peak Daily Flow (PDF). The system consists of the following components:

- Influent screening and grit removal
- Influent flow measurement
- Trickling Filter attached growth treatment
- Contact/Stabilization suspended growth treatment
- Secondary clarification
- Effluent flow measurement
- Ultraviolet disinfection
- Effluent pumping
- Aerated sludge handling tanks
- Aerated digestion tanks
- Centrifugal dewatering equipment with polymer addition
- Off-site biosolids disposal (hauled by a licensed contractor)

D. PUBLIC SAFETY ANALYSIS

Public safety is vital for every community. If a community is not safe, or even has the reputation of not being safe, tourism will suffer and people will not likely want to move to the community. While a small community does not have the public safety concerns of a larger city, small crimes are more noticeable. Small community crimes often come in the form of petty theft, small property crimes, and vandalism.

1. Tell City Police Department

The Tell City Police Department is located at 707 Mozart Street across from City Hall. The Department has 12 full-time sworn law enforcement officers, six telephone/radio dispatchers, and seven reserve law enforcement officers. The Department's state-of-the-art radio dispatch communications facilities and services are also used by the Perry County Emergency Medical Service, Town of Troy, City of Cannelton, Perry County Sheriff's Department, and the Tell City Electric Department.

	2009	2008	2007	2006
Total Crimes	170	196	203	182
Violent Crimes	6	6	6	2
Rape	4	1	2	1
Murder	0	0	0	0
Assault	2	3	4	1
Robbery	0	2	0	0
Property Crimes	164	190	197	180
Burglary	29	50	58	39
Larceny	128	135	131	137
Motor Vehicle Theft	6	5	6	2
Arson	1	0	2	2

Source: FBI Crime Statistics

Table 19: Crime

Based on FBI Crime Statistics, there were 170 crimes committed in Tell City in 2009. Of these, only six were violent crimes. Larceny was the most frequent crime with 128 in 2009. Larceny includes the theft or attempted theft of personal property not taken by force or fraud, including shoplifting. Table 19 shows crime statistics for 2006 through 2009, and reveals that 2009 had the fewest occurrences of crime in that time period.

2. Tell City Volunteer Fire Department

The Tell City Fire Department is located at the corner of 12th and Mozart Streets. The Department is made up of 24 volunteer firemen and four volunteer reserves. Each of the firemen had to pass the Indiana Mandatory Firefighter certification requirements, and must stay updated through continuing education classes and activities.

The department is not only responsible for protecting the citizens of Tell City, but also fights fires throughout a portion of Troy Township outside of the city limits and is committed to the Indiana Department of Natural Resources to assist in fighting brush and structure fires throughout Perry County. They are equipped to handle fires at Waupaca and other industrial sites surrounding Tell City.

The department has a total of five fire trucks for a variety of fire types. This includes a 102-foot ladder-platform truck capable of putting out 1,500 gallons of water per minute; a 55-foot ladder truck capable of putting out 1,250 gallons per minute; two foam and pumper trucks capable of putting out a combined total of 2,250 gallons per minute; and a one-ton fire truck with a 300-gallon tank specifically designed for fighting brushfires.

E. ENVIRONMENTAL ANALYSIS

The environmental features of a community are one of the key factors that could affect future growth and development. Hilly terrain can hinder the type of development that can occur. Placing homes on available level areas is the easiest type of development for this terrain, as development of large commercial structures can become costly. Water features, such as creeks, streams, floodplains, and wetlands can prevent most development altogether. Forested areas and agricultural land can be developed, but protection of this land is important to the local environment and even the local economy.

1. TOPOGRAPHY

Tell City was originally developed in a valley along the Ohio River. The areas beyond the city limits, and even some areas within the city limits, have steep slopes which can hinder large scale developments. Portions of the northwest part of the Study Area, along the Ohio River and to the west of SR 66, have a very low elevation in comparison to the rest of the area. Because of this, the area is prone to flooding from the river. Figure 5 is a map of the contours within the Study Area. Elevations range from 360 feet above sea level near the river to 660 feet in the eastern portions of the Study Area. The map highlights areas where slopes are steep and therefore will make development difficult.

2. WATER FEATURES

a. The Ohio River

The Ohio River was a main attraction when the Swiss Colonization Society went searching for a location to develop a new community in 1858. However, they did not realize the flooding potential of the River that would later put parts of the city under water. Some of the floods in the late 1800s and early 1900s caused damage in the city, but none were as devastating as the 1937 flood that affected communities all along the Ohio River. Soon after, floodwall construction began in Tell City and completed in September of 1950. The wall now protects flood waters from getting into the City, only affecting farmland to the north, between the River and SR 66.

b. Creeks, Streams, Lakes, and Ponds

In addition to the Ohio River, small creeks and streams run through the Study Area, including Brushy Fork, Caney Branch, Little Windy Creek, Windy Creek, and Neglie Creek. They also have smaller branches that flow into them. The Study Area also has several small lakes and ponds, the biggest being Fenn Haven Lake between Wal-Mart and the Patio Steakhouse. Figure 6 shows the locations of creeks, streams, lakes, and ponds.

c. Floodplains and Wetlands

In addition to the floodplains along the Ohio River mentioned previously, there are also floodplains that follow Windy Creek through the city. The largest portion of this floodplain is in Hagedorn Park. Homes around Hagedorn Park and on the north side of the city are also affected by these floodplains. Figure 6 shows the locations of floodplains.

Small wetlands are located throughout the Study Area. The largest are located within the floodplains along the Ohio River. Figure 6 shows the locations of wetlands.
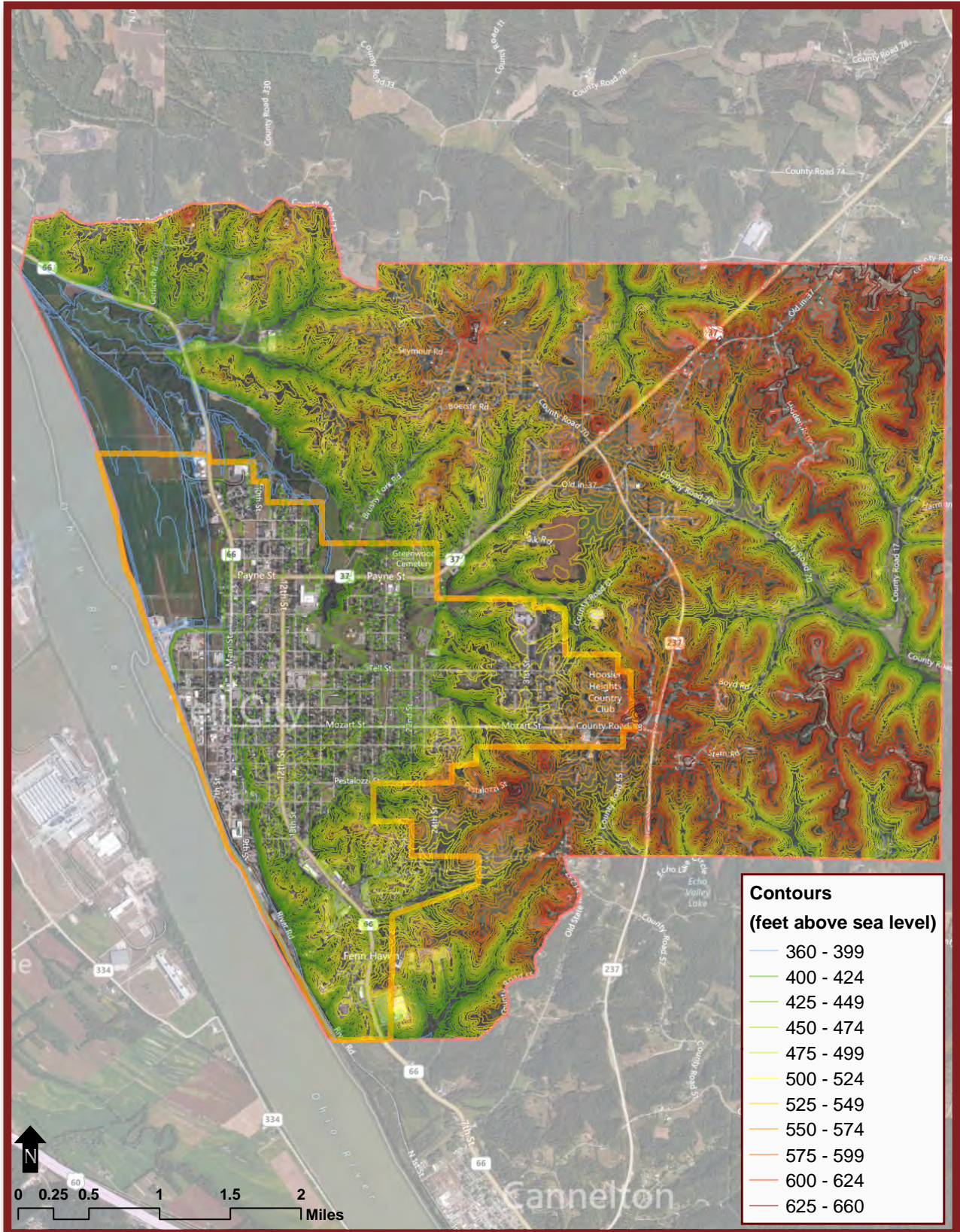
Figure 5: Contours
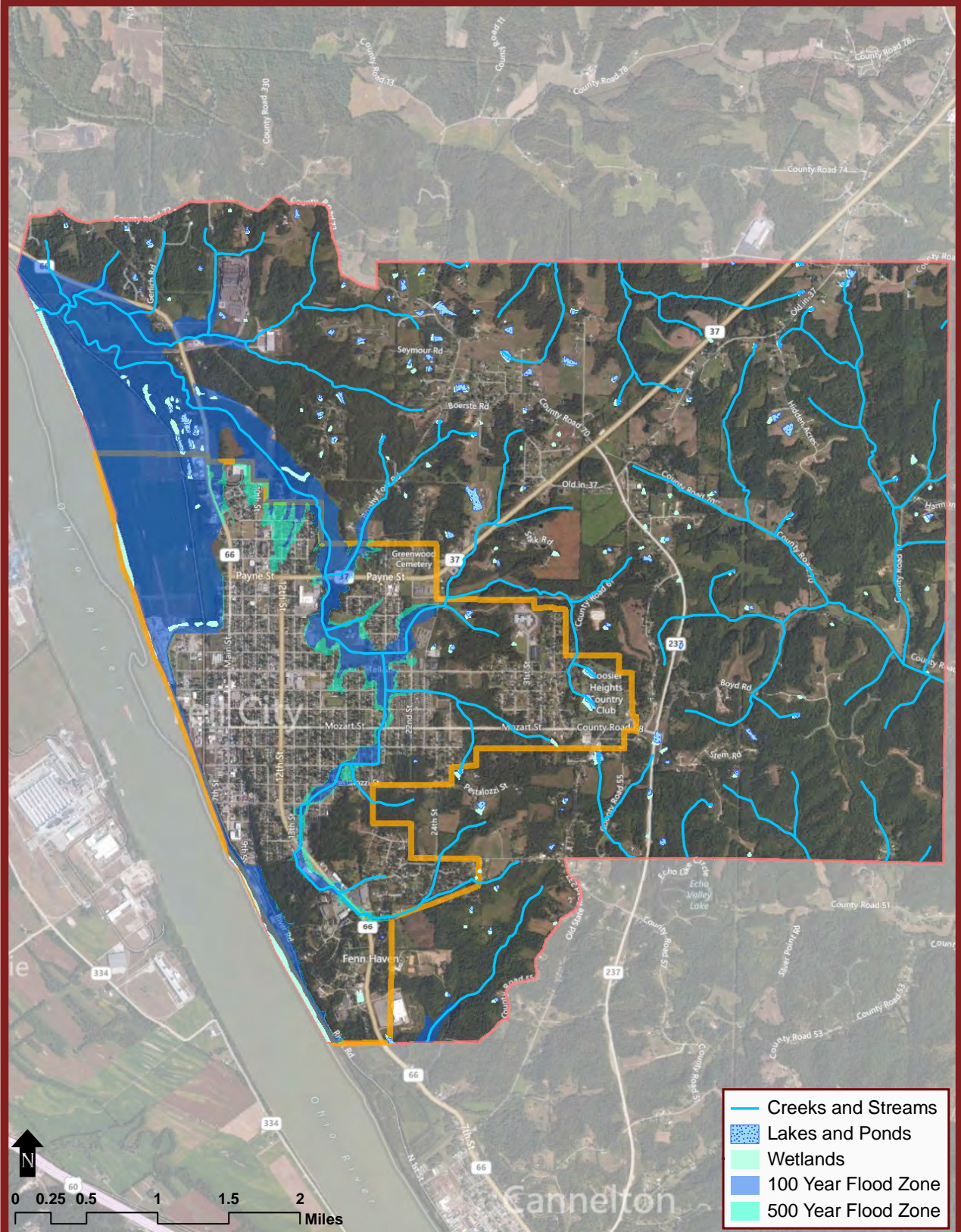
Figure 6: Water Features

Development in a floodplain will affect insurance rates and may make structures uninhabitable or impossible to get to during flooding. Fill or other forms of raising a structure are required to allow any homes to be built in a floodplain above the flood level. The floodwall and levee have protected a large portion of Tell City from being within the floodplain.

3. Forest and Agricultural Land

Although forest and agricultural land does not limit development, the protection of that land can be very important. The forests, fields, and rolling hills of southern Indiana form a setting unlike most of Indiana. In addition to this, trees can protect against erosion and even attract tourists and campers, especially in areas like the Hoosier National Forest.

There are few areas within the Study Area where farm fields exist due to the terrain of the area. The farmlands that do exist should be protected as much as possible. Most of the trees in the area cover steeply sloped hills where development would be difficult or impossible. Any development in these areas should limit the amount of trees that are cleared.

F. TRANSPORTATION

The transportation network of a community is vital for the movement of goods and to provide a safe and efficient means for residents to get to work, shopping, and entertainment. Several modes of transportation are available in Tell City in one form or another. The road system is the most often used by residents and semi-truck traffic. Rail is also used by some industries within the city. Tell City has a growing network of biking and walking trails and routes for recreation and as a transportation option. Although limited, residents also have an option for public transportation.

1. Roads

There are approximately 44 miles of streets and alleys in Tell City that are managed by the Street Department. The Department is responsible for maintenance, repair, paving, street cleaning, and snow removal of these streets and alleys. Additionally, there are approximately 4.5 miles of roads managed by the State of Indiana, including SR 66 (Main Street, Payne Street, and 12th Street) and SR 37 (Payne Street).

Roads are classified by the function they perform according to definitions by the Federal Highway Administration. A road that has a primary purpose of providing access to abutting properties is classified as a "local" road. A road that has a primary purpose of carrying traffic through an area is classified as an "arterial". A road that equally provides access to abutting properties and carries traffic through an area is classified as a "collector". The functional classification of a roadway is important in determining federal and state funding eligibility, the amount of public right-of-way required, and the appropriate level of access control. Figure 7 shows the functionally classified roadways in Tell City.

Arterials are broken down into two categories - Major Arterials and Minor Arterials. Major Arterials are broken down even further into Interstates/Freeways/Expressways and Principal Arterials. The only Interstate in Perry County is I-64 along the northern border of the county. Principal Arterials include other major roads that are not grade separated, meaning there are intersections rather than interchanges and overpasses. These usually consist of U.S. Highways and State Roads. In Perry County, SR 37 is a Principal Arterial from the Crawford County line north of I-64 to SR 66, including Payne Street in Tell City. SR 66 is also a Principal Arterial from just north of the Tell City limits to SR 237 in Cannelton. SR 237 is a Principal Arterial from SR 66 to over the Ohio River.
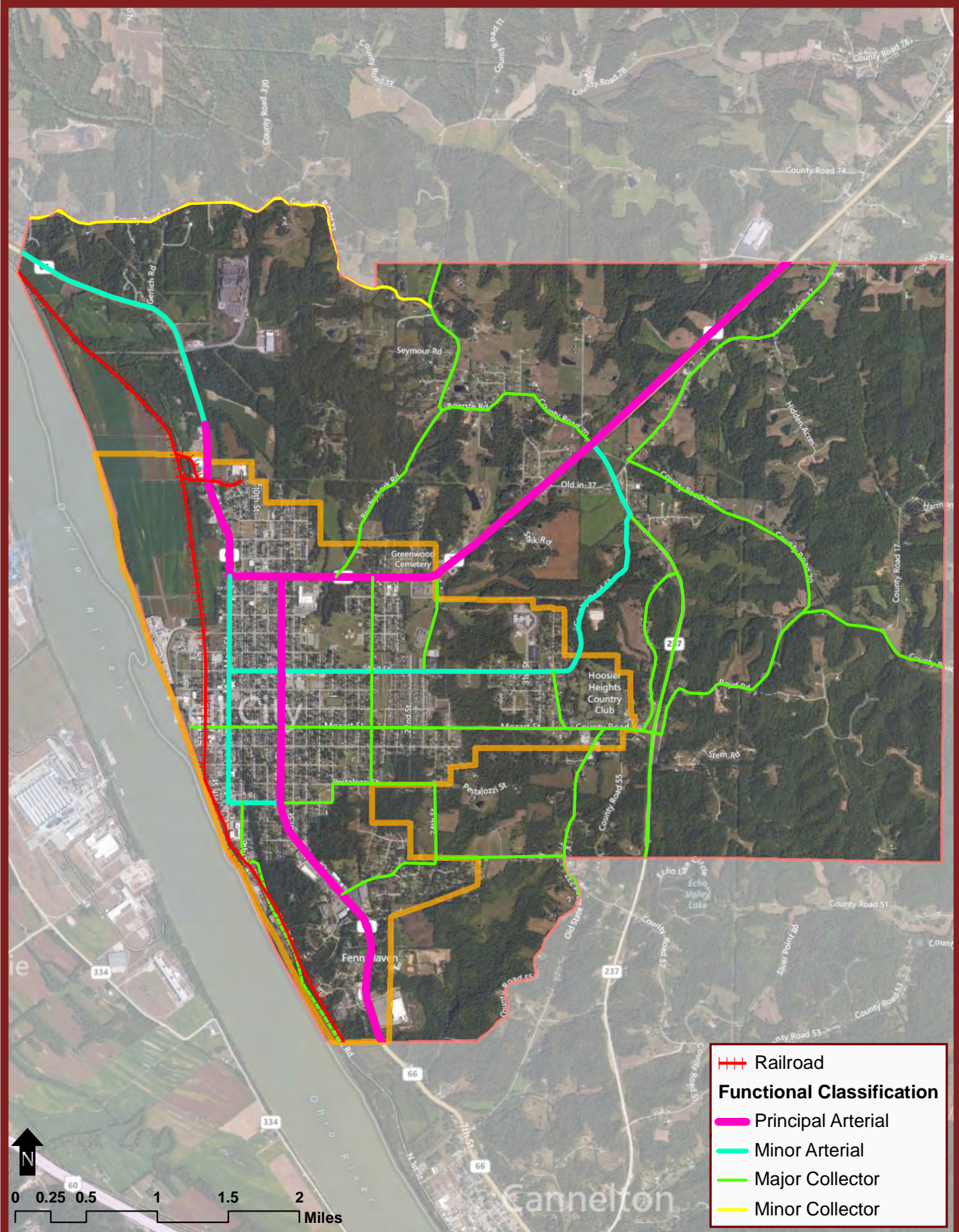
Figure 7: Functionally Classified Roads and Hoosier Southern Railroad

Minor Arterials serve trips of moderate length and offer a lower level of mobility than Principal Arterials. They provide a connection between cities and towns and between Major Arterials and Collector roads. In Perry County, SR 66 is a Minor Arterial from just north of the Tell City limits to the Spencer County line and from SR 237 in Cannelton to the city's southern boundary. In Tell City, Minor Arterials include Main Street from Payne Street to Washington Street, Washington Street from Main Street to 12th Street, and Tell Street from Main Street to SR 237.

Collectors serve as the link between Arterial roads and Local roads. They are also broken down into two categories - Major Collector and Minor Collector. Major Collectors provide service to county seats, larger communities, and other major traffic generators. Several county roads throughout Perry County are classified as Major Collectors. In Tell City, portions of Brushy Fork Road, 33rd Street, 23rd Street, 19th Street, Mozart Street, Pestalozzi Street, 16th Street, Washington Street, 9th Street, River Road, and William Tell Boulevard are all Major Collectors. Minor Collectors connect Major Collectors and Local roads and serve small communities. There are no Minor Collectors in Tell City and only a few in Perry County.

Local roads include all other roads not classified as an Arterial or Collector. They include county roads, city streets, and subdivision roads.

2. RAIL

There is only one rail line that runs through Tell City. The Hoosier Southern Railroad, which is owned and operated by the Perry County Port Authority, runs north-south through the city primarily paralleling SR 66. From the north, it runs through the floodplains west of SR 66, before it travels through the levee. From there it bisects 6th Street and then follows the floodwall and River Road south toward Cannelton. In all, the rail line travels 22 miles from Lincoln City, where it interchanges rail traffic with Norfolk Southern, to Cannelton. Through the operation of this rail line, and the port to the south of the downtown area of Tell City, the Port Authority provides shippers of Perry and Spencer Counties a multi-modal transportation service. In addition, a close relationship with Norfolk Southern allows their customers to use the Port Authority's rail line and port. Figure 7 shows the location of the Hoosier Southern Railroad.

3. WALKING AND BIKING

Tell City has an extensive system of trails and bike routes for a community of its size. The RiverWalk Trail is a one-mile paved walking and biking trail that runs along the Ohio River on the river side of the floodwall. The trail starts near Fulton Street and ends at the end of 9th Street near the port. Windy Creek Trail is also a paved walking and biking trail that runs along Windy Creek and through Hagedorn Park. The trail is approximately 2/3 of a mile long. The two trails are used by many residents for recreational purposes. Figure 8 shows the location of these trails.

Tell City also has a long network of bike lanes throughout the heart of the city. Altogether, there are slightly more than three miles of bike lanes connecting residential areas to the two trails, parks, and the High School. Future plans call for additional connections to destinations like William Tell Elementary. The current bike lanes are on portions of 10th Street, Fulton Street, Main Street, 19th Street, Franklin Street, Pestalozzi Street, and Washington Street. Figure 8 shows the bike lane locations.

The city has an extensive network of sidewalks throughout the community. There are over 28 total miles of sidewalks on city streets. (Unlike bike routes, sidewalk measurements count both sides of the street.) The majority of the sidewalks are in the older areas of the city, but new sidewalks have also been constructed in some areas to connect other areas. One example is the sidewalk that runs down Tell Street from 19th Street to 31st Street and up 31st Street to William Tell Elementary School. Figure 8 shows the sidewalk locations.

Figure 8: Trails, Bike Lanes, and Sidewalks

4. PUBLIC TRANSPORTATION

Public Transportation in Tell City and Perry County is limited to door-to-door service provided by Ride Solutions. Ride Solutions operates in 10 counties in Southwestern Indiana, including Perry County. The service is open to anyone in Perry County, but utilized primarily by those with a disability and the elderly. The service is available Monday through Friday from 6:00 AM to 6:00 PM. Rides must be scheduled with Ride Solutions and are recommended to be made 24 hours or more in advance. Fare varies depending on the length of the trip. In-Town rides are $2.00; In-County rides are $4.00, and County-to-County rides are $6.00. An additional $1.00 charge is added for each additional stop. With a paid adult, children ages seven through 12 are $1.00 and children under six are free.

G. LAND SUITABILITY ANALYSIS

The potential for a community to handle proposed growth and development in the future is dependent upon the suitability of available land. The environmental features of the community and the existing land use help determine what areas have the potential for new development and which areas cannot be developed. In this section, the amount of land required for the projected population and employment will be determined.

1. EXISTING LAND USE

Using parcel data, Bing Maps aerial photography, and local knowledge of the community, an existing land use map was

Land Use (acres)	Tell City	Percent of Total Area	Percent of Category	Extraterritorial Area
Residential	1,158	46%		3,072
Single-Family	1,091	44%	94%	3,072
Multi-Family	41	2%	4%	-
Mobile Home	26	1%	2%	-
Commercial	197	8%		31
Industrial	104	4%		151
Public/Quasi-Public	375	15%		20
Parks & Recreation	177	7%	47%	-
Government	20	1%	5%	-
Churches & Cemeteries	54	2%	14%	7
Medical	29	1%	8%	-
Educational	64	3%	17%	-
Utilities	31	1%	8%	13
Other	7	0%	2%	-
Agricultural/Other	269	11%		
Vacant Land	398	16%		
Total Acres	2,501			

Source: BLA

Table 20: Existing Land Use

created for the Comprehensive Plan Study Area, including Tell City and the Extraterritorial Planning Area. Land Use was categorized into six main categories: Residential, Commercial, Industrial, Public/Quasi-Public, Agricultural/Other, and Vacant Land. Residential and Public/Quasi-Public were broken down into further categories mentioned in the following sections. Table 20 shows the breakdown of land use acres for each category. Figure 9 is a map showing the land uses within the city limits of Tell City and in the Extraterritorial Planning Area.

(Note: Because parcel data was used to create the land use map, the amount of land being used for residential purposes in the Extraterritorial Planning Area appears large. A residential parcel with one house could be 100 acres in size or more. The entire parcel is shown on the map as a residential land use. These parcels could be split in the future for more development. Parcels with no structures within this area are in the Agricultural/Other category.)

Residential
- Single-Family
- Multi-Family
- Mobile Home

Commercial

Industrial

Public/Quasi-Public
- Parks & Recreation
- Government
- Churches/Cemeteries
- Medical
- Education
- Utilities
- Other

Agricultural/Other

N

0 0.25 0.5 1 1.5 2 Miles

Figure 9: Existing Land Use

a. Residential

The Residential land use category includes single-family detached homes, multi-family attached dwellings, and mobile homes. This category makes up 1,158 acres of the city, which is 46% of the total area. (Note: Total area does not include roads and right-of-way, only developed or developable parcels.)

The majority of the residential land uses in Tell City are single-family lots, which make up 94% of the residential category. In the Extraterritorial Planning Area, single-family parcels take up a little more than 3,000 acres. Many of these are single-family homes on very large lots which could be split in the future for more development. (See the note in Figure 9 for more explanation.)

Multi-family land uses make up 41 acres, which is just 4% of the residential total and 2% of the city total. Multi-family land uses include duplexes, apartment complexes, and any other attached multi-unit housing, with the exception of nursing homes and assisted living centers. Multi-family uses are located throughout the city, with a cluster of them located along Tell Street between 19th Street and 23rd Street.

The Mobile Home land use category makes up 26 acres, which is just 2% of the residential total and 1% of the city total. Mobile homes are located in a few different areas in the city, but are concentrated near 5th and 6th Street between Schiller Street and Mozart Street, in the mobile home park located north of Watt Street and St. Mary's Cemetery between Main Street (SR 66) and 10th Street, and on 14th Street between Steuben Street and Winklereid Street.

b. Commercial

The Commercial land use category includes professional offices and all retail and service businesses. Professional offices include insurance agents, tax accountants, banks, real estate agents, surveyors, and similar type office space. Retail and service business include all grocery stores, hardware stores, gas stations, motels, furniture stores, appliance stores, and similar retail establishments, as well as hair salons, auto repair shops, gyms, and other establishments that provide a service rather than a good. This category makes up 197 acres or 8% of the total city area. These land uses are concentrated along Main Street, Payne Street, Tell Street, and on SR 66 south of Pestalozzi Washington Street. Outside of the city is a limited amount of commercial uses that account for 31 acres. The majority of these businesses are located on SR 37, just east of the city limits.

c. Industrial

The Industrial land use category makes up 104 acres or 4% of the total city area. This category includes both light and heavy industrial uses. Uses that involve manufacturing of products from secondary parts and can be normally contained within a structure are considered light industrial uses. Heavy industrial uses involve the manufacturing and processing of products from raw materials or require outdoor storage of items and products. Heavy industrial uses in Tell City include the Tell City River Port, Tell City Boat Works, and Mulzer's Crushed Stone. Industrial uses within the city limits are concentrated along 5th, 6th, and 7th Streets near the floodwall. Another 151 acres of industrial uses are located outside of the city limits in the Extraterritorial Planning Area. The majority of these uses are located at the Perry County Industrial Park Riverview and include ThyssenKrupp Waupaca, Inc., InspecTech Corp., and Webb Wheel Products. Just to the northeast of the Study Area, along SR 37, is the Perry County Industrial Park South which includes ATTC Manufacturing, Inc. This industrial use is not included in the 151 acres.

d. Public/Quasi-Public

The Public/Quasi-Public land use category includes parks and recreational uses, government buildings, churches and cemeteries, medical uses (including Perry County Memorial Hospital and multiple clinics and doctor's offices), educational uses, utilities, and other public/quasi-public uses. Other uses include the American Legion, the Moose Lodge, the Knights of Columbus, and other organizations. The Public/Quasi-Public category makes up a total of 382 acres, which is 15% of the total city area.

Parks and recreational uses make up 177 acres, which is 46% of the Public/Quasi-Public category and 7% of the total city area. This category includes all seven city parks and the private Hoosier Heights Country Club. Hoosier Heights is the largest of the recreational uses covering approximately 70 acres. Hagedorn Park covers another 65 acres, including the Windy Creek Trail and trail head on Payne Street. More information about these uses can be found in the Quality of Life Analysis section of this chapter.

Government uses include City Hall, the Perry County Courthouse, the Perry County Public Library, the Schergens Center, the Hoosier National Forest Offices, U.S. Post Office, the Tell City Fire Station, and the Tell City Police Department. This category makes up 20 acres, which is 5% of the Public/Quasi-Public category and 1% of the total city area. Information about the Tell City Police Department and Tell City Fire Department can be found in the Public Safety Analysis section of this chapter.

Churches and cemeteries make up 54 acres, which is 14% of the Public/Quasi-Public category and 2% of the total city area. Churches are located throughout Tell City. Greenwood Cemetery is nearly half of this total at approximately 25 acres. More information about government facilities can be found in the Quality of Life Analysis section of this chapter.

The Perry County Memorial Hospital, with approximately 12 acres, makes up more than one-third of the total Medical land use category. Oakwood Health Campus and the Golden Living Center-Lincoln Hills combine for another 10 acres. In total, there are 29 acres of medical uses, which is 8% of the Public/Quasi-Public category and 1% of the total city area. Other uses in this category include clinics and doctor's offices throughout the city. More information about medical uses can be found in the Quality of Life Analysis section of this chapter.

Educational uses include Tell City Jr.-Sr. High School, William Tell Elementary School, and Ivy Tech. These uses make up 64 acres, which is 17% of the Public/Quasi-Public category and 3% of the total city area. More information about Tell City Jr.-Sr. High School and William Tell Elementary School, including enrollment, ISTEP+ results, and graduation rates can be found in the Quality of Life Analysis section of this chapter.

The Utilities category includes the Tell City Water and Sewer Departments, water towers, the Tell City Electric Department, and other small utility structures throughout the city. This category includes 31 acres, which is 8% of the Public/Quasi-Public category and 1% of the total city area.

The Other Public/Quasi-Public uses category includes organizations such as the American Legion, the Moose Lodge, and the Knights of Columbus. These uses make up just 7 acres, which is 2% of the Public/Quasi-Public category and less than 1% of the total city area.

e. Agricultural/Other

The Agricultural/Other category includes the fields between SR 66 and the Ohio River on the northwest side of the city. These fields are all within the floodplain and include the aquifers that supply water for the Tell City Water Department. This area is 269 acres in size and makes up 11% of the city's total area. In the Extraterritorial Planning Area, this includes the areas that are not developed and have no structures.

f. Vacant Land

The Vacant Land category includes all other land that is not developed within the city limits. This includes individual vacant parcels throughout the city and large sections of undeveloped land. Some of the larger sections are currently forested and/or include steep slopes, which could make high density development difficult, such as the areas north and south of Tell Street on the city's east side and south of Washington Street in the southern part of the city. Three large parcels with large vacant buildings are also included in this category. These include the vacant General Electric (GE) building, the former Tell City Junior High School, and the former Indiana National Guard Armory. In total, there are 398 acres of vacant land (including these three parcels), which is 16% of the city's total area. The three parcels mentioned make up approximately 30 acres of this total.

2. LAND SUITABILITY

The amount of land anticipated to be developed over the next 30 years is dependent upon projected population, projected employment, and several assumptions, such as the number of housing units per acre and employees per acre that will be required for this future development. Once a total number of acres needed is calculated, it can be compared to the total number of acres currently available in vacant land within the city limits. This will determine if growth to the year 2040 can occur completely within the current city limits or if new development needs to extend outside of the city.

The projected 2040 population of 7,869 will be used to help determine the number of acres needed for new residential uses in the future. This projection is an increase of 597 people over the 2010 population of 7,272. Single-family detached housing in a typical community ranges from four to 10 units per acre. In order to convert the total population increase into the total number of households needed, the number of persons per household of 2.21 for Tell City in 2040 will be used. An increase of 597 people, with 2.21 people per household, results in an increase of 270 households to the year 2040. Assuming a low density of four units per acre for this new development, 68 acres of land will be required for future residential land growth to the year 2040. This assumes that all new residents live in a single-family detached home. The actual number will more than likely be lower as a portion of this new population will live in high density multi-family dwellings.

The projected 2040 employment of 5,965 will be used to determine the number of acres need for new commercial and industrial uses. This is an increase of 451 employees over the 2010 number of 5,514. Based on Nielsen Business-Facts, there are approximately 13 employees per business in the private sector and 11 employers per establishment in government and non-profit jobs overall in Tell City. The actual number of employees per establishment ranges from just a few employees to over 80 for manufacturing businesses. If manufacturing is removed from this calculation, there are approximately eight employees per establishment in the private sector.

The number of employees per acre can range depending the on the business. The Tell City Wal-Mart, including the parking lot, covers over nine acres. A typical Wal-Mart employs 100 to 200 people or more. This equates to about 10 to 20 employees per acre. Typical industrial uses to the west of downtown range from two to four acres. With an average number of employees per business of 84, this equates to about 20 to 40 employees per acre. Using the lower density of 10 employees per acre for new development, 45 acres of land will be required for the projected 2040 employment.

Based on the Future Land Use Map, 398 acres of vacant land is currently available. However, approximately 54 acres of this land is within the floodplain, so only 344 acres should be considered appropriate for development. Approximately 158 acres of vacant land is located in areas with trees and some steep slopes. Even if it is assumed that none of this is developed, there is still 186 acres of available land, which is more than enough for the proposed 113 acres of new development by 2040.

PUBLIC INVOLVEMENT

Public participation during the planning process is essential in guiding the development of a collective vision for the future of the community. During the exchange of information and ideas, planners obtain insight into what elements of the city are unique, how past and current policies have shaped the landscape, and how to solve some of the challenges the city faces. Several forms of public participation were made available to gain ideas and opinions from Tell City residents: an informational blog (tellcitycomprehensiveplan.wordpress.com), a Facebook page (facebook.com/tellcitycomprehensiveplan), community workshops, steering committee meetings, and a public hearing.

A. BLOG

The Tell City Comprehensive Plan Blog was created to encourage communication between Mayor Barbara Ewing, Comprehensive Plan Steering Committee members, planners at Bernardin, Lochmueller & Associates, and residents of Tell City. The Blog was used to announce upcoming Community Workshops, provide updates, and offer materials for download. The Blog also allowed residents to provide comments. The site was viewed over 200 times by the end of the planning process.
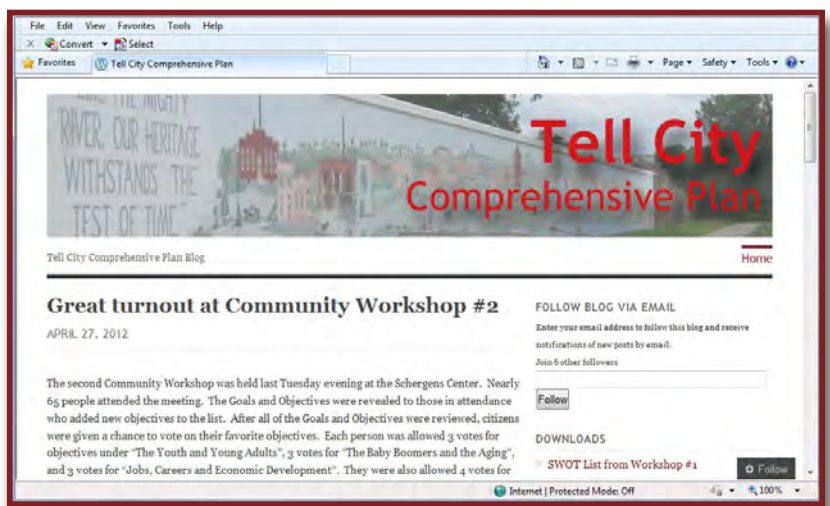
Screenshot of Blog

B. FACEBOOK PAGE

Facebook was used as an alternative form of making announcements. Similar information was posted to the Facebook page and the Blog, but visitors to the Facebook page were asked to go to the Blog for more information. The page was set-up as a Community Fan Page, meaning people could "Like" or become a fan of the page and receive information as it was posted. The page had 40 likes at the end of the planning process.
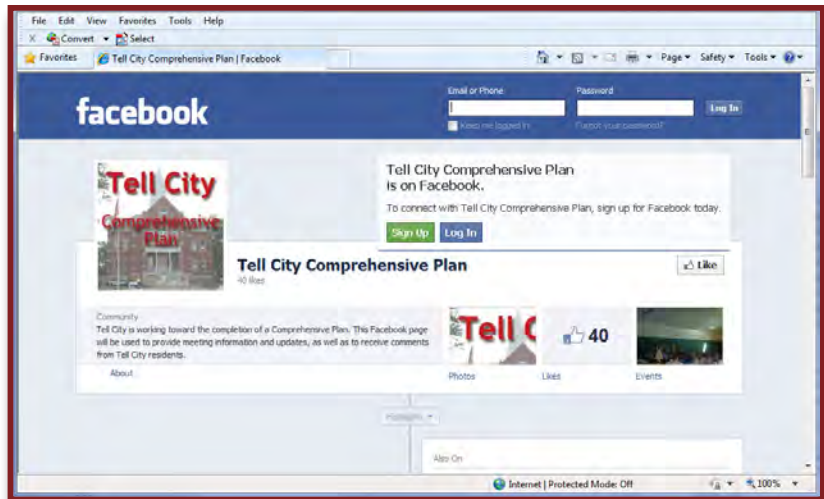
Screenshot of Facebook Page

C. COMMUNITY WORKSHOPS

Community workshops are the most effective public involvement component used during the community planning process. Workshops typically provide the primary method for residents to offer their input about the current state of the community and discuss their opinions about what the community should be in the future. The Mayor, members of the Comprehensive Plan Steering Committee, and Planners from Bernardin, Lochmueller & Associates were on hand at each of the Community Workshops to listen to input, answer questions, and moderate discussions by all in attendance. There were two Community Workshops during the planning process, including the Visioning Workshop (SWOT Analysis) and Goals and Objectives Prioritization Workshop. The project Blog, project Facebook page, flyers, and personal emails and letters from the Mayor were all used to notify residents of the Community Workshops and encourage their participation. Over 140 people attended the two Workshops combined.

1. COMMUNITY WORKSHOP #1 – VISIONING WORKSHOP – FRIDAY, MARCH 9TH, 2012

The first Community Workshop was held on Friday, March 9th at 2:00 PM in the Schergens Center at 1140 31st Street on Tell City's east side. Over 80 people were in attendance at this three-hour, early afternoon workshop. (See Appendix A for sign-in sheets of each Workshop.)

Visioning workshops are held to guide the project decision making process by determining the current state of the community based on input of residents. During the Workshop, those in attendance completed a S.W.O.T. (Strengths, Weaknesses, Opportunities, Threats) analysis exercise. During the exercise, participants were asked to answer four questions to help them think about the strengths, weaknesses, opportunities, and threats within the community:

- If an individual or family was thinking about moving to the Tell City area, what would you share about this community to convince them to make this their home? (This question identifies the community's strengths.)
- People are often guilty of doing everything possible to avoid dealing with their weaknesses even though we know it is best to identify your weaknesses and try to improve them. With this said, what do you see as areas of weakness that need attention? (This question identifies the weaknesses of the community.)
- Thinking outside of the box, what opportunities are possible for this community, if it is able to capitalize on its strengths in order to address its weaknesses? (This question identifies the community's opportunities for the future.)

• What would prevent us from meeting the identified opportunities for the future of Tell City? (This question identifies the threats that may prevent the city from moving forward.)

Based on these questions, the Workshop attendees were able to develop an exhaustive list for each of the S.W.O.T. categories. An excerpt of the list created during the workshop is included below, along with the number of items that were mentioned for each category in parentheses. (See Appendix B for the full list of S.W.O.T. analysis results.)

Visioning Workshop

Strengths (57)

• Lots of parks
• Community pride
• Ohio River
• Schools (William Tell Elementary, Tell City Jr.-Sr. High School, and Ivy Tech)
• Charming Downtown
• Strong City Government
• Schweizer Fest
• Port Authority
• Community sponsored events (Dragging Main, Movies at Sunset Park, Music in the Park, etc.)
• Good social services (SWIRCA, Division of Family and Children, Lincoln Hills, Catholic Charities)

Weaknesses (56)

• Attracting young people and families (aging community)
• Have not expanded city limits (annexed)
• Lack entertainment opportunities for youth (safe gathering places)
• Quantity of leadership (not enough leaders: young, middle-aged, and older)
• Lack riverfront development
• Lack welcome center and person to work it
• Don't get the word out about accomplishments
• Need to better enforce zoning
• Tell City lacks identity (What are we known for?)

Visioning Workshop

Opportunities (30)

- Former Armory Building can be used for youth center, higher education, etc.
- Have vacant properties to provide housing on the River (possible high-rise)
- Putt-Putt, go-carts, arcade, etc. for youth in a central location (take advantage of Holiday World visitors staying in Tell City)
- Need more hotels (currently have a 93% occupancy rate at hotels)
- Annexation
- Need to make improvements along 6th and 7th Streets near the River and Sunset Park (special events, more buildings, updates to existing buildings, etc.)

Threats (13)

- Floodwall
- Failing businesses downtown (local community doesn't support local businesses)
- Lack of pride ("We are our own worst enemy." – mentioned at Workshop)
- Loss of talent from the community that has left for jobs in other communities

The completed S.W.O.T. analysis list played an important role in the development of the Vision, Goals, Objectives, Recommendations, and list of high priority projects. The Opportunities list was the primary contributor to the development of the Goals and Objectives, as well as the Recommendations and high priority projects that came out of the Goals and Objectives. The Strengths list was used to determine what is currently working within the community and what can be expanded for the future. The Weaknesses were used to determine what is in need of repair, and the Threats were used to determine what must be considered and avoided that can prevent some of the Opportunities from occurring.

2. COMMUNITY WORKSHOP #2 – GOALS, OBJECTIVES, AND PRIORITIZATION WORKSHOP – TUESDAY, APRIL 17TH, 2012

The second Community Workshop was held on Tuesday, April 17th at 6:00 PM in the Schergens Center. This evening meeting provided an opportunity to be involved for those that could not attend the first meeting held during the day. Over 60 people were in attendance for this two-hour workshop. (See Appendix A for sign-in sheets of each Workshop.)

During this Workshop, residents were given the opportunity to review, comment on, and add to the list of Goals and Objectives created during a Steering Meeting held between this Workshop and Community Workshop #1. The Goals and Objectives were created based on the S.W.O.T. analysis exercise from the first Community Workshop. Those in attendance had discussions and made comments regarding edits to the Goals and Objectives list. A few new Objectives were added based on the discussion.

The next part of the Workshop was focused on prioritizing the Objectives, including the new Objectives added at the beginning of the Workshop. The Goals and Objectives were divided into five categories (The Youth and Young Adults; The Baby Boomers and the Aging; Festivals, Events, and Tourism; Jobs, Careers, and Economic Development; and The Community and the Region) and residents were provided dot stickers to vote for their highest priority Objectives in each category. Each resident could vote three times in three of the categories and four times in Festivals, Events, and Tourism and The Community and the Region which each had a longer list of Objectives.

Full detail about the Goals and Objectives can be found in the next chapter. Below is a list of each category and the two Objectives with the most dots (votes) for each category. The number behind the Objective is the number of dots received for that Objective.

The Youth and Young Adults

• **New entertainment businesses (putt-putt, go-cart, etc.)** • 32

Encourage new entertainment businesses to open in the city that not only provide a place of entertainment for the youth, but also a place of part-time employment. Examples include putt-putt, go-cart, arcade, laser tag, climbing wall, and zip-line businesses. A multi-use facility, with both indoor and outdoor options for year-round use near or connected to a hotel would be the most ideal in Tell City.

• **Entrepreneurship/small business program** • 25

Develop an entrepreneurship and small business program that will help young professionals open up small businesses in the city.

The Baby Boomers and the Aging

• **Athletic facilities for adults** • 34

Create athletic facilities for adults, such as an indoor facility with walking tracks, tennis courts, basketball courts, etc. or outdoor facilities such as more walking trails, a municipal or par 3 golf course, etc.

• **Downtown grocery or general store** • 34

Encourage the development of a downtown grocery store or general/convenience store that can provide bread, milk, eggs, and other essentials to residents and people working downtown. Encourage its location to be near the 7th Street Corridor in anticipation of the future plans for residential development in this area.

Festivals, Events, and Tourism

• **Add marina on Ohio River** • 35

Consider developing a marina on the Ohio River for easy river access with boat slips, a small convenience store, and gas tanks.

• **Hold festivals/special events near the riverfront** • 31

Create festivals and/or special events to be held near the river and 7th Street Corridor.

Jobs, Careers, and Economic Development

• **Develop 7th Street Corridor** • 42

Continue plans to develop the 7th Street Corridor along the riverfront, including development of a depot as a welcome center, hotel(s), housing, and other commercial development.

• **Add a car dealership, building supply store, small department store** • 29

Encourage a new car dealership, a building supply store, and a small department store, such as a Kohl's or JC Penney store that carries clothing and some household items, to locate in Tell City.

The Community and the Region

- **Annexation** • 41

  Consider annexation as a way to increase the tax base for the city, especially in areas where city infrastructure is already in place or is planned for the near future.

- **Regional marketing, collaboration, and business attraction** • 21

  Work with other communities in neighboring counties, including communities across the river, to develop a regional concept through marketing, collaboration of events, and to attract specific businesses to the area.

D. STEERING COMMITTEE MEETINGS

The Steering Committee's role in the Tell City Comprehensive Plan was to give guidance and monitor the planning process. The Committee met with planners from Bernardin, Lochmueller & Associates on six different occasions to review and develop different aspects of the Plan. The Steering Committee was made up of nine members including the Mayor and eight individuals appointed by her. The members were chosen due to their demonstrated commitment to improving Tell City.

1. Steering Committee #1 – Introduction and Visioning – Friday, March 9th, 2012

The first Steering Committee meeting was held in the Schergens Center one hour prior to the first Community Workshop. During this meeting, the Mayor started by expressing her appreciation for the Committee Members' desire to be a part of the process. Next, the Committee Members each introduced themselves and mentioned their desire to be a part of the process. Planners from Bernardin, Lochmueller & Associates then introduced themselves and provided an introduction to the process and the schedule for Committee Meetings and Workshops. The Committee Members were then encouraged to stay and participate in the Visioning Community Workshop that followed. The Committee Member list included:

- Barbara Ewing (Tell City Mayor)
- Gary Morton (Tell City Council)
- James Rash (Owner of Carriage Inn)
- Patrick Rich (State Farm Agent)
- Jon Scheer (Edward Jones Financial Advisor)
- Bev Minto (Perry County Convention and Visitors Bureau)
- Mack Cail (Tell City Electric Department and Tell City Plan Commission)
- Janice Hackbarth (Mayor's Office)
- Carol Hagedorn (Perry County Development Corporation)

2. Steering Committee #2 – Goals and Objectives – Wednesday, March 28th, 2012

The second Steering Committee meeting was held at City Hall on Wednesday, March 28th. During this meeting, Committee members reviewed, discussed, and made edits to a draft list of Goals and Objectives developed by planners from Bernardin, Lochmueller & Associates. The Goals and Objectives were created based on input from the S.W.O.T. analysis during the first Visioning Workshop held on March 9th. Five key focus areas

were drawn from the S.W.O.T. analysis and the Goals and Objectives were divided into five categories based on these focus areas. More detail about the five categories and the Goals and Objectives can be found in the next chapter. Finally, the Committee members made an initial prioritization of the Objectives, which were then voted on by residents at the second Community Workshop.

3. STEERING COMMITTEE #3 – FUTURE LAND USE AND POTENTIAL PROJECTS – MONDAY, MAY 7TH, 2012

The third Steering Committee meeting was held at City Hall on Monday, May 7th. The meeting started out with a review of an updated list of Goals and Objectives based on resident input at the second Community Workshop. The Committee members made final edits to the Goals and Objectives.

The Committee members then reviewed and made edits to a potential Future Land Use Map developed by planners from Bernardin, Lochmueller & Associates. The Future Land Use Map was originally created based on the Goals and Objectives and input from previous Committee meetings and Community Workshops. Committee members then worked with the planners and made final edits to the Future Land Use Map.

The last part of the third Steering Committee meeting was to begin to develop a priority list of future projects. The Recommendations chapter of the Plan includes a variety of recommended projects, but a "Top 10" list of projects is singled out and given greater detail regarding implementation strategies. This "Top 10" list will help the City determine which projects to focus on first, which department or organization should take the lead on making sure they are completed, an estimated cost to the City, and potential funding sources for each. The Committee developed this "Top 10" list from the list of Objectives.

4. STEERING COMMITTEE #4 – FUTURE LAND USE AND PROJECT IMPLEMENTATION – TUESDAY, JUNE 19TH, 2012

The fourth Steering Committee meeting was held at City Hall on Tuesday, June 19th. Planners from Bernardin, Lochmueller & Associates provided a refined Future Land Use Map based on the third Steering Committee meeting, which was discussed and final edits were made by Committee members.

Next, Steering Committee members began to further develop the "Top 10" projects list that was created and prioritized during the third Steering Committee meeting. The project phasing (less than five years, five to 10 years, or more than 10 years), project location, responsible department(s) and/or organization(s), policy changes and/or City commitments, potential funding sources, and estimated cost to the City were determined for each of the "Top 10" projects.

5. STEERING COMMITTEE #5 – PROJECT IMPLEMENTATION CONTINUED – TUESDAY, JULY 3RD, 2012

The fifth Steering Committee meeting was held at City Hall on Tuesday, July 3rd. The details of the "Top 10" projects list were not completed during Steering Committee meeting #4, and this meeting was used to complete the detailed "Top 10" projects list. Details for the final Steering Committee meeting were also discussed.

6. STEERING COMMITTEE #6 – DRAFT PLAN REVIEW AND COMMUNITY ACTIVITY DAY – FRIDAY, JULY 27TH, 2012

The final Steering Committee meeting was held at City Hall on Friday, July 27th at 7:30 AM. During this brief meeting, Committee members were handed draft copies of a portion of the Comprehensive Plan and were asked to review these Chapters. The Committee members were asked to provide comments the following week when additional Chapters were provided to them for review.

Following the brief meeting, organization began for the Community Activity Day. Planners from Bernardin, Lochmueller & Associates asked Committee members in the previous meeting what type of small project they would like to complete to begin to implement the Comprehensive Plan as it nears completion. The idea behind the Activity Day was to keep the momentum going from the planning process. The Mayor and other Committee members decided on a Clean-Up Day where they and other volunteers would pick up trash, pull weeds, sweep, and do any other clean-up along Main Street. This clean-up would help improve the look of Main Street prior to the Schweizer Fest starting on August 8th that is attended by Tell City residents and visitors. The Mayor and Committee members organized the event and found volunteers.

In all, the sidewalks and curbs of nine blocks along Main Street were cleaned and mulch was added to the planters on Main Street between Jefferson Street and Mozart Street. In addition to the Mayor and seven other Committee members, City employees from the Street Department, planners from Bernardin, Lochmueller & Associates, and approximately 60 volunteers from the Community came out to help in the clean-up process. The event was a success and the Mayor and volunteers believed that a similar event could continue on an annual or more often basis.

E. MEDIA COVERAGE

Vince Luecke from the Perry County News assisted in the planning process by continually providing updates on the progress of the plan, as well as providing articles on Community Workshops. The newspaper ran an article prior to the start of the project providing information about the Comprehensive Plan process and the first Community Workshop. The newspaper also included follow-up stories of each of the two Community Workshops providing results of those meetings, and a story on the Community Activity Day. In addition to the coverage of the Comprehensive Plan, the newspaper continues to provide positive stories about new and upcoming projects in Tell City. Appendix C includes copies of the articles from the Perry County News.

Steering Committee Members Preparing for Community Activity Day

Volunteers Preparing for Community Activity Day

Volunteers Sweeping Sidewalk on Main Street

5
COMMUNITY GOALS AND OBJECTIVES

A. INTRODUCTION

1. FUTURE VISION

The future vision for the development of Tell City to the year 2040 is reflected in the policy statements, goals, objectives, and development review guidelines that follow. These policies, goals, objectives, and guidelines serve as the basis for developing and evaluating future land uses within the community. As the basis, and in conjunction with the Future Land use Map, they also determine the consistency of proposed developments and infrastructure investments with the Comprehensive Plan.

2. VISION STATEMENT

The Vision Statement was developed through input by residents of the community during Community Workshops and by the Mayor and community leaders at Steering Committee meetings held throughout the process. The S.W.O.T. analysis, development of the Goals and Objectives, and development of future projects and recommendations all helped to determine the Vision Statement for the future of Tell City.

The Vision Statement reads as follows:

"Tell City will continue to be, and work to become an even better place, for people of all ages to live, work, play, and visit, building off of the City's charm, small town living, history, and heritage. Tell City will work to continue its strong industrial base, while building up its commercial base, developing a broader entertainment base, and becoming a greater attraction for tourists."

B. POLICIES

Many people think of a comprehensive plan as only a future land use map that determines the location of future developments. While a future land use map may be one of the end products of the Comprehensive Plan, it is not the foundation of the Comprehensive Plan. Throughout the Midwest, the foundation for the Comprehensive Plan is the future vision for the community as expressed in goals, objectives, principles, polices, guidelines, and recommendations. The Indiana state enabling legislation for comprehensive planning (I.C. 36-7-4-500) implicitly recognizes that a plan must be more than a map.

A well-designed plan is based on a set of policies, goals, objectives, and recommendations. These are the essential elements of a good Comprehensive Plan, not the map. Indiana's planning enabling statute recognizes this fact by requiring only three elements in a comprehensive plan. Indiana Code 36-7-4-502 states:

> "A comprehensive plan must contain at least the following elements:
> • A statement of objectives for the future development of the jurisdiction.
> • A statement of policy for the land use development of the jurisdiction.
> • A statement of policy for the development of public ways, public places, public lands, public structures and public utilities."

Governed by a well-enunciated set of objectives and policies, development decisions will be made in a predictable, orderly manner. While these objectives and policies are the foundation for the Tell City Comprehensive Plan, the Plan includes several other elements to assist in the interpretation and application of the objectives and policies. These additional elements of the comprehensive plan are expressly permitted by Indiana Code 36-7-4-502 and 506.

In determining consistency of a development proposal with the comprehensive plan, the Tell City Comprehensive Plan establishes two tests: consistency with the future land use map and consistency with development guidelines. If the first test fails, the second test becomes paramount as the development guidelines are an expression of the development objectives and policies of the community.

The development policies and objectives that follow have been drafted to reflect the input of the community as expressed by residents and community leaders through the Community Workshops and Steering Committee meetings.

1. LAND USE DEVELOPMENT POLICY

In implementing this Comprehensive Plan, the land use development policy for Tell City is to foster orderly growth and development that expands future employment opportunities and meets the living needs of all people while maintaining the integrity of Tell City as a small city and protecting its unique natural and manmade environmental assets. Economic development opportunities will be encouraged to expand job opportunities in and around Tell City, building on the transportation assets of SR 66, SR 37, rail, and the Ohio River. This policy encourages the establishment and expansion of commercial facilities in an orderly and safe manner that reinforces downtown revitalization efforts while serving the needs of residents and visitors. This policy promotes land use practices designed to continue development of Tell City as a desirable place to live, work, and play. This policy encourages residential development that provides the appropriate mix of housing opportunities for all ages and incomes. Development will be encouraged to make the most efficient use of existing and planned infrastructure. The unique historic and natural assets of the community will be preserved

and enhanced for the enjoyment of the community and to strengthen economic development opportunities associated with tourism.

2. COMMUNITY INFRASTRUCTURE POLICY

In implementing this Comprehensive Plan, the community infrastructure policy for Tell City is to develop public ways, public places, public lands, public structures, and public utilities necessary to assure orderly and cost-effective development and to ensure the continued high quality of life for all residents while protecting Tell City's historic heritage and its natural and scenic beauty. This policy promotes infrastructure improvement practices that emphasize maintenance and enhancement of existing facilities, and the expansion of facilities only when such an expansion addresses a specific need (such as the creation of marketable commercial and industrial sites for expanded employment opportunities) and improves the overall cost-effectiveness of the particular public infrastructure system (whether roads, sewers, waterlines, storm water drainage, recreational facilities, etc.). Adequate infrastructure is necessary for all new and expanded development, and new development is to bear the cost of infrastructure improvements that it necessitates whenever possible. Finally, the community should ensure infrastructure decisions enhance community excellence in education and recreation.

C. GOALS AND OBJECTIVES

In addition to the Land Use Development Policy and the Community Infrastructure Policy, the Goals and Objectives for the future development of Tell City fulfill the required elements of a Comprehensive Plan as the statement of objectives for future development of the jurisdiction. The Goals and Objectives include guidance for land use, infrastructure, housing, economic development, transportation, and recreation.

Goals and Objectives were developed based on input from residents and community leaders during Community Workshops and Steering Committee meetings held throughout the planning process. The Goals and Objectives were divided into five distinct categories based on this input. These categories include (1) The Youth and Young Adults, (2) The Baby Boomers and the Aging, (3) Festivals, Events, and Tourism, (4) Jobs, Careers, and Economic Development, and (5) The Community and the Region. One Goal and multiple Objectives were created for each of the five categories.

The Goals and Objectives are listed below by category, along with a brief description about each category. Each Objective is summarized into a simple statement along with more detail based on community input. Behind each Objective is a number representing the total number of votes from the second Community Workshop where these Objectives were prioritized. The Objectives are organized based on these votes, with those with the highest number of votes listed first.

1. THE YOUTH AND YOUNG ADULTS

In many small- to mid-sized communities, opportunities for entertainment, recreation, and jobs for the youth are diminishing. Some may find other, possibly destructive, things to entertain themselves. Others drive to neighboring cities for entertainment as soon as they find a friend with a driver's license. Those that move away for college may not find a reason to come back to the community.

These communities must find ways to be more attractive to their younger residents. When the youth are critical toward their community, they are not going to want to come back later in life and they will not attract other people to the community. Tell City must continue to build upon what it already has in place for the youth and add more opportunities for young adults.

Goal:

Develop entertainment, recreation, and job opportunities that will make the youth of Tell City proud and attract young adults and young families to the city.

Objectives:

- **New entertainment businesses (putt-putt, go-cart, etc.)** • 32

  Encourage new entertainment businesses to open in the city that not only provide a place of entertainment for the youth, but also a place of part-time employment. Examples include putt-putt, go-cart, arcade, laser tag, climbing wall, and zip-line businesses. A multi-use facility, with both indoor and outdoor options for year-round use near or connected to a hotel would be the most ideal in Tell City.

- **Entrepreneurship/small business program** • 25

  Develop an entrepreneurship and small business program that will help young professionals open up small businesses in the city.

- **Professional service jobs for young professionals** • 21

  Attract new professional service businesses, such as small accounting offices, lawyers offices, engineering firms, etc., that will provide employment for young professionals.

- **Mid-rise (4-6 stories) housing for young adults** • 16

  Develop vacant properties near the river for housing for young families, potentially as a mid-rise (4 to 6 stories) structure.

- **Summer sports programs, after school programs, teenage community center** • 14

  Develop and promote activities for teenagers, including summer sports programs, after school programs, and a teenage community center. Potential available space includes the former Junior High Building or Armory Building.

- **Equipment rental and tour guide businesses** • 14

  Encourage the creation of equipment rental and tour guide businesses that will promote the use of Tell City's and the region's resources. These businesses would not only provide outdoor recreational opportunities for residents and visitors of all ages, but could also provide seasonal employment for students.

- **Market to the youth and young adults** • 12

  Market amenities in and around Tell City to the youth and young adults. For example, in addition to marketing the Hoosier National Forest as simply a place to relax with fishing, camping, and horseback riding, market it as a place for physical activities and outdoor sports with canoeing, mountain biking, and hiking as well.

- **Upgrade/expand cinema or move it downtown** • 9

  Upgrade the city's cinema and consider expansion; or consider creating a new facility and moving the cinema downtown.

- **Indoor athletic facility** • 8

    Create an indoor athletic facility for the youth with walking tracks, basketball courts, tennis courts, racketball courts, etc.

- **Par 3 or Municipal Golf Course** • 7

    Develop a par 3 or municipal golf course that is open to everyone.

- **Frisbee Golf Course** • 3

    Develop a frisbee golf course within Tell City, possibly at Hagedorn Park.

- **Roller skating rink** • 3

    Encourage the development of a roller skating rink that is available for events throughout the week and open to the general public on weekends. Place the facility near similar entertainment businesses.

- **Art Gallery/Arts Center** • 2

    Encourage the development of an art gallery or arts center where local artists and students can show off their work and where people from the community can come to take art classes or to paint, sculpt, etc.

2. THE BABY BOOMERS AND THE AGING

Members of the Baby Boomer Generation are at or nearing the age of retirement. This generation, just like younger generations, wants to have opportunities for entertainment, recreation, and housing within their own community. If Tell City does not provide low-maintenance housing options, indoor and outdoor recreation, and shopping opportunities, they may relocate to other communities that do.

Those people above the Baby Boomer Generation, including the parents of the Baby Boomers, are looking for a place where they can easily get to what they need. The aging population needs easy access to quality health care and assistance when needed. This could include smaller, more manageable homes near their families or continuum of care retirement communities.

Goal:

Develop entertainment, recreation, and housing options for those nearing retirement and older so that they can continue to live in the community where they grew up.

Objectives:

- **Athletic facilities for adults** • 34

    Create athletic facilities for adults, such as an indoor facility with walking tracks, tennis courts, basketball courts, etc. or outdoor facilities such as more walking trails, a municipal or par 3 golf course, etc.

- **Downtown grocery or general store** • 34

    Encourage the development of a downtown grocery store or general/convenience store that can provide bread, milk, eggs, and other essentials to residents and people working downtown. Encourage its location to be near the 7th Street Corridor in anticipation of the future plans for residential development in this area.

• **Mid-rise (4-6 stories) housing for baby-boomers and the aging** • 33

Develop vacant properties near the river for housing for baby-boomers and the aging, potentially as a mid-rise (4 to 6 stories) structure.

• **Senior Citizens Center** • 14

Construct a new Senior Citizens Center where seniors can gather for activities. Locate the Center in an area that is easily accessible to the greatest amount of seniors possible and is conveniently located to other activities, such as in the 7th Street Corridor area that would provide walking opportunities and is in close proximity to planned senior living facilities.

• **Par 3 or Municipal Golf Course** • 12

Develop a par 3 or municipal golf course that is open to everyone.

• **Continuum care retirement community** • 11

Work with developers and encourage the development of a continuum care retirement community (CCRC), preferably in a place near downtown or any other area that is in close proximity to grocery stores, restaurants, and other commercial space.

• **Vacant properties and housing for baby-boomers** • 9

Inventory vacant properties and houses in close proximity to necessities and encourage their redevelopment. Promote these properties and structures as housing for baby-boomers.

• **Bookstore** • 7

Encourage the development of a bookstore downtown where the community can gather with available Wi-Fi. Consider including a coffee shop within the bookstore.

• **Use Schergens Center for senior activities** • 6

Encourage local organizations and businesses that work with seniors to use the Schergens Center for activities, such as senior dances, bingo night, and physical activities.

• **Aging-in-place facilities** • 5

Work with developers and encourage the development of aging-in-place facilities, with retail on lower floors and condo or loft type housing above.

• **Loft apartments above existing businesses** • 4

Remove restrictions that limit businesses from creating loft apartments in upper floors of downtown buildings. Encourage development of loft apartments above existing businesses and encourage those looking to downsize to move into these lofts.

• **Event planning** • 4

Expand on the services of the Lincoln Hills Development Corporation's event planning. Encourage the addition of more special events for groups to travel to from Tell City.

• **Nursing homes** • 2

Encourage the development of more nursing homes.

- **"Small town" benefits with an abundance of amenities** • 0

  Market Tell City as a community with "small town" benefits, but also an abundance of amenities.

3. FESTIVALS, EVENTS AND TOURISM

Entertainment can come in many forms. Festivals, such as the Schweizer Fest, and other special events can entertain people of all ages. They can also attract people from other communities, and are a way to show off what Tell City has to offer.

Tourism plays a big role in some communities in southern Indiana and western Kentucky. Tell City could take advantage of this and attract people who are visiting neighboring communities. Whether it's visitors to Holiday World, French Lick/West Baden, or the many festivals of Owensboro, Tell City could become another stop on a family trip or a place to stay for the week.

Goal:

Continue to promote existing festivals and other special events, and develop new tourist destinations and events to attract people to Tell City.

Objectives:

- **Add marina on Ohio River** • 35

  Consider developing a marina on the Ohio River for easy river access with boat slips, a small convenience store, and gas tanks.

- **Hold festivals/special events near the riverfront** • 31

  Create festivals and/or special events held near the river and 7th Street Corridor.

- **Better market Tell City** • 26

  Market Tell City as the center of a region to areas throughout southern Indiana and western Kentucky, including brochures at rest stops along I-64 and throughout Evansville and Louisville.

- **More hotels** • 22

  Encourage new hotels to develop within Tell City to take advantage of the summer tourism to Perry County and surrounding counties.

- **Upgrade/expand cinema or move it downtown** • 18

  Upgrade the city's cinema and consider expansion; or consider creating a new facility and moving the cinema downtown.

- **Grow existing and add new festivals and events** • 12

  Continue to grow and develop the Schweizer Fest and consider other special events and festivals that promote the Swiss-German heritage of Tell City.

- **Use existing rail lines for tourism** • 12

  Through the Perry County Port Authority, consider using existing rail lines for tourism.

• **Sports complex for local use and regional tournaments** • 10

Develop a centralized sports complex for baseball, softball, and soccer, available for local organizations and schools, as well as regional tournaments.

• **Move Farmers Market to riverfront** • 10

Expand and move the Farmers Market to a location near the River and Sunset Park, potentially at the new depot and Welcome Center.

• **Riverfront concerts and special events** • 10

Add a concert series and other special events, such as plays, art shows, etc., along the riverfront during the spring, summer, and fall.

• **Evening and Saturday business hours for downtown businesses** • 9

Encourage businesses downtown to expand their business hours, particularly to stay open all day and into the evening on Saturdays, which should draw more people to downtown.

• **Public relations campaign to promote the city** • 8

Develop a public relations campaign to promote the city, focusing on quality of life and regional resources such as the Hoosier National Forest and Ohio River.

• **Move existing Ohio River boat access** • 6

Improve existing and/or pursue additional locations for boat access to the Ohio River.

• **Expand the trail system** • 4

Further expand the trail system as outlined in the County's Greenway Plan.

• **Determine identity/niche** • 3

Determine an identity/niche to help promote Tell City.

• **Neighborhood parks, playgrounds, gardens** • 3

Consider the development of small neighborhood parks on vacant properties within the city. This could include small playgrounds for children, community gardens, or benches, trees, and charcoal grills for the adults.

• **Sidewalks to parks** • 3

Ensure sidewalks exist and are well maintained in neighborhoods surrounding community parks.

• **Adopt-a-spot program** • 2

Consider developing an adopt-a-spot and/or adopt-a-park program to help in maintaining streets, medians, parks, etc.

• **Mural fund and committee** • 2

Create a mural fund and committee that is responsible for maintaining the existing murals on the floodwall and finding future sites and artists for additional murals throughout the City.

• **Expand and better maintain parks • 1**

Analyze the park system through an inventory of what is existing, a determination of what is needed, and a plan for better and more efficient maintenance. Consider using neighborhood volunteers or county inmates to help in the maintenance of parks.

• **Wayfinding signage for parks • 1**

Add signage throughout the community pointing out distance and direction to community parks. Include time in minutes to get to the parks by walking and biking to encourage more people to walk or bike rather than drive to the parks.

• **Docking space for riverboat stopovers • 1**

Create docking space where riverboats can stopover. Place it near Sunset Park and the 7th Street corridor so that visitors can have easy access to the planned development in that area.

• **City sports leagues and tournaments • 0**

Through the Parks and Recreation Department, create City sports leagues and tournaments, such as 3 on 3 basketball tournaments, softball leagues, etc.

4. JOBS, CAREERS AND ECONOMIC DEVELOPMENT

The recent economy has affected job growth for communities throughout the United States. Many small communities are being hit the hardest. However, there are signs of recovery. Tell City should take advantage of every opportunity for economic development and job growth, focusing on strong and growing industries. Continuing to build on the health care industry, increasing tourism, and attracting employers with jobs for young professionals will help build Tell City's economy and create job growth.

Goal:

Continue to support the strong businesses in Tell City, such as the health care industry, and attract new and different types of businesses that provide a range of employment opportunities, especially for young adults and families.

Objectives:

• **Develop 7th Street Corridor • 42**

Continue plans to develop the 7th Street Corridor along the riverfront, including development of a depot as a welcome center, hotel(s), housing, and other commercial development.

• **Add a car dealership, building supply store, small department store • 29**

Encourage a new car dealership, a building supply store, and a small department store, such as a Kohl's or JC Penney store that carries clothing and some household items, to locate in Tell City.

• **School programs to train students for particular jobs in Tell City • 24**

Encourage existing businesses, particularly manufacturing businesses, to work with Tell City High School, Perry County Learning Academy, and IVY Tech to develop programs specific to potential jobs in the community. Create more AP programs at Tell City High School so that students may earn college credits.

- **Commercially focused position for business attraction** • 18

  Consider the creation of a new position within the Perry County Development Corporation, the Perry County Chamber of Commerce, or the Tell City Economic Development Commission that focuses solely on attracting commercial development and commercial businesses to Tell City. Consider pooling funds between the different organizations for this new hire. Use this position to identify existing vacant commercial structures and vacant land available for the construction of new commercial space.

- **Shovel-ready industrial sites** • 11

  Increase the number of shovel-ready industrial sites in and around Tell City.

- **Add post-secondary or continuing education options** • 11

  Work with Ivy Tech to expand their curriculum and/or work with ITT Tech, Vincennes University, Oakland City University, and other local technical schools and colleges to try to attract a small technical school or satellite programs. Potential available space includes the former Junior High Building or Armory Building.

- **Free Wi-Fi downtown** • 11

  Create free Wi-Fi access downtown available to everyone and all businesses. This should help attract people and businesses downtown. Make this free Wi-Fi available along the 7th Street corridor as well to help attract new development.

- **Facility promoting craftsmen and woodworkers** • 11

  Develop a facility for the promotion of craftsmen, woodworkers, etc. where furniture and other crafts can be made and sold.

- **Incubator space** • 9

  Create incubator space for small businesses, entrepreneurs, etc. to help new small businesses get started within the community.

- **Reuse vacant lots, especially downtown** • 5

  Consider creative uses for existing vacant lots throughout the City, but especially downtown.

- **Promote existing rail system to manufacturers** • 3

  Through the Perry County Port Authority and Perry County Development Corporation, promote the city's existing rail system to manufacturers to entice them to develop within the city.

- **Promote/expand Work One** • 2

  Increase workforce development by better promoting and expanding Work One.

- **Reuse old industrial buildings for data centers** • 1

  Promote and utilize old industrial property and buildings for data centers and other service type businesses.

- **Develop and promote Leadership Perry County** • 1

  Continue to develop and promote the Leadership Perry County program to shape new leaders in Tell City and Perry County.

5. THE COMMUNITY AND THE REGION

Tell City is not on an island, secluded from surrounding communities. It must take advantage of the resources and other communities around it to market itself. The Ohio River and Hoosier National Forest are major draws for the region. Only 30 minutes from Santa Claus, Indiana and Hardinsburg, Kentucky; 45 minutes from Owensboro, Kentucky; and minutes from several small Ohio River communities, Tell City could market itself as the center of a much larger region. As families make trips to any of these other destinations, they are always looking for places to stay and other things to do. Tell City must find its niche that is different than what is around it, such as promoting the Ohio River and the Scenic Byway, the Hoosier National Forest, and the strong Swiss-German heritage.

Goal:

Promote the strengths of Tell City and the resources surrounding the community. Determine a niche that separates Tell City from other communities in the area, but is also complementary to other attractions in the region.

Objectives:

- **Annexation** • **41**

  Consider annexation as a way to increase the tax base for the city, especially in areas where city infrastructure is already in place or is planned for the near future.

- **Regional marketing, collaboration, and business attraction** • **21**

  Work with other communities in neighboring counties, including communities across the river, to develop a regional concept through marketing, collaboration of events, and to attract specific businesses to the area.

- **Enforce ordinances that prevent unsightly properties** • **21**

  Create and/or better enforce ordinances that prevent properties from becoming unsightly. Focus on the poor conditions of some homes and yards, especially those that are currently sitting vacant, homes with an overabundance of pets, and the long term parking of boats, campers, trailers, busses, and recreational vehicles in front yards and on streets.

- **Mixed-use development near riverfront** • **19**

  Consider rezoning or creating a Zoning Overlay District along the 7th Street corridor and river to allow for a mix of uses, such as retail, office, multi-family, and single-family houses. Consider creating a Form Based overlay district or at least create design standards that ensure specific design criteria for a variety of uses.

- **Main Street Program** • **18**

  Pursue the development of a Main Street Program for downtown.

- **Downtown Merchants Association** • **18**

  Develop a Downtown Merchants Association or similar organization so that downtown businesses can work together to promote and beautify the downtown, and coordinate special events and sales that will attract city residents to downtown businesses.

• Entryways and signage • 17

Develop entryways and signage into the city supported by community organizations, the city, and school organizations, either financially or through maintenance and clean up of the entryway. Especially consider entryways from I-64 and on Mozart Street at SR 237.

• Main St. Improvements from Tell St. to Humboldt St. • 14

Make improvements to sidewalks, street lighting, signage etc. on Main Street from Tell Street to Humboldt Street to develop a cohesive feel to the corridor.

• Better enforce Zoning Ordinance • 9

Better enforce the Zoning Ordinance, potentially by creating a full-time position for the Zoning Enforcer instead of a part-time position.

• Bike lanes, medians, and widened sidewalks • 9

Take advantage of the city's system of wide streets by adding more bike lanes throughout the community, creating medians in some locations with street trees to help beautify some areas, or widening sidewalks to provide outdoor seating space for businesses and restaurants, etc.

• Civic leaders to lobby State Legislature • 8

Develop a civic leader group that can lobby State Legislature on behalf of the City.

• Revisit Zoning Ordinance to allow lofts, outdoor seating, etc. • 7

Revisit the Zoning Ordinance and make edits such as allowing for loft apartments, outdoor seating on sidewalks, etc.

• Wastewater Treatment Solution at I-64 and SR 37 • 6

Work with Perry County officials and the Perry County Development Corporation to find a feasible solution to the lack of wastewater treatment at the I-64/SR 37 interchange, which hinders commercial and industrial development.

• RV park near the river • 6

Add an RV park near the river, either near the 7th Street corridor or north of Lafayette Street and west of Main Street.

• Collaboration between Tell City, Cannelton, and Troy • 5

Build up the collaboration between Tell City, Cannelton, and Troy to make best use of all resources.

• Save and rehabilitate historic structures through Historical Society • 4

Through the Historical Society, continue to save and rehabilitate the city's historic structures; increase the membership of the Historical Society to help provide more means for rehabilitation.

• Facade program • 3

Develop a facade program to encourage and assist businesses downtown in making upgrades to the fronts of their buildings.

- **Re-evaluate FIRM maps** • 2

  Re-evaluate the FIRM maps developed by FEMA to determine their appropriateness along Windy Creek. Suggest updates and edits to ensure that parcels in and out of the floodplain in that area are appropriately mapped.

- **Tell City Hall of Honor** • 1

  Create a "Hall of Honor" displaying successes and successful people that have lived in/continue to live in Tell City. Use existing or planned space for the "Hall of Honor" such as the Historical Society Museum or the planned visitor's center near the 7th Street corridor.

- **Sidewalk program** • 0

  Develop a sidewalk program that will help citizens make improvements to the sidewalks in front of their homes. Many people are unaware that sidewalk maintenance is the responsibility of the property owner. Many cities have developed 50/50 programs where the city puts up 50% of the cost and the property owner puts up 50% of the cost to rehabilitate sidewalks.

- **Expand opportunities to rehab existing residential structures** • 0

  Expand on opportunities to rehabilitate existing residential structures, such as making low interest loans available, reducing permitting fees for rehabilitation projects and/or increasing fees for new construction, etc.

- **Gated community** • 0

  Encourage the development of a gated community, providing an option for residents wanting a more secluded lot close to the city.

D. GUIDELINES

In addition to the Land Use Development Policy Statement, the Public Infrastructure Policy Statement, and the Development Objectives Statements (Goals and Objectives), the following guidelines are to be used to determine consistency of proposed developments and infrastructure investments with the Comprehensive Plan. The Guidelines are divided into four categories: Land Use Development, Development Infrastructure, Environmental, and Government. They provide common development practices for a community the size of Tell City.

1. LAND USE DEVELOPMENT

a. Residential Uses

R-1: Ensure new residential development is compatible with existing, abutting residential or non-residential development in size, height, mass, and scale.

R-2: Ensure adequate buffering and screening (fences, walls or other physical barriers, vegetation, or physical separation) or other techniques (location of structure, windows and balconies) that mitigate nuisances (automobile lights, outdoor lighting, illuminated signs, loud noises, vibration, dust, vehicle fumes, junk, outdoor storage, parking lots, etc.) when new residential development abuts existing higher density residential uses or existing non-residential uses.

R-3: Encourage the design of new residential development to provide adequate lot sizes and shapes for housing, to preserve trees to the extent practical, to use natural drainage channels where possible, to discourage speeding on streets, and to provide amenities such as sidewalks, curbs, trees, and other vegetation.

R-4: Evaluate residential development on the basis of the following gross densities:
- Low: Up to four dwelling units per acre.
- Medium: Greater than four and up to eight dwelling units per acre.
- High: Greater than eight dwelling units per acre.

R-5: Prohibit new residential development in wetlands.

R-6: Prohibit new residential development in the 100-year floodplain to the extent possible.

R-7: Limit residential development to the "medium" or "low" density category when the site has other environmental constraints such as steep slopes.

R-8: Limit residential development to the "low density" category in areas outside of the City limits.

R-9: Limit residential development to the "medium density" or "low density" categories within the City limits where the typical urban grid pattern (city block) does not exist.

R-10: Limit residential development to the "medium density" or "high density" categories where the typical urban grid pattern (city block) exists.

R-11: Limit mobile homes to mobile home parks with appropriate screening and buffering to ensure compatibility with surrounding uses.

R-12: Encourage innovative residential developments that mix housing types and densities.

R-13: Permit innovative housing types and designs that enable infill housing on vacant lots while remaining compatible with adjacent residential uses.

R-14: Encourage innovative mixed-use developments that include a mix of housing types and commercial and office uses.

b. Office Uses

O-1: When applicable, encourage the reuse of vacant office buildings, especially downtown, over the creation of new developments.

O-2: Ensure new office development is compatible with existing, abutting residential, or other non-residential development in size, height, mass and scale.

O-3: Ensure adequate buffering and screening (fences, walls or other physical barriers, vegetation, or physical separation) or other techniques (location of structure, windows and balconies) that mitigate nuisances (automobile lights, outdoor lighting, illuminated signs, loud noises, vibration, dust, vehicle fumes, junk, outdoor storage, parking lots, etc.) when new office development abuts existing residential uses or residentially zoned areas, or abuts other existing non-residential uses.

O-4: Ensure office building setbacks, parking locations, signage, and lighting are compatible with any abutting residential use or residential zoning district.

c. Commercial Uses

C-1: When applicable, encourage the reuse of vacant commercial buildings, especially downtown, over the creation of new developments.

C-2: Ensure new commercial development is compatible with existing, abutting residential, or other non-residential development in size, height, mass and scale.

C-3: Encourage commercial uses serving residential areas (such as nondurable and convenient goods sales and personal services) to be located within or adjacent to residential areas.

C-4: Encourage commercial uses serving the greater community (such as durable goods sales, land-extensive uses, structures over 10,000 square feet and auto-oriented retail uses) to be located on "arterial" streets.

C-5: Ensure retail development is compatible with existing, abutting residential development or residentially zoned areas in size, height, mass, and scale.

C-6: Ensure adequate buffering and screening (fences, walls or other physical barriers, vegetation, or physical separation) or other techniques (location of structure, windows and balconies) that mitigate nuisances (automobile lights, outdoor lighting, illuminated signs, loud noises, vibration, dust, vehicle fumes, junk, outdoor storage, parking lots, etc.) when new or expanded commercial development abuts existing residential uses or residentially zoned areas, or abuts office uses.

C-7: Ensure commercial building setbacks, parking locations, signage, and lighting are compatible with any abutting residential use or residential zoning district.

C-8: Limit outdoor storage and displays when commercial uses are adjacent to residential, office, and other commercial uses.

C-9: Prohibit non-premises signs (i.e., billboards) in commercial and commercially zoned areas.

C-10: Locate businesses serving or selling alcoholic beverages away from residential uses and community facilities such as parks, schools, public buildings, medical facilities, churches, and other public/quasi-public institutions.

C-11: Confine adult entertainment or the sale of adult materials to industrial zones with adequate separation from residential uses, parks, schools, public buildings, medical facilities, churches, and other public/quasi-public institutions.

C-12: Provide financial incentives and regulatory waivers to encourage the reuse and occupancy of vacant structures throughout Tell City.

d. Industrial Uses

I-1: When applicable, encourage the reuse of vacant light industrial buildings, especially along the northern portion of the 7th Street Corridor, over the creation of new light industrial developments.

I-2: Encourage heavy industrial uses to locate in the Perry County Industrial Park South or the Perry County Industrial Park Riverview.

I-3: Ensure adequate buffering and screening (fences, walls or other physical barriers, vegetation, or physical separation) or other techniques (location of structure, windows and balconies) that mitigate nuisances (automobile lights, outdoor lighting, illuminated signs, loud noises, vibration, dust, vehicle fumes, junk, outdoor storage, parking lots, etc.) when new or expanded industrial development adjoins existing residential uses or residentially zoned areas, or adjoins other existing non-residential uses.

I-4: Ensure industrial building setbacks, parking locations, signage, and lighting are compatible with any abutting residential use or residential zoning district.

I-5: Prohibit the outdoor display or storage of materials in light industrial use areas.

I-6: Confine the sale, repair, and storage of trucks, trailers, modular homes, boats, and farm equipment to industrial areas and zones.

e. Public/Quasi-Public

P-1: Locate or expand public and quasi-public facilities where there is a demonstrated need.

P-2: Ensure public/quasi-public development is compatible with existing, abutting residential development in size, height, mass and scale.

P-3: Ensure adequate buffering and screening (fences, walls or other physical barriers, vegetation, or physical separation) or other techniques (location of structure, windows and balconies) that mitigate nuisances (automobile lights, outdoor lighting, illuminated signs, loud noises, vibration, dust, vehicle fumes, junk, outdoor storage, parking lots, etc.) when new or expanded public/quasi-public uses abut existing residential uses or residentially zoned areas.

P-4: Ensure public/quasi-public building setbacks, parking locations, signage, and lighting are compatible with any abutting residential use or residential zoning district.

P-5: Give priority to the maintenance and improvement of recreation facilities at existing parks before acquiring additional park land.

P-6: Ensure the improvement of recreation facilities with a demonstrated need that serves the residents of Tell City and that does not duplicate other facilities in Tell City.

P-7: Improve pedestrian and bicycle access to and within existing parks, historic area, and natural areas.

P-8: Emphasize the expansion of existing parks over the acquisition of new parks to address the recreation needs of Tell City residents.

P-9: Take advantage of opportunities to expand parkland when such parcels become available adjacent to existing parks, provided such parkland meets a demonstrated need and can be adequately developed and maintained.

P-10: Provide neighborhood parks that are accessible (1/4-mile walking radius and 1/2-mile biking radius) to community residents ensuring the parks are of a minimum size (at least one acre) to accommodate typical neighborhood recreational facilities and to facilitate park maintenance.

2. DEVELOPMENT INFRASTRUCTURE

a. Transportation

T-1: Ensure all development and land use changes are served by adequate streets that have the capacity to accommodate the site-generated traffic.

T-2: Ensure existing sidewalks are adequate and encourage sidewalks in all new developments.

T-3: Connect neighborhoods to educational and recreational facilities, neighborhood retail and office uses, and to churches and other public/quasi-public uses by providing sidewalks. Also, consider bike lanes connecting some locations.

T-4: Provide adequate access to, from, and through development for the proper functioning of streets, walkways, and bikeways, and for emergency vehicles.

T-5: Avoid the creation of streets or traffic flows for higher intensity uses through low intensity use areas.

T-6: Ensure adequate access control, location, and design of driveways along arterial streets to reduce vehicle conflicts and to preserve traffic carrying capacity while providing access to abutting properties.

T-7: Provide adequate off-street parking and loading for the type and intensity of proposed uses and for the mode of access to the development.

T-8: Give preference to the preservation of existing transportation facilities over the construction of new, extended, or expanded transportation facilities.

T-9: Give priority to maintaining and upgrading existing roadways, especially near vacant commercial and industrial land and structures, over creating new or expanding roadways.

T-10: Confine through-trucks to collector and arterial streets.

b. Sewage Treatment and Collection System

S-1: Maintain the existing sewage treatment plant and sewage collection system so that they can adequately accommodate existing development.

S-2: Ensure all development and land use changes are served by an adequate centralized sanitary sewer system that has the capacity to accommodate the magnitude and type of the site-generated liquid waste effluent.

S-3: Take advantage of opportunities to strengthen the economic performance of the sewage treatment and collection system through new development tap-ins and minor trunk line extensions.

S-4: Examine the rate structure of the sanitary sewer system on an annual basis to ensure sufficient revenues to operate and maintain the system.

S-5: Examine the financial policies regarding sanitary sewer tap-ins and lateral line extensions to ensure new development pays its own way.

S-6: Prohibit any new development involving on-site sewage treatment systems (septic tanks with lateral field, holding pits, etc.) with the exception of industrial pretreatment facilities.

S-7: Continue to work towards the separation of the combined sanitary sewer and stormwater sewer lines and the elimination of sewer overflows into streams and rivers.

c. Potable Water Treatment and Distribution System

W-1: Ensure the water filtration plant and distribution lines are adequately maintained for existing development while taking advantage of new development tap-ins and minor main extensions that improve the economic performance of the drinking water system.

W-2: Examine the rate structure of the water treatment and distribution system on an annual basis to ensure sufficient revenues to operate and maintain the system.

W-3: Ensure all development and land use changes are served by adequate potable water facilities that have the capacity to accommodate the domestic and fire needs of the proposed development.

d. Stormwater Drainage

D-1: Explore the management structures, capital costs, and financing mechanisms associated with the improvement of natural and manmade drainage systems to adequately accommodate storm water flows.

D-2: Ensure adequate stormwater retention/detention facilities in conjunction with any new or expanded development to prevent increased water flows onto abutting property.

D-3: Examine the adequacy of flood protection facilities and define appropriate actions to address deficiencies.

3. ENVIRONMENTAL

E-1: Restrict development in the 100-year floodplain by prohibiting new or expanded structures except when no increase in flood elevation and velocity will result and when the area of floodwater storage will not be reduced.

E-2: Prohibit new residential dwellings in the 100-year floodplain unless the first occupied floor is above the 100-year flood elevation, utilities to the house have appropriate flood proof design, and year around access is available to the dwelling above the 100-year flood elevation.

E-3: Avoid alterations or significant modifications to natural stream channels unless flooding is reduced, any increase in erosion or flood velocity will not affect other areas, and only minor impacts will occur to wetlands or endangered species.

E-4: Use best management practices for erosion and sedimentation control during and after site preparation.

E-5: Buffer streams and lakes to prevent water quality degradation.

E-6: Protect, to the extent economically feasible, historic structures that have recognized historic, cultural, and architectural value.

E-7: Protect, to the extent possible, areas of endangered species, wetlands, public parks, unique natural areas, and other areas with significant natural features.

4. GOVERNMENT

G-1: Develop a comprehensive, coordinated, and continuing economic development program for Tell City and Perry County for the retention and attraction of businesses.

G-2: Support the creation of more skilled and high-tech jobs in Tell City by targeting basic industries with skilled and high-tech jobs and by providing the infrastructure and trained labor force to support such industries.

G-3: Promote effective communication between city and county governments, chambers of commerce, and economic development organizations to market available and potential industrial and commercial sites for business retention and attraction.

G-4: Provide financial incentives (low interest loans, public infrastructure improvements, and tax incentives) to encourage the reuse of vacant industrial, commercial, and office structures and properties in and adjacent to Tell City.

G-5: Develop appropriate marketing strategies to promote the assets of Tell City to encourage economic development and to promote tourism.

G-6: Develop a program to provide adequate infrastructure to existing and proposed industrial and commercial sites to ensure suitable sites for immediate occupancy.

G-7: Work with educational institutions in the region to develop educational programs to train and retrain the labor force to match the workforce needs of emerging businesses.

G-8: Provide incentives (such as low cost rehabilitation loans) and enforcement (such as building and property condition enforcement targeted at absentee property owners) to address decaying, blighted, deteriorated, or abandoned properties while ensuring sensitivity to the economic capacity of the residential property owner.

G-9: Determine the status of ownership of blighted/decaying properties and work with owners to enhance the appearance of these properties.

G-10: Provide incentives (low interest rehabilitation loans, historic structure tax reductions, infrastructure improvements, etc.) to encourage adaptive reuse of historic structures.

G-11: Continue downtown revitalization efforts that encourage the cooperation and interaction between downtown business owners and occupants, provide incentives for the rehabilitation of structures in downtown, provide improved streetscape and adequate off-street parking, and facilitate the marketing of downtown.

G-12: Develop a streetscape program to improve the visual appearance of Tell City focusing on downtown and outward from the downtown area.

G-13: Provide incentives (such low cost interest loans and public infrastructure improvements) to improve the maintenance of older building exteriors.

G-14: Continue to implement programs to assist in housing maintenance, rehabilitation, and new construction for low- and moderate-income families, the disabled, and the aging population.

G-15: Continue communication and cooperation between the community and school system.

6

RECOMMENDATIONS AND IMPLEMENTATION

After completion of the Community Profile, Existing Conditions and Analysis, and Goals and Objectives, as well as the numerous Community Workshops and Steering Committee meetings, the recommendations for the future of Tell City could be created. During the final three Steering Committee meetings, the group discussed future potential projects and the Future Land Use Map. Planners from Bernardin, Lochmueller, & Associates provided alternatives for future land uses and the locations of potential projects based on the analysis of the existing conditions. Ultimately, the Steering Committee members decided on the future land uses and project locations for Tell City.

The Recommendations are divided into two sections: Priority Projects ("Top 10" list) and Recommendations by Focus Area (Economics, Quality of Life, Community Infrastructure, Public Safety, Environment, Transportation, and Land Suitability). The Priority Projects were developed in detail by the Steering Committee over the last three Committee meetings. The Recommendations by Focus Area include the Priority Projects and other projects mentioned during the planning process that are less vital than the "Top 10" list.

A. PRIORITY PROJECTS

A list of Priority Projects (a "Top 10" list) was developed from the Goals and Objectives. The purpose of creating a Priority Projects list is to provide detail on particular projects. Each project includes a timeframe for completion, a detailed location, required policy changes and/or city commitments, estimated costs, potential funding sources, and a responsible organization(s) that will be accountable for seeing each project through. Providing this detail gives the community a clearer vision on how to implement the Comprehensive Plan. The "Top 10" list includes nearly 30 projects as some projects are grouped based on location or desire to complete projects simultaneously.

TELL CITY COMPREHENSIVE PLAN

1A. ANNEXATION STUDY AND ZONING ORDINANCE/MAP UPDATES

a. Project Details

There are multiple reasons a community should consider annexation of property outside of city limits. In Tell City, considering annexation is important to increase the city's tax base, especially in areas where city services and utilities are already supplied or in areas where County residents would like to have access to certain city services. Annexation should also be considered to generally increase the size of the city. The population of Tell City has decreased since 1980 from 8,704 to 7,272 in 2010. Annexation of specific neighborhoods will increase the city's population.

Tell City should develop a detailed annexation report in order to determine the best areas to annex. The report would provide detailed data regarding the costs and benefits of annexing particular areas. A review of the previous annexation study completed in 2007 will help with the process, but a new report with updated information should be developed. Figure 10 shows the annexation areas from the 2007 report.

In addition to annexation, a review and updates to the existing Zoning Ordinance and Zoning Map would also benefit Tell City. The current Zoning Ordinance, like many Zoning Ordinances in communities of similar size, is focused on specific districts within the City. These districts divide the City into residential, commercial, and manufacturing zones. This type of zoning segregates uses from each other and limits mixing densities in most areas. The current Zoning Ordinance does include a Mixed Use zoning district located along 12th Street between Payne Street and Washington Street. It includes all of the lots fronting onto 12th Street. The purpose for this district is to accommodate a mix of residential and business uses on adjacent lots, on the same lot, or in the same structure. Updates to the Zoning Ordinance and Zoning Map should include additional areas with a Mixed Use zoning district designation. Some of the other Priority Projects and the Future Land Use Map give specific examples of where these areas should be located.

b. Location

The exact locations of annexation areas and zoning district changes will be determined after a detailed planning process (Figure 10 shows the locations that were previously considered for annexation). Other Priority Projects listed below and the Future Land Use Map provide details about the location of some potential changes to the Zoning Map. For example, a mixed use zoning district should be located along the 7th Street Corridor from Franklin Street to Blum Street that allows for a mix of residential and commercial uses, as well as a mix of densities. More details can be found in Priority Project #3. Other mixed use zoning districts should be located along Main Street, 12th Street, Payne Street, and Tell Street.

Annexation Study and Zoning Ordinance/Map Updates

Priority
- #1A

Location
- N/A

Phasing
- Short Term - 0-5 years

Responsibility
- Mayor
- City Council
- Plan Commission

Policy Changes/City Commitments
- RFP to Consultants

Funding Sources
- City Funds

Estimated Cost to the City
- Annexation Report: $25k - $50k
- Zoning Updates: $10k - $50k

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c. Phasing

Developing an Annexation Report and making updates to the Zoning Ordinance and Zoning Map are the highest priority projects as determined by the Steering Committee. These projects should be started and completed in the short term (less than five years) to allow for the proper development of some locations in the future. Changes to the Zoning Ordinance are a prerequisite to some of the other developments proposed in this Priority Projects list.

d. Responsibility

The Mayor should take the lead in pushing to get an Annexation Report completed and updates to the Zoning Ordinance and Zoning Map made. A consulting firm may need to be hired to complete the report and updates. The Plan Commission should work with a consulting firm when these documents are created. Ultimately, it will be up to the City Council to approve the completion of an Annexation Report and updates to the Zoning Ordinance and Map with the Plan Commission's recommendation that they be approved.

e. Policy Changes/City Commitments

The Mayor and Plan Commission should discuss the hiring of a consulting firm and send out requests for proposals to complete the Annexation Report and make updates to the Zoning Ordinance and Zoning Map. The Mayor and Plan Commission should be involved in the development of the report and updates with the consultant.

f. Funding Sources

No grants are readily available for the creation of an Annexation Report or Zoning Ordinance updates. City funds would have to be budgeted for these projects.

g. Estimated Cost to the City

An Annexation Report prepared by a consulting firm could cost between $25,000 and $50,000 depending on the detail requested in the report. The actual cost to annex areas would be determined by the Annexation Report and depends upon the location of utilities in relation to the areas proposed to be annexed.

Updates to the Zoning Ordinance and Map would have a minimal cost if completed in-house by the Plan Commission and City staff. If a consulting firm were to complete the updates, the cost could range from less than $10,000 for minor updates to $50,000 or more for an update to the entire Zoning Ordinance.
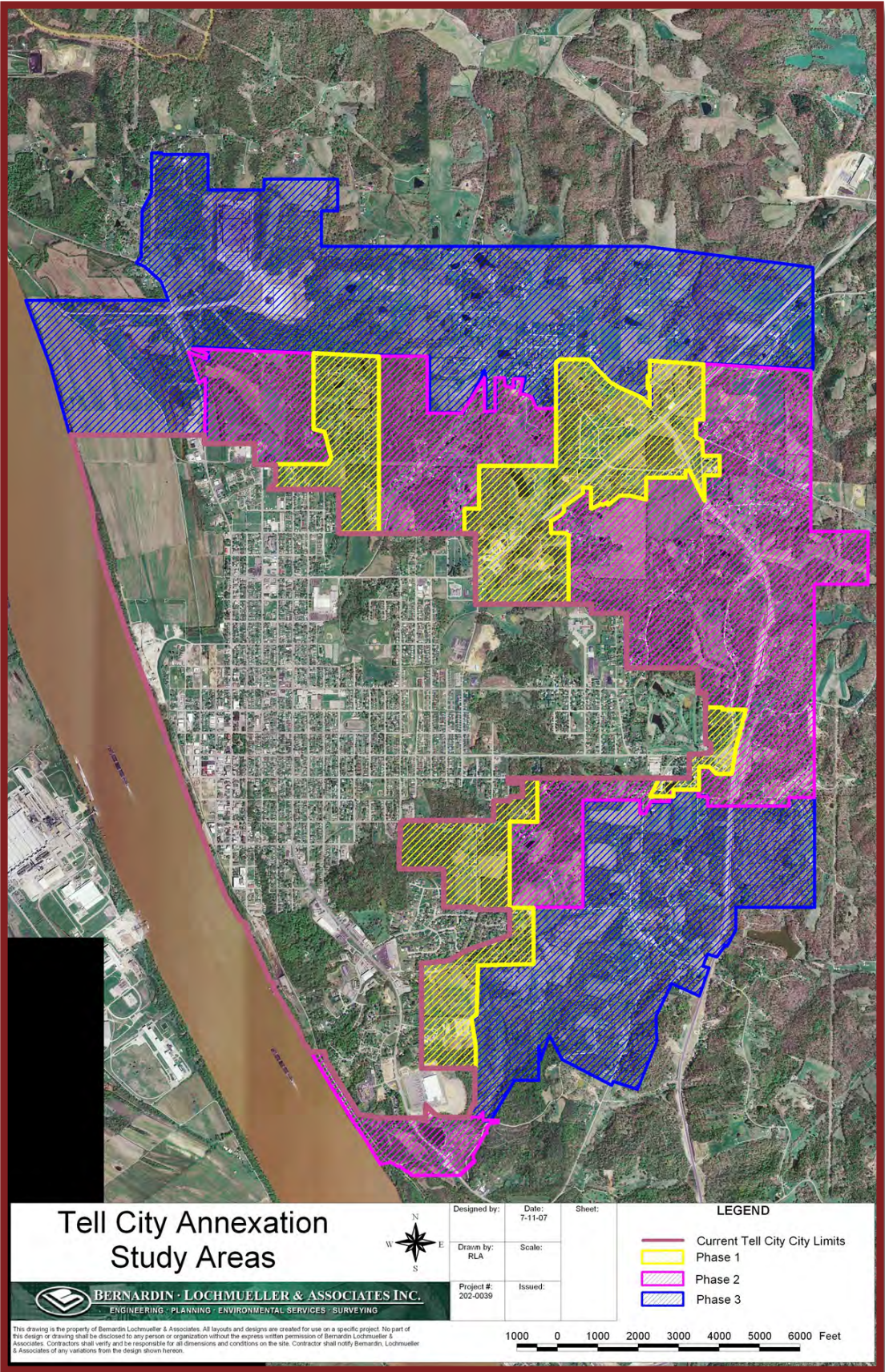
Figure 10: Annexation Areas from 2007 Annexation Study

1B. NEW FIRE DEPARTMENT SUBSTATION

a. Project Details

A new Fire Department Substation has been discussed to help provide additional fire protection within the city. This discussion was started prior to the beginning of the Comprehensive Plan process. The substation would include at least two additional fire trucks that could provide more protection for residents and businesses on the east and north sides of the city. Currently, all runs by the Fire Department are from the single Fire Station at 12th Street and Mozart Street.

b. Location

The location of the new Fire Department Substation should be in the northern or eastern portions of the City to provide quicker response times in that area. One potential location would be at the former Armory building at Tell Street and 33rd Street on the City's east side. The Mayor should work with the Fire Chief to determine the most appropriate location.

c. Phasing

Discussion has already begun regarding this project. If funding becomes available, this project should be completed in the short term (less than five years).

d. Responsibility

The Mayor, Fire Chief, and Assistant Chief should work together to secure a location and funding to get this project completed.

e. Policy Changes/City Commitments

No policy changes are required to locate a Fire Department Substation. The Mayor and Fire Department must work together to determine a location for the Substation and what type of funding source should be used for construction.

f. Funding Sources

The U.S. Department of Homeland Security makes available several grants for local fire departments, including the Assistance to Firefighters Grant. Accessing the Department of Homeland Security website provides information about the availably of this grant. Other grant options may also be available. The Indiana Department of Homeland Security or Indiana Department of Natural Resources may be contacted for potential funding sources. The website www.firegrantshelp.com is another resource that could provide potential funding sources.

New Fire Department Substation

Priority
- #1B

Location
- Northern or eastern part of City

Phasing
- Short Term - 0-5 years

Responsibility
- Mayor
- Fire Department

Policy Changes/City Commitments
- None

Funding Sources
- Grants
- City Funds

Estimated Cost to the City
- None

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g. Estimated Cost to the City

The total cost of building a Fire Department substation is dependent upon whether an existing building is being reused or a new facility is constructed. A newly constructed facility could range from around $300,000 for a small, steel construction building to over $1 million for a larger, brick or concrete block structure.

2. COMMERCIAL DEVELOPER OR CITY PLANNER

a. Project Details

The hiring of a commercial developer or city planner is Priority Project #2. This position would help attract commercial development to Tell City and ensure that the current ordinances allow for the desired development to occur. Currently, the Perry County Development Corporation (PCDC) and the Tell City Economic Development Corporation (EDC) focus their attention on attracting industrial businesses and industrial development to Tell City and the surrounding area. While they do an excellent job of attracting these types of businesses, there are no organizations trying to attract commercial businesses and commercial development.

b. Location

It is recommended that a Commercial Developer be hired as part of the Tell City EDC and work out of this organization. The Commercial Developer should focus on attracting commercial development to downtown Tell City, the 7th Street Corridor, Main Street, 12th Street, Payne Street, and Tell Street.

c. Phasing

The hiring of a Commercial Developer is Priority Project #2. Discussion between the Tell City EDC and the Mayor should begin as soon as possible. This hire should be made within five years, but is recommended to be made within a year. This hire would assist in the implementation of many of the following Priority Projects.

d. Responsibility

The Mayor and Tell City EDC should be responsible for working together to hire a Commercial Developer position. The Tell City Plan Commission and PCDC may also serve as support to the decision making process.

e. Policy Changes/City Commitments

The Mayor and Tell City EDC would be required to develop a job description, post the job, request resumes, and perform interviews.

Commercial Developer or City Planner

Priority
- #2

Location
- N/A

Phasing
- Short Term - 0-5 years

Responsibility
- Mayor
- Tell City EDC
- PCDC

Policy Changes/City Commitments
- Job Description

Funding Sources
- City Funds and/or Tell City EDC

Estimated Cost to the City
- $75k - $100k/year

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f.   Funding Sources

The Commercial Developer's salary will need to be provided by the Tell City EDC, the City, or a combination of the two.

g.   Estimated Cost to the City

Taking into consideration salary and benefits, a total of $75,000 to $100,000 a year would be required for this position. This amount could be reduced if this were a part time position. This part time position could be through a contract with a consulting firm to provide assistance on a weekly basis.

3A.   7TH STREET CORRIDOR: VISITORS AND EVENTS CENTER

a.   Project Details

The construction of a Visitors and Events Center on the triangular lot bounded by the floodwall, 7th Street, Pestalozzi Street, and Washington Street has been in discussion as an approach to begin the redevelopment of the 7th Street Corridor. Redevelopment of the 7th Street Corridor is Priority Project #3 and the construction of a Visitors and Events Center is the first of many projects within this area. The building will function primarily as a Welcome Center for visitors to Tell City. The Center will also house staff of the Perry County Convention and Visitors Bureau and may be a location for special events. One recommendation is to move the Farmers Market to this area after the completion of the Center. Promotional merchandise may also be located at the Visitors and Events Center.

b.   Location

The Visitors and Events Center is to be located on the triangular lot bounded by the floodwall, 7th Street, Pestalozzi Street, and Washington Street. Figure 11 shows the location of the proposed Center.

c.   Phasing

The timeframe for completion of this project is dependent upon the funding that is made available. The City is working with the Indiana Housing and Community Development Authority (IHCDA) to determine the potential for using Neighborhood Stabilization Program (NSP) funds to construct this facility. If these funds are approved for the construction of this facility, it must be completed within the next year unless IHCDA allows an extension on the use of the available funds. If NSP funds are not able to be used for this facility, other grants must be considered. The timeframe for

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7th Street Corridor: Visitors and Events Center

Priority
- #3A

Location
- Lot bounded by floodwall, 7th Street, Pestalozzi Street, and Washington Street.

Phasing
- Short Term - 0-5 years

Responsibility
- Mayor
- Tell City Development & Action Committee

Policy Changes/City Commitments
- Hiring of construction firm

Funding Sources
- NSP Funds
- MAP-21: Transportation Alternative Funds

Estimated Cost to the City
- $1.1 million

completion would then be extended, but completion should still occur in the short term (less than five years).

d. Responsibility

The Mayor has been the lead in working with the IHCDA in determining the use of NSP funds for the development of this facility. The Tell City Development and Action Committee is supporting the Mayor in this effort as much as possible.

e. Policy Changes/City Commitments

The City would be required to send out bids and hire a construction firm to complete the project when funding is secured.

f. Funding Sources

As mentioned previously, the Mayor is working with the IHCDA to determine if the use of NSP funds could be used for the development of this Visitors and Events Center. If this funding cannot be used to complete this project, other grants will need to be considered, such as MAP-21: Transportation Alternative Funds.

g. Estimated Cost to the City

A proposed design and estimated cost for the project have already been determined. Total costs for the construction of this facility have been estimated to be $1.1 million.

Former industrial site in 7th Street Corridor and potential site of Visitors & Events Center (looking southwest from Pestalozzi Street and 7th Street).

Former industrial site in 7th Street Corridor and potential site of Visitors & Events Center (looking northwest from Washington Street and 7th Street).

3B. 7TH STREET CORRIDOR: HOTEL

a. Project Details

This project includes the development of a hotel across 7th Street from the proposed Visitors and Events Center. Currently all hotels in Tell City are located along SR 66 in the southern portion of the City. A hotel in this location will provide rooms near the Ohio River and downtown. The completion of the Visitors and Events Center will begin the revitalization efforts along the 7th Street Corridor. A hotel being built adjacent to the Center will significantly increase these efforts. The hotel would provide a place to stay for those attending events at the new facility or downtown.

Former industrial site in 7th Street Corridor and potential site of Hotel (looking northeast from Washington Street and 7th Street).

7th Street Corridor:
Hotel

Priority
- #3B

Location
- Block bounded by 7th Street, Main Street, Pestalozzi Street, and Washington Street

Phasing
- Short Term - 0-5 years

Responsibility
- CVB
- Commercial Developer/City Planner
- Mayor
- Tell City EDC

Policy Changes/City Commitments
- Zoning Ordinance Changes

Funding Sources
- Private Funds

Estimated Cost to the City
- None

b. Location

The hotel is proposed to be located in the block bounded by 7th Street, Main Street, Pestalozzi Street, and Washington Street. This location is across 7th Street from the proposed Visitors and Events Center. Figure 11 shows the location of the proposed hotel site.

c. Phasing

Working to attract a hotel to this location should occur within the next five years. Completion of the hotel is preferred to be less than five years, but it is dependent upon securing a hotel developer to build at this location.

d. Responsibility

The Convention and Visitors Bureau (CVB) should take the lead in trying to secure a hotel developer to build at this location. Whenever the hire is made, the Commercial Developer position proposed in Priority Project #2 should work with the CVB on this project as well. The Mayor and the Tell City EDC should also support this effort in any way possible.

e. Policy Changes/City Commitments

Changes to the Zoning Ordinance may be required in order to allow for development of a hotel at this location. As mentioned previously, a new Zoning district that allows for a mix of uses and densities in the 7th Street Corridor would help the development of this area. The City may also consider providing incentives to entice a hotel to this location.

f. Funding Sources

Private funds are the primary source of funding for this project. City funds may also be used to incentivize a potential hotel developer to locate in this area or making appropriate street improvements that would allow for this type of development.

g. Estimated Cost to City

The cost to the City is dependent upon the amount of incentives that may be provided and the cost to make upgrades to the streets surrounding this location.

3C. 7TH STREET CORRIDOR: MIXED-USE DEVELOPMENT

a. Project Details

This project includes the redevelopment of a city block in the 7th Street Corridor to a medium to high density development. The proposed development would include a four to six story structure that includes condominium and apartment housing on upper floors and commercial development on the first floor. This development would be a major part of the revitalization of the 7th Street Corridor, which had been used for industrial purposes in the past and is still surrounded by industrial buildings to the north and south. The CVB, Tell City EDC, and/or Commercial Developer (if hired) should try to attract commercial businesses that support the housing above the first floor to this location, such as a grocery store, convenience store, bank branch, etc.

Former industrial site in 7th Street Corridor and potential site of Mixed-Use Development (looking southeast from Franklin Street and 6th Street).

7th Street Corridor: Mixed-Use Development

Priority
• #3C

Location
• Block bounded by 7th Street, 6th Street, Humboldt Street, and Franklin Street

Phasing
• Mid Term - 5-10 years

Responsibility
• Mayor
• Tell City EDC
• Commercial Developer/City Planner
• CVB

Policy Changes/City Commitments
• Zoning Ordinance Changes

Funding Sources
• IHCDA Grants
• Tax Credits
• Private Funds

Estimated Cost to the City
• Varies

Figure 11: 7th Street Corridor Projects

The housing associated with this type of mixed-use development should provide an alternative to traditional single family homes and apartment complexes. It should include options for a wide range of income levels, including options for low-income households. The housing should be developed and marketed as housing for single young professionals, young families, seniors, and everyone in between.

b. Location

The mixed-use development is proposed to be located in the block bounded by 7th Street, 6th Street, Humboldt Street, and Franklin Street. Figure 11 shows the location of the proposed mixed-use development.

Former industrial site in 7th Street Corridor and potential site of Mixed-Use Development (looking northeast from Humboldt Street and 6th Street).

c. Phasing

The timeline for completion of this project is five to ten years. As the Visitors and Events Center and hotel are completed in the 7th Street Corridor, demand for this type of development will grow. Until that point, the demand will not likely be very high, pushing this project back to a later phase.

d. Responsibility

The Mayor should take primary responsibility in making sure that this project is considered after the completion of the Visitors and Events Center and the construction of a hotel in the 7th Street Corridor. The Tell City EDC and the proposed Commercial Developer position should work with the Mayor in advancing this project when appropriate. The CVB could also provide support and assist in attracting retail when the project is complete.

e. Policy Changes/City Commitments

Changes to the Zoning Ordinance may be required in order to allow for a mixed-use development at this location. As mentioned previously, a new Zoning district that allows for a mix of uses and densities in the 7th Street Corridor would help the development of this area. The City may also consider providing incentives to a private developer to build at this location.

f. Funding Sources

The City may consider finding funding through IHCDA grants or tax credits to develop this property. Funding through the IHCDA could be available to help develop housing in areas in need of redevelopment, similar to the NSP homes that have been constructed throughout Tell City. Alternatively, the City may look to a private developer to fund the project and provide incentives to help with the development.

g. Estimated Cost to the City

The estimated cost to the City is dependent upon several things, including the amount of incentives that may be provided or the extent to which the City will be involved in the development.

3D. 7TH STREET CORRIDOR: SENIOR CENTER

a. Project Details

This project includes the development of a new Senior Center near downtown or in the 7th Street Corridor. The new Senior Center will be used in the same manner as the current Center, but will be an upgrade to and provide more space than the current location.

b. Location

A detailed location was not determined, but locations downtown or in the 7th Street Corridor should be considered. One possibility is to use space in the proposed mixed-use development mentioned in Priority Project #3C for the Senior Center. Other vacant structures downtown could also be reused for this purpose.

c. Phasing

This project is in the five to ten year phasing period. The current Senior Center location provides an adequate facility. As the 7th Street Corridor develops, and more retirees and seniors move into housing in this area, a new location closer to this housing would be ideal.

d. Responsibility

The Mayor will make the final decision on moving the Senior Center to a new location. The Mayor should seek input from the Board of the William Tell Senior Citizens to find a location that would best fit their needs.

e. Policy Changes/City Commitments

The Board of Public Works and Safety would need to send out bids and hire a contractor if a new structure is proposed to be built.

f. Funding Sources

Grant funding should be pursued for the development of a new facility, purchase of an existing building, or leasing of space in the proposed mixed-use development.

g. Estimated Cost to the City

The Cost to the City is dependent upon the final location of the facility.

7th Street Corridor: Senior Center

Priority
- #3D

Location
- Downtown
- 7th Street Corridor

Phasing
- Mid Term - 5-10 years

Responsibility
- Mayor

Policy Changes/City Commitments
- Hiring of contractor

Funding Sources
- Grants

Estimated Cost to the City
- None

3E. 7TH STREET CORRIDOR: GROCERY STORE

a. Project Details

This project includes the development of a small grocery store or convenience store in the 7th Street Corridor or near downtown, where there are currently no grocery stores located. A grocery store downtown or in the 7th Street Corridor would benefit the residents of the proposed mixed-use development as well as those residents currently living near downtown. If the grocery store were completed prior to the construction of the mixed-use development in the 7th Street Corridor, it may help attract a developer and new residents to the area. However, a grocery store in this area may struggle to survive until more people are living in these areas.

b. Location

A specific location for the development of a small grocery store or convenience store was not determined because it is dependent upon the choice of a private developer. However, several locations were considered by the Steering Committee members to provide the greatest benefit. One suggested location is within the bottom floor of the proposed mixed-use development. This would provide easy access by residents of the facility. Other locations included at Main Street and Washington Street where the old hotel was located, at Main Street and Jefferson Street where the old Marathon Station was located, or at Main Street and Fulton Street in the empty lot across Main Street from Fischer's Furniture and Appliances.

c. Phasing

This project is of less importance than the other 7th Street Corridor projects. The time frame should be from five to ten years and is dependent upon the completion of other proposed projects in the area, especially the mixed-use development.

d. Responsibility

The Tell City EDC and the Mayor (or new Commercial Development hire) should be responsible for attracting a small grocery store to downtown or the 7th Street Corridor when appropriate.

**7th Street Corridor:
Grocery Store**

Priority
- #3E

Location
- Downtown
- 7th Street Corridor

Phasing
- Mid Term - 5-10 years

Responsibility
- Tell City EDC
- Mayor
- Commercial Developer/City Planner

Policy Changes/City Commitments
- Zoning Ordinance Changes

Funding Sources
- Private Funds

Estimated Cost to the City
- None

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e. Policy Changes/City Commitments

Changes to the Zoning Ordinance may be required in order to allow for a grocery store at some of these locations. The City may also consider providing incentives to attract a grocery store to downtown or the 7th Street Corridor.

f. Funding Sources

The grocery store will be developed through private funding.

g. Estimated Cost to the City

There would be no cost to the City.

3F. 7TH STREET CORRIDOR: FESTIVALS AND EVENTS

a. Project Details

This project includes the hosting of festivals and events in the 7th Street Corridor area, particularly along the riverfront. Existing events or portions of existing festivals should use the riverfront area if at all possible. When the Visitors and Events Center is completed, it should host one of the two Farmers Market days held each week, with the other day held at its current location next to City Hall. Other events and festivals that take advantage of the Ohio River should also be considered.

b. Location

These festivals and events could be located anywhere along the 7th Street Corridor and riverfront where appropriate.

c. Phasing

This project should be included in short term (less than five years), midterm (five to ten years), and long term (greater than ten years) phasing. Any events and festivals that could take advantage of a location on the riverfront should do so as soon as possible. As the 7th Street Corridor is redeveloped, additional events should be located in this area.

d. Responsibility

The Convention and Visitors Bureau should take the primary responsibility of determining which events would be best

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7th Street Corridor: Festivals and Events

Priority
- #3F

Location
- 7th Street Corridor

Phasing
- Short Term - 0-5 years
- Mid Term - 5-10 years
- Long Term - 10+ years

Responsibility
- CVB
- Tell City Regional Arts Association
- Chamber of Commerce
- Mayor

Policy Changes/City Commitments
- Permitting of events

Funding Sources
- CVB
- Tell City Regional Arts Association
- Self funding

Estimated Cost to the City
- None

suited for the 7th Street Corridor and riverfront and determining if there are potential new events that could locate here. The Tell City Regional Arts Association should also consider whether their existing events or any new events could benefit from locating near the River. The Chamber of Commerce and the Mayor should also be a part of the discussion when determining what events would be successful in this area.

e. Policy Changes/City Commitments

The only requirements by the City would be to provide permits to allow for events and festivals.

f. Funding Sources

Funding should come from the CVB or the Tell City Regional Arts Association. However, if the events are properly managed, they should be self-funding.

g. Estimated Cost to the City

There would be no cost to the City.

3G. 7TH STREET CORRIDOR: INDOOR/OUTDOOR DINING AREAS

a. Project Details

This project includes changes to the Zoning Ordinance to allow for an easier process for restaurants to provide outdoor seating areas. It also includes the encouragement of new restaurants to locate in the 7th Street Corridor and downtown.

b. Location

Restaurants throughout Tell City should be encouraged to provide outdoor seating areas for their guests. The Tell City EDC and the new Commercial Development hire or Mayor should encourage the development of new restaurants within the 7th Street Corridor area and downtown.

c. Phasing

Changes to the Zoning Ordinance allowing for an easier process to develop outdoor seating should be made whenever edits to the Zoning Ordinance in Priority Project #1 are made. Efforts to attract new restaurants to the 7th Street Corridor and downtown should continue until a few restaurants have located in the area, but not to the extent that would oversaturate the market in the area.

7th Street Corridor: Indoor/Outdoor Dining Areas

Priority
- #3G

Location
- Throughout City
- 7th Street Corridor

Phasing
- Short Term - 0-5 years

Responsibility
- Tell City EDC
- Mayor
- Commercial Developer/City Planner
- Tell City Development and Action Committee

Policy Changes/City Commitments
- Zoning Ordinance Changes

Funding Sources
- Private Funds

Estimated Cost to the City
- None

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d. Responsibility

The Tell City EDC, the Mayor (or new Commercial Development hire), and the Tell City Development and Action Committee should be responsible for attracting new restaurants to the 7th Street Corridor and downtown. The Plan Commission would be responsible for making edits to the Zoning Ordinance to allow for an easier process to gain permits for outdoor seating, and the City Council would be responsible for approving these edits.

e. Policy Changes/City Commitments

Changes to the Zoning Ordinance would be required to make permits for outdoor dining areas easier to obtain. The Mayor may also consider providing incentives to restaurants that want to develop outdoor seating or open business in the 7th Street Corridor or downtown.

f. Funding Sources

Funding for this project will come primarily from private businesses wishing to add outdoor seating or develop a new restaurant. The Tell City Development and Action Committee may help in providing financial assistance to restaurants.

g. Estimated Cost to the City

There would be no cost to the City.

3H. 7TH STREET CORRIDOR: STREETSCAPE AND ROAD UPGRADES

a. Project Details

As the 7th Street Corridor is redeveloped with new facilities and businesses, upgrades should be made to the streetscape and roads within this area. Streetscape elements such as lighting and signage will either help tie the 7th Street Corridor to downtown or create a separate district with elements specific to this area only. The existing streets in the 7th Street Corridor area are currently not sufficient for the proposed developments. Road upgrades will be needed as this area develops.

b. Location

Streetscape and road upgrades should be focused on 6th Street and 7th Street from Franklin Street to Washington Street where the majority of the proposed development is planned to occur. Upgrades to Franklin Street, Humboldt Street, Pestalozzi Street, and Washington Street between the floodwall and Main Street will help tie this area to the downtown.

**7th Street Corridor:
Streetscape and Road Upgrades**

Priority
- #3H

Location
- 7th Street Corridor

Phasing
- Short Term - 0-5 years

Responsibility
- Mayor
- Street Department
- Electric Department

Policy Changes/City Commitments
- Hiring of consultant/contractor

Funding Sources
- CDBG Funds
- MAP-21: Transportation Alternative Funds
- TIF District

Estimated Cost to the City
- Varies

c. Phasing

These upgrades should be made in the short term (less than five years) or in conjunction with development that is occurring in this area. For example, the development of the Visitors and Events Center should include upgrades to 7th Street and Pestalozzi Street on either side of this development. Upgrades to 7th Street from Franklin Street to Pestalozzi Street should also be a high priority to help attract development.

d. Responsibility

The Mayor should take the lead responsibility in working with the appropriate departments to complete these projects. A contractor should be hired to make the road upgrades and should work in conjunction with the Tell City Electric Department on adding street lighting.

e. Policy Changes/City Commitments

The City would be responsible for hiring a consultant and contractor to design and complete the streetscape and road upgrades. The City would also need to find grant funding or develop a funding mechanism to pay for these upgrades.

f. Funding Sources

There are multiple potential funding sources for this type of project including a Community Focus Fund (CFF) grant, which is part of the Community Development Block Grant (CDBG) program, or MAP-21: Transportation Alternative Funds. The City may also consider creating a Tax Increment Financing (TIF) District in this area. TIF is a method of using future gains in taxes to help finance improvements. The additional taxes gained from development in this area could be used only to make improvements to this area.

g. Estimated Cost to the City

The estimated cost varies depending on the types of lighting used and the extent to which roads are upgraded. Funding should be available through grants or TIF funds for the majority of the costs of the project.

4. RIVER ACCESS STUDY

a. Project Details

This project includes a study to determine the feasibility of making upgrades to the existing Ohio River boat ramp, developing a new boat ramp at a more accessible location, or developing a marina to provide more amenities such as docks and a fuel station. The existing boat ramp includes very steep ramps and minimal parking. The City will have to work with the Army Corps of Engineers to determine what types of upgrades are possible and where a new boat ramp or marina could be developed.

b. Location

The location of this project is dependent upon what a River Access Study determines to be the most feasible. The existing facility is located between Pestalozzi Street and Washington Street. If upgrades are made at this location, additional parking could be located to the north of the existing parking area or on the City side of the floodwall. One possible location to develop a new boat ramp is to the north of the existing ramp. An access gate in the floodwall between Mozart Street and Franklin Street could provide access to a new ramp in this area. If a study determines that a marina is feasible, the location would need to be north or south of the floodwall as the space between the floodwall and the river does not allow room for this type of development.

c. Phasing

This project is divided into two phases. The first phase includes the completion of a River Access Study. This study should begin in the short term (less than five years). The second phase includes the completion of an upgraded or new river access site. Because of the magnitude of this type of project, the completion of this project is in the long term (greater than ten years).

d. Responsibility

The Mayor should take the lead in determining the steps required to complete this study, which will probably involve the hiring of an outside consultant. The Floodwall Committee and Parks and Recreation Department should assist in the preparation of the River Access Study. The Army Corps of Engineers must be involved throughout the process.

e. Policy Changes/City Commitments

The City will be required to hire a consulting firm to develop the River Access Study. They will also need to keep in contact with the Army Corps of Engineers throughout the process.

f. Funding Sources

There are several potential grants that could help fund this project. Coordination with the Indiana Department of Natural Resources and Army Corps of Engineers should help in determining available grants.

River Access Study

Priority
- #4

Location
- Varies

Phasing
- Short Term - 0-5 years
- Long Term - 10+ years

Responsibility
- Mayor
- Floodwall Committee
- Parks and Recreation Department

Policy Changes/City Commitments
- Hiring of consultant/contractor

Funding Sources
- Grants

Estimated Cost to the City
- Varies

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g. Estimated Cost to the City

The cost to the City varies greatly depending on the outcome of the River Access Study. The cost of completing a River Access Study is dependent on the detail required. Coordination with the Indiana Department of Natural Resources and Army Corps of Engineers may help in determining the cost of developing a study.

5. HOUSING FOR ALL AGES AND INCOMES

a. Project Detail

This project includes the continued efforts of the Tell City Housing Authority, the Lincoln Hills Development Corporation, and Habitat for Humanity Perry County to ensure that housing is available for all ages and income levels. The Tell City Housing Authority and Lincoln Hills Development Corporation currently provide housing options for low to moderate income families and people of all ages. Habitat for Humanity uses volunteers to construct affordable housing within Tell City.

Future efforts should include the rehabilitation of existing vacant houses, commercial structures, and industrial structures that could provide additional housing options for low income families. Any rehabilitation, redevelopment, or new housing construction should also provide options for single young professionals, young families, and seniors. Many of these age groups are beginning to prefer smaller housing units with less maintenance responsibility, such as not having to mow a yard, and at a more affordable price than a traditional single-family home. The proposed mixed-use development in the 7th Street Corridor should provide some of this type of housing. Changes to the Zoning Ordinance that would allow for more opportunities for loft housing above existing commercial buildings, especially downtown, should also be considered to supply housing for low income individuals, young professionals, and young families. The development of aging in place facilities should also be considered, which provide a variety of housing options for seniors at different levels of independence.

b. Location

Housing for all ages and income levels should be located throughout the city. Multi-family housing should be expanded along Tell Street between 19th Street and 23rd Street where existing multi-family housing already exists. Vacant housing in older neighborhoods near downtown should be rehabilitated to provide housing for low to moderate income families. Businesses around downtown, especially along Main Street should

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Housing for All Ages and Incomes

Priority
- #5

Location
- Throughout City

Phasing
- Short Term - 0-5 years
- Mid Term - 5-10 years
- Long Term - 10+ years

Responsibility
- Tell City Housing Authority
- Lincoln Hills Development Corporation
- Habitat for Humanity Perry County
- Tell City EDC

Policy Changes/City Commitments
- Zoning Ordinance Changes

Funding Sources
- IHCDA Grants
- Private Funds

Estimated Cost to the City
- None

develop upper floors as loft apartments for young professionals and singles. Vacant commercial and industrial buildings throughout the city should also be considered for rehabilitation, which could not only provide housing for low income individuals, young families, and seniors, but could also begin the redevelopment of a larger area of the city.

c. Phasing

The efforts to provide housing for all ages and income levels should be ongoing to ensure that everyone has access to housing.

d. Responsibility

The Tell City Housing Authority, Lincoln Hills Development Corporation, and Habitat for Humanity Perry County should continue to take on the task of providing affordable housing. The Tell City EDC may also assist in a supportive role and to help find funding opportunities.

e. Policy Changes/City Commitments

The City should continue to work with and support the efforts of organizations that provide housing options in Tell City. Zoning Changes may be required to allow for affordable housing in some locations and to allow for loft apartments above existing commercial businesses.

f. Funding Sources

Grants from the IHCDA are available for the rehabilitation and construction of affordable housing. The City should also encourage private developers to provide housing options and may consider providing incentives.

g. Estimated Cost to the City

There would be no cost to the City.

6A-6D. MAIN STREET REVITALIZATION: PAYNE STREET TO WASHINGTON STREET

a. Project Details

This project includes the revitalization of Main Street from Payne Street to Washington Street through upgrades to the street lighting, sidewalks, and signage. The project is broken down into multiple phases that are detailed in the location and phasing sections below.

b. Location

This project is divided into four separate phases starting with the stretch of Main Street from Pestalozzi Street to Blum Street. The second phase includes upgrades to Main Street from Jefferson Street to Tell Street. The third phase includes upgrades to Main Street from Tell Street to Payne Street. The final phase includes upgrades on Washington Street from Main Street to 12th Street. Figure 12 shows the location of each phase.

c. Phasing

The first phase from Pestalozzi Street to Blum Street should be completed in the short term (less than five years). This will help in the efforts to revitalize the 7th Street Corridor. The second phase from Jefferson Street to Tell Street should be completed in the midterm (five to ten years). The third phase from Tell Street to Payne Street and the fourth phase on Washington Street from Main Street to 12th Street should be completed in the long term (greater than 10 years).

d. Responsibility

The Mayor should take the lead in ensuring that this project is completed and work closely with the Tell City Development and Action Committee and the Electric Department. The Tell City Development and Action Committee works to rejuvenate downtown and their involvement is vital. The Electric Department can help with the addition of street lights along Main Street.

e. Policy Changes/City Commitments

The Mayor and/or the Tell City Development and Action Committee would be responsible for applying for the appropriate grants for this project.

f. Funding Sources

The primary funding sources for this type of project include the Community Focus Funds (CFF) grant, which is part of the Community Development Block Grant (CDBG) program, or MAP-21: Transportation Alternative Funds.

g. Estimated Cost to the City

The cost for this project varies depending on the types of lights preferred and the extent of the needed sidewalk repairs.

Main Street Revitalization: Payne Street to Washington Street

Priority
- #6A - #6D

Location
- #6A: Pestalozzi Street to Blum Street
- #6B: Jefferson Street to Tell Street
- #6C: Tell Street to Payne Street
- #6D: On Washington Street from Main Street to 12th Street

Phasing
- #6A: Short Term - 0-5 years
- #6B: Mid Term - 5-10 years
- #6C: Long Term - 10+ years
- #6D: Long Term - 10+ years

Responsibility
- Mayor
- Tell City Development and Action Committee
- Electric Department

Policy Changes/City Commitments
- Applying for Grants

Funding Sources
- CDBG Funds
- MAP-21: Transportation Alternative Funds

Estimated Cost to the City
- Varies

#6C: Tell St
to Payne St

#6B: Jefferson St
to Tell St

#6A: Pestalozzi St
to Blum St

#6D: Main St to
12th St

Priority Project

6A	
6B	
6C	
6D	

0 0.05 0.1   0.2   0.3   0.4
                                    Miles

N
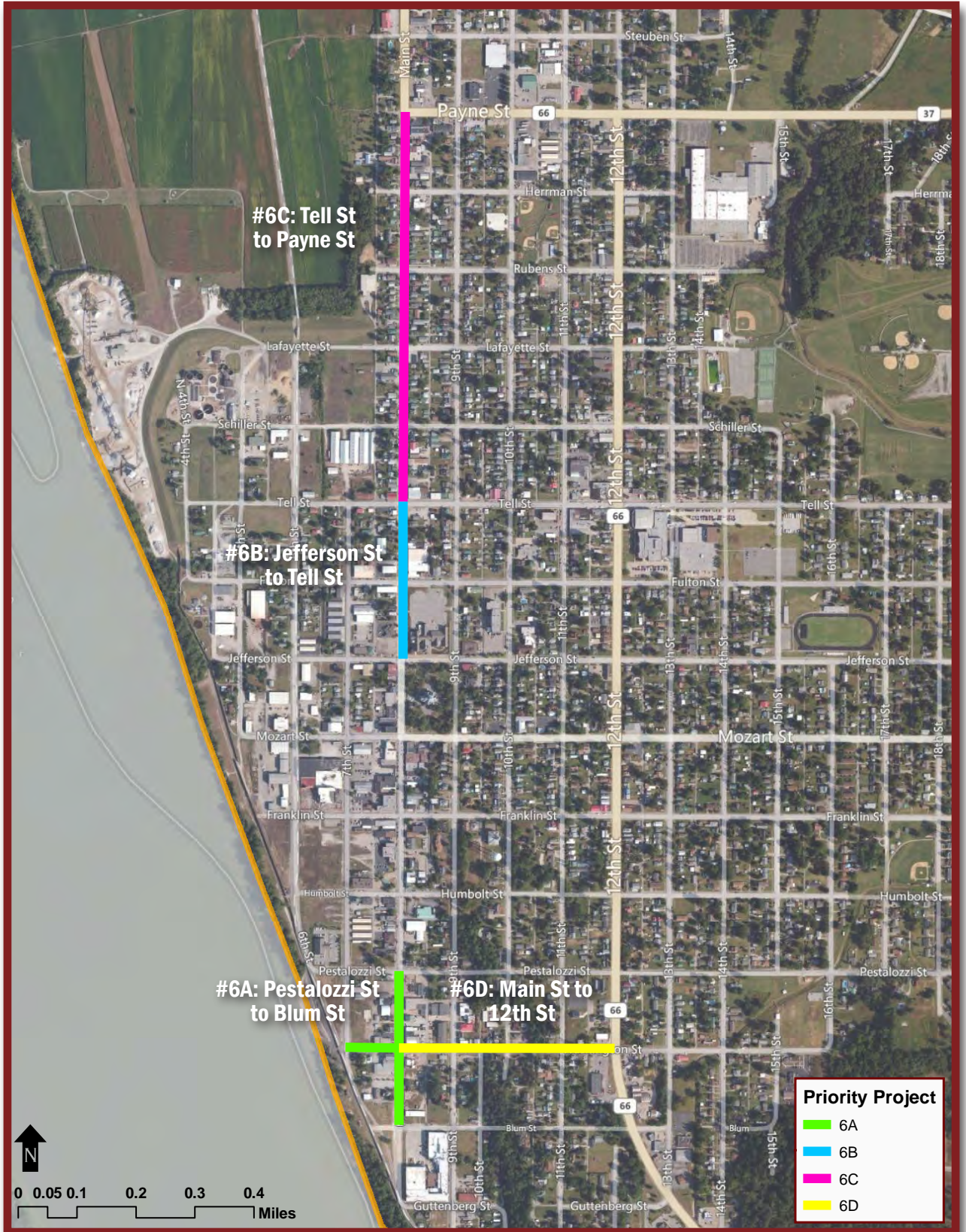
Figure 12: Main Street Revitalization Projects

6e. Main Street Revitalization: Downtown Merchants Association

a. Project Details

At the time of the planning process for this Comprehensive Plan, discussion had already begun between downtown businesses to create a Downtown Merchant's Association. The Downtown Merchants Association would be made up of downtown businesses working together to help promote and revitalize the downtown area.

b. Location

The Downtown Merchants Association would work to promote and revitalize the downtown area. The actual boundaries would be determined by the Association.

c. Phasing

This project is in the short term (less than five years) phase. As mentioned previously, efforts are already underway to develop the Downtown Merchants Association.

d. Responsibility

The organization of the Downtown Merchants Association is the responsibility of the Downtown businesses that are members of the Association.

e. Policy Changes/City Commitments

There are no commitments by the City.

f. Funding Sources

Funding is provided by the members of the Association and the dues businesses pay to be a member.

g. Estimated Cost to the City

There are no costs to the City.

Main Street Revitalization: Downtown Merchants Association

Priority
- #6E

Location
- Downtown

Phasing
- Short Term - 0-5 years

Responsibility
- Downtown Businesses

Policy Changes/City Commitments
- None

Funding Sources
- None

Estimated Cost to the City
- None

6F. MAIN STREET REVITALIZATION: FAÇADE IMPROVEMENT PROGRAM

a. Project Details

This project includes the development of a façade improvement program that will help businesses downtown make improvements to their building's façade. The City may consider creating design standards or guidelines downtown that will either require or provide recommendations for façade improvements. The City, through the Tell City Development and Action Committee, is pursuing Indiana Main Street status and hopes to secure this designation by the end of 2012. This program, sponsored through the Indiana Office of Community and Rural Affairs, provides technical assistance to communities working to make improvements to their downtown, including appropriate measures to develop a façade program.

b. Location

Buildings throughout downtown should be included in a façade improvement program. The program should focus on historic buildings along Main Street, especially between Tell Street and Blum Street.

c. Phasing

The development of a façade improvement program or a Main Street Program should be in the short term (less than five years).

d. Responsibility

The Mayor should take primary responsibility and make final decisions for this project, but should work closely with the Tell City Development and Action Committee, Tell City EDC, and Plan Commission.

e. Policy Changes/Commitments

The Mayor and Plan Commission would be responsible for developing the façade improvement program and creating design standards or guidelines if desired or hiring a consultant to complete these tasks.

f. Funding Sources

There are multiple grants available for funding of a façade improvement program. Additional funding would be available if the City participated in the Main Street Program.

Main Street Revitalization: Facade Improvement Program

Priority
- #6F

Location
- Downtown

Phasing
- Short Term - 0-5 years

Responsibility
- Mayor
- Tell City Development and Action Committee
- Tell City EDC
- Plan Commission

Policy Changes/City Commitments
- Development of Program or Hiring of Consultant

Funding Sources
- Grants

Estimated Cost to the City
- None

g. Estimated Cost to the City

There would be no cost to the city unless they were to set aside funds to provide loans or grants for the façade improvement program.

7A. RECREATIONAL FACILITIES: UPGRADES TO SPORTS COMPLEX AT HAGEDORN PARK

a. Project Details

This project includes making upgrades to the sports complex at Hagedorn Park and working to better coordinate the efforts of multiple sports groups. The Parks and Recreation Department should continue its maintenance and upgrades to the park. The City currently has separate groups that organize sporting events at the park, including Little League baseball, soccer teams, etc. The Parks and Recreation Department should ensure coordination between these groups to make the best possible use of Hagedorn Park. They should also look at making necessary upgrades that could help in developing a regional sports tournament in baseball and/or softball that attract teams from surrounding counties in Indiana and Kentucky. This project also includes the addition of a Frisbee Golf Course within the park.

b. Project Location

All upgrades should be made within the current boundaries of Hagedorn Park, shown in Figure 13.

c. Phasing

Upgrades to the park and coordination of groups should occur in the short term (less than five years) and be an ongoing effort. Attempts to develop regional sports tournaments should begin as upgrades are made. Adding regional sports tournaments and other sports tourism activities should also be an ongoing process.

d. Responsibility

Primary responsibility for these efforts should be with the Tell City Parks and Recreation Department. The Mayor, Tell City Wellness, and the Perry County Convention and Visitors Bureau should also be involved to support the work of the Parks and Recreation Department. The Convention and Visitors Bureau should provide assistance in determining how to best attract regional tournaments and use the park for Sports Tourism.

e. Policy Changes/City Commitments

No policy changes or city commitments are required.

Recreational Facilities: Upgrades to Sports Complex at Hagedorn Park

Priority
- #7A

Location
- Hagedorn Park

Phasing
- Short Term - 0-5 years

Responsibility
- Parks and Recreation Department
- Mayor
- Tell City Wellness
- CVB

Policy Changes/City Commitments
- None

Funding Sources
- City Funds
- Grants
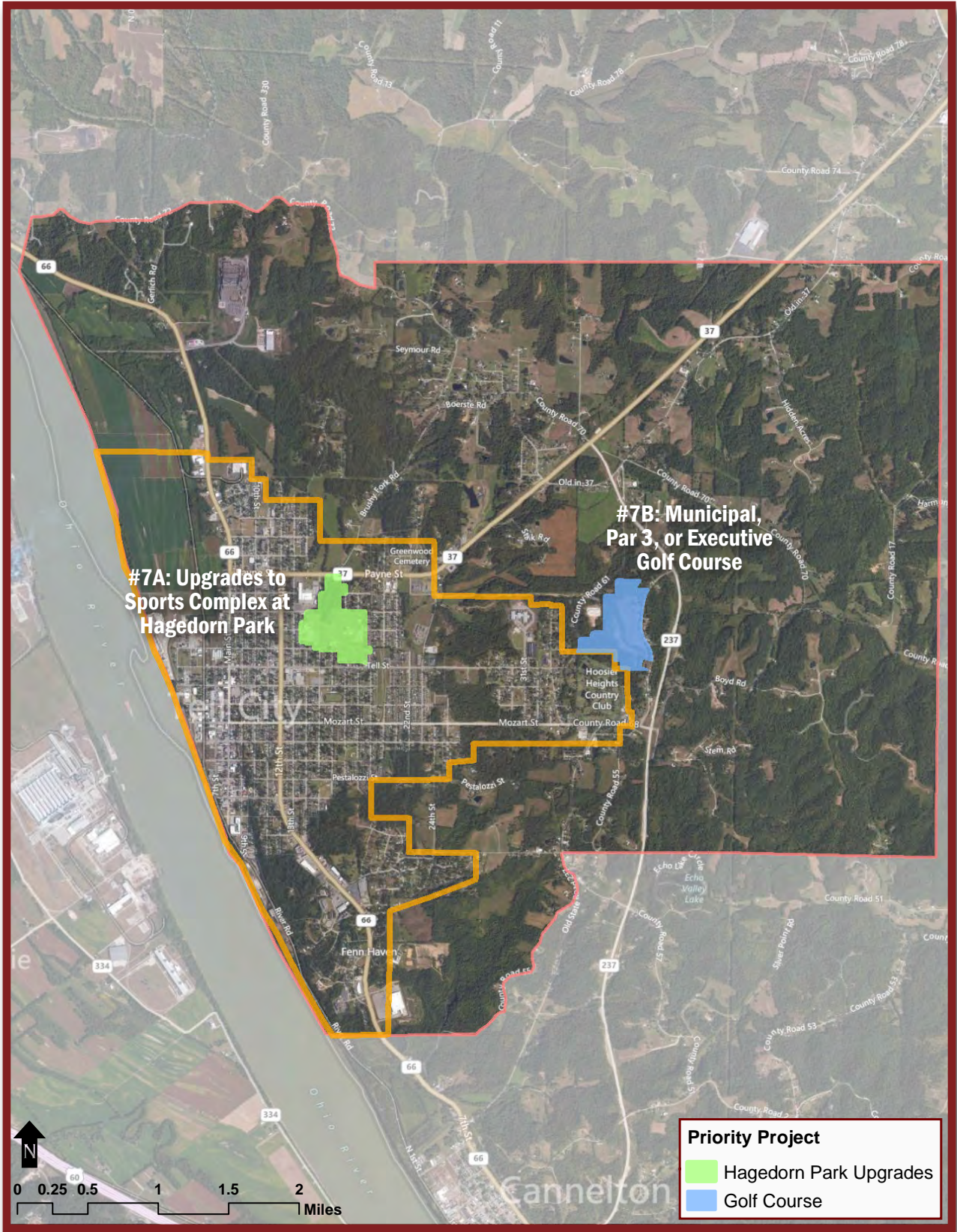
Estimated Cost to the City
- Varies

#7A: Upgrades to Sports Complex at Hagedorn Park

#7B: Municipal, Par 3, or Executive Golf Course

Priority Project

Hagedorn Park Upgrades

Golf Course

Figure 13: Recreational Facilities Projects

f. Funding Sources

Parks and Recreation Department funds should be used to make some upgrades. The Department should research grant opportunities that could assist in financing. The Convention and Visitors Bureau could also assist in researching grants.

g. Estimated Cost to the City

The Parks and Recreation Department would be responsible for funding any upgrades. Costs depend upon the necessary upgrades and the availability of grants.

7B. RECREATIONAL FACILITIES: MUNICIPAL, PAR 3, OR EXECUTIVE GOLF COURSE

a. Project Details

This project includes the development of a Municipal, Par 3, or Executive Golf Course. Hoosier Heights Country Club is currently the only golf course in Perry County. As a private course, only members or guests of members are allowed to play the course. A Municipal, Par 3, or Executive Golf Course would provide an opportunity for more residents of Tell City to play golf. The type of facility developed depends on the amount of money the City is willing to put into a golf course.

A Par 3 course takes up much less space and the design can be quite simple. Therefore, the cost of a Par 3 course is much less than an Executive or Municipal course. An Executive course includes mostly par 3 holes, but may also include a few par 4 holes. These courses often have more features such as more sand traps, ponds, and more terrain. Therefore, an Executive course is more expensive to develop. A Municipal course is a full sized course with more features than a Par 3 course and thus takes up more space and costs more to develop than the other two courses.

b. Location

The golf course should be located on the site of the old landfill between Old State Road 37 and Spring Road, to the north of Hoosier Heights County Club. This site is already owned by the City, minimizing the cost of the land. A golf course is one of very few options permitted for development on a previous landfill, making it the best location for a course. Figure 13 shows the proposed location for the golf course.

Recreational Facilities: Municipal, Par 3, or Executive Golf Course

Priority
- #7B

Location
- Old Landfill Site
  (Between SR 37 and Spring Road)

Phasing
- Short Term - 0-5 years
- Mid Term - 5-10 years

Responsibility
- Parks and Recreation Department
- Mayor
- Tell City Wellness

Policy Changes/City Commitments
- Funding

Funding Sources
- City Funds
- Private Funds

Estimated Cost to the City
- $350k - $1 million

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c. Phasing

The Parks and Recreation Department, along with the Mayor, should look into developing a feasibility study for a golf course in the short term (less than five years). A feasibility study will help determine the appropriate type of golf course for development in Tell City. The construction and completion of the golf course should occur in the midterm (five to ten years). An exact time frame for development of the course will be determined in a feasibility study.

d. Responsibility

The Parks and Recreation Department should take the primary responsibility for developing the feasibility study. The Mayor and Tell City Wellness may be used to assist in the development of the study.

e. Policy Changes/City Commitments

If the golf course were to be developed as a City owned course, the City would be responsible for funding its development.

f. Funding Sources

City funds would be used to fund the course if it were to be a City owned course. The City may look into working with a private developer to develop and maintain the course, in which case funding would come from private sources.

g. Estimated Cost to the City

The cost of a small golf course can range from $350,000 to well over $1,000,000 depending on the scale and features of the course. The feasibility study should include more detailed cost information for each of the three types of courses.

7c. RECREATIONAL FACILITIES: EXTEND GREENWAYS AND BIKE FACILITIES

a. Project Detail

This project includes expansion of the Greenways and bike facilities within the City. Tell City currently has a RiverWalk Trail located along the Ohio River on the river side of the floodwall. This trail is one mile long and extends from Fulton Street to the end of 9th Street near the Tell City River Port. Windy Creek Trail is a 2/3 mile long trail that follows Windy Creek through Hagedorn Park. There is not much room for the expansion of the RiverWalk Trail as it currently ends near

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Recreational Facilities: Extend Greenways and Bike Facilities

Priority
- #7C

Location
- Multiple Locations

Phasing
- Short Term - 0-5 years

Responsibility
- Perry County Greenway
- Mayor
- Parks and Recreation Department
- Tell City Wellness

Policy Changes/City Commitments
- None

Funding Sources
- MAP-21: Transportation Alternative Funds
- Other Grants

Estimated Cost to the City
- Varies

the Tell City Concrete Supply Company lot on the north and the Port on the south. The Windy Creek Trail has some expansion possibilities to the north and east of Hagedorn Park along Windy Creek.

Tell City also has a long network of bike lanes connecting the two trails and multiple park facilities. In all, there are approximately three miles of bike lanes on City streets. Details about these bike lanes can be found in Chapter 3. Some of these bike facilities are in need of repainting. Other connections should be considered to connect lanes to other amenities and to each other.

b. Location

There are multiple locations throughout the City where trails and bike lanes could be extended. New facilities should be made wherever additional connections are needed between existing parks and between existing bike lanes.

c. Phasing

Perry County Greenway should upgrade existing facilities and begin to plan for more facilities in the short term (less than five years).

d. Responsibility

Perry County Greenway is responsible for the expansion of the Greenways and bike facilities in Tell City. They should also work with the Mayor, Parks and Recreation Department, and Tell City Wellness when planning for future facilities.

e. Policy Changes/City Commitments

The City should assist in finding available grants for the development of Greenways and bike facilities.

f. Funding Sources

There are multiple grant opportunities for the development of Greenways and bike facilities. The Greenway Initiative began in 2004 through the Indiana Association of United Way's "4Community" grant program. Perry County Greenway, Tell City Wellness, and the Mayor should continue to search for available grants, such as funds available through MAP-21: Transportation Alternatives.

g. Estimated Cost to the City

The City may be required to come up with matching funds for certain grants.

7D. RECREATIONAL FACILITIES: MULTI-USE PRIVATE FACILITY

a. Project Detail

This project involves the development of a multi-use private facility or multiple facilities that provide Putt-Putt, Go Karts, Laser Tag, Batting Cages, Rock Walls, and other amenities. The City's responsibility would be to encourage a private developer or developers to create such facilities and provide any documentation that would show that Tell City could support such facilities.

b. Location

Several locations have been considered for such facilities. The former Junior High School and GE Buildings could provide both indoor and outdoor space for these facilities. A smaller facility, such as a small Putt Putt course, could be located in the 7th Street Corridor area to attract younger residents to this area. Vacant properties near the intersection of Payne Street and Brushy Fork Road could provide space for a new development that would be in close proximity to Hagedorn Park. These locations are suggestions, as a location for these facilities would be determined by private developers.

c. Phasing

The time frame for the development of these facilities is ultimately up to private developers. The Steering Committee suggests that developers be encouraged to create these facilities in the next ten years to provide the City's youth with entertainment options.

d. Responsibility

The Mayor, new Commercial Developer (if hired), PCDC, Tell City EDC, and Tell City Wellness should all work to encourage the development of these facilities. Ultimately, it is the responsibility of private developers to create these facilities.

e. Policy Changes/City Commitments

The City would be responsible for making any Zoning changes necessary to allow such development in certain locations. They would also be responsible for providing the permits to developers. If possible, the City could offer incentives to entice this type of development. The City could work with State officials to negotiate with GE to offer their vacant building up for redevelopment.

f. Funding Sources

All funding for this development would come from private developers. The only exception would be any expense required if incentives were provided.

g. Estimated Cost to the City

There would be no cost to the City with the exception of expenses associated with incentives.

Recreational Facilities: Multi-Use Private Facility

Priority
- #7D

Location
- Multiple Locations

Phasing
- Short Term - 0-5 years
- Mid Term - 5-10 years

Responsibility
- Mayor
- Commercial Developer/City Planner
- PCDC
- Tell City EDC
- Tell City Wellness

Policy Changes/City Commitments
- Potential Zoning Changes
- Permitting

Funding Sources
- Private Funds

Estimated Cost to the City
- None

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8. HOTELS

a. Project Details

This project includes work by the Convention and Visitors Bureau to attract hotels to Tell City. Currently, hotels within the City are often near capacity, especially during the summer months. During the planning process of the Comprehensive Plan, a study was being developed by a consulting firm to determine the feasibility of new hotel development in the City. A new hotel in the 7th Street Corridor near the Visitors and Events Center was included in Priority Project #3B. While this would be a great addition to the 7th Street Corridor, additional hotels in other locations should also be considered.

b. Location

Several locations were considered for the development of new hotels. A new hotel in the 7th Street Corridor was listed in Priority Project #3B. Other locations could include the southern portion of Tell City along SR 66 where other hotels currently exist. The intersection of SR 37 and SR 237 to the northeast of the city limits would also be a prime location for a new hotel. This area is a high-traffic area and is near the proposed location for a new Perry County Memorial Hospital. These locations are only suggestions as a location for new hotels would be determined by private developers.

c. Phasing

The development of new hotels is in the short term (less than five years) phase due to the low vacancy rates of existing hotels. This shows a demand for hotel rooms in Tell City.

d. Responsibility

The Convention and Visitors Bureau would have most of the responsibility of attracting new hotel development in Tell City. The Mayor, new Commercial Development hire, and Tell City EDC could all play a role in helping to attract new hotel development. Ultimately, it is the responsibility of private developers to develop new hotels within the City.

e. Policy Changes/City Commitments

The City would be responsible for making any Zoning changes necessary to allow hotel development in certain locations. It would also be responsible for providing the permits to developers. If possible, the City could offer incentives to attract hotel development.

Hotels

Priority
- #8

Location
- Multiple Locations

Phasing
- Short Term - 0-5 years

Responsibility
- CVB
- Mayor
- Commercial Developer/City Planner
- Tell City EDC

Policy Changes/City Commitments
- Potential Zoning Changes
- Permitting

Funding Sources
- Private Funds

Estimated Cost to the City
- None

f. Funding Sources

All funding for this development would come from private developers. The only exception would be any expense required if incentives were provided.

g. Estimated Cost to the City

There would be no cost to the City with the exception of expenses associated with incentives.

9. TRUCK TRAFFIC STUDY

a. Project Details

This project includes the development of a Truck Traffic Study to determine the most appropriate location for a road connection between 5th or 6th Street and Payne Street on the City's northwest side. The River Port Relocation Feasibility Study, completed in 2006 for the City, included a potential location for this type of connection. Figure 14 shows the approximate road alignment from this previous study. A detailed study should be completed to determine the most appropriate location for this new roadway.

The purpose of developing such a connection is to alleviate some of the truck traffic that leaves industrial sites in this area and goes straight to Main Street to go north out of the city. This truck traffic is affecting the asphalt surface on Main Street, creating ruts and potholes. In addition, the truck traffic along Main Street can become heavy at times affecting local vehicle traffic in the downtown area. It also creates excess noise for businesses and houses along Main Street.

A short term fix would be to prohibit semi-trucks from specific locations along Main Street. Creating a truck route that prohibits trucks south of Tell Street would help alleviate some of the issues with truck traffic. The most ideal truck route would be along 5th or 6th Street to Tell Street and then from Tell Street to Main Street, prohibiting trucks from turning right (south) at this location. Sending trucks further north to Schiller Street or Lafayette Street would be the most ideal, but these streets are narrower and of lower quality than Tell Street. There is also a steep slope to get up to Main Street at these two streets.

b. Location

A truck traffic study should ultimately determine the appropriate location for a new road connection between 5th or 6th Street and Payne Street on the City's northwest side. This connection would

Truck Traffic Study

Priority
• #9

Location
• Between 5th Street and 6th Street at the Levee to Payne Street

Phasing
• Short Term - 0-5 years
• Long Term - 10+ years

Responsibility
• Mayor
• Plan Commission
• Street Department
• PCDC

Policy Changes/City Commitments
• Hiring a Consultant for Study
• Signing of Truck Route

Funding Sources
• City Funds

Estimated Cost to the City
• $8k - $10k for Study

Figure 14: New Road Alignment from River Port Relocation Feasibility Study

help alleviate the amount of truck traffic on Main Street through downtown. Until a new road is developed that would move truck traffic off of Main Street south of Payne Street, a short term fix should be considered by creating a truck route along 5th or 6th Street to Tell Street and then from Tell Street to Main Street.

c. Phasing

A detailed truck traffic study to determine the location of a new road connection should be completed in the short term (less than five years). An interim solution of creating a truck route should also be in the short term. Construction of a new roadway would be in the long term (greater than 10 years).

d. Responsibility

The Mayor should take the lead in getting this project underway by sending out an RFP for a Truck Traffic Study. The Mayor should also work with the Plan Commission, Street Department, and PCDC on a truck route that would alleviate some of the truck traffic on Main Street in the short term.

e. Policy Changes/City Commitments

The City would be responsible for sending out RFPs and hiring a consultant to complete the Truck Traffic Study. The City would also be responsible for signing a truck route along 5th or 6th Street and Tell Street to ensure appropriate movement of trucks to Main Street.

f. Funding Sources

City funds would need to be used to pay for the Truck Traffic Study. The Mayor could look to local industries in this area to help with some funding.

g. Estimated Cost to the City

The cost for a Truck Traffic Study for this area would be approximately $8,000 to $10,000. The findings of the Truck Traffic Study would determine the approximate cost for creating a new roadway in this area.

10. WORKFORCE DEVELOPMENT VIA LOCAL SCHOOLS AND INDUSTRIAL PARTNERS

a. Project Detail

The purpose for placing this project in the "Top 10" list is to ensure that the City, School Corporations, and local industries and businesses continue to work together and build stronger affiliations. While Tell City High School, the Perry County Learning Academy, and Ivy Tech all provide a quality education to Tell City residents, they may not be providing an education that leads them to a job within Tell City. For this reason, the local industries and businesses must get involved with the school systems and Ivy Tech to ensure that students are being educated in the skills required by local industries and businesses. The local businesses could provide internship and shadowing opportunities for students to get an idea of what it is like to work in current businesses.

b. Location

Coordination between the City, School Corporations, and local industries and businesses should occur in the schools and businesses in Tell City. Programs that prepare students for the current job market should be within the county's three high schools, the Perry County Learning Academy, and Ivy Tech. Internship and shadowing opportunities should take place in industries and businesses throughout Tell City.

c. Phasing

This should be an ongoing effort that provides more and more opportunities over time. Increasing coordination between the City, the schools, and local businesses should begin immediately.

d. Responsibility

The PCDC should take the lead in the coordination efforts of the multiple organizations involved. They should work with the Mayor, Tell City-Troy Township School Corporation, Perry County Learning Academy, Ivy Tech, and local industries and businesses to begin coordination efforts. The Perry Central School Corporation and Cannelton School Corporation should also be involved in the process to ensure countywide success. The Perry County Learning Partnership, College for Success Coalition, and Leadership Perry County would also benefit these efforts.

e. Policy Changes/City Commitments

There are no policy changes or City commitments required for this project.

f. Funding Sources

The costs for this project are minimal. The little funding needed, if any, would come from local businesses and the schools. Volunteering of time would be the primary expense for anyone involved.

g. Estimated Cost to the City

There would be no cost to the City for this project.

Workforce Development via Local Schools and Industrial Partners

Priority
- #10

Location
- N/A

Phasing
- Short Term - 0-5 years
- Mid Term - 5-10 years
- Long Term - 10+ years

Responsibility
- PCDC
- Mayor
- Tell City-Troy Township School Corp.
- Perry County Learning Academy
- Ivy Tech
- Local Industries and Businesses
- Perry Central School Corp.
- Cannelton School Corp.
- Perry County Learning Partnership
- College for Success Coalition
- Leadership Perry County

Policy Changes/City Commitments
- None

Funding Sources
- N/A

Estimated Cost to the City
- None

B. RECOMMENDATIONS BY FOCUS AREA

The Priority Projects, or "Top 10" list, was created based on public input from Community Workshops and meetings with the Steering Committee. Additional recommendations are included within this section that did not make the "Top 10" list, but did come out of an analysis of existing conditions and discussions with government officials, local organizations, and residents. These recommendations are divided into the seven focus areas of the Plan that were included in the Existing Conditions and Analysis Chapter. The Priority Projects are also listed within each of these focus areas.

1. ECONOMICS

a. Priority Projects Relating to Economics

The following Priority Projects will affect the economics of Tell City by either creating jobs, providing redevelopment opportunities in specific areas, or attracting people to the City. The majority of these Priority Projects are related to economic development specifically. Most of the Priority Projects fit within this section.

- 2. Commercial Developer or City Planner
- 3A. 7th Street Corridor: Visitors and Events Center
- 3B. 7th Street Corridor: Hotel
- 3C. 7th Street Corridor: Mixed-Use Development
- 3E. 7th Street Corridor: Grocery Store
- 3F. 7th Street Corridor: Festivals and Events
- 3G. 7th Street Corridor: Indoor/Outdoor Dining
- 3H. 7th Street Corridor: Streetscape and Road Upgrades
- 4. River Access Study
- 6A. Main Street Revitalization: Pestalozzi Street to Blum Street
- 6B. Main Street Revitalization: Jefferson Street to Tell Street
- 6C. Main Street Revitalization: Tell Street to Payne Street
- 6D. Main Street Revitalization: Washington Street from Main Street to 12th Street
- 6E. Main Street Revitalization: Downtown Merchants Association
- 6F. Main Street Revitalization: Façade Improvement Program
- 7A. Recreational Facilities: Upgrades to Sports Complex at Hagedorn Park
- 7D. Recreational Facilities: Multi-Use Private Facility
- 8. Hotels
- 10. Workforce Development via Local Schools and Industrial Partners

b. Other Recommendations

The hiring of a Commercial Developer or City Planner is vital to making economic development improvements within Tell City. The Tell City EDC and PCDC focus solely on industrial development and do not work toward attracting commercial development. This position will be a part of most, if not all of, the Priority Projects listed previously. This position can also research other ways to improve the economy.

One of the Objectives with a high number of votes at the Community Workshop, which did not make the Priority Projects list, was to attract a car dealership, building supply store, and small department store to Tell City. Based on supply and demand data shown in the Economic Analysis section of Chapter 3, the demand for vehicles, hardware, tools, and lawn and garden equipment is greater than the supply. Other types of merchandise, such as major household appliances, which could be found in certain types of department stores, also have a higher demand than supply in Tell City. This new hire should look to attract these types of development if possible.

Tables showing the number of past, existing, and future jobs in both Perry County and Tell City can be found within the Economics Analysis section of Chapter 3. Data for Perry County is more readily available than data for Tell City. However, the data for Tell City is presumed to be more reliable. Trends for Perry County show a major decrease in manufacturing employment over the past several years and into the future, while projections for Tell City show a small increase in manufacturing employment. Both sources show increases in retail and services employment, which is a national trend. Tell City needs to be prepared for the growth in retail and service employment by ensuring that space is available for this growth and the appropriate businesses are being attracted to the community. The Tell City EDC and PCDC should continue their efforts of attracting new industrial development to Tell City and the surrounding industrial parks. Many people have relied on and continue to rely on the strong industrial employment base that Tell City has had for many generations.

2. Quality of Life

a. Priority Projects Relating to Quality of Life

The following Priority Projects relate to increasing the quality of life for Tell City residents. These projects range from having housing available for all ages and incomes to having multiple recreational opportunities to making aesthetic improvements around the City.

- 3A. 7th Street Corridor: Visitors and Events Center
- 3D. 7th Street Corridor: Senior Center
- 3E. 7th Street Corridor: Grocery Store
- 3F. 7th Street Corridor: Festivals and Events
- 3G. 7th Street Corridor: Indoor/Outdoor Dining Areas
- 4. River Access Study
- 5. Housing for All Ages and Incomes
- 6A. Main Street Revitalization: Pestalozzi Street to Blum Street
- 6B. Main Street Revitalization: Jefferson Street to Tell Street
- 6C. Main Street Revitalization: Tell Street to Payne Street
- 6D. Main Street Revitalization: Washington Street from Main Street to 12th Street
- 6F. Main Street Revitalization: Façade Improvement Program
- 7A. Recreational Facilities: Upgrades to Sports Complex at Hagedorn Park

- 7B. Recreational Facilities: Municipal, Par 3, or Executive Golf Course
- 7C. Recreational Facilities: Extend Greenway and Bike Facilities
- 7D. Recreational Facilities: Multi-Use Private Facility
- 10. Workforce Development via Local Schools and Industrial Partners

b. Other Recommendations

The City has done an excellent job in the past working on making quality of life improvements to the community. There is an extensive trail system, multiple parks with a wide range of amenities, numerous bike lanes, and several festivals throughout the year. The Priority Projects listed above will continue these efforts of making quality of life improvements. Analysis of existing conditions did not reveal any major needs within the community as far as recreational facilities, festivals and special events, or educational, governmental, and medical facilities. The City should continue its efforts to make Tell City a great place to live, work, and play.

A Splash Pad or Splash Park has been a goal of the City for a few years, but was not mentioned during Community Workshops and therefore did not make the list of Goals and Objectives. However, the Mayor and Parks and Recreation Department should continue their efforts to find funding to complete this project. Many communities are adding Splash Pads to their existing swimming facilities, adding Splash Parks in new locations, or even replacing their existing swimming pools with Splash Parks due to the lower maintenance costs. They have become a popular attraction for kids within these communities during summer months. The Mayor should work with the Indiana Department of Natural Resources on potential funding for a Splash Pad or Splash Park. The amount of funding may determine whether the facility is a separate Splash Park in a new area of the city or a smaller Splash Pad within the existing area of the J.F. Kennedy City Pool.

In addition to the physical improvements that the city has made and will continue to make, pride in the community and the appearance of the community are also important aspects of quality of life. During Community Workshops, better enforcement of existing ordinances and the development of new ordinances to prevent properties from becoming unsightly were mentioned as a major need. While the majority of Tell City residents take pride in the appearance of their personal property, some properties are in poor condition. Enforcement should be focused on dilapidated housing, overgrown lawns, homes with an overabundance of pets, and the long term parking of boats, campers, trailers, busses, and recreational vehicles in front yards and on streets. Better enforcement will make the city more attractive to visitors and people considering a move to Tell City.

3. COMMUNITY INFRASTRUCTURE

a. Priority Projects Relating to Community Infrastructure

None of the Priority Projects related to needed improvements to water infrastructure, wastewater infrastructure, or solid waste and recycling.

b. Other Recommendations

Upgrades were recently made to the wastewater system including separation of combined sewers into individual storm and sanitary pipes in two major areas of the collection area. While these upgrades made a significant impact, there are still combined sewer pipes in certain areas of the city. The Sewer Department should continue to work toward completely separating the combined sewer system over time.

TELL CITY COMPREHENSIVE PLAN

There are two primary needs for the City's water system. One need is more water storage. An additional water tower placed in an area with low water flows and low pressure would not only provide that storage, but would also increase flows and pressure in that area. The City should ensure that they have enough water storage capacity to provide at least 24 hours of water. There is also a need for a larger water main coming from the water treatment plant. The current main is 12 inches. The main should eventually be replaced with a new main sized accordingly for future needs, especially if another water tower is added to the system. As with many southern Indiana communities, the City has aging pipes which they should continue to monitor.

4. PUBLIC SAFETY

a. Priority Projects Relating to Community Infrastructure

There is only one Priority Project related public safety in Tell City, which is the addition of a new Fire Department Substation. The current Fire Department, and only fire station in Tell City, is located at the corner of 12th Street and Mozart Street. The addition of a Fire Department Substation has been considered prior to the development of this Comprehensive Plan. The Substation would decrease the time to fires in the northern and northeastern parts of the city and would be very important for those areas outside of the community along SR 37. This is also important if these areas would ever be annexed.

- 1B. New Fire Department Substation

b. Other Recommendations

There are no major public safety concerns in Tell City. A phone conversation with the Tell City Fire Chief did not reveal any needs for the Fire Department. The only change that may be necessary in the future is the addition of firemen if there is an increase in service area due to annexation. Currently there is an adequate amount of firemen for the existing service area.

A phone conversation with the Tell City Police Chief revealed a need for more officers and dispatchers. The Chief mentioned looking to expand the Department's staff for a few years, but there has not been sufficient funding to hire new staff. If the City were to annex, the Police Department should consider hiring additional staff to cover the annexed areas. When an area is annexed, adequate City services must be supplied to that area, including police protection.

5. ENVIRONMENT

a. Priority Projects Relating to the Environment

There is only one Priority Project related to the Environment, which is the creation of a River Access Study. The River Access Study should take a detailed look at the existing boat ramp to the Ohio River and consider upgrades if possible. The Study should also consider a new location for a boat ramp or a marina with additional amenities.

- 4. River Access Study

b. Other Recommendations

One environmental issue mentioned in discussions during the planning process was the floodplains surrounding Windy Creek. Many homes surrounding Windy Creek are considered to be located in the floodplain even

though they have had no threat of flooding for years. Coordination is ongoing with the Indiana Department of Natural Resources regarding the update of 1977 Flood Insurance Rate Maps (FIRMs). This map update should address the noted concerns. If, however, this is not completed, it is recommended that the city reevaluate the floodplains around Windy Creek to determine if there have been any changes to the flood zones. This could be done on a citywide basis or on a case-by-case basis by individual property owners to determine if their property could be removed from the floodplain designation.

6. TRANSPORTATION

a. Priority Projects Relating to Transportation

There are three Priority Projects related to transportation. One includes road upgrades in the 7th Street Corridor area to go along with several redevelopment projects proposed for that area. Another Priority Project is the extension of bike lanes throughout Tell City to make additional connections and provide for an alternative form of transportation. The third is the completion of a Truck Traffic Study to determine the most appropriate way to alleviate the truck traffic getting onto Main Street from industrial uses between Main Street and the Ohio River.

- 3H. 7th Street Corridor: Streetscape and Road Upgrades
- 7C. Recreational Facilities: Extend Greenways and Bike Facilities
- 9. Truck Traffic Study

b. Other Recommendations

Another recommendation related to transportation that did not make the Priority Projects list is to set a priority list of road improvements for the city. A street and road maintenance study would determine the most efficient time frame for completing maintenance projects. This would save the Street Department time and money over the long term by making minor road improvements before small issues cause costly repairs.

7. LAND SUITABILITY

a. Priority Projects Relating to Land Suitability

There are three Priority Projects related to land suitability. Land Suitability refers to future land use needs. While several Priority Projects will affect future land use, three in particular make a bigger impact than the rest. The first is the completion of an annexation study and updates to the Zoning Ordinance and Zoning Map. Another Priority Project related to future land use is the mixed-use development proposed for the 7th Street Corridor. This project would combine residential uses and commercial uses. If completed appropriately, this development should provide housing for different age groups and income levels and provide some everyday necessities within the same building. The third Priority Project related to land use is ensuring that housing is available for all ages and incomes throughout the community.

- 1A. Annexation Study and Zoning Ordinance/Map Updates
- 3C. 7th Street Corridor: Mixed-Use Development
- 5. Housing for All Ages and Incomes

b. Other Recommendations

Other Land Suitability recommendations includes the Future Land Use Map developed during Steering Committee meetings. Steering Committee members took the Priority Projects and determined appropriate locations on the Future Land Use Map. (Refer to Figure 9 in the Existing Conditions and Analysis Chapter for the Existing Land Use Map.) Figure 15 shows those areas where land uses are expected to change between 2010 and 2040 for the Study Area. Figure 16 is the Future Land Use Map with the land uses anticipated to change and the existing land uses that will remain the same to the year 2040.

The map includes areas along Main Street, 12th Street, Payne Street, and Tell Street, and in the 7th Street Corridor area that are displayed as mixed use. This means that a mix of residential uses, commercial uses, and office space should be allowed in these areas. This should also include individual structures where residential and commercial uses are located within the same building. One of the Priority Projects refers to a specific mixed-use development within the 7th Street Corridor. This development should be a single structure that includes both residential uses and commercial uses. Loft apartments should also be encouraged in existing commercial buildings with multiple stories, particularly along Main Street. Updates to the Zoning Ordinance are required to allow for some of this development.
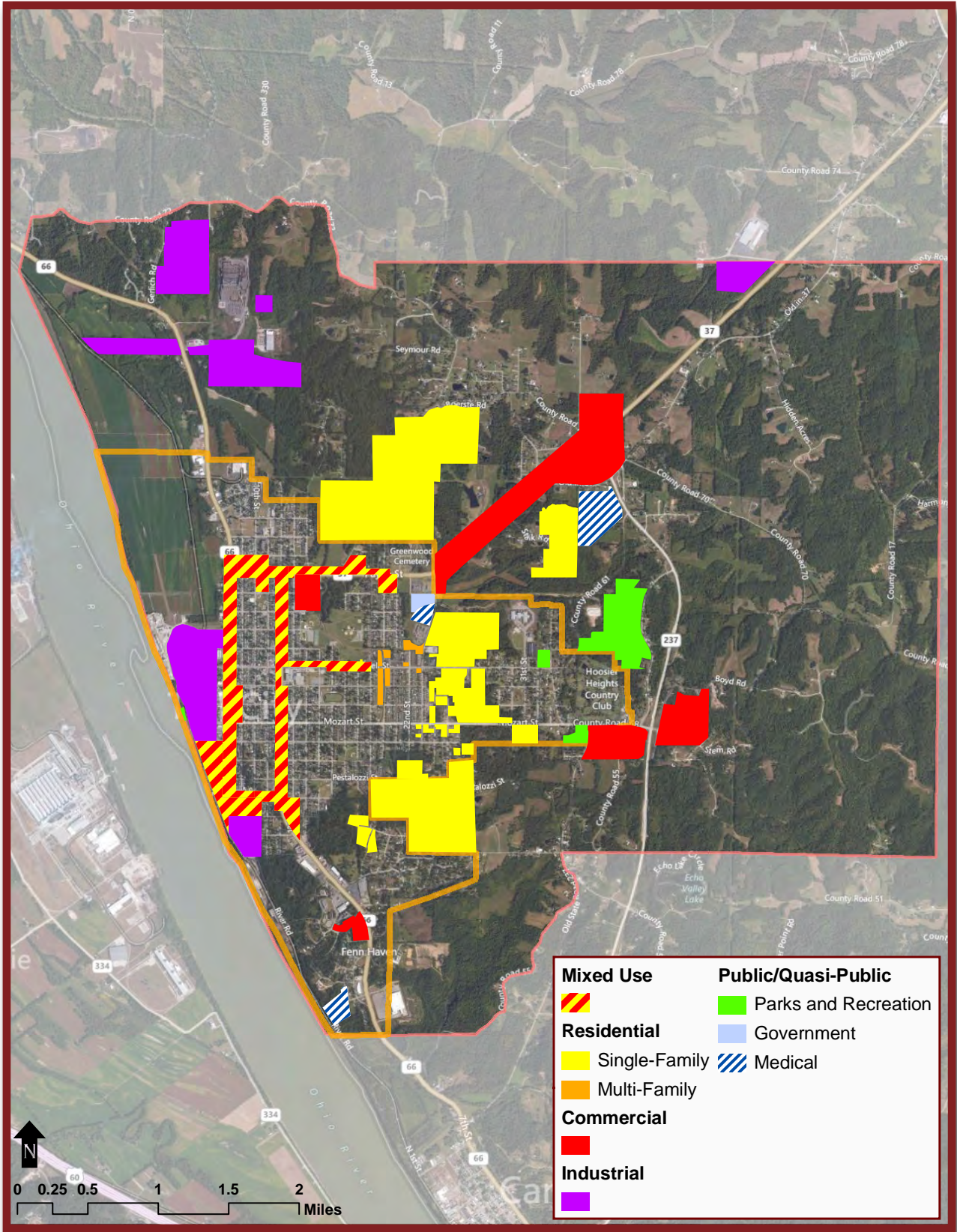
Figure 15: Land Use Changes (2010-2040)

Mixed Use

Residential
Single-Family
Multi-Family
Mobile Home

Commercial

Industrial

Public/Quasi-Public
Parks & Recreation
Government
Churches/Cemeteries
Medical
Education
Utilities
Other

Agricultural/Other
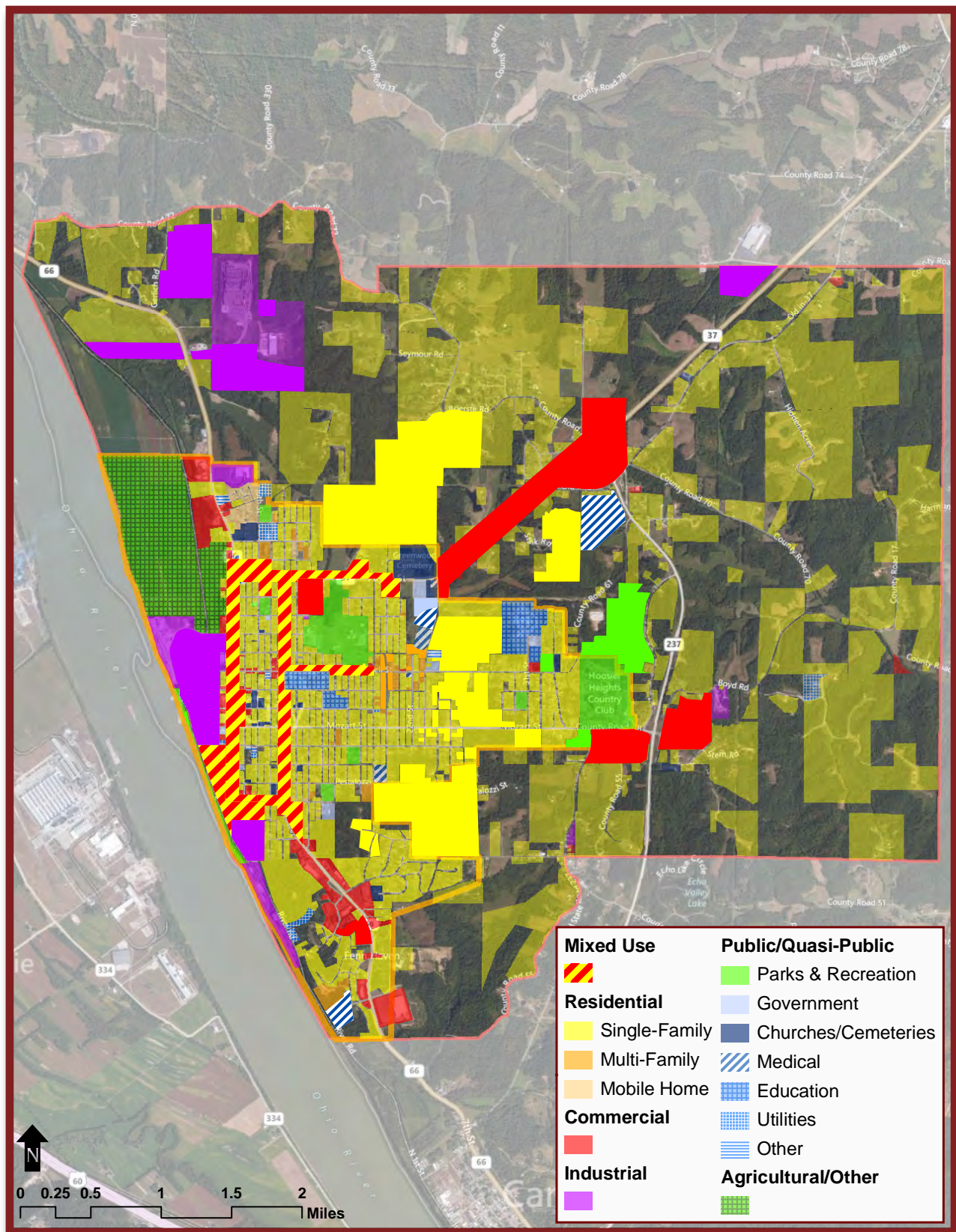
Figure 16: Future Land Use

APPENDIX A
SIGN-IN SHEETS

Schergens Center
1140 31st Street, Tell City

SIGN-IN SHEET

Community Workshop #1
SWOT Analysis

Friday, March 9th, 2012
2:00 PM - 5:00 PM

1. **Name (Please Print)** Ames Rash

   Home Address

2. **Name (Please Print)** GARY Morton

   Home Address

3. **Name (Please Print)** Barbara Ewing

   Home Address

4. **Name (Please Print)** Patrick Rich

   Home Address

5. **Name (Please Print)** Dale Poole

   Home Address

6. **Name (Please Print)** (Greg Hendershot

   Home Address

7. **Name (Please Print)** EARL PARKER

   Home Address

8. **Name (Please Print)** Bill Ames

   Home Address

9. **Name (Please Print)** Jenny Richter

   Home Address

10. **Name (Please Print)** Joe Ettensohn

   Home Address

SIGN-IN SHEET

Community Workshop #1
SWOT Analysis

Friday, March 9th, 2012
2:00 PM - 5:00 PM

Schergens Center
1140 31st Street, Tell City

11. Name (Please Print) Carol Hagedorn

Home Address

12. Name (Please Print) Jon Scheer

Home Address

13. Name (Please Print) Jesse Borman

Home Address

14. Name (Please Print) TIM WILSON CANNELTON

Home Address

15. Name (Please Print) Steve J Hauser

Home Address

16. Name (Please Print) Bob Kunz

Home Address

17. Name (Please Print) GORDON NICHOLAS

Home Address

18. Name (Please Print) ALAN MALONE

Home Address

19. Name (Please Print) ANN MANLEY

Home Address

20. Name (Please Print) DONNA LYNAM

Home Address

SIGN-IN SHEET

Community Workshop #1
SWOT Analysis

Schergens Center
1140 31st Street, Tell City

Friday, March 9th, 2012
2:00 PM - 5:00 PM

21. Name (Please Print) John Allen

    Home Address

22. Name (Please Print) GAYLORD WHITMER

    Home Address

23. Name (Please Print) JOAN OBERHAUSEN & PAT

    Home Address

24. Name (Please Print) Don Etienne

    Home Address

25. Name (Please Print) Don Goble

    Home Address

26. Name (Please Print) JENNY L BRUNNER

    Home Address

27. Name (Please Print) Janice Heckbarth

    Home Address

28. Name (Please Print) Bobby Green

    Home Address

29. Name (Please Print) Jeannie DeSpain

    Home Address

30. Name (Please Print) Julie Kohnert

    Home Address

SIGN-IN SHEET

Community Workshop #1
SWOT Analysis

Schergens Center
1140 31st Street, Tell City
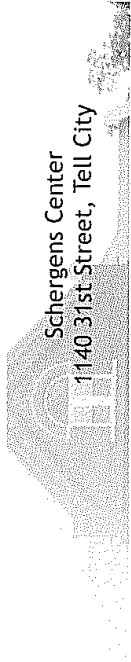
Friday, March 9th, 2012
2:00 PM - 5:00 PM

31. Name (Please Print) Jane Goffinet

Home Address

32. Name (Please Print) Jeff Everly

Home Address

33. Name (Please Print) Chris Kisroot - PCDC

Home Address

34. Name (Please Print) PHIL WITTMER

Home Address

35. Name (Please Print) Rebecca Fenn

Home Address

36. Name (Please Print) Steve Kromayer

Home Address

37. Name (Please Print) Jim Daury

Home Address

38. Name (Please Print) LYNN BLUNZINGER

Home Address

39. Name (Please Print) LYNNE RICE

Home Address

40. Name (Please Print) LARRY K. KLEEMAN

Home Address

Schergens Center
1140 31st Street, Tell City

SIGN-IN SHEET

Community Workshop #1
SWOT Analysis

Friday, March 9th, 2012
2:00 PM - 5:00 PM

41. Name (Please Print) Bruce Bolger

Home Address

42. Name (Please Print) Penny Newlin

Home Address

43. Name (Please Print) Mary Kay Elder

Home Address

44. Name (Please Print) FRANK D. SANDAGE

Home Address

45. Name (Please Print) Alvin C Evans

Home Address

46. Name (Please Print) Patricia McCreery

Home Address

47. Name (Please Print) Jeanne Witmer

Home Address

48. Name (Please Print) GREG LYNNG

Home Address

49. Name (Please Print) Todd Hammond

Home Address

50. Name (Please Print) Antonia Webster

Home Address

SIGN-IN SHEET

Community Workshop #1
SWOT Analysis

Friday, March 9th, 2012
2:00 PM - 5:00 PM

Schergens Center
1140 31st Street, Tell City

51. Name (Please Print) Joan Hess

Home Address

52. Name (Please Print) Dick Haywood

Home Address

53. Name (Please Print) Joe Mullen

Home Address

54. Name (Please Print) Marjorie Muller

Home Address

55. Name (Please Print) Jerry Belcher

Home Address

56. Name (Please Print) TONY HOLLIDAY

Home Address

57. Name (Please Print) Debbie Reed

Home Address

58. Name (Please Print) Maurice Haigney

Home Address

59. Name (Please Print) SARAH CHNN

Home Address 3

60. Name (Please Print) Shorilyn Franzman

Home Address 2

SIGN-IN SHEET

Friday, March 9th, 2012
2:00 PM - 5:00 PM

Community Workshop #1
SWOT Analysis

Schergens Center
1140 31st Street, Tell City

61. Name (Please Print) _Jeff Pierrard_

    Home Address

62. Name (Please Print) _Sarah Maddox_

    Home Address

63. Name (Please Print) _Tom Patrick_

    Home Address

64. Name (Please Print) _Shawn Dotson_

    Home Address

65. Name (Please Print) _Marty Wheeler_

    Home Address

66. Name (Please Print) _Charles Wilgus_

    Home Address

67. Name (Please Print) _J Swaney_

    Home Address

68. Name (Please Print) _Ann Swaney_

    Home Address

69. Name (Please Print) _Shawna Dotson_

    Home Address

70. Name (Please Print) _Mack Cail_

    Home Address

SIGN-IN SHEET

Schergens Center
1140 31st Street, Tell City

Community Workshop #1
SWOT Analysis

Friday, March 9th, 2012
2:00 PM – 5:00 PM

71. Name (Please Print) Eric Kehl

    Home Address

72. Name (Please Print) Tony Pappano

    Home Address

73. Name (Please Print) Chris Gail

    Home Address

74. Name (Please Print) Larry Peter

    Home Address

75. Name (Please Print) Greg Taylor

    Home Address

76. Name (Please Print) Mark Laflin

    Home Address

77. Name (Please Print) Nathan C. Dotson

    Home Address

78. Name (Please Print) Don Ann Swarens

    Home Address

79. Name (Please Print) Jacqelyn Laflin

    Home Address

80. Name (Please Print) Jill Tyler

    Home Address

SIGN-IN SHEET

Community Workshop #1
SWOT Analysis

Schergens Center
1140 31st Street, Tell City

Friday, March 9th, 2012
2:00 PM – 5:00 PM

81. Name (Please Print)   Cheri Taylor

Home Address

82. Name (Please Print)

Home Address

83. Name (Please Print)

Home Address

84. Name (Please Print)

Home Address

85. Name (Please Print)

Home Address

86. Name (Please Print)

Home Address

87. Name (Please Print)

Home Address

88. Name (Please Print)

Home Address

89. Name (Please Print)

Home Address

90. Name (Please Print)

Home Address

SIGN-IN SHEET

Community Workshop #2
Goals & Objectives Prioritization

Schergens Center
1140 31st Street, Tell City

Tuesday, April 17th, 2012
6:00 PM - 8:00 PM

1. Name (Please Print) Barbara Ewing
   Business/Organization City of Tell City

2. Name (Please Print) James Rust
   Business/Organization Carriage Inn

3. Name (Please Print) GORDON NICHOLAS
   Business/Organization None

4. Name (Please Print) Yvette Hendershot
   Business/Organization Farm Bureau

5. Name (Please Print) Greg Hendershot
   Business/Organization Tell City Police

6. Name (Please Print) Bob Young
   Business/Organization Tell City Bd of Zonin

7. Name (Please Print) Tom Patrick
   Business/Organization Patrick Auto Repair

8. Name (Please Print) Bruce Badger
   Business/Organization

9. Name (Please Print) Mary Kay Elder
   Business/Organization

10. Name (Please Print) RON CRAWFORD SR.
    Business/Organization COUNTY COUNCIL

SIGN-IN SHEET

Community Workshop #2
Goals & Objectives Prioritization

Schergens Center
1140 31st Street, Tell City

Tuesday, April 17th, 2012
6:00 PM - 8:00 PM

11. Name (Please Print) _John & Pat Oberhausen_

Business/Organization _Retired_

12. Name (Please Print) _Joe Ettensohn_

Business/Organization _Ettensohn Gravely_

13. Name (Please Print) _Dale Poole_

Business/Organization _Tell City Water_

14. Name (Please Print) _Louann Oberhausen_

Business/Organization _citizen_

15. Name (Please Print) _Cheryl Bolfuet_

Business/Organization _citizen_

16. Name (Please Print) _Marlow Smithurst_

Business/Organization _Tell City Electric_

17. Name (Please Print) _Cheri Taylor_

Business/Organization _PC Chamber_

18. Name (Please Print) _Hanna Goffinet_

Business/Organization _Citizen_

19. Name (Please Print) _Corey Henderson_

Business/Organization

20. Name (Please Print) _Blanche Carter_

Business/Organization _Citizen_

SIGN-IN SHEET

Community Workshop #2
Goals & Objectives Prioritization

Tuesday, April 17th, 2012
6:00 PM - 8:00 PM

Schergens Center
1140 31st Street, Tell City

21. Name (Please Print) Carol Hagedorn

Business/Organization Perry Co. Development Corp

22. Name (Please Print) Mack Cail

Business/Organization Tell City Electric

23. Name (Please Print) Pat Crawford

Business/Organization Historical

24. Name (Please Print) STAN GOFFINET

Business/Organization County Councilman

25. Name (Please Print) Joan Hess

Business/Organization Catholic Charities

26. Name (Please Print) Gayle Stewart

Business/Organization

27. Name (Please Print) Penny L. Brunner

Business/Organization LPC

28. Name (Please Print) Chris Knott

Business/Organization PCOC

29. Name (Please Print) Bill Rogers

Business/Organization PCDC

30. Name (Please Print) Greg Linne

Business/Organization Tell City Fire

SIGN-IN SHEET

Community Workshop #2
Goals & Objectives Prioritization

Schergens Center
1140 31st Street, Tell City

Tuesday, April 17th, 2012
6:00 PM - 8:00 PM

31. Name (Please Print) EARL PARKER

    Business/Organization City of T.C.

32. Name (Please Print) Sarah Maddox

    Business/Organization Oakwood Health

33. Name (Please Print) Liz Litherland

    Business/Organization N/A

34. Name (Please Print) Lovie Heitkemper

    Business/Organization Mrs. Heitkemper

35. Name (Please Print) Jenny Richter

    Business/Organization

36. Name (Please Print) MMJTo Brales

    Business/Organization

37. Name (Please Print) Bill Bales

    Business/Organization LHDC

38. Name (Please Print) Jane Goffinet

    Business/Organization

39. Name (Please Print) Tony Pappano

    Business/Organization Emsight 7000,Inc

40. Name (Please Print) Patrick Pich

    Business/Organization

SIGN-IN SHEET

Community Workshop #2
Goals & Objectives Prioritization

Schergens Center
1140 31st Street, Tell City

Tuesday, April 17th, 2012
6:00 PM - 8:00 PM

41. Name (Please Print) Joe LeClere

Business/Organization Evans LeClere Ez-C aut-

42. Name (Please Print) Tom Reppert

Business/Organization

43. Name (Please Print) Nancy Myers

Business/Organization Hoosier National Forest

44. Name (Please Print) Alan Evans

Business/Organization GERMAN AmericaArt

45. Name (Please Print) Julie Kohnert

Business/Organization City Council

46. Name (Please Print)

Business/Organization

47. Name (Please Print) Bill Minto

Business/Organization Perry County CVB

48. Name (Please Print) John Minto

Business/Organization Rocky Point Store/Restaurant

49. Name (Please Print) Janice Hackbarth

Business/Organization

50. Name (Please Print) Mike Schriefer

Business/Organization

SIGN-IN SHEET

Community Workshop #2
Goals & Objectives Prioritization

Schergens Center
1140 31st Street, Tell City

Tuesday, April 17th, 2012
6:00 PM – 8:00 PM

51. Name (Please Print) Jim Canter

    Business/Organization HSPC

52. Name (Please Print) Leanne le Clere

    Business/Organization Tell City Schools

53. Name (Please Print)

    Business/Organization

54. Name (Please Print)

    Business/Organization

55. Name (Please Print)

    Business/Organization

56. Name (Please Print)

    Business/Organization

57. Name (Please Print)

    Business/Organization

58. Name (Please Print)

    Business/Organization

59. Name (Please Print)

    Business/Organization

60. Name (Please Print)

    Business/Organization

Schergens Center
1140 31st Street, Tell City

SIGN-IN SHEET
Community Workshop #2
Goals & Objectives Prioritization

Tuesday, April 17th, 2012
6:00 PM - 8:00 PM

61. Name (Please Print) GARY Morton

Business/Organization Tell City Council

62. Name (Please Print) John Allen

Business/Organization Tell City Police

63. Name (Please Print) Steve Upmeyer

Business/Organization Old Notrician

64. Name (Please Print) Jeanne DeSpain

Business/Organization

65. Name (Please Print) Chris Cail

Business/Organization City Council

66. Name (Please Print) Dot Kessner

Business/Organization Kiwanis

67. Name (Please Print) Charles E. Wilgus

Business/Organization

68. Name (Please Print) Jeff Archibald

Business/Organization Southwind Tube Power

69. Name (Please Print) DAVID OSBORN

Business/Organization

70. Name (Please Print) MARK LAFLIN

Business/Organization

SIGN-IN SHEET

Steering Committee #1
Introductions & Opportunities

Friday, March 9th, 2012
1:00 PM - 2:00 PM

Schergens Center
1140 31st Street, Tell City

1. Name (Please Print) Jon Scheel

 Home Address

2. Name (Please Print) Patrick Rich

 Home Address

3. Name (Please Print) Gary Morton

 Home Address

4. Name (Please Print) Barbara Ewing Meyer

 Home Address

5. Name (Please Print) Beverly Minto

 Home Address

6. Name (Please Print) James Rash

 Home Address

7. Name (Please Print) Carol Hagedorn

 Home Address

8. Name (Please Print) Mack Cail

 Home Address

9. Name (Please Print) Janice Hackbarth

 Home Address

10. Name (Please Print)

 Home Address

City Hall, Portico Room
700 Main Street, Tell City

SIGN-IN SHEET

Steering Committee #2
Goals & Objectives

Wednesday, March 28th, 2012
7:30 AM - 9:30 AM

1. Name (Please Print) Janice Hackbarth

   Home Address

2. Name (Please Print) Barbara Ewing

   Home Address

3. Name (Please Print) Patrick Rich

   Home Address

4. Name (Please Print) James Rash

   Home Address

5. Name (Please Print) Carol Hagedorn

   Home Address

6. Name (Please Print) Mack Cail

   Home Address

7. Name (Please Print) GARY Morton

   Home Address

8. Name (Please Print) DAVID GROFFINET

   Home Address

9. Name (Please Print) BEVERLY Minto

   Home Address

10. Name (Please Print)

    Home Address

SIGN-IN SHEET

Steering Committee Meeting #3
Future Land Use & Potential Projects

City Hall, Portico Room
700 Main Street, Tell City

Monday, May 7th, 2012
7:30 AM - 9:30 AM

1. Name (Please Print) DAVIS GOFFINET

   Home Address

2. Name (Please Print) Barbara Ewing

   Home Address

3. Name (Please Print) GARY Morton

   Home Address

4. Name (Please Print) James Hershbuch

   Home Address

5. Name (Please Print) James Raft

   Home Address

6. Name (Please Print) Jon Scheer

   Home Address

7. Name (Please Print) Mack Cail

   Home Address

8. Name (Please Print) Patrick Rich

   Home Address

9. Name (Please Print) Carol Hagedorn

   Home Address

10. Name (Please Print) Ben Mirto

    Home Address

SIGN-IN SHEET

Steering Committee Meeting #4
Future Land Use & Implementation

City Hall, Portico Room
700 Main Street, Tell City

Tuesday, June 19th, 2012
7:30 AM - 10:30 AM

1. Name (Please Print) Beverly Minto

   Home Address

2. Name (Please Print) Patrick Rich

   Home Address

3. Name (Please Print) GARY Morton

   Home Address

4. Name (Please Print) James Rash

   Home Address

5. Name (Please Print) Carol Hagedorn

   Home Address

6. Name (Please Print) Mack Cail

   Home Address

7. Name (Please Print) Janice Hackbarth

   Home Address

8. Name (Please Print) Barbara Ewing

   Home Address

9. Name (Please Print)

   Home Address

10. Name (Please Print)

    Home Address

SIGN-IN SHEET

Steering Committee Meeting #5
Project Priority & Implementation

City Hall, Portico Room
700 Main Street, Tell City

Tuesday, July 3rd, 2012
7:30 AM - 10:30 AM

1. Name (Please Print) James Rash

   Home Address

2. Name (Please Print) Janice Hackharth

   Home Address

3. Name (Please Print) Carol Hagedorn

   Home Address

4. Name (Please Print) Barbara Ewing

   Home Address

5. Name (Please Print) Gary Morton

   Home Address

6. Name (Please Print) Bev Minto

   Home Address

7. Name (Please Print) Mack Cail

   Home Address

8. Name (Please Print)

   Home Address

9. Name (Please Print)

   Home Address

10. Name (Please Print)

    Home Address

APPENDIX B
SWOT ANALYSIS LIST

Strengths

- Lots of parks
- Friendly people
- Safety
- Community Pride
- Ohio River
- Nice streets
- Greenway System
- Proximity to Hoosier National Forest
- Small town close to major metro areas (Owensboro, Evansville, Louisville)
- Utilities with a capacity for growth (electric, sewer, water, broadband/internet)
- Diversity of religions
- Schools (elementary through HS and Ivy Tech)
- Healthcare options
- History of the City
- Golf Course
- Library system
- Charming downtown
- Fire/Police Departments
- Organized youth leagues
- Proximity to airports (Evansville & Louisville)
- Proximity to interstate
- Laid back community
- Regional shopping area
- Lots of civic organizations (and good participation in most)
- Public Transportation for the aging
- Public Transportation available for everyone
- Expanding healthcare facilities and options
- Good neighborhood watch program & Police (safe community)
- Strong City Government
- Schweizer Fest

- Restaurants (good options: fast food, fine dining, etc.)
- Freight options (river, rail, truck)
- Port Authority
- Senior Citizen entertainment (dances, etc.) and facility
- Choices for youth (plenty of things to do)
- Generous and compassionate community/residents (time, talents, treasures)
- Hunting, fishing, camping (tourism)
- Strong Zoning Ordinance that protects properties
- Amount of college credits available through the high school
- Good collaboration between civic organizations
- Good community newspaper
- Affordable housing
- Local artists
- Wineries
- Assisted living and skilled nursing facilities
- Subsidized housing options
- Community Foundation
- City provided trash collecting and recycling
- Community sponsored events (dragging Main, movie at the flood wall (Movies at Sunset), music in the park)
- On Target after school program
- Strong industrial base
- Many talented builders
- United Way
- Multiple River access points (Mannow Point, Rocky Point, Cannelton, Tell City, Troy)
- No traffic congestion
- Strong financial system and institutions
- Good social services (SWIRCA, Division of Family and Children, Lincoln Hills, Catholic Charities)

Weaknesses

- Attracting young people and families (aging community)
- Not enough and not right kind of housing for retirement aged people (need continuum of care retirement community - CCRC)
- Not enough kinds of retail establishments
    - Cannot buy a new car
    - Cannot buy lumber, timber, building supplies
    - Cannot buy a dress suit

- Landlords allowed to rent uninhabitable properties
- Shrinking community (not attracting people)
- Have not expanded city limits (annexed)
- Large amount of tax based income jobs (government jobs, school jobs, etc.)
- No employment for young professionals
- Don't know what young families are looking for
- Not competitive price-wise (i.e. gas prices higher)
- Lack entertainment opportunities for youth (safe gathering place)
- Quality of employees (workforce development)
- Regionally isolated (City does not self-promote/market itself to other regions such as Evansville, Louisville, etc.)
- Need to promote and support activities for teenagers
- Lack curb appeal (lack inviting entryways, too many dilapidated properties (with old couches, trash, etc. in yards))
- Haven't capitalized on Interstate and entryway into Perry County & Tell City
- Lack diversity (racially/ethnically)
- Lack pride in sports teams (High School)
- Lack pride in educational system
- Lack pride in Community
- Quantity of leadership (not enough leaders, young, middle-age, and older)
- History of city is being dismantled (historic buildings are being removed, not being taken care of, falling down, etc.)
- Not advertising city (no brochures at rest stops)
- Lack of balanced 2 party system
- Smells from the paper mill are bad
- Many businesses are closing (residents do not patronize local businesses enough)
- Lack regional concept (the river is viewed as a dividing line rather than something that joins the communities together)
- Culturally isolated community
- Lack of investment from residents with money to help
- Lack high paying jobs
- Need more entrepreneurs
- Too much apathy in community
- Rents for businesses are too high
- Low percentage of people with post-secondary degrees
- Lack industrial space (not enough shovel ready sites)
- Lack of space for Port to grow

- Lack Riverfront development

- Generational poverty (high number of low-income families

- Lack concern/desire for upkeep/maintenance/upgrades of parks (soccer field, skate park)

- Lack welcome center and person to work it

- Need new or upgraded Cinema

- Lack centralized complex for both male and female athletics (baseball, softball, soccer)

- Don't get the word out about accomplishments

- IN 237 (by-pass & entry) – don't pull visitors/travelers "in" to city off of 37/237

- Newspaper sometimes portrays bad picture of Tell City (page 1 has negative stories, page 10 has positive stories)

- No tax revenue from Hoosier National Forest

- Need civic leader group to lobby State Legislature on behalf of City

- Need to better enforce zoning

- Part time zoning enforcer (need full time position)

- Lost summer musicals
  - need younger people to step up and take ownership

- Need civic minded youth

- Lack 4-year post-secondary education facility

- Lack funding from the State (such as Casino boat funds)

- Wide streets decrease feeling of community

- Tell City lacks identity (What are we known for?)

- Plant managers and CEOs of local businesses don't live in the community

Opportunities

- Empty school (Junior High Building)
  - As possible youth center
  - As possible new school (higher education)
- Old Armory Building can be used for youth center, higher education, etc.
- Have vacant properties to provide housing for baby-boomers
- Have vacant properties to provide housing on the River (possible high-rise)
- Utilize old industrial property and buildings for data centers, etc.
- Need career center (have Work One, need to expand, promote)
- Host year-round sporting events at new complex (use as tourism) (there is currently plan in place for complex, but no funding)
- Putt-putt, go-carts, arcade, etc. for youth in a central location (take advantage of Holiday World visitors staying in Tell city)

- Need more hotels (currently have a 93% occupancy rate at hotels)
- Have space and capacity for incubator for small business, entrepreneurship, etc.
- Expand athletic facilities for adults (walking tracks (indoor and out), indoor facilities, tennis, basketball, etc.)
- Capitalize on River for marina, improved/new access boat ramp in Tell City
- Promote and expand existing entertainment facilities
- Put Farmers Market along the River at Sunset Park
- Change community mind-set
- Use Quality of Life as starting point (need a PR campaign to promote city)
- Promote manufacturing and schools to work together (workforce development)
- Annexation
- Market/promote the city as a region/regional draw, not just a city of 7,000 to 8,000 people, with Perry County, Hancock County, and beyond
- History (need more membership in and promotion of historical society)
- Rail (manufacturing and for tourism (Port Authority))
- Attract 50-65 year age group (housing, entertainment, etc. for them)
- Use Norfolk Southern access to Ohio River (only rail access to the Ohio River in Indiana) for tourism and manufacturing
- Attract people back to Tell City that have moved away
- Better cooperation between Tell City, Cannelton and Troy governments
- Things for Tell City residents to be proud of (create Hall of Honor for successful residents)
- Need to make improvements along 6th and 7th Streets near the river and Sunset Park (special events, more buildings, updates to existing buildings, etc.)
- GE still owns building, but it's sitting empty
- Businesses downtown working together (promotion)
- Use the Hoosier National Forest, Ohio River, etc. to market Tell City

Threats

- Aging hospital
- 12 hr, 4 day a week shifts (swing shifts), keeping more people from civic organizations, etc.
- Apathy
- Flood wall
- Failing businesses downtown (local community doesn't support local businesses)
- Lack of knowing/understanding why Tell City does not get certain things that other communities get (need to research how to be more competitive for grants, businesses, etc.)
- Lack of pride ("we are our own worst enemy")
- Only small group of people are asked to be involved, others will not get involved
- Not building on what we are
- "It's not my problem" (attitudes for why to not pay higher taxes, volunteer, etc. for the greater good)

• "There's nothing I can do about it" attitude

• Loss of talent from the community that has left for jobs in other communities

• "We think our best days are behind us" (instead of looking at what we can become)

APPENDIX C
MEDIA COVERAGE

Girls Hoops:
Perry Central holds off
Rebels. Sports, Page 6A

Thanksgiving:
Churches plan holiday
events. Page 5B

Thursday
November 17, 2011

Perry County News

Mostly sunny,
52°

121ST YEAR, ISSUE 70   WWW.PERRYCOUNTYNEWS.COM   75 CENTS

$29 million loan to deliver broadband boost

By KEVIN KOELLING
Managing Editor

USDA money to continue PSC's infrastructure investment

ST. MEINRAD – A U.S. Department of Agriculture representative announced Monday Perry-Spencer Rural Telephone Cooperative Inc., has been awarded $29,139,000 in loan funds "to start the process of designing and building FTTP broadband services across its service area."

That's according to a news release from the USDA, but Jim Dauby, president and chief executive officer for Perry-Spencer, said Tuesday efforts to improve broadband infrastructure are already bearing high-speed fruit. Interim approval from the USDA allowed his company to launch a 2010-11

project equipping homes in Santa Claus' Christmas Lake Village area.

"It is exciting for PSC," he said.

The announcement was made by Jessica Zufolo, USDA rural utilities service deputy administrator at the annual meeting of the National Association of Regulatory Utility Commissioners in St. Louis. The USDA news release said the local communications utility was among those serving rural areas in 15 states that were selected to receive $410.7 million.

"Today's funding will provide residents of these rural communities with high-speed Internet con-

nections to improve health-care and educational opportunities and connect to global markets," Agriculture Secretary Tom Vilsack said in the release. "In addition to providing much-needed services to rural businesses and residents, these investments will increase jobs, not just in the near term, but through expanded opportunities in rural areas."

The Santa Claus exchange and those serving St. Meinrad and Lamar in Spencer County, Bandon and Bristow exchanges in Perry County and the Holland exchange in Dubois County will benefit from the loan. Installations in the latter

area are expected to begin in the spring, Dauby said. Areas with the 836- and 843- telephone prefixes would likely be next, "but it will probably be 2013," that work would begin there, he added. The $29 million, or "as much of it as I can spend," must be used within five years from receipt of the funds, which Dauby said will come after the loan documents are reviewed by the company's attorney. The company has up to 90 days to complete that review.

FTTP stands for fiber (-optic lines) to the premise, "or you may have heard it as fiber to the home," Dauby explained, describing it as

"the higher echelon of broadband networks." With fiber-optic lines in place, speed and bandwidth limitations will be those of the equipment on either end, he added. "As long as technology continues to expand, at least you have the technology in place to deliver the high speeds of the future."

The company's service area underwent a DSL build-out in the 90s, Dauby said, "and this is our next evolution, upgrading that broadband network. DSL consists of both the fiber optics that we've pushed out into the network so far and the same copper lines that have fed these homes for years and years … it's a fiber-copper hybrid. The

■ **BROADBAND** Page 4A, col. 1

Tell City claims grant for long-term planning

By VINCE LUECKE
Editor

TELL CITY – A $49,500 grant from the Indiana Office of Community and Rural Affairs isn't the largest award for Tell City, but the comprehensive plan the money will pay for could make it one of the most important.

OCRA announced early this month the city had been awarded the planning grant. That turned a page on a months-long effort by city leaders to prepare a new long-range vision for the community. The last plan was completed in the mid 1990s and much has changed since that document was approved.

"We are in many ways a much different community today," Mayor Barbara Ewing said in announcing the grant at the Nov. 7 meetings of the city council and board of public works and safety.

When the last plan was adopted, the city was still a furniture-making hub with Tell City Chair Co. and other firms employing hundreds of people. Now, the city's economy is far less dependent on woodworking than it is the automotive industry, with ThyssenKrupp Waupaca, Webb Wheel and ATTC Manufacturing providing a strong industrial base.

A committee selected Bernardin, Lochmueller & Associates to prepare the plan, with work getting under way early next year. The process will require participation by city's elected leaders, appointed groups such as the advisory plan commission and the public.

Ewing has encouraged city plan commission members to get involved in preparation of the comprehensive plan since the plan is sure to address land-use issues such as vacant city-owned property in the Seventh Street corridor.

The project will also foster a community visioning process in which the public and officials will work to identify goals. Also part of the process is a survey of where the community is now in terms of economic development, housing, infrastructure, public safety, environment and transportation.

A steering committee will be formed to guide the process with community workshops and a community-attitude survey planned.

BLM's Matt Schriefer will serve as project manager.

Once the plan is complete and approved by late next year, the document will provide a map of progress.

"It's one of the most important projects the city has right now," Ewing said.

SPECIAL DELIVERY

PHOTO: Vince Luecke

William Tell Elementary School fourth-graders Victoria Thomas and Ethan Scifres carry a basket of items donated by students in Mark Wahl's class to patients at the Dialysis Center of Tell City. The delivery Tuesday marked National Philanthropy Day and Do Something Good for Someone in Perry County Day. William Tell art instructor Susan Godthaab helped package the items and the two students visited with staff and patients before returning to class.

Neighborhood Watch program under way

By VINCE LUECKE
Editor

TELL CITY – A new Tell City Neighborhood Watch will offer extra sets of eyes to local police in combating vandalism, break-ins and other crimes. Organizers Jesse Boarman and Joe Bailey received permission from the city council and Police Chief Greg Hendershot to begin organizing the effort, which includes public education, community meetings and keeping an eye out for activity the police should be concerned with.

Mayor Barbara Ewing said the help the Neighborhood Watch group can provide will aid officers. Hendershot agreed, pointing out that officers have long relied on information from the public to thwart crime.

Joe Bailey, left, and Jesse Boarman are leading the formation of a Tell City Neighborhood Watch group. Their mission is to prevent crime and educate the public on how to stay safe.

PHOTO: Vince Luecke

■ **WATCH** Page 4A, col. 1

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■ 20 PAGES, 2 SECTIONS

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Port traffic down in some areas, up in others

Steel producer could increase barge, rail business

By KEVIN KOELLING
Managing Editor

TELL CITY – Sand and scrap-metal movements through the Port of Tell City were higher than projected in October, offsetting those of

pig iron and coke, according to a report presented to the Perry County Port Authority Board of directors Nov. 9.

"Sand was way above plan," port and governmental-affairs manager Kevin Teague told the directors, and "scrap was huge" at 21 cars against a planned six. "That was just due to a favorable market for the price of scrap versus pig iron. While that commodity was 19 rail cars below projections for the month, it had "re-

covered a little bit from September" for a total of 42 cars moved last month against a projection of 61. The three carloads of coke port workers moved were 14 below plan.

Those materials go to the Waupaca Foundry, and their total was 115 cars, five fewer than planned. Commodities moved for American Colloid were better than projections. Fourteen cars of coal were moved last month, three fewer than projected.

Thirty-three cars of clay were planned, but 42 were moved, Teague reported, explaining supply and car-movement issues that were slowing traffic in areas northwest of here were improving.

The single car of flour matched the plan.

"Consolidated Recycling was on plan for loads (coming) in, but was short on outbound loads," he report-

■ **PORT** Page 12A, col. 1

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Input will shape Tell City's new comprehensive plan

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We were happy to learn there will be significant public input into the development of a formal comprehensive plan for the city, through community meetings and a survey. *The News* pledges to share news of those input opportunities as they become available in 2012.

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Seventh Street: Mayor Barbara Ewing has already said the comprehensive plan will address likely development along Seventh Street. A portion of land owned by the city is optioned to Owensboro Medical Health System and it's our understanding that the health-care company has until sometime in the latter part of 2012 to decide if it will purchase land north of its existing medical center.

There are other sites not owned by the city that could be the heart of downtown development projects. The former Swiss Plywood property and the former Tell City Feed and Grain site are examples that come to mind. Also, Old National Bank is trying to sell lots fronting Seventh Street next to *The News'* press building.

Those sites offer immense opportunities to the city and if properly developed could help boost the health of the city's center. The new plan could identify what projects – commercial, retail or residential – that would be preferred in the area.

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A new comprehensive plan is important to everyone. Plan now to share your input. We promise to let you know how to get your opinions heard.

Our view: Editorials reflect the opinions of the newspaper.

Your view: Tell us what you think. E-mail us at editor@perrycountynews.com or mail your comments to P.O. Box 309, Tell City, IN 47586.

Listening to a saint and his deer

Vince Luecke
Editor

editor@perry
countynews.com

I'm not that religious of a person but I have an attraction to the lives of saints. I guess that's a Catholic practice but for me reading about the lives of courageous people who fought and struggled for their faith goes beyond denomination.

There's plenty the saints can teach us – about overcoming hardships, holding fast to faith in trying times and refusing to sacrifice what we judge most dear, even when it's hard.

I've been reading about the lives of saints the last few months through my share of difficulties; a parent battling cancer, a friendship or two in tatters and a battle with a mini midlife crisis that's had me questioning what's most important in life and juggling everything from family and friends to faith and the joys and pitfalls of work.

Nov. 3 was the feast day of St. Hubert and there are plenty of people with that last name who should learn about the patron saint popular in Belgium and France.

St. Hubert is pictured as a hunter standing next to a stag, basically a deer. The deer has a cross or crucifix between its antlers.

Growing up, I used to go to Mass at St. Augustine Church every Christmas Eve and I used to stare at the large statue of St. Hubert perched on the wall. I wondered why he was standing next to a deer and why the animal had a cross growing from his head.

According to the saint's biography, Hubert was born the son of a duke and was sent as a youth to a mayor's palace, where his suave nature and apparent good looks led to popularity and status. Hubert enjoyed life and a myriad of fun pursuits, among them hunting. But life, as it often does, gave Hubert a dose of hardship. His wife died during childbirth and Hubert, in an effort to escape grief, withdrew into a forest and did little except hunt.

According to the story, it was on Good Friday morning, when others were in church, that Hubert set out with his bow in pursuit of a trophy deer. Finding it, the animal turned and before Hubert could get of a shot, he saw a crucifix between its antlers.

With the surprising vision came an ominous message that no doubt sank deep into his soul.

"Hubert, unless thou turnest to the Lord, and leadest an holy life, thou shalt quickly go down into hell."

Hubert dismounted from his horse, prostrated himself asked what God wanted of him. Hubert went off and found religious guidance from a man named Lambert. Hubert later became a bishop and was proclaimed a saint.
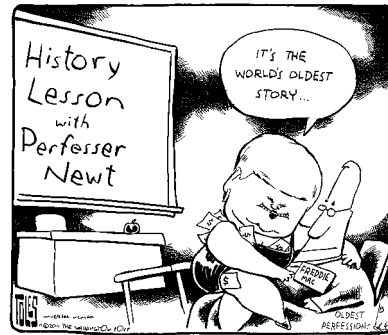
Images of Hubert abound in Belgium and parts of France and the story of the deer led him to become a patron saint of hunters.

I think of the story whenever I see the statue and wonder if God finds times in our life, sometimes the most difficult of ones, to call us to amend our conduct, to do penance for our wrongdoing and set off on a fresh course, or perhaps to renew a path we'd ventured off of.

This Friday is the feast day of another of my favorite saints, Catherine of Alexandria.

According to the traditional story, Catherine was the daughter of a pagan governor of the Egyptian city of Alexandria. Converted to Christianity as a teenager, she reportedly tried to convince the Roman emperor of her day, Maximinus Daia, that it was wrong for him to persecute Christians.

■ SAINTS Page 11, col. 1

History Lesson with Perfesser Newt

IT'S THE WORLD'S OLDEST STORY...

LETTERS

Story shed light on rescue group's efforts

Horse Rescue South Inc. would like to thank to Trista Lutgring from *The Perry County News* for the great article she wrote and placed in the paper.

Thanks to Orschlens and the staff for the use of their facilities. Thanks to USW Local 1261 and Becky Simpson for the raffle donations.

A very special thank you to Jeff Varner and Bob Pfeifer for providing the mule rides for everyone. Thank to Riverside Diner in Troy for being a part of our day.

Thanks to Logo's, Perry County Prosecutor's Office, Noble's IGA, Moskos Auto Mart, Franzman Insurance Co., Midway Storage Units, Rodney and Lisa Bryant, Fischer's Furniture Store and Appliances, Home Mutual Insurance Co., Eco Friends Consignments, Mark's Service Center, Alvey Cleaners, Crawford Family Memorials, Kessner Floorcovering, Leann Gehlhausen, Schaefer and Paulin Auto Parts, Skinsations Salon, Denny and Brenda Graves, Kristine Summers, Dean and Candy Boerste, Linda Ball, Gordie and Mary Aders, *Perry County News*, Julie's Tell Street Cafe, Gerlach's Family and the people of Perry and Hancock counties for you support and donations to feed and take care of the horses.

Without the committee, volunteers and donors, our organization could not operate.

Last but not least the horses thank you for the feed and medication for the winter months.

If there is anyone we have left out please accept our apology. Winner of the raffle were: $50 winners were Faye Schwartz, Kelli Wilgus, Candy Boerste and Ed and Bonnie Lawalin.

Winners of fleece blankets were Lucy Goffinet and Rick Newton.

JO SODREL
Indiana Horse Rescue
South Committee

War of 1812 workshop was a success

Thank you to *The News* for graciously covering our 1812 workshop held Oct. 15 at the Tell City-Perry County Public Library. Well over 30 people came interested in finding an 1812 ancestor.

It is our goal for the bicentennial to have the soldiers in our area recognized and the information on them sent to Nationals in Washington, D.C.

If anyone was unable to attend the workshop or still needs help in finding a War of 1812 ancestor please have them call me at 547-3746 or by contacting me at molly.hall@att.net.

Thanks again.

MOLLY HALL
Tell City

Congratulations to winners

Sue
Ellspermann

*District 74
State
Representative*

We saw the election of two new mayors in District 74: Mayor-elect Mary Snyder of Cannelton and Mayor-elect Denny Spinner of Huntingburg.

We congratulate the new and re-elected mayors and thank the current mayors for their service to our communities. In addition, we saw both re-elections and new blood in our communities as city and town council members and clerk-treasurers were elected.

I want to commend all who ran for elected office, win or lose. You have done a great service to your community by sharing your vision, offering to serve your fellow neighbors and giving up much of your last year campaigning. You have my respect and admiration.

For those newly elected and re-elected in our communities, we now look ahead to an important year of moving forward. It is time to push our party labels into the background and to work for our communities, including larger regional issues for which I hope we can all work together such as the Ohio River Basin Caucus, roads and infrastructure and economic development.

I met recently with Malcolm Hutchinson, founding director of the Robert Owen Institute, located in New Lanark, Scotland.

Robert Owen, some may recall, was the social reformer who began New Harmony as a utopian community in 1826.

Hutchinson and the ROI membership hope to work with New Harmony and USI as they believe we, as a global community, have lost the ability to find common ground, solve problems and work apolitically.

Though I agree we see evidence of this nationally and worldwide, I don't believe this is true in southern Indiana and I am pleased to serve with Democrats, Republicans and Independents who all work to make our communities, region and state great places to live and work. Virtually all problems are solvable if we are willing to "come to the table" and work on them diligently, honestly, open-mindedly and creatively.

We have much work to do. I thank all those who "threw their name in the hat" to serve. And, I congratulate all those who were elected and re-elected this past week. Let's continue to work together for the good of southern Indiana and our state.

Ellspermann represents portions of Perry County in the Indiana House of Representatives.

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Tell City Awards:
Hayes wins third BB
MVP. Sports, Page 6A

St. Patty's Day Eats:
Corned beef, cabbage
and more. Page 1B

Perry County News

Thursday
March 15, 2012

Showers,
very mild, 81°

121st YEAR, ISSUE 104 | WWW.PERRYCOUNTYNEWS.COM | 75 CENTS

Tell City planning process under way

Group IDs community's strengths, weaknesses, opportunities, threats

By VINCE LUECKE
Editor

TELL CITY – What do people think about living and working in Tell City? Plenty.

Three hours of sharing suggestions on the good and not-so-good characteristics of Tell City flowed fast and furious Friday as the first of two community input sessions drew more than 100 people to the Schergens Center. The comments will help prepare a new comprehensive plan for the community.

Bernardin, Lochmueller and Associates' David Goffinet and Matt Schriefer hosted the public session, which gathered input on the issues facing the community. A second meeting is planned for April 17.

Tell City was awarded a grant by the Indiana Office of Community and Rural Affairs to develop the plan. A steering committee is overseeing the process, with the plan due to be completed later in the year and submitted to the state. Once accepted, it will offer a road map of sorts for the city as it works to provide jobs, develop employment and shopping opportunities and enhance the quality of life for residents and visitors.

"This is just wonderful and a wonderful start to our community planning process," Mayor Barbara Ewing said in thanking the crowd of elected officials, community leaders, city employees and citizens for their comments.

Friday's session was based on a SWOT analysis commonly used when preparing strategic plans. It examines four areas: strengths, weaknesses or limitations, opportunities and threats.

A SWOT analysis is one of the first steps in creating achievable goals for businesses, organizations or, in Tell City's case, an entire community.

Strengths

Friday's crowd focused on many of the amenities long enjoyed by Tell City residents, including wide streets, proximity to the Ohio River and Hoosier National Forest, strong schools, friendly people and small-town

■ PLANNING Page 11A, col. 1

Boat Works barge launch

Officials of Tell City Boat Works, along with workers, family members and others gathered Monday afternoon to witness the company's latest barge launch. The hydraulic dredge weighing nearly 1,700 tons and measuring 62 feet wide, 230 feet long and 60 feet high was built for Weeks Marine of Cranford, N.J. Company owner Charlie McCaskill said its next stop would be Houma, La., where it would be finished out. In the photo at right, smaller vessels move in to catch the barge once it's on the river. This was the largest barge Tell City Boat Works has built so far, and company owner Don Foertsch said infrastructure changes were needed to accommodate the launch of the 18,000-horsepower vessel. A video report on the launch is available on the News' Web site.

PHOTOS: Kevin Koelling

Chief lauds officers, civilians for accident response

Hall: Scene might otherwise have had tragic outcome

By KEVIN KOELLING
Managing Editor

CANNELTON – Cannelton Police Chief Lee Hall publicly recognized Monday law-enforcement officials and civilians who responded to a March 2 accident involving a 10-year-old girl.

Officers from the city's police department and county sheriff's department responded quickly, he said, to an accident March 2 in which fourth-grader Ovie McMahan was critically injured.

"You and other members of the law-enforcement community immediately determined there was a young child trapped under a vehicle and the child's life was in grave danger," the chief said, reading a commendation given to the officers. "You and other members of the law-enforcement community and citizen bystanders recognized this grave danger and lifted the vehicle off the child, allowing you (or others) to pull the child to safety."

The officers also provided care and treatment to her until an ambulance arrived, he continued.

Hall and Cannelton Mayor Mary Snyder "find great pleasure in presenting you this lifesaving award," he read for each of the officers. They included Patrolman David Biever; Assistant Reserve Commander Micah Jackson; Reserve Patrolman Eric Whitaker; Daymion Marsh, chief deputy for the Perry County Sheriff's Department and Deputy Sheriff Brandon Gill.

Jackson was off duty but was monitoring police-radio traffic and responded to the accident, Hall noted. Hall commended Gill for maintaining the security "of a scene which was highly stressful and extremely emotional, allowing Perry County Emergency Medical Services to perform their duties." He also remained on the scene to help Cannelton officers investigate the accident, the chief said.

"This particular scene would have had a much different outcome had it not been for citizens engaging and helping us out," Hall continued before awarding certificates of appreciation to Albert Sanders and Jacklynn Gore "for your willingness to work with and assist members of the Cannelton Police Department in the performance of their assigned duties." The pair helped lift the vehicle off the little girl.

"It's really nice to hear the really good things; we do appreciate our police officers here," Snyder said.

McMahan is recovering well and expected to be home by the end of the week, Jackson said Wednesday morning. She underwent surgery for her injuries at Kosair Children's Hospital in Louisville, Ky.

More photos of commendations appear on Page 12A.

PHOTO: Kevin Koelling

Perry County Sheriff's Department Chief Deputy Daymion Marsh accepts a lifesaving pin from Hall. Marsh was one of several officers and civilians commended for their assistance after a March 2 accident pinned a 10-year-old girl under a truck.

City plans cleanup events

CANNELTON – Cannelton Street Commissioner David Marsh announced Monday his department will collect limbs strewn about by recent storms beginning March 26 and conduct a city-wide cleanup April 9-13.

Street-department workers will use a chipper to reduce the limbs to chips, which will be discarded unless city residents request them, he said. All brush piles should be placed curbside or where trash is normally picked up by March 26. The workers will not pick up limbs or brush that are not weather-related, Marsh said.

For the city-wide cleanup, during which items too big for regular curbside pickup will be collected, items must be at trash-collection locations on normal trash days, he said. No construction waste or materials, refrigerators, tanks, paint, chemicals or tires will be picked up. A limit of one truckload per stop will be enforced, he said.

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Tell City planning process under way

Group IDs community's strengths, weaknesses, opportunities, threats

By VINCE LUECKE
Editor

TELL CITY – What do people think about living and working in Tell City? Plenty.

Three hours of sharing suggestions on the good and not-so-good characteristics of Tell City flowed fast and furious Friday as the first of two community input sessions drew more than 100 people to the Schergens Center. The comments will help prepare a new comprehensive plan for the community.

Bernardin, Lochmueller and As-sociates' David Goffinet and Matt Schriefer hosted the public session, which gathered input on the issues facing the community. A second meeting is planned for April 17.

Tell City was awarded a grant by the Indiana Office of Community and Rural Affairs to develop the plan. A steering committee is overseeing the process, with the plan due to be completed later in the year and submitted to the state. Once accepted, it will offer a road map of sorts for the city as it works to provide jobs, develop employment and shopping opportunities and enhance the quality of life for residents and visitors.

"This is just wonderful and a wonderful start to our community planning process," Mayor Barbara Ewing said in thanking the crowd of elected officials, community leaders, city employees and citizens for their comments.

Friday's session was based on a SWOT analysis commonly used when preparing strategic plans. It examines four areas: strengths, weaknesses or limitations, oppor-tunities and threats.

A SWOT analysis is one of the first steps in creating achievable goals for businesses, organizations or, in Tell City's case, an entire community.

Strengths

Friday's crowd focused on many of the amenities long enjoyed by Tell City residents, including wide streets, proximity to the Ohio River and Hoosier National Forest, strong schools, friendly people and small-town

Planning

charm.

Here are some of Tell City's strengths identified by the group Friday afternoon.

• Lots of parks
• Friendly people
• Safety
• Community pride
• Ohio River
• Nice streets
• Greenway system
• Proximity to Hoosier National Forest
• Small town close to major metro areas, such as Owensboro, Evansville and Louisville.
• Utilities with a capacity for growth: electric, sewer, water, broadband Internet.
• Diversity of religions
• Schools, elementary through HS and Ivy Tech
• Health-care options
• History of the city
• Golf course
• Library system
• Charming downtown
• Fire-police departments
• Organized youth leagues
• Proximity to airports in Evansville and Louisville.
• Proximity to interstate
• Laid back community
• Regional shopping area
• Lots of civic organizations and good participation in most
• Public transportation for the aging
• Public transportation available for everyone
• Expanding health care facilities and options
• Good neighborhood watch program and police; safe community
• Strong city government
• Schweizer Fest
• Restaurants (good options for fast food, fine dining, etc.)
• Freight options (river, rail, truck)
• Port authority
• Senior citizen entertainment (dances, etc.) and facility
• Choices for youth; plenty of things to do
• Generous and compassionate community-residents; giving of time, talent, treasure
• Hunting, fishing, camping; strong tourism draw
• Strong zoning ordinance that protects properties
• Number of college credits available through the high school
• Good collaboration between civic organizations
• Good community newspaper
• Affordable housing
• Local artists
• Wineries
• Assisted living and skilled nursing facilities
• Subsidized housing options
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• On-Target after-school program
• Strong industrial base
• Many talented builders
• United Way
• Multiple Ohio River access points, Mannow Point, Rocky Point, Cannelton, Tell City, Troy
• No traffic congestion
• Strong financial system and institutions
• Good social services: Division of Family and Children, Lincoln Hills Development Corp., Catholic Charities

Weaknesses

Though Tell City is blessed by many positive aspects, the group pointed to several weaknesses or limitations that affect residents and, in some ways, prospects for the future.

Major topics raised were a negative self-image of the community by some residents, limitations on what can be purchased in the community and a lack of funding for entrerpreneurs.

"We're having an identity crisis," one person commented.

Here are weaknesses identified Friday as impacting Tell City.

• Attracting young people and families; this is an aging community
• Not enough and not right kind of housing for retirement aged people. Need continuum of care retirement community.
• Not enough kinds of retail establishments
• Cannot buy a new car
• Cannot buy lumber, timber, building supplies
• Cannot buy a dress suit
• Landlords allowed to rent uninhabitable properties
• Shrinking community; city and county not attracting people
• Have not expanded city limits (annexed)
• Large number of tax-based income jobs: government jobs, school jobs, etc.
• No employment for young professionals
• Don't know what young families are looking for
• Not competitive price-wise, such as gas prices higher
• Lack entertainment opportunities for youth, safe gathering place
• Quality of employees, need for workforce development
• Regionally isolated. City does not self-promote-market itself to other regions such as Evansville, Louisville, etc.
• Need to promote and support activities for teenagers
• Lack curb appeal; lack of inviting entryways, too many dilapidated properties with old couches, trash, etc. in yards
• Haven't capitalized on Interstate and entryway into Perry County and Tell City
• Lack diversity, racially and ethnically
• Lack pride in sports teams, particularly at high school
• Lack pride in educational system
• Lack pride in community
• Quantity of leadership; not enough leaders, young, middle-age, and older
• History of city is being dismantled; historic buildings are being removed, not being taken care of, falling down, etc.
• Not advertising city. No brochures at rest stops
• Lack of balanced two-party system
• Smells from the paper mill are bad
• Many businesses are closing. Residents do not patronize local businesses, enough
• Lack regional concept; the river is viewed as a dividing line rather than something that joins the communities together
• Culturally isolated community
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• Promote manufacturing and schools to work together; promote workforce development
• Annexation
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• History; need more membership in and promotion of historical society
• Attract 50-65 year age group with housing, entertainment, etc.
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Threats

Like all communities, Tell City faces threats, now and on its horizon.

• Aging hospital
• 12-hour, four-day a week shifts (swing shifts), keeping more people from civic organizations, etc.
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PHOTO: Vince Luecke

Perry County resident and Bernardin, Lochmueller and Associates employee David Goffinet, standing, solicits input from Tony Pappano and Rebecca Fenn following the conclusion of a public workshop Friday at the Schergens Center. A second event is scheduled for 6 to 8 p.m. April 17. The community's goals and objectives will help in the preparation of a comprehensive plan for the city.

Traffic-enforcement push ends Sunday

PERRY COUNTY – A two-week statewide crackdown on impaired and dangerous driving known as "Drive Sober or Get Pulled Over," will conclude Sunday, with local police officers out in force conducting saturation patrols and other enforcement tactics that are designed to detect and remove impaired drivers from the roads.

The program pays officers to work outside of their normal schedules.

Officers will also be on the lookout for aggressive drivers, those who speed, run red lights, tailgate and commit other traffic violations. Last year's two-week blitz period resulted in a total of 633 DUI arrests. According to the Indiana Criminal Justice Institute, eight fatalities occurred in March 2011 due to impaired drivers or motorcyclists with a blood-alcohol concentrations of .08 percent or higher.

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24 Hours A Day

Continued from Page 1A

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Girls Track: Perry Central wins triangular meet. Sports, Page 6

Fishing Derby: Event at Rainbow Pay Lake scheduled for May 19. Page 12

Perry County News

Monday
April 23, 2012

Mix of sun and clouds, 60°

122nd YEAR, ISSUE 11   WWW.PERRYCOUNTYNEWS.COM   75 CENTS

Dickenson is county's newest deputy

By VINCE LUECKE
Editor

CANNELTON – A former chief of police who led Cannelton's police force before resigning last year has been hired by the Perry County Sheriff's Department.

Eric Dickenson was hired last week as a deputy and will begin work full time May 3. He fills a vacancy created when Sheriff's Deputy Jason Shadwick was hired as a patrolman in Tell City.

Dickenson has worked as a part-time deputy for nearly two years.

"Eric stood out in his interview not only because he has worked part time and has knowledge about our daily workings, but because of his experience," Sheriff Lee Chestnut said. "He told us that his experience as an administrator taught him how to be a better employee."

Chestnut said other deputies took part in the interview process and agreed Dickenson was the strongest candidate.

The department created a list of potential candidates during a hiring process more than a year ago. Chestnut said people on that list were also considered but the department was not limited to those candidates. "We try to hire from within, either reserves or part-time deputies," Chestnut said.

Dickenson brings several training specialties to his job, including certifications in firearms training and domestic-violence investigations. He also has experience as an emergency medical technician and has been working for Perry County Emergency Medical Services.

Guarding the Nest

A pair of killdeer watch over a nest of two speckled eggs Friday in the parking lot of Bill & Dave's Smokin' Pit in Tell City. Good Samaritans fearing the birds and their expectant brood would be run over placed a pair of worn traffic cones by the nest. The gesture of goodwill has worked so far. Ground nesters, killdeer are known and received their name from the high-pitched "kee" or "killdeer" calls they make, especially when aroused.

PHOTOS: Vince Luecke

Goal-setting process begins for city's comprehensive plan

By VINCE LUECKE
Editor

TELL CITY – Round color-coded stickers for various categories helped begin the process Tuesday of prioritizing goals and objectives for a new Tell City comprehensive plan.

The second of two public input sessions drew a smaller but active crowd to the Schergens Center. Objectives from a first meeting held in March were outlined and added to. Participants then used the stickers to vote for the objectives they most want to see take shape in the city.

The following categories, objectives and goals were presented during the meeting. Some were based on the first meeting, while others were added through public input Tuesday.

Youth and Young Adults

In many small- to mid-sized communities, opportunities for entertainment, recreation and jobs for the youth are diminishing. Some may find other, possibly destructive, things to entertain themselves. Others drive to neighboring cities for entertainment as soon as they find a friend with a driver's license. Those who move away for college may not find a reason to come back to the community.

These communities must find ways to be more attractive to their younger residents. When youth are critical of their community, they are not going to want to come back later in life and they will not attract other people to the community.

Tell City must continue to build upon what it already has in place for the youth and add more opportunities for young adults.

Goal: Develop entertainment, recreation and job opportunities that will make the youth of Tell City proud and attract young adults and young families to the city.

Objectives:

1. New entertainment businesses such as a miniature golf course, go-carts, etc.

■ GOAL Page 9, col. 1

Port officials award bid

Timing affects barge, rail-car deliveries

By KEVIN KOELLING
Managing Editor

TELL CITY – Perry County Port Authority directors voted in a regular meeting April 10 to hire All Track of Cincinnati to upgrade rail crossings near the Spencer County community of Buffaloville for $50,680.

Kevin Teague, operations manager and trainmaster for the port authority and Hoosier southern Railroad, said he needed to get a clarification from the company because it wasn't clear in their bid package that both crossings were included.

"I'm smiling," Teague said after Board President Alvin Evans read the first bid. "We have a grant for $50,000 and I was figuring it was going to cost right around a hundred (thousand) for two."

Other bids $84,840 were from Atlanta's Balfour Beatty Rail, and $53,250 from Timiny Railroad Construction of Ohio. The board's vote was contingent on the bid including both crossings, with Timiny selected as a backup.

The All Track bid did include both crossings, the *News* learned Friday.

February was "not a bad month," Teague reported. The timing of some barge arrivals was off, he said, but that was offset by higher-than-normal rail-car counts.

Sand-car counts remained down in March due to a change in the supplier of a product delivered to Waupaca, he said.

"I don't know how much longer that's going to go on; it looks to be improving already some this month," he explained. Scrap and pig iron exceeded projections, with the latter "way above plan," he reported. Two cars of coke were planned but didn't arrive until April 2.

Deliveries of other products were below plan, also due to

■ PORT Page 8, col. 5

Grant will reward top-performing teachers

$80,042 will allow Perry Central to identify, retain educators who excel

By VINCE LUECKE
Editor

LEOPOLD – Perry Central Community School Corp. is one of 28 Hoosier school districts awarded a combined $6 million to recognize and award their best teachers.

State Superintendent of Public Instruction Tony Bennett announced recipients of the state's Excellence in Performance for Teachers Grant at a ceremony Thursday in Indianapolis.

"We are excited about being able to recognize great teachers who make a difference in our classrooms and in the lives of students," Schools Superintendent Mary Roberson said Friday. "It gives us a way to reward our teachers."

Perry Central received $80,042 under the grant and will use the money to provide compensation to teachers based on performance.

Under new state laws, school districts can base some pay decisions on performance. Roberson said a tentative plan is in place and will be presented to staff for final approval.

The Excellence in Performance for Teachers Grant was established by the Indiana General Assembly during the 2011 legislative session in an effort to help school corporations and charter schools recruit and retain effective educators.

Applications featured performance and compensation systems

■ GRANT Page 13, col. 1

Software allows quick resolution of problems

Learning academy director praises Apex program

By KEVIN KOELLING
Managing Editor

TELL CITY – The executive director for the Perry County Learning Academy reported at a regular meeting of its board of directors Tuesday that parents are responding well to an Apex instructional software, and

it's translating to students' performance improvements.

"Apex does a good job of generating reports," he told the two-member board. When recommending the purchase of the system last year, he called it "probably the most flexible online program that I've run across."

"When we took on Apex, it opened a lot of doors," he said Tuesday. "We can serve more students on a deeper level and it has an impact on our total enrollment."

The Tell City-Troy Township School Corp. had donated some surplus computers in anticipation of the

program's use, he explained to that corporation's superintendent, Lynn Blinzinger. He and Perry Central Superintendent Mary Roberson comprise the learning academy's board of directors. Because he has been in the job less than a year and the board meets only quarterly, Blinzinger may not be fully aware of the alternative school's operations.

"We've always operated frugally and with donated copy machines, computers, whatever we could pull together," Bishop told him, "so they came up with five used machines that … were just kind of sitting idle.

The ones that we have, at the very least, are probably 5, 6 years old. Most of the time, those work fine, but the problem is that if one should die … we've got to have something to replace it."

We've had opportunity to get some feedback from parents," he continued, "and they've had good things to say." E-mail addresses for teachers, coaches, parents and other family members "or whoever you want to add to it" can be entered for each student, and weekly reports go

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■ 14 PAGES, PLUS TV NEWS

Goal-setting process begins for city's comprehensive plan

By VINCE LUECKE
Editor

TELL CITY – Round color-coded stickers for various categories helped begin the process Tuesday of prioritizing goals and objectives for a new Tell City comprehensive plan.

The second of two public input sessions drew a smaller but active crowd to the Schergens Center. Objectives from a first meeting held in March were outlined and added to. Participants then used the stickers to vote for the objectives they most want to see take shape in the city.

The following categories, objectives and goals were presented during the meeting. Some were based on the

first meeting, while others were added through public input Tuesday.

Youth and Young Adults

In many small- to mid-sized communities, opportunities for entertainment, recreation and jobs for the youth are diminishing. Some may find other, possibly destructive, things to entertain themselves. Others drive to neighboring cities for entertainment as soon as they find a friend with a driver's license. Those who move away for college may not find a reason to come back to the community.

These communities must find ways to be more attractive to their younger residents. When youth are

critical of their community, they are not going to want to come back later in life and they will not attract other people to the community.

Tell City must continue to build upon what it already has in place for the youth and add more opportunities for young adults.

Goal: Develop entertainment, recreation and job opportunities that will make the youth of Tell City proud and attract young adults and young families to the city.

Objectives:

1. New entertainment businesses such as a miniature golf course, go-carts, etc.

Goal

• Encourage new entertainment businesses to open in the city that not only provide a place of entertainment for the youth, but also a place of part-time employment. Examples include miniature golf, go-cart, arcade, laser tag, climbing wall and zip-line businesses.

A multi-use facility, with both indoor and outdoor options for year-round use near or connected to a hotel would be the most ideal in Tell City.

2. Professional service jobs for young professionals.

Attract new professional service businesses, such as small accounting offices, lawyers' offices, engineering firms, etc., that will provide employment for young professionals.

3. Entrepreneurship-small business program.

Develop an entrepreneurship and small business program that will help young professionals open up small businesses in the city.

4. Summer sports programs, after-school programs, teenage community center.

Develop and promote activities for teenagers, including summer sports programs, after school programs, and a teenage community center. Potential available space includes the old junior-high building or armory building.

5. Mid-rise – four to six stories – housing for young adults.

6. Market to the youth and young adults.

Market amenities in and around Tell City to the youth and young adults. For example, in addition to marketing the Hoosier National Forest as simply a place to relax with fishing, camping and horseback riding, market it as a place for physical activities and outdoor sports with canoeing, mountain biking and hiking as well.

7. Equipment rental and tour guide businesses.

Encourage the creation of equipment rental and tour guide businesses that will promote the use of Tell City's and the region's resources.

8. Frisbee Golf Course.

Develop a Frisbee golf course within Tell City, possibly at Hagedorn Park.

9. Public shooting range.

10. Art gallery or an art center.

The Baby Boomers and the Aging

Members of the Baby Boomer Generation are at or nearing the age of retirement. This generation, just like younger generations, wants to have opportunities for entertainment, recreation and housing within their own community.

If Tell City does not provide low-maintenance housing options, indoor and outdoor recreation, and shopping opportunities, they may relocate to other communities that do.

Those people above the Baby Boomer Generation, including the parents of the Baby Boomers, are looking for a place where they can easily get to what they need. The aging population needs easy access to quality health care and assistance when needed. This could include smaller, more manageable homes near their families or continuum of care retirement communities.

Goal: Develop entertainment, recreation and housing options for those nearing retirement and older so that they can continue to live in the community where they grew up.

Objectives:

1. Continuum-care retirement community.

Work with developers and encourage the development of a continuum-care retirement community, preferably in a place near downtown or any other area that is in close proximity to grocery stores, restaurants and other commercial space.

2. Vacant properties and housing for baby-boomers.

Inventory vacant properties and houses in close proximity to necessities and encourage their redevelopment. Promote these properties and structures as housing for baby-boomers.

3. Mid-rise housing for baby-boomers and the aging.

Develop vacant properties near the river for housing for baby-boomers and the aging, potentially as a mid-rise.

4. Nursing homes.

Encourage the development of more nursing homes.

5. Athletic facilities for adults.

Create athletic facilities for adults, such as an indoor facility with walking tracks, tennis courts, basketball courts, etc. or outdoor facilities such as more walking trails, a municipal or Par 3 golf course, etc.

6. Aging-in-place facilities.

Work with developers and encourage the development of aging-in-place facilities, with retail on lower floors and condo or loft type housing above.

7. New senior citizens center.

Construct a new Senior Citizens Center where seniors can gather for activities. Locate the center in an area that is easily accessible to the greatest number of seniors possible and is conveniently located to other activities, such as in the Seventh Street corridor area that would provide walking opportunities and is in close proximity to planned senior living facilities.

8. Downtown grocery.

Festivals, Events and Tourism

Entertainment can come in many forms. Festivals such as the Schweizer Fest and other special events can entertain people of all ages. They can also attract people from other communities, and are a way to show off what Tell City has to offer.

Tourism plays a big role in some communities in southern Indiana and western Kentucky. Tell City could take advantage of this and attract people who are visiting neighboring communities, including visitors to Holiday World, French Lick-West Baden or the many festivals of Owensboro. Tell City could become another stop on a family trip or a place to stay for the week.

Goal: Continue to promote existing festivals and other special events, and develop new tourist destinations and events to attract people to Tell City.

Objectives:

1. Better market Tell City Market Tell City as the center of a region to areas throughout southern Indiana and western Kentucky, including brochures at rest stops along I-64 and throughout Evansville and Louisville, Ky.

2. Grow existing and add new festivals and events.

Continue to grow and develop the Schweizer Fest and consider other special events and festivals that promote the Swiss-German heritage of Tell City.

3. Expand & better maintain parks.

Analyze the park system through an inventory of what is existing, a determination of what is needed and a plan for better and more efficient maintenance. Consider using neighborhood volunteers or county inmates to help in the maintenance of parks.

4. Upgrade-expand cinema or move it downtown.

Upgrade the city's cinema and consider expansion or consider creating a new facility and moving the cinema downtown.

5. Sports complex for local use and regional tournaments.

Develop a centralized sports complex for baseball, softball, and soccer, available for local organizations and schools, as well as regional tournaments.

6. Determine identity-niche.

Determine an identity to help promote Tell City.

7. More hotels.

Encourage new hotels to develop within Tell City to take advantage of the summer tourism to Perry County and surrounding counties.

8. More boat access to Ohio River.

Improve existing and pursue additional locations for boat access to the Ohio River.

9. Add a marina on Ohio River.

Consider developing a marina on the Ohio River for easy river access with boat slips, a small convenience store and gas tanks.

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Expand and move the farmers Market to a location near the river and Sunset Park, potentially at a new depot and welcome center.

Jobs, Careers and Economic Development

The recent economy has affected job growth for communities throughout the United States. Many small communities are being hit the hardest. However, there are signs of recovery. Tell City should take advantage of every opportunity for economic development and job growth, focusing on strong and growing industries. Continuing to build on the health-care industry, increasing tourism and attracting employers with jobs for young professionals will help build Tell City's economy and create job growth.

Goal: Continue to support the strong businesses in Tell City, such as the health-care industry, and attract new and different types of businesses that provide a range of employment opportunities, especially for young adults and families.

Objectives:

1. Add a car dealership, building supply store, small department store.

Encourage a new car dealership, a building supply store, and a small department store, such as a Kohl's or JC Penney store that carries clothing and some household items, to locate in Tell City.

2. Promote and expand Work One.

Increase workforce development by better promoting and expanding Work One.

3. School programs to train students for particular jobs in Tell City.

Encourage existing businesses, particularly manufacturing businesses, to work with Tell City High School, Perry County Learning Academy and Ivy Tech to develop programs specific to potential jobs in the community.

4. Shovel-ready industrial sites.

Increase the number of shovel-ready industrial sites in and around Tell City.

5. Develop Seventh Street corridor.

Continue plans to develop the Seventh Street corridor along the riverfront, including development of a depot as a welcome center, hotels, housing, and other commercial development.

6. Add post-secondary or continuing education options.

Work with Ivy Tech to expand their curriculum and work with ITT Tech, Vincennes University, Oakland City University and other local technical schools and colleges to try to attract a small technical school or satellite programs. Potential available space includes the old junior-high building or former armory.

7. Reuse old industrial buildings for data centers.

Promote and utilize old industrial property and buildings for data centers and other service type businesses.

8. Incubator space.

Create incubator space

PHOTO: Vince Luecke

Participants in a Tuesday-evening goal-setting exercise voted for goals they would like to see included in a new comprehensive plan for Tell City.

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PHOTO: Vince Luecke

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APPENDIX D
PUBLIC HEARING AND ADOPTION

MINUTES OF THE PLAN COMMISSION MEETING ON NOVEMBER 10, 2011

The meeting was called to order at 6:30 PM in the TC Council Chambers by Mack Cail.

Members present were: Mack Cail, Mark Laflin, Paul Sprinkle, John Little, Diane Rudolph, Ryan Oberhausen, Kaye Kleeman, Derek Kleemann, Jim Tyler, Attorney, Julie Hakes, Recording Secretary, and Bob Young, Administrator;. There is a quorum. Absent was Tim Cail and Jody Fortwendel, PC Advisory. There was news media present.

A motion by John Little, seconded by Derek Kleemann, was made to approve the agenda as written. All agreed.

Statements from Board Members/Declarations of Disqualification: None

Statement from the Commission Attorney: None

Recognition of Citizens (not on the Agenda): None

A motion to approve the minutes from March 10, 2011 as written, was made by John Little, seconded by Derek Kleemann. All agreed. Minutes approved as written.

Communications and Expenditures: None

Standing Committee Reports: None

Report by Planning and Zoning Administrator: See under Old Business Permit Revenue

Old Business: Permit Revenue: Bob Young spoke on the different Building, Zoning and Certain Real Estate Development Fees. Ordinance #822, which was passed and adopted by the Common Council of the City of Tell City on December 7, 1998, was the focus of this discussion. He said that in 2011 so far, he has $7,634 fees collected for different permits. He gave recommendations on the dollar amounts that he feels we should charge for the different items in the ordinance. A motion was made by Diane Rudolph, seconded by Kaye Kleeman, for Bob Young to get all the figures in writing and take to the City Council for approval of increases. All agreed. None opposed. Another motion made by John Little, seconded by Mark Laflin, for Bob Young to come up with dollar figures to add separate inspection fees. Bob Young to bring his written figures to the December meeting for the Plan Commission to look over before sending on to the City Council for approval.
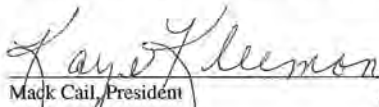
New Business: Mayor Barbara Ewing spoke about the grant of $49,500 awarded from the Office of Community & Rural Affairs (OCRA) that The City of Tell City received to help get a new Comprehensive Plan for the City of Tell City. The last Comprehensive Plan was completed in 1995. Since then, a lot of changes have been made to the area of 7th Street in the 300, 400, 500 and 600 blocks. She presented the Statement of Qualifications to Develop a Comprehensive Plan for the City of Tell City, Indiana by Bernardin, Lochmueller & Associates, Inc., which shall become part of the minutes.

Other Business to come before the Commission: None

There being no other business to discuss at this time, a motion was made by John Little, seconded by Ryan Oberhausen to adjourn the meeting. Mack Cail adjourned the meeting at 7:35 pm.

The minutes were taken by Julie Hakes.

I hereby certify that these minutes were approved by the Commission on *December 8* , 2011.

Kaye Kleemon, Vice-President

Mack Cail, President

ATTEST: DATE; *12/8* , 2011

Paul Sprinkle

Paul Sprinkle, Secretary

COPY

Prescribed by State Board of Accounts

General Form No. 99P (Rev. 2009A)

ATTACH COPY OF ADVERTISEMENT HERE

...............City of Tell City...
           (Governmental Unit)

....County, Indiana

To: Perry County News
P.O. Box 309
Tell City, IN 47586

....

PUBLISHER'S CLAIM

LINE COUNT

Display Master (Must not exceed two actual lines, neither of which shall
total more than four solid lines of the type in which the body of the
advertisement is set) – number of equivalent lines   - - - - -   ....

Head – number of lines   _____   ....
Body – number of lines   _____   ....
Tail -- number of lines   _____   ....
    Total number of lines in notice   _____   ....

COMPUTATION OF CHARGES

43... lines, ...1..... columns wide equals 43. equivalent lines at .....5736..
    cents per line   _____ $ .24.66...........
Additional charges for notices containing rule or tabular work (50 per cent
    of above amount)   _____   ....
Charge for extra proofs of publication ($1.00 for each proof in excess
    of two)   _____   ....
        TOTAL AMOUNT OF CLAIM   _____ $ ..24.66.........

DATA FOR COMPUTING COST

Width of single column in picas................9.10........   Size of type.......7...point.
Number of insertions.................2...........

Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is
just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same
has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size,
which was duly published in said paper ....2......... times. The dates of publication being as follows:

...............August 2, 9, 2012...

....

Additionally, the statement checked below is true and correct:

...... Newspaper does not have a Web site.
√   Newspaper has a Web site and this public notice was posted on the same day as it was published in
      the newspaper.
...... Newspaper has a Web site, but due to technical problem or error, public notice was posted on ....
...... Newpaper has a Web site but refuses to post the public notice.

Date 8-9-12 ...., ...   Title Theresa Rain bookkeeper

TELL CITY PLANNING COMMISSION
August 16, 2012 @ 6:30 PM

NAME & ADDRESS

1. Nathan Held   IND 15 RPC
2. DAVID GOFFINET   BLA
3. MATT SCHRIVER   BLA
4. Jennie Hashlart   City of Tell City
5. James Rash   CARRIAGE INN
6. Ray Kleeman   TCPC
7. Mack Cail   Tell City Electric
8. Mat Lyn   TCPC
9. _____   City Council
10. _____   TCPC
11. _____   PCDC
12. Ryan _____   TCPC
13. Dana _____   TCPC
14. Derek Kleemann   TCPC
15. Barbara Ewing, Mayor Tell City
16. GARY MORTON   City Council - Tell City
17. Julie Kohnert   TCPC
18. _____
19. _____
20. _____
21. _____
22. _____
23. _____
24. _____

MINUTES OF THE PLAN COMMISSION MEETING ON August 16, 2012

The meeting was called to order at 6:34 PM in the TC Council Chambers by Mack Cail.

Members present were: Mack Cail, Mark Laflin, Kaye Kleeman, Ryan Oberhausen, Derek Kleemann, Chris Cail, and Julie Kohnert. Absent was Paul Sprinkle. There is a quorum. Also present were Jim Tyler, Attorney; Julie Hakes, Recording Secretary. Bob Young, Administrator; and News Media not present.

Chris Cail made a motion to approve the Agenda as written, seconded by Mark Laflin. All agreed.

Statements from Board Members/Declarations of Disqualification: None

Statement from the Commission Attorney: Mentioned the dockets coming before the Commission tonight

Recognition of Citizens (not on the Agenda): None

A motion to approve the minutes from July 12, 2012 as written was made by Kaye Kleeman, seconded by Julie Kohnert. All agreed. Minutes approved as written.

Communications and Expenditures: None

Standing Committee Reports: None

Report by Planning and Zoning Administrator: None

The regular meeting was suspended and a Public Hearing was held on the draft version of the new Tell City Comprehensive Plan. Mayor Barbara Ewing gave an introduction to the draft Comprehensive Plan. She introduced Matt Schriefer from BLA. Matt then gave an overview of the plan. Explained how they looked at the past to project the future. The plan includes several projects to be implemented over the next 10 or more years. These projects are to take place in 3 phases; the 1st phase shorter than 5 years; the 2nd phase 5-10 years; and the 3rd phase will take 10 or more years. David Goffinet from BLA also spoke and helped answer any questions. Matt and David both requested the Commission Members to read over the draft version and email or call them with suggestions or comments for the final version which will be presented at the next meeting for a vote.

The Public Hearing ended and the regular meeting resumed.

At the next scheduled meeting on September 12, 2012, the Plan Commission will vote on a recommendation to the City Council.

Old Business: None

Other Business to come before the Commission: None

There being no other business to discuss at this time, a motion was made by Mark Laflin, seconded by Ryan Oberhausen, to adjourn the meeting. Mack Cail adjourned the meeting at 7:25 pm.

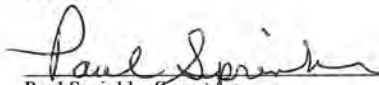The minutes were taken by Julie Hakes.

I hereby certify that these minutes were approved by the Commission on 9-12- , 2012.

Mack Cail
Mack Cail, President

ATTEST: DATE: 9-12 , 2012

Paul Sprinkle
Paul Sprinkle, Secretary

**COMPREHENSIVE PLAN
CERTIFICATION**

I, _____ , Secretary of the Tell City Advisory Plan
Commission do hereby certify to the City Council of Tell City, that the Comprehensive
Plan of the City of Tell City, a true copy of which is attached, was considered and
approved by the Tell City Advisory Plan Commission at their meeting held on
_____ 9/12 2012 by a vote of _____ 6 in favor, _____ 0 against, _____ 0
abstaining, and _____ 2 absent and do herewith forward the same to you for your
consideration and approval.

_____   9-12-2012
Paul Sprinkle   Date
Secretary
Tell City Advisory Plan Commission

RESOLUTION NO. ___1___

RESOLUTION OF THE PLAN COMMISSION

ADOPTING THE COMPREHENSIVE PLAN

A RESOLUTION RECOMMENDING THAT THE COMMON COUNCIL OF THE CITY OF TELL CITY ADOPT THE ATTACHED COMPREHENSIVE PLAN FOR THE CITY OF TELL CITY, CONSISTENT WITH INDIANA STATE LAW REQUIREMENTS, WHICH STATE THAT A COMPREHENSIVE PLAN MUST CONTAIN THE FOLLOWING ELEMENTS:

1. A statement of objectives for the future development of the jurisdiction.

2. A statement of policy for the land use development of the jurisdiction.

3. A statement of policy for the development of public ways, public places, public lands, public structures, and public utilities.
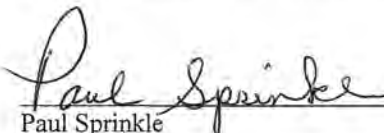
WHEREAS, the Advisory Plan Commission of Tell City, Indiana, did on _August 16_, 2012, hold a legally advertised public hearing on the proposed Comprehensive Plan of the City of Tell City, Indiana until all comments and objections were heard; and

WHEREAS, the Advisory Plan Commission found that said plan is in the best interest of the citizens of Tell City, Indiana.

NOW THEREFORE, BE IT RESOLVED, that the Advisory Plan Commission of Tell City, Indiana, recommends to the Common Council the adoption of said Comprehensive Plan attached hereto named City of Tell City Comprehensive Plan, dated _September 12,_ 2012.

_____   _9-12-2012_
Mack Cail   Date
President
Tell City Advisory Plan Commission

_____   _9-12-2012_
Paul Sprinkle   Date
Secretary
Tell City Advisory Plan Commission

TELL CITY PLAN COMMISSION
September 12, 2012 @ 6:30 PM

NAME

1. _John R. Pelllein_   _Lewisport Kentucky_
2. _Mrs. Jennifer Brown_   _TC, IN._   _4055 Aster Rd_
3. _Barbra Ewing, Mayor_   _City of Tell City_
4. _DAVID GOFFINET_   _TC/BLA_
5. _Matt Schieff_   _BLA_
6. _Carol Hagedorn_   _Perry County Development Corp._
7. _GARY Morton_   _City of Tell City_
8. _James Rash_   _Owner Carriage Inn + New Directions Health + Fitness._
9. _Dave Caulbet_   _Caulbet Const_
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Minutes of the Plan Commission Meeting on September 12, 2012

The meeting was called to order at 6:30 PM in the TC Council Chambers by Mack Cail.

Members present were: Mack Cail, Mark Laflin, Paul Sprinkle, Derek Kleemann, Chris Cail, and Julie Kohnert. Absent was Kaye Kleeman, Ryan Oberhausen. There is a quorum. Also present were Jim Tyler, Attorney; Julie Hakes, Recording Secretary, and Bob Young, Administrator. There was no News Media present.

Chris Cail made a motion to approve the Agenda as written, seconded by Julie Kohnert. All agreed.

Statements from Board Members/Declarations of Disqualification: None

Statement from the Commission Attorney: None

Recognition of Citizens (not on the Agenda): None

A motion to approve the minutes from August 16, 2012 as written was made by Chris Cail, seconded by Mark Laflin. All agreed. Minutes approved as written.

Communications and Expenditures: None

Standing Committee Reports: None

Report by Planning and Zoning Administrator: None

The regular meeting was suspended and a Public Hearing was held on Docket #2012-007-Z, Casebolt Construction, Re-Zone Dave Casebolt handed sketches out of what he is planning on putting on the property. He wants to build storage units. They would be all metal, no fencing, and lot would be gravel. There would be lighting and would start out with about 40 units. This is not a development plan. It would be months before he would be ready to develop the land. He would like the property re-zoned from R-1 to M-U. There was 1 remonstrator, John Poehlein. He is Executor of the Mary Poehlein Estate. He is worried about the value of this property if the re-zone is approved. The Public Hearing ended and the regular meeting resumed.

Old Business: Matt Schriefer said that since the last meeting, he and David Goffinet had went over the plan and made changes from emails received, comments and suggestions received, and things that they wanted more details on. He went over all the changes that were made. Jim Tyler read aloud Resolution No. 1 Adopting the Comprehensive Plan. Chris Cail made a motion, seconded by Mark Laflin to **accept Resolution No. 1**. All agreed with none opposed.

New Business: Docket #2012-007-Z, Casebolt Construction, Re-Zone from R-1 to M-U
A motion was made by Mark Laflin, seconded by Paul Sprinkle for a favorable recommendation to rezone, in accordance with the petition, is **approved without conditions.** See worksheets for individual votes.

Other Business to come before the Commission: None

There being no other business to discuss at this time, a motion was made by Chris Cail, seconded by Julie Kohnert, to adjourn the meeting. Mack Cail adjourned the meeting at 7:15 pm.

The minutes were taken by Julie Hakes.

I hereby certify that these minutes were approved by the Commission on _____, 2012.

_____
Mack Cail, President

ATTEST:

_____   DATE: _____, 2012
Paul Sprinkle, Secretary

RESOLUTION NO. *24-2012*

RESOLUTION ADOPTING THE COMPREHENSIVE PLAN

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF TELL CITY, INDIANA ADOPTING THE COMPREHENSIVE PLAN OF THE CITY OF TELL CITY, INDIANA

WHEREAS, the City of Tell City had identified adequate reason to prepare a Comprehensive Plan, and

WHEREAS, the City of Tell City has engaged Bernardin Lochmueller and Associates to define and describe the issues, advise us of our options, and make recommendations to address this issue in the near future, and

WHEREAS, the City of Tell City has received federal Community Development Block Grant dollars from the Indiana Office of Community and Rural Affairs to fund this study and has contributed $5,500 as local match for this project, and

WHEREAS, the City of Tell City has reviewed the process and completed study thoroughly and is satisfied with the services performed, information contained therein, and methodology applied;

WHEREAS, the Advisory Plan Commission of Tell City, Indiana, did on *August 16*, 2012 hold a legally advertised public meeting, and

WHEREAS, the Plan Commission of Tell City, Indiana, did on *September 12*, 2012 recommend to the Common Council adoption of The City of Tell City Comprehensive Plan, and

WHEREAS, the City of Tell City will receive 25 copies of this document for our records and will keep them on file in the town offices for future reference, and

BE IT RESOLVED by the City of Tell City that the final document is hereby approved, contingent upon comments and approval received from the Indiana Office of Community and Rural Affairs. The City of Tell City will fully consider all comments and feedback received from the Indiana Office of Community and Rural Affairs and will direct its consultant to provide amended copies of this plan reflecting all said comments.

DULY ADOPTED BY THE COMMON COUNCIL OF THE CITY OF TELL CITY, INDIANA, ON THIS THE _____ *15* _____ DAY OF *October* _____, 2012.

Aye	Nay		Abstain	Absent
✓	___	Gerald Yackle	___	___
✓	___	Chris Cail	___	___
✓	___	Gary Morton	___	___
✓	___	Julie Kohnert	___	___
✓	___	Tony Hollinden	___	___

ATTEST:

Barbara Ewing, Mayor

Jenny Richter, Clerk-Treasurer

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