

Area Plan Commission Regular Session
August 14, 2025
Second Floor, Courthouse

The August 14th, 2025 regular session of the Area Plan Commission was called to order at 6:00 p.m. by Vice President Bob Alexander. Those members who answered roll call were Bob Alexander, Brian Stevens, Barbara Phillips, Brandon Ruth, Joe Ellis and Ron Mack. Also present: Executive Director/Recording Secretary Penney Carpenter, Scott Carpenter, Charles (Doug) Finley, Mike & Cindy McLeish and Tim Yocum State Representative House District 42.

The July 10th, 2025 minutes were examined. Mr. Ellis made a motion to approve the minutes. Mrs. Phillips seconded the motion. MC.

Old Business:

- a. **Update on Old Violations** - Mrs. Carpenter gave the following updates:

Loren Lomax – same thing as before, he takes one load out and brings another load back in. He is keeping the place mowed and he is still staying in contact with the office and working on it. Still in violation.

Charles (Doug) Finley – We go to court on 9-2-2025 at 2:15pm

Ron Finger Jr – Is currently in the Vermillion County Jail, we have court on 9-9-2025 at 2:00pm.

Kevin Campbell – Is currently in the Vermillion County Jail, we have court on 10-14-2025 at 2:00pm. There have been no improvements made.

- b. **Rules of Procedure**- Was tabled until the September meeting.

- c. **Tim Yocum State Representative House District 42** - Handed out information to each commission member – Carbon Capture and Sequestration, Carbon Capture and Sequestration (CCS) Legislative History, Subject: Yocum - CCS inquiry - SEA 457 & HEA 1001.

Mr. Ellis stated the question pertaining to the DNR and intent to convey 1705 acres to the DNR in 2026. which was part of the original conveyance from the Army to the county. That intent is still in place. Nothing has changed today. So, at this moment in time, 1705 acres will convey to the DNR during calendar year 2026, unless something were to change. At the moment, we're not aware of DNR having any plans to develop or spend money or do anything to that acreage.

Mr. Yocum said that was one of the questions that you guys didn't know, was that I did get that answer to Mr. Cox,

Mr. Yocum said: I just want to start this conversation off in the right way instead of a tone that a lot of was stuff being said. As far as a person, I've been very open and transparent with everyone here and always will be just a phone call away. If you hear something I've always asked that you call me up and ask what the truth is. Many times, things are spun by many people. They have agendas and they have agendas against me and some of it is here, right here tonight. It is very evident that they don't want to know the truth. They want to run with what they hear. The truth of the matter is if you read the information I gave you, the House bill, the suggestion that the budget bill included eminent domain language is totally false. I come here dependent and I will defend it and I if you want to put in, if you think it's right and you want to defend it and you want to send me something, we'll see something we can do about it. I'm saying from now on, I don't want to hear any more about it because the end of that is in. It's done. If you think you know more than the

state's attorney and you know more than me, the legal side, the House of Representatives, I want you to challenge it. It's not in there. The budget bill came out. The budget bill was 252 pages. The budget bill concerns everything that runs entire state of Indiana and that language that was put in there at the very last. I don't know who put it in there. As far as a House representative, you need to realize that I've been only three months and there's a lot to learn and I don't know everything and it's a learning curve. There're things I like and there's things I don't like. When I was commissioner here, I was very open and transparent with people. There's a process that you go through of bringing things and having them approved. I always said if you bring something to my desk, I'll never approve it. The first night we will have open conversation, the public knows about it and we'll make a decision later. However, when you go to different level, state level, there's different things that operate differently. Being new there, I have very limited influence. I'm learning my way around and I don't know everything. But I have honestly tried to do my best. I think I did my best when I was here. But I think the problem we have is many times people when they hear something, they take off and run with it and they automatically assume it's the truth. The only thing I ask is for you to call me. I know that things have been said and I will address them. I apologize for that last meeting because I forgot. I honestly forgot. That's all I can say. I forgot. From now on, if you want me to come to a meeting, please, Penney has my contact with my legislative assistant and you can go through them and ask for me to come again. I've been here. I don't know if you value it. I assume you would value it that I don't think you've ever had someone from a State Representative come to any meetings and show any interest for anything on your in county. I've been here for you guys, I just hope you recognize that and hopefully you do appreciate it because I am concerned about local government. I always would be concerned. But the only thing I ask is if things have been said, give me a chance to explain myself and if you convince me I'm wrong and I'm wrong. But there is nothing here that I have changed my direction. I've changed my attitude a little bit because I feel like I've been abandoned and, things have been said that were not correct and I have a right to respond to that. Many times. Everybody says just keep your mouth shut and overlook it. There's comes a time when you do have to deal with it. Here tonight I've asked for an executive meeting to deal with some of this stuff and some objective. Mr. Mack objected to that. I would rather deal with some of this in a private setting. But if you don't want to do that, then I guess we will deal with the public setting. But anyway, I'm going to get back to the original thing. There's nothing changed in my direction of where I'm going with the CO2. I've been working at the State House with Jeff Steinbronn and I think some you might know him. He's very, very intelligent man. I thought we had we had some good information. We could do something with the federal government came in, I believe it was a week ago or so Thursday at the state and Braun and all the governor always there and was unique because the head of the EPA came in. It's talking about deregulating greenhouse gas and making CO2 no longer greenhouse gas. That's big news. If you look and see what happened in the funding, they took the \$85/ton to around \$15 or \$20/ton of CO2. That gave me hope. I've been researching, trying to find out. You've got to know when, at the statehouse and even here, you got to know when to talk and when to shut up. Sometimes it takes time. It takes time to plan your way and wait for the appropriate time to speak. I thought my time had come because I thought that with the drop in the amount of money per ton on that situation that investors would go away. That was my hope. I told everybody all along that the only ones were going to stop, is not the State but it is going to be the federal government you take away if you look at all the programs available. If you take away the money you kill the program. It's always been my wish that's what would happen. It would. It's not, if you look at it, I know Joe looked at it closely, the business plan and that stuff is pretty rickety I think with the whole program and there's a lot of holes in it. There's a lot of issues there. But my hope was that I had a letter prepared. In fact, I was going to send it out and, I thought that we had it with

the elimination or the change of the status of the CO₂ gas to a non-greenhouse gas. It would change the funding. Well, they did change, they changed that to the \$15 to \$20 ton. That gave me hope that we did more research yesterday and we found out that that does not apply to this project. I really thought I had the golden goose. I thought I had it where, you know, this was going to be the thing to change it because you take away the money if you went from \$80 or \$85 ton \$15 to \$20 ton, you know, good. Well, in revenue, the revenue change of that is drastic. I mean, you know what I mean, it's quite obvious you lose 75% of your funding for this. I still have hope that maybe, maybe something can happen to the federal government. That they realize that this, this should stop. I haven't changed anything. I'm not going to stand and scream on the corner. There's a right way to do this or wrong way to do it. I've been waiting to see one of the best places to say something about it. Of course, the legislation isn't going to do anything till next year. I believe it is a federal issue. I believe that. We will continue to see what we can do about it. To say that I know he said something about the buck stops here, it doesn't stop here. It's a lot bigger buck than that. But I will try to do my best and I have tried to do my best to see what we can do about it. They know the State House; the only bill came up this year. The bill on carbon sequestration was for pipeline and I voted against it. It's a matter of public record. You can read it. And so that's the only one came up on his own. That's another problem we have in state government even federal government is many times there's many bills locked together. Then they give it to you. The way I had been in our county government, the openness and I did and take it to account, state government. I think there's things there just because they've done it 150 years this way, just because they have committees and they come out with additions to the bill and they throw it out there and no one knows who puts their name on it. I'm gonna try to get legislation that whoever puts that stuff in that bill later, then you put your name on it because see, we get blamed for it. It's like property tax right now. You know you all hate property tax, right? Probably 90% of you don't know that 100% of your property tax goes to your county. The state of Indiana gets 0 your property tax no money. But you probably know that, but we get blamed for it. So, you know, let's stop allegedly I've talked to some people from North and South Carolina counties takes care of proper tax. Well, let those people be responsible. Put it back to the counties, let the counties decide, you know, so there's a lot of stuff there that can be changed. I think openness of government. Like I said, the whole thing, I constantly stress I'm probably the most visible person in in politics you ever see. I mean, I put my phone number out there, you know, I say here, call me, you know, and if people blow me up and then it's just ridiculous when you try to work with people and you try to do it privately to make things right and you consistently get blasted, you know, and if you're running in politics. I mean, you've been around enough. Now we'll get blamed for everything.

Mr. Mack asked in 2019 were you or were you not in a meeting about CO₂?

Mr. Yocum responded No, I don't know what meeting you're talking about.

Mr. Mack stated when they first introduced this.

Mr. Yocum stated No, I've never met what you're talking about meeting with them. Never have. Ever have in my life except right here.

Mr. Mack responded OK.

Mr. Yocum stated you put that out there and then you knew when you would talk to me last.

Mr. Mack stated I had friends who were at that meeting where you and Luther were sitting there.

Mr. Yocum responded no I mean, that's stuff I just asked. I'm saying it. People accuse you of stuff and it's not true. It is not true. I made a commitment in here that you can ask Greg's Zoeller. I told him it's the only place you'll meet me is in the courtroom. That's where it's been now. I've met him, you know, when I went to different conferences and things, he's been there. I, you know, said hi and bye and stuff. But as far as their meeting that never happened. If you want to say I did that put it in writing. We'll see what happens. It's not true, and I do not agree with that. I do not appreciate, I mean, making statements. Why don't you just call me up and talk to me about it instead of going here and say, hey everybody, Tim Yocum did that. Yeah, just call me.

Mr. Mack stated you have misled me on different issues. I don't trust you anymore.

Mr. Alexander stated gentlemen, I would like to interrupt we're talking, we're with the APC. This sounds like this is an individual issue. It's not to do with the representation of APC at the time this stuff is being accused of or done. So, I'd like to move on and get right to the APC stuff and we are getting the answers is, I think everybody, I just want to throw my two cents in. We're getting all the answers. It is hard to sort through and I appreciate, I know for sure for you responding back to the questions it all does with. So, everybody understands we're not here to put our state representative in the hot seat. Our thing is we have a moratorium that we went in and said hey, stop. We are going to come back with an ordinance. So, we must gather our data and we have to figure out the ordinance pilot program unless federal government does something to shut it down. This APC has nothing to do any further except for what can we protect the Vermillion County citizens of future development of a carbon sequestration project. And so that and we have we're under the gun. So that's why I appreciate everything because everything helps coming in, but it's, if we got something going on just like this was going on, please let's move on because we really need to get going on to this moratorium.

Mr. Yocum stated thing is, I gave you information that was prepared. I am not, like I said, I don't have all the answers. I will tell you I don't have all the answers. I'm not the big man that pushes big buttons up there and I'm just worried. So, if I sometimes I'll probably make a mistake up there and you know, I if I do, I'll tell you and you correct me. But so far, I think that I tried to give you the total picture here that you can research and see what happened. It was, and when it came to the county here I objected to it. When it came through, I always have objected to it. I've stood against it; I voted against it. I've been to more meetings with the concerned citizens than any elected official ever has. I do wish that I would see some people. They're all interested in this. I'm not seeing any of them at the State House. If you have you feel like you really have a passion about this, please come to State House and see me or call me up. I'll come to your house. You know, I mean, that's the way I've always been. But it's important that you understand the legislation behind it. This is a good description about what happened and where it happened and how it happened. I think that if you look at it, it was approved on the basis of two people. RJ Dunavan sent a letter of support to the state and Doug Hess from the economic development sent a letter of support in that and those two letters were pretty strong. There was no letter from me. There were letters from them. I think that was one of the biggest things that showed that we had support for Vermillion County and I did not support. When he called me, I told him I didn't support it. So, we are up against the wall in this. I don't know where it's going to go. I know that it'd be a hard thing to change the federal government. As I said if the funding would go away, if the classification that

already has happened. I don't know if you've seen that. I mean, some of you might have seen it, but here was Braun and Rokita all of them standing there saying that they approved that. You mean the change of that? I'm thinking, well, if you approve that change, it won't be going to change this and get rid of this and take it out.

Mr. Ellis asked on at the state level on legislation, there was this follow on that kind of got put into the budget this year. Do you think there will be more follow-on legislation on this at the state level next year? Is there any talk yet of that?

Mr. Yocum state I haven't really talked. Everything right now is in a preliminary, you know, every day I just went in here, they started talking about LSA, about laws and different things.

Mr. Ellis asked do you know, so where I'm coming from is this, this bodies got to come up with something zoning wise in the next. several months and are we going to be working on something for not if the state is going to have follow on stuff. So, I guess I'd like to hope that we can work with what the state has already done. There will not be further changes. What do you mean additional legislation, right?

Mr. Yocum responded you know, like I said, they the State House knows I've told them and the House Speaker and they all know where I stand on us and I'm going to vote against it every time and they respect that. You know that for me to do and legislation, that's a different situation. Even if I present the legislation, it's going to be a hard thing to do. It's going to be a hard thing to change. My hope all along has been at the stuff would change where the funding would go away. You know, if the funding goes away, it's over with and still maybe something might happen in that situation.

Mr. Ruth asked if there is concern and you've expressed a lot of it tonight, you're being personally attacked that people are misrepresenting things that people don't seem to respect the real record. Would there be a purpose in you at least putting some sort of legislation forward that could oppose the pilot project even if it doesn't have a chance of being passed because at least the perception would be out there because you put that legislation forward that you're fighting for.

Mr. Yocum stated we could do something like that. Like I said, I had a letter drafted already because I thought I had it. You know, Jeff Steinbronn, I think you all met him. He's a very, very smart guy. He came and spoke to you – a big tall guy. He's a chemist. And I'm very blessed because I have two people around me that are very well educated in the chemistry field. Bill Reynolds, who's got his Master's in chemistry and was a chemistry teacher. They're both brilliant when it comes to chemicals. So, them helping me with stuff is a tremendous asset. But I had to, I had to get it written up and I was going to send it to the governor and at the very last, we found that last part in there. We did research and found that the pilot program is still going to get that \$85. I thought, you know.

Mr. Ruth asked I'm sorry, could you explain that further? So, it was cut down from \$85 to \$15 at a federal level or at the state federal level, but there's a specific cut out at the federal level for this pilot project.

Mr. Yocum responded yes so that that's why I thought when I found that, I thought I got it. I got it. I was going to go and send a letter to the governor. I got to go drop it up and said, you know, here

we're taking the CO2 thing. It's no longer they go ahead and run do their ammonia plant down there and let it go because it's no longer considered a greenhouse gas. So that that gave me the ammo to go and I thought, well, then we can come back and say since they're cutting the federal government, money from \$85 to \$15 to \$20, then this program is going to fall away. In my opinion, they're not a very well-run business organization. You agree with that, Joe? I mean, when you don't have to say yes, but I mean the way they are, I'm not comfortable with the way they deal with things. And I've told Zeller the other day down in Terre Haute. I said, you guys really messed us up, you know. Right, this didn't do it right. But what I'm saying is when I heard that from if you go, you know good well, if you're if you're making a product and you're making \$85/ton off of it and also the market goes to \$15 or \$20, you got problems, you know. So, that's what I hoped happened. But then we researched it again last night and we came up and found it where they were still going to get that \$85. So, for some way we can change that, where their business can operate, they won't operate 15 to \$20. I mean, it's just no way. That's my hope that maybe we can get something done about it. Eventually if the market's gone, there's no, there's no, there's no business. So, I've been working on it and like I said, I thought, I thought I had it, you know, and I was very happy that then when I researched this morning, I'll get that documentation to you where it is in there. Jeff Steinbronn told me that he researched it and found it. So that was my hope.

Mr. Stevens asked on another aspect, I mean, have they ever come up with anything as far as safety. Because I've talked to three guys that are first responders. As far as how to neutralize it, how to dilute it, how to do anything. And then of course, now the DNR is going to oversee the project. Which is. Alan Morrison.

Mr. Yocum responded with Yes, and Vermillion County voted Alan Morrison in last time too.

Mr. Yocum stated I'm going to do some more research on this because, when you think about what they did when they neutralized the gas here at Newport, there was everything covered. They had everything set up on the monitors. They had everything.

Mr. Stevens stated I don't care if it's a can of WD40 or spray paint, there is a safety data sheet on how to take care of it. But now you're going to inject this gas, which is not too far away from the school. I've talked to three different guys who are first responders and they said, if it's blowing the right direction, it's not a search and rescue. It's going to be a pickup. It's bad because nobody knows how to dilute it, how to handle an emergency, I mean, how to determine anything.

Mr. Yocum stated it is bad. They also changed; they increased how much would be injected to twice the amount and half the time.

Mr. Stevens asked now they're going to truck it instead of pipeline it? That's a great idea.

Mr. Yocum stated, I'm totally against it and I'm willing to go and I got some more research I'm doing on it because I'd like to see the plans on it. I'd like to show me what you're doing. Show me all your plans. Show me how it really is. I don't know if they have them. If you have a suggestion for me to try to help do something here, please let me know what it is. Like I said, I'm looking spend a lot of time doing the research and maybe this change of the market would might make a difference, I don't know.

Mr. Ruth stated are there more people with your opinion at the state level?

Mr. Yocum responded I don't know, I'm just telling you what it is because it you need to know what it is. If you bring legislation in there, I don't think it'll pass.

Mr. Ruth asked but what's the general feel at the state level? They support these sorts of things from a business?

Mr. Yocum responded with well, I think that when it originally happened, I think the thing that was told was that these wells are all over the place in Indiana. They're not. I'm probably the only person you ever talk to. I don't know if you know there's not. Let's work on wells and injection wells. I worked at Duke Energy for four years. Monitor 3 injection wells 2 miles deep. So, I know what needs to be done. I know I had to monitor watch pressures, but they're not, they weren't active. But I'm very familiar with that type of injection wells. So, like I said, I'm open and I have no problem bringing some legislation. Maybe it could help you know, I'm here for that. But I will tell you that the chance that it passes is very small. You know, I'm going to be honest with you.

Mrs. Phillips stated that anyone who's not in Vermillion or Vigo County does not care. It's not in their backyard.

Mr. Yocum stated but the main thing is on this. This history here, I think is important to read it. Some of you might already know about it, but it goes back to where it started and how long it's been around it. Problem all this was going on. It was, it was not really a public thing. I think, you know, it wasn't how the hearings, everybody knows what's going on and it wasn't that way at all. That like I said, I'll continue to do what I can do to help in that situation. But I do want to make some clarification that you know, the eminent domain is not in the budget bill. And I know some people change their mind about me and some people don't talk to me anymore, they likely think I'm a bad person or something and it's not true. So, if you heard something it's not true. The only good bill that came up last year that was open bill with carbon sequestration, I voted down. But I don't know where we go from here. I really don't. Like I said, I thought I had something good the other day when they changed that. Federal government's changing was changing that and made a public statement, but I thought well now we since the market's gone. I think he posted something about it which is a good article and I thought maybe we had had it there, but I will get that information to you, so you can see it. One thing I am looking into I addressed yesterday. If I'm not mistaken in the pilot project, it says the state of Indiana "may" be liable. That's that word. That's going to get addressed. The state is going to have to. I will address that in in a legislation that I believe that if the state endorses these pilot projects, the state should be responsible. That may work. I don't know, maybe to you guys it's OK, but for me, I don't think it's acceptable.

Mr. Stevens asked they "may" be responsible for what - they're responsible for accidents?

Mr. Yocum responded with may be responsible after it closes. Yeah. You got to run all these tests continuously for years.

Mr. Alexander stated then it's going to be an expense and whether it's going to come back on the county or where it's located.

Mr. Yocum said one of the worst things about it when I was Commissioner, was there's no economic benefit. I mean, there are people out there should be making a lot of money off this. You

know what I mean? There should have been something and, and the county should have made a bunch of money. If they're going to do it, there's no money involved in it for the people, for the county, it's a liability.

Mr. Ruth stated but in the same conversation about the greenhouse gas classification changing for CO₂, did they speak about 45 Q credits? Because it makes no sense if the government decided to deregulate carbon dioxide that they would continue to pay people money to put it in the ground.

Mr. Yocum stated it's my understanding they already did that they passed that change over. According to Jeff, I'd recheck again if they changed that credit.

Mr. Ruth stated I don't think the 45 Q went anyway. That's the pertinent one for sequestration, but if that would have changed. Trust me, the red shirts would have known, so that did not change.

Mr. Yocum responded with, but I do know that there's been 4 projects here in Indiana that are no longer projects for Carbon Sequestration. I know that for a fact.

Mr. Ruth asked after what point? You mean subsequent to the big beautiful bill passing or something?

Mr. Yocum stated somewhere in that time frame, there have been four of them that have went off the radar. Did you hear that also? So, we're there, there's a change and it's a change of administration. You know, when you have one administration come in and say this, this, and this, then the next administration comes in and says this and this. I think this new administration is friendlier to what we're trying to do here. But this situation here is just like something to keep sticking up and you keep trying to do something about it and you're limited. So, no, I would entertain a bill. That's why I'm here. I represent you all. It's something to be worked on so we can do it. Because I represent you. I live here, that area out there where I live, where it's at, you know, and, but whichever way you guys want to go, and I said I'm here to do what I can and mainly if you need anything please let me know. If we agree or disagree, I would like to have a conversation. Just talk to me say, Tim, this is what I hear is it's true, you know, and that's why I always will be. Then this was also given to concerned citizens of Universal to let them see that I end up posting on a page because they didn't want to post it. But anyway, we got a lot ahead of us and this is a bad thing. I was not part of making it happen. It's hard to be a part to stop it. A lot of money involved. So, my hopes are maybe something can change.

Mr. Alexander stated hopefully we can just all move on, remember? Can't fix what happened yesterday, just got to move forward and prevent things from going that way. So, if you have no other questions, State representative would like to move on.

Mr. Yocum stated my question to you is, are you going to present something that you know form of a bill that you want me to entertain? That's my question to you.

Mr. Alexander stated I think that as we go through this moratorium, we may need some meat and potatoes. Cause you did mention four sites already not moving forward, was that due to their county, area laws for CO₂ sequestration or was it funding? If you find out that they have a real good ordinance within their county that kind of stopped it, that information would be good as we work on our ordinance. Everybody knows that the pilot program was already approved by the

state. These other four sites probably were not approved or we would have seen that somewhere.

Mr. Yocum replied with I think if you talk to, you know, I was involved lately as it's going through, and John Spur was very open about that, that the state law trumps local law, you know, and federal law trumps state law. So, if you guys want to draft a piece of legislation that you think needs to be presented, I would do that.

Mr. Ruth asked should we bring Brad Johnson in on this, I'm a little rusty writing pieces of legislation.

Mr. Ellis asked One quick question, are you aware whether EPA is going to have oversight over CO2 sequestration Indiana or not? Or will the DNR have oversight of the carbon sequestration? Is there some document at the state level on the oversight of it that's been produced yet?

Mr. Yocum replied it states that the DNR will be responsible for overseeing it.

Mr. Ellis No, not that DNR will be responsible. What the requirements of that are? Like what a document would tell the companies willing to do or wanting to do this what their responsibilities are. If there's something at the state level, I think we would love to see it. Even if it is a draft.

Mr. Yocum stated, the best thing for you to do is text me that information and I have it in front of me and then I can get it to my LA to try to research it and try to find out the truth on it.

Mr. Ellis stated I think that'd be an awesome help for this body to move it forward

Mr. Yocum if it's there if you want me to do any type of presentation as far as legislation I need to know as soon as possible our bills will start going in here for long and I'm allowed five bills this year and I've already got several bills that I'm going to be working on.

Mrs. Phillips asked when do you have to submit those?

Mr. Yocum, they're already taking openings right now. I went and talked, and I got five or six or something like that. I got several ideas. You go to the LSA legal Services and you say, I want to do this, this is my bill I want to do. And then they start drafting it up and they draft it and they give it back to you and say, how does this look? And they help you make that bill.

Mrs. Carpenter asked so we would only have to have suggestions for what we'd like to see to get to you, then you could take it to them.

Mr. Yocum stated yes, and the more you define it, the better, and then it comes back. And like I said, I'm going to try to keep one slot open for something to do with Carbon Sequestration. But I will help in any way I can. But that's going to have to happen soon. This is August 14th, within a month. Say by the middle of September or so, tell me who's going to be heading this up, so I know who will be getting that to me and what your plans are.

Mr. Alexander stated well, it's everything towards the moratorium. As per our moratorium, we were going to create an ordinance.

Mr. Alexander stated we know it cannot be against the pilot program, but it has to be future.

Mr. Ruth stated so I don't see any reason whatsoever why we couldn't draft legislation to give to Tim that would undercut the pilot project. I don't think this pilot project is sacrosanct like people are making it out to be. It's not untouchable. The state put this beast into power. It can take the power away. So, if we want to put some legislation his way that would undercut the pilot project.

Mr. Yocum stated may well, I think that we can at least try, right?

Mr. Ruth stated like Tim said, like maybe the chances of passing are a snowball's chance in hell. But if you try, that's better than not doing anything and just letting them have their way. Do you have any proposal? You're the legislator. Do you have any proposals for how you want to approach this?

Mr. Yocum said you guys, you tell me what you want to do or how you want to present it. This is going to be a people's bill.

Mr. Ruth stated what's the best angle to try - what's the best angle to tackle it?

Mr. Yocum stated the thing about this is, I'm spending a lot more time doing this because I'm going to do my research which I need to do. I'd like to see their master plan. How do they actually have a plan?

Mr. Ruth, I had a feeling like Zeller would be more than happy to show you that if you showed up at his door. I don't know. He kind of offered that to us, I think the last time he was in an audience.

Mr. Yocum stated Yeah, I will meet with him, but I'll let everybody know where I'm going to be and all can stand and watch me where I'm standing there.

Mr. Alexander stated you can go right to the site, bring 3 witnesses. You can go to the site and they'll give you a tour.

Mr. Ruth stated so 2023, the DNR was directed by the state to develop rules for implementing carbon sequestration projects. July 15th, 2025. Just a month ago, the Indiana Natural Resources Commission gave final approval to a set of permit rules.

Mr. Yocum stated so now they're going to be over it, right. Is that the question you had? Yeah, it's going to be.

Mr. Ruth; Those rules are now there. I don't know if they've been adopted or what. I sent you a text.

Mr. Ellis: If you could get that document to us that would be great.

Mr. Yocum; if you guys also just text me because maybe you all remember everything for three or four days. I don't. If you send me a question, then I can send it on to my LA and they can do the research on the immediate answer.

Mr. Ellis; You can just send it to Penney and she can disseminate after the rest of us.

Mr. Ruth: something here about the rules that were approved in last month or scheduled to take effect later this year, possibly October.

Mr., Yocum; I'm going to wait to hear from you all, OK? Like I said, the least we can do is make a presentation and if it moves it moves, if it don't, it don't. At least we try. That's the least I can do for you all, even though I'm trying to do other stuff most people don't know about but I am trying to get an end to this.

Mr. Alexander; thank you for coming and taking your time to come and see us. And we'll keep the communications lines open directly so we can get straight answers and hearsays are out of the way. OK, moving on to the new business.

- d. Public Notices & Newspaper Circulation-** Mrs. Carpenter spoke with Beverly Joyce from the Tribune Star who stated they have approximately 250 subscribers from Vermillion County. The list for our single copy locations in Vermillion County are the Clinton IGA, Casey's gas stations, Bucks gas station, Clinton Mini Mart, CVS, Clinton Travel Center and Clinton Wal-Mart We are a paid website however the legal notices are in front of the paywall and can be accessed at any time for free. We also place all legal notices on a statewide platform hosted by the state press association and it can also be accessed for free.

New Business:

- a. Michael McLeish has filed with the Vermillion County Board of Zoning Appeals, a Petition 25-02 for a Special Exception to place a 1996 Mobile Home on the following real estate located in Clinton Township, Vermillion County, Indiana, commonly known as 2458 E 1510 S, Clinton, IN 47842. Mrs. Carpenter stated that all adjacent property owners had been notified by certified mail and the legal notice had been run in the Tribune Star. Mr. & Mrs. McLeish answered a few questions from the commission, then Mr. Alexander opened the public hearing. Seeing and hearing none the public hearing was closed. Mr. Mack made the motion to pass Petition 25-02 on to the BZA with a favorable recommendation. Mr. Stevens seconded. MC

Claims paid July 10th-August 14th, 2025

7/23	Ron Severt	3 rd Quarter	\$1,000.00
7/7	Ground Rules Inc	Consult Fee	\$1,000.00
8/7	Tribune Star	Legal Notice	\$89.29
8/7	Quill	Office Supplies	\$466.45

Ms. Carpenter presented the office report and the claims since the last meeting. Mr. Ruth made a motion to approve the claims, Mr. Ellis seconded. MC

With no further business before the commission, the meeting was adjourned at 6:58 p.m.

Penney Carpenter

Vermillion County Board of Zoning Appeals

August 14th, 2025

The August 14th, 2025 meeting of the Board of Zoning Appeals was called to order at 7:00 pm by Chair Barbara Phillips. Those answering roll call were Barbara Phillips, Joe Ellis, Travis Newman, and John Graves. Also present were Executive Director/Recording Secretary Penney Carpenter, Scott Carpenter, and Mike & Cindy McLeish.

The June 12th, 2025 minutes were examined, Mr. Graves made the motion to approve the minutes. Mr. Newman seconded. MC

Michael McLeish has filed with the Vermillion County Board of Zoning Appeals, a Petition 25-02 for a Special Exception to place a 1996 Mobile Home on the following real estate located in Clinton Township, Vermillion County, Indiana, commonly known as 2458 E 1510 S, Clinton, IN 47842. Mrs. Carpenter stated that all adjacent property owners had been notified by certified mail and the legal notice had been run in the Tribune Star. Mr. & Mrs. McLeish answered questions about the existing septic and acknowledged they will be splitting off 1 acre from their 10.61 acres for the mobile home site. Mrs. Phillips opened the public hearing, seeing and hearing none she moved on to the Find of Fact for Petition 25-02.

Mrs. Phillips read the findings of fact for Petition 25-02:

Findings of fact #1 Mr. Ellis made the motion to accept Findings of Fact #1. Mr. Newman seconded. MC

Findings of fact #2 Mr. Graves made the motion to accept Findings of Fact #2. Mr. Newman seconded. MC

Findings of fact #3 Mr. Newman made the motion to accept Findings of Fact #3. Mr. Graves seconded. MC

Findings of fact #4 Mr. Ellis made the motion to accept Findings of Fact #4. Mr. Newman seconded. MC

Findings of fact #5 Mr. Graves made the motion to accept Findings of Fact #2. Mr. Ellis seconded. MC

IT IS THEREFORE, the decision of the Vermillion County Board of Zoning Appeals that PETITION NUMBER 25-02 a Special Exception to place a 1996 Mobile Home on Property located at 2458 E 1510 S, Clinton, IN is hereby GRANTED subject to any conditions stated in the minutes of this Board (which conditions are incorporated herein by reference and made a part of this decision). Adopted this 14th day of August 2025.

With no further business before the board, the meeting was adjourned at 7:13 p.m.

Penney Carpenter

Penney Carpenter, Recording Secretary