



Appendix A: Existing Conditions

Population

Bourbon is a small – quaint – rural town with many positive features and amenities that make it a desirable place to live, work, and play. Bourbon has great community assets such as its parks, public library, a top rated school corporation, and the Town operating as a full service utility provider. For these reasons, Bourbon has experienced changes in its community profile. The intent of this element is to capture Bourbon’ historical and current changes in its population, education, sex, age, and race to provide the framework in identifying Bourbon’ needs for its current and future residents. Demographic changes has impacts on other elements like housing (understanding its household characteristics), land use (properly plan where new residents will live, work and play while preserving its small town values), and community facilities (ensure its utility infrastructure and assets can accommodate its current and future residents).

Demographic Trends & OCRA’s Community Vitality Indicators

The Indiana Office of Community and Rural Affairs (OCRA) lists five characteristics or Community Vitality Indicators that gauges communities, like Bourbon, to develop a preliminary understanding of the Town’s vibrancy. The five indicators examine the Town of Bourbon’s trends in Population, Educational Attainment Rate, Public School Enrollment, the Town’s Net Assessed Value, and the Per Capita Income. Additionally, these conditions will serve as a catalyst for the Town and its partners to develop strategies that not only attract businesses but people as well.

The Public School Enrollment trend are further discussed in the Triton School Corporation section of the Community Facilities Element, with the Net Assessed Value and Per Capita Income discussed in the Economic Development Element.

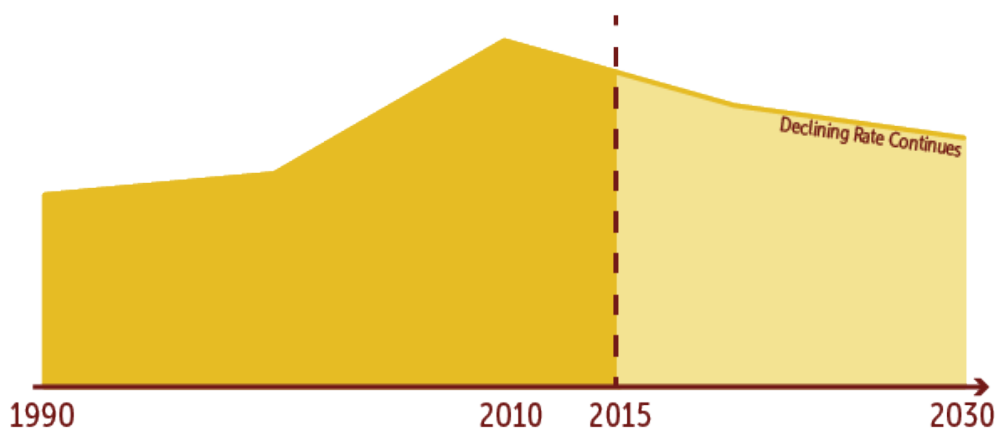
Population Change

The Population Growth indicator presents the direction of necessary services and real estate demand based on growing or declining population.

In addition to the Decennial Census and American Community Survey (ACS) 5-year estimates, the U.S. Census provides annual population estimates through their Population Estimates Program (PEP) that better reflects past trends and leads to a more accurate estimate than the ACS 5-year population estimate. Therefore, the PEP estimate was only used to provide a better snapshot of Bourbon's trend in population, and the 2015 ACS 5-year estimate was used for all other analyses in the existing condition elements.

The Town of Bourbon has experienced a slight decline in population. Over the last two decades, Bourbon had an eight percent population growth between 1990 and 2010; however, the Town is estimated to have a less than 2 percent decrease in population from 1,810 in 2010 to 1,781 in 2015, which equates to an approximate lost of 5 people per year, see **Figure A.1**.

Figure A.1: Trend in Population & Projection



The Bourbon Community's (Bourbon Township) population grew six percent from 2,976 persons in 1990 to 3,152 persons in 2010. The Bourbon Community also had a less than two percent decrease in population between 2010 and 2015. Marshall County's population had similar trends in growth (11.5 percent) between 1990 and 2010 and a less than one percent decrease from 2010 to 2015.

Population Projections

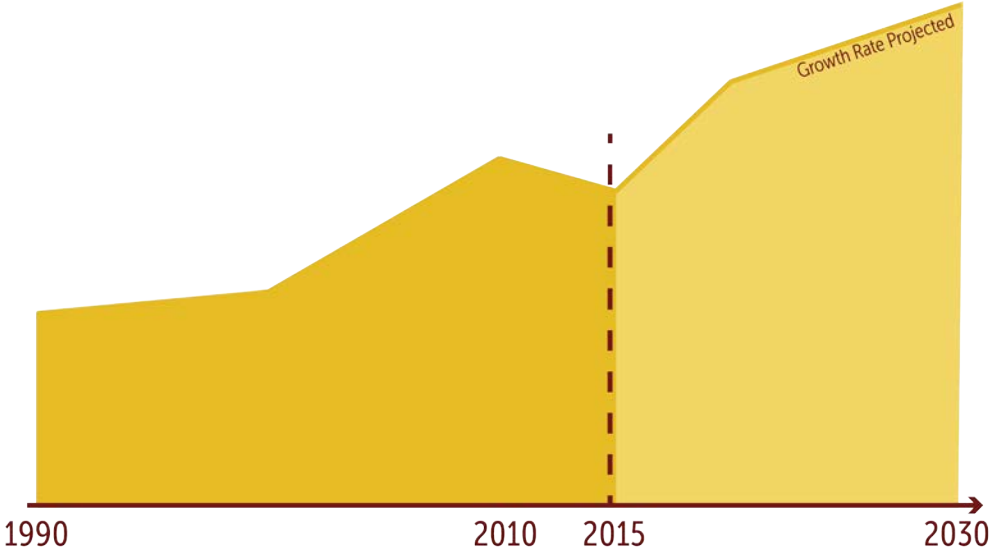
Trying to be competitive as an attractable place to live can be a challenge, especially in northern Indiana. Looking at Bourbon's population trend over the last 5 years, as shown in **Figure A.1**, population has been

declining at a rate of 5 people per year. The decline in population could be attributable to several factors. For instance, Bourbon has not seen a growth in commercial and industrial jobs, and school enrollment has been declining since 2009. If the Town continues at this rate of decay, by 2020 the population will be 1,752 and 1,723 by 2030.

However, Bourbon does have a lot of strengths that could influence population growth. These reasons include the annexing of 90 acres for new commercial and industrial development, as well as the new mixed use development off 12th Road to include new single-family and multi-family housing options. The Town has convenient access to US 30 to access greater employment and entertainment opportunities from larger municipalities. Bourbon’s location makes it an excellent bedroom community for residents who want to live in a charming small town yet close to larger municipalities.

Based on the listed strengths and the rate of growth between 1990 and 2010, modest population growth is likely to occur in the Town of Bourbon as well as in the Bourbon Community. By 2020, the Town of Bourbon could anticipate 1,879 new residents and 1,948 new residents by 2030. The Bourbon Community could see 3,240 new residents by 2020 and 3,328 new residents by 2030, see **Figure A.2**.

Figure A.2: Population Projection



Educational Attainment

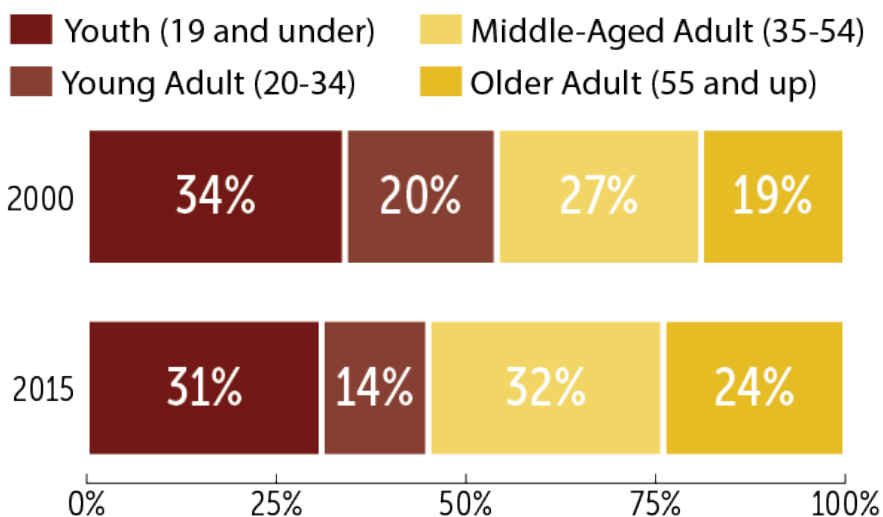
OCRA’s Educational Attainment Rate vitality indicator can point to the need for workforce development programs and guide industry opportunities. Further, this indicator gives an idea of the characteristics of the Town’s workforce and should be examined with the types of industries and jobs the Town is trying to attract and retain. Over the

past 25 years, 85 percent of the residents (25 years and older) has a high school diploma. Bourbon, however, has a low percentage (12 percent) of residents with a bachelor’s degree or higher. This is significantly lower than Marshall County (18.3 percent), the state average (24.1 percent), and the national average (29.8 percent).

Age and Gender

Bourbon’s population is also aging with the median age increased from 32 years old in 2000 to 39 years old in 2015. In 2000, the largest age group in Bourbon was the youth (19 years old and under) 575, or 34 percent of the total population as shown in **Figure A.3**. However, in 2015 the youth population dropped by 10 percent to 517. More startling is the young adult population (20 to 34 years old) decrease more than 30 percent during the same period from 338 in 2000 to 233 in 2015. Reflective of the increase in median age, the middle-aged adults (ages between 35 and 54) comprise nearly 1/3rd of the total population in 2015, this is a 17% increase from 2000. Further, the older adults (over 55 years old) comprise 1/4th of the population and increased nearly 30% in the same time period.

Figure A.3: Bourbon Age Distribution



Race and Ethnicity

Over the last decade, Bourbon’s population by race has predominately been classified as White, averaging 97 percent between 2000 and 2015. Both the Black or African American and Asian populations increased between 2000 to 2015 by 0.1 percent and 1 percent respectively, while the Native Hawaiian, American Indian and Alaska Native populations have remained the same with zero percent and 0.2 percent respectively. Marshall County’s demographics, although similar to Bourbon in being predominately classified as White (averaging 94 percent between 2000 and 2015), has a greater percentage of

all races other than White. However, only the Asian population in Bourbon is higher than Marshall County.

Bourbon experienced a decrease in its Hispanic population from 85 people in 2000 to 76 people in 2015, while the Bourbon Community increased in Hispanic population from 116 to 157. Similar to the demographic breakdown, Marshall County remains as having the higher percentage of Hispanics than in Bourbon with a 61 percent increase from 2,664 people in 2000 to 4,297 people in 2015.

Disability

Bourbon has 17.2 percent of its population classified as disabled, and of those classified as disabled, 50.2 percent are 65 years and older.

Poverty

Bourbon’s poverty rate (based on population for whom poverty status is determined) increased from 5.9 percent in 2000 to 16.5 percent in 2015. Of the 16.5 percent, the children under the age of 18 had the highest percentage with 17 percent (see **Table A.1**). Drops in income can be a potential cause for a rise in the poverty rate. Bourbon’s poverty rate is three (3) percent higher than Marshall County’s 13.3 percent and one (1) percent greater than the state’s 15.5 percent.

The poverty rate of Hispanics or Latinos in Bourbon is higher than the Bourbon Community and Marshall County, as well as any other minority population with 33 percent.

Table A.1: Poverty by Age									
	Bourbon			Bourbon Community			Marshall County		
	Total	Below Poverty Level	Percent Below Poverty Level	Total	Below Poverty Level	Percent Below Poverty Level	Total	Below Poverty Level	Percent Below Poverty Level
Population for whom poverty status is determined	1,680	277	16.5%	3,089	406	13.1%	46,208	5,594	12.1%
AGE									
Under 18 years	447	76	17.0%	771	138	17.9%	11,790	1,877	15.9%
18 to 64 years	1,012	166	16.4%	1,910	233	10.8	27,335	3,062	11.2%
65 years and over	221	35	15.8%	408	35	9.9	7,083	655	9.2%

Source: ACS 5-Year Estimate (2011 - 2015)

Housing & Neighborhoods

As Bourbon experiences changes in demographics and growth, be it in population or jobs, ensuring Bourbon has adequate supply of housing for all types of residents will be crucial in maintaining Bourbon's quality of life. The Town of Bourbon will have to consider where new housing should locate, while maintaining a proper balance with current development, and how to preserve and maintain the existing housing stock. Housing is linked to other elements like population (identifying changes in households and establishing their needs), land use (evaluate its fiscal impacts to develop on undeveloped lands or infill on underutilized lands), and community facilities (does the neighborhood have access to the Town's utility system and assets).

Housing Conditions

Housing Growth & Construction Activity

According to the 2015 US Census American Community Survey (ACS) 5-Year Estimate, the number of housing units in Bourbon grew seven percent from 2000 to 2010, and an additional 1.5 percent from 2010 to 2015, see **Table A.2**.

Table A.2: Total Housing Units

	2000	2010	2015	2000-2010 Percent Change	2010-2015 Percent Change
Town of Bourbon	702	753	764	7.3%	1.5%
Bourbon Community	1,153	1,232	1,309	6.9%	6.3%

Source: 2000 & 2010 US Census

2015 Figures: ACS 5-Year Estimate (2011 - 2015)

Over the last 15 years, approximately 53 single family housing units were reported to have been constructed in Bourbon. Housing construction activity in Bourbon saw the highest activity in 2004 with 14 housing units. The number of housing units in the Bourbon Community grew at a faster rate (31 percent) than the Town of Bourbon (12 percent).

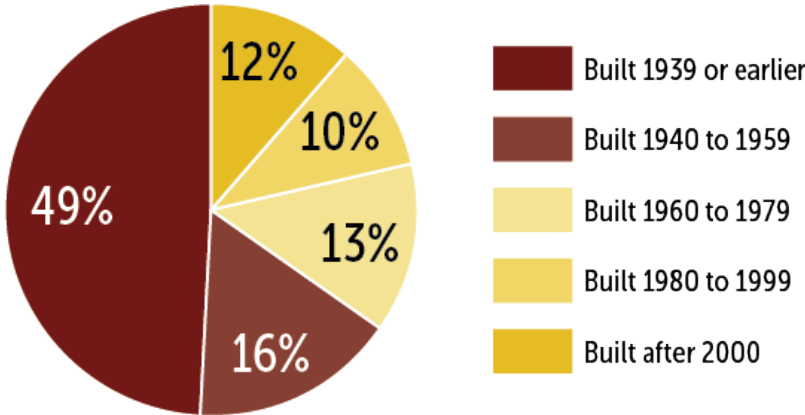
Bourbon does have a lot of strengths that could influence population growth by 2030. These reasons include the annexing of 90 acres for new commercial and industrial development. There is also a possibility of the Town working with a land owner to do a mixed use development off 12th Road to include new single-family and multi-family housing options. The Town is in a central location in the region with convenient access to US 30 to access greater employment, entertainment, and recreational opportunities from larger municipalities. Bourbon's location makes it an excellent bedroom community for residents who want to live in a charming small town yet close to larger

municipalities. Based on the 2020 and 2030 population projections, see the Population Element, the Town will need an additional 758 to 785 housing units by 2030.

Age of Housing

Bourbon has an older housing stock with nearly 50 percent of the Town’s housing units constructed prior to 1939, as shown in **Figure A.4**. The last 15 years experienced little construction activity as 11.5 percent was constructed after 2000. There were no new multi-family housing permits filed between 2000 and 2015.

Figure A.4: Age of Housing Stock



Majority of the housing options in Bourbon are single-family detached homes.

Housing Types

According to the 2015 ACS 5-year estimates, the majority of units (79 percent) are single-family detached, see **Table A.3**. Approximately six (6) percent of Bourbon’s housing stock is multi-family housing with five or more units, with 15 percent of housing options are between these two options. Bourbon has three apartment complexes; two are HUD low-income based housing (discussed later in this chapter) and the third is a 32-unit complex located off Center Street known as Parkview Place.



Bourbon has a limited supply of multi-family housing options. Example above is Parkview Apartments.

Occupancy Rates & Tenure

The percentage of occupied housing units in Bourbon has consistently decreased from 92 percent in 2000 to 90 percent in 2010 and 89.5 percent in 2015. Occupancy trends in the Bourbon Community stayed consistent at 93 percent from 2000 to 2015.

The vacancy rate in the Town of Bourbon increased 2.5 percent between 2000 (8 percent) and 2015 (10.5 percent). Similar to the occupancy trends in the Bourbon Community, the vacancy rate stayed consistent at approximately 7 percent from 2000 to 2015.

The percentage of owner-occupied housing units decreased from

71.7 percent in 2000 to 69.7 percent in 2015. Despite the decrease in owner-occupied units, it remains higher than the percentage of renter-occupied units with 30.3 percent in 2015. A common result with a decrease in homeownership is a lack of investment, sense of pride, and quality of life in the community as what is prevalent in Bourbon. However, the percentage of owner-occupied units increased in the Bourbon Community from 76 percent in 2000 to 79.2 percent in 2015. The percent of renter-occupied units experienced a four percent decrease from 24 percent in 2000 to 20.8 percent in 2015.

Homeowner vacancy rates in Bourbon increased exponentially from less than one percent in 2000 to six percent in 2015. The rental vacancy rate stayed constant at eight percent between 2000 and 2015.

Household Characteristics

Average Household Size & Types

The average household size in Bourbon has fluctuated over the last decade. The Town saw an increase from 2.62 in 2000 to 2.67 in 2010 and then significantly decreased to 2.48 in 2015. The Town's average household size is lower than the national average (2.64) and state average (2.55). According to 2015 ACS 5-year estimates, approximately 74 percent of occupied housing units are occupied by one to three people (28.6 percent 1-person, 32.2 percent 2-person, and 16.1 percent 3-person). The number of nonfamily households slightly increased from 31.4 percent in 2000 to 32.5 percent in 2015. The percentage of married couples with children increased nearly nine percent from 28.5 percent in 2000 to 37.3 percent in 2015.

Household Income

Household Income is an indicator of economic health in an area or population, and is the total income of all persons living in a household over the age of 15. Median Household Income is a factor that helps in determining an areas quality of life and shows the stability of a places real estate market. The median household income decreased three percent from \$40,292 in 2000 to \$39,107 in 2015. Similarly, the Bourbon Community decreased 3.5 percent from \$42,222 in 2000 to \$40,729 in 2015. The Town of Bourbon and the Bourbon Community's median household income are lower than Marshall County (\$48,485) and the state (\$49,255).

Drops in income can be a potential cause for a rise in the poverty rate. Bourbon's poverty rate is three (3) percent higher than Marshall County's 13.3 percent and one (1) percent greater than the state's 15.5 percent.

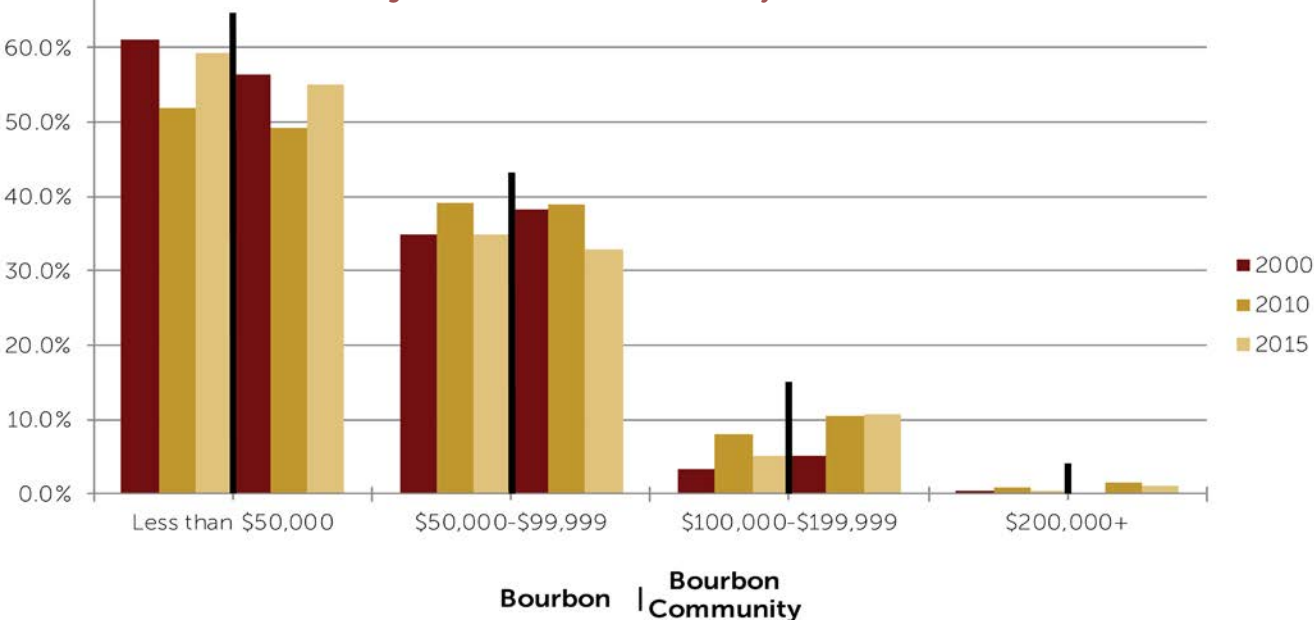
Figure 2 below shows the trend in share of households by income cohorts for the Town of Bourbon and Bourbon Community. The majority of the Town's households (59 percent) and Bourbon

	Total	Percent of Total
Total Housing Units	757	
1-unit, detached	561	74.1%
1-unit, attached	3	0.4%
2 units	69	9.1%
3 or 4 units	28	3.7%
5 to 9 units	21	2.8%
10 to 19 units	6	0.8%
20 or more units	20	2.6%
Mobile home	49	6.5%
Boat, RV, van, etc.	0	0.0%

Source: 2015 ACS 5-Year Estimate (2011-2015)

Community (55 percent) earn less than \$50,000, and the share of earnings in the same cohort increased seven percent between 2010 and 2015, see **Figure A.5**. Additionally, both geographies in the share earnings cohort between \$50,000 and \$99,999 saw a four (4) percent increase from 2000 to 2010, and a five (5) percent decrease from 2010 to 2015. There was a two percent increase between 2000 and 2015 for households in the Town of Bourbon whose share earnings were between \$100,000 and \$199,999, and the Bourbon Community saw a five percent increase between 2000 and 2015. Households in the Town of Bourbon earning \$200,000 or more remained steady at less than one percent, while the Bourbon Community saw a one percent increase between 2000 and 2015.

Figure A.5: Share of Households by Income Cohort



Housing Characteristics

Housing Costs

The cost of housing has increased in the Town of Bourbon as well as the Bourbon Community. The median home value for owner-occupied housing units in Bourbon in 2015 was estimated at \$88,900, up 21 percent since 2000. The median home value in the Bourbon Community in 2015 was estimated at \$104,600, up 31 percent since 2000. Despite the increase, the median home value in Bourbon is below Marshall County’s (\$123,100), the state (\$123,100), and significantly below the national median value (\$178,600).

Real Estate Taxes

On average, 16 percent more of Bourbon residents pay less than \$800 in taxes compared to other towns in the region, except than

Argos, LaPaz, and Lakeville. The share of residents in Bourbon who pay between \$800 and \$1,500 in taxes are only five (5) percent more than Argos, Culver, LaPaz, and Lakeville, but significantly lower than the Towns of Bremen, North Liberty, and Walkerton. Additionally, Bourbon residents that pay more than \$1,500 in taxes are significantly lower than all other towns in the region, except Argos, LaPaz, and Lakeville.

The data on real estate taxes refers to the total amount of all real estate taxes on the entire property (land and buildings) based on the American Community Survey 2010 to 2015 Five-Year Estimates to all taxing jurisdictions, including special assessments, school taxes, county taxes, and so forth.

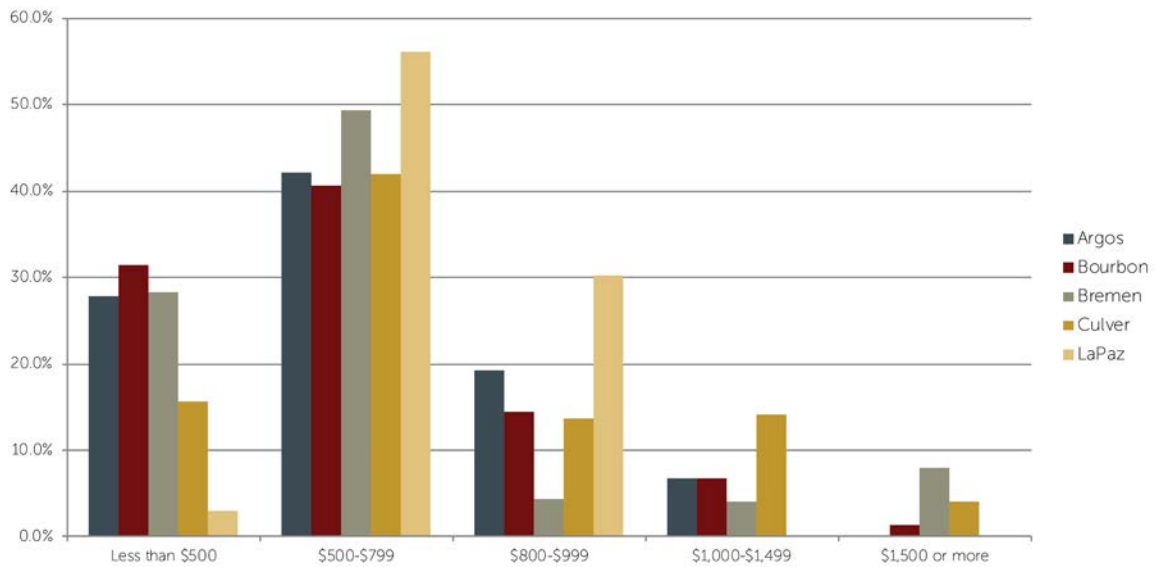
Owner and Renter Housing Costs

The differences in housing costs between homeowners and renters in Bourbon relative to regional communities, shown below in **Figures A.6** and **A.7**. Majority of homeowners pay monthly mortgages of less than \$500, while majority of renters monthly payments fall within the \$500 to \$799 range. The median mortgage payment for homeowners at \$788 (higher than Argos at \$767, Bremen at \$630, Culver at \$697, Lakeville \$696, and Walkerton at \$638). The median monthly cost for renters in Bourbon is \$625, which is lower than Argos (\$686), Culver (\$709), Lakeville (\$702), LaPaz (\$739), and Walkerton (\$638). Approximately 29 percent of homeowners in Bourbon pay \$1,000 or more per monthly mortgage payments, which is lower than Bremen and North Liberty, but higher than all other towns in the region.

Figure A.6: Distribution of Owner Housing Costs



Figure A.7: Distribution of Renter Housing Costs



Housing Affordability

In order to determine housing affordability in Bourbon, we need to consider the percentage breakdown of household income. If costs exceed 30 percent of income, households are considered cost-burden. In 2015, approximately 22 percent of owner-occupied households and 12.5 percent of renter-occupied households in Bourbon are considered housing cost-burden. In the Bourbon Community, approximately 27 percent of owner-occupied households and 14 percent of renter-occupied households are considered housing cost-burden. Likely barriers in Bourbon include lack of higher education and job skills, and lack of amount of affordable housing stock.

Affordable Housing Options

Currently, Bourbon only has two (2) affordable housing options for low-income residents or families. Bourbon Garden Court is a 22-unit senior apartment complex for ages 62 and older. The second, Stoneridge Apartments, is a 23-unit apartment complex for low-income families utilizing the Department of Housing and Urban Development’s Section 515 (Rural Rental Housing Loans) or Rural Development Rental Assistance (provisions for property owners on behalf of low-income tenants unable to pay their full rent payments).

Housing Amenities

According to the 2015 American Community Survey Five-Year Estimates, all of the occupied housing units have complete plumbing facilities and kitchen facilities. Additionally, 80 percent of occupied housing units are heated by utility gas or LP gas, and 18 percent via electric heaters.



Bourbon Garden Court apartments is an affordable housing option available for seniors 62 years of age and older.

Code Enforcement

Code enforcement is handled by the Town's Planning Director, with assistance from the Marshall County Building Commissioner as needed. The Town of Bourbon does proactively conduct code violations via routine inspections and a complaint-based system as outlined in Article 12 of the Town's Zoning Ordinance. If properties are subject to a violation, the property owner will receive a notice on the property or by letter and will be given ample time to correct the issue(s). Typical complaints in Bourbon have dealt with dilapidated structures that may be subject to demolition as this poses a negative image of Bourbon.

In the near future, Marshall County Building Commissioner will be working with its local public agencies to develop a unified code enforcement ordinance to proactively address unkempt rental properties and outline the consequences from violations, as the current ordinance does not handle these matters. Details of the ordinance include enacting an annual \$25 rental inspection fee, hire a new code enforcement position to handle inspections, and inspect rental properties every 24 months.



Nearly 50 percent of Bourbon's housing stock was constructed prior to 1939. Although an appealing asset to the Bourbon Community is the matured neighborhood settings, which include large trees and close neighborhoods. A potential challenge of the aging housing stock are homes can often be neglected and fallen into disrepair.

Economic Development

Economic Development is a key component to aid communities in improving their economic, political, and social well-being of its residents. More and more communities realize that to have successful economic development and growth, strategies should not just focus on attracting businesses but people as well. That includes both the quality of life and the business recruitment aspects. The purpose of the Economic Development Element is to summarize the key findings related to Bourbon's existing economic conditions and to help frame the challenges and needs. While Bourbon is capable to handle economic growth, Bourbon will be challenged with planning for more quality of life components to attract new businesses and residents.

Organizations and Plans

Marshall County Economic Development Corporation

The Marshall County Economic Development Corporation (MCEDC) is a non-profit organization that represents the business and local community interests within Marshall County. MCEDC focuses on promoting job growth, attracting new businesses through availability of shovel-ready and building-ready sites, workforce development, and community and economic development. According to MCEDC Strategic Plan, its mission is to expand and diversify Marshall County's economy with these four initiatives:

1. Business expansion and retention
2. Business attraction
3. Entrepreneurial hub
4. Workforce Development

The MCEDC is managed by a 7-member Board of Directors comprised of representatives from each local units of government in Marshall County. MCEDC services include but are not limited to: site selection assistance for new and expanding businesses, job creation incentives, guidance to local units of government, and disseminating workforce and socioeconomic data and trends.

Marshall County Comprehensive Plan

Marshall County has a Comprehensive Plan, adopted in 2004 and amended in 2013. The vision for the County is extensive, recognizing the value of its rural nature, education, town collaboration, workforce, and quality of life. The Economic Development goals are:

1. Provide support for the recruitment and retention of industrial employers by the cities and towns of Marshall County.
2. Encourage "home workshop" businesses that do not impose

negative impacts on the surrounding area.

3. Support the growth and enhancement of Marshall County's educational institutions.

The Plan encourages communities to involve the County in business recruitment and use them as a source for regional information. It also advises that new businesses locate in cities and towns, where potential employees and infrastructure are already present. Business attraction and economic development also rely on the other community elements, like excellent educational institutions, recreation, public services, and quality of life.

Bourbon Redevelopment Commission

The Bourbon Redevelopment Commission was established in 2015 and authorized by Indiana Code 36-7-14 to address redevelopment needs within the Town's corporate limits. General duties include creating studies and redevelopment plans for areas in Bourbon that need redevelopment, create (under feasible conditions) and manage the Town's tax increment finance (TIF) district, promote the use of land in the manner that best serves the community, and acquire lands by purchase in need of redevelopment.

Development & Incentives

Local Incentives

According to MCEDC 2014 & 2015 Annual Reports, the Town of Bourbon annexed approximately 85 acres of land, consisting of properties located east of US 331 and south of US 30 that is envisioned for commercial and industrial development. In 2015, following the establishment of the Bourbon Redevelopment Commission, these acquired properties were designated as the Town's first TIF district. As development occurs in the TIF district, the Town will benefit from receiving tax revenue from the increase in assessed property values. The Bourbon Town Council has taken proactive measures to support development in the TIF district by approving the extension of the Town's water and sewer services to serve future developments. Additionally, the Town could capitalize from being accessible from US 30 to partner with MCEDC to consider creating a shell building to market and generate development activity in the TIF district.

The Bourbon Town Council has also taken proactive measures to support economic development through the creation of a 10-year tax abatement. Two companies in Bourbon have benefited from the tax abatement incentive. Indiana Composites was able to locate their facility in Bourbon that created 198 jobs in late 2016. Also in 2016, Harmony Press added new equipment and is planning to expand their facility in the near future.

In 2015, Faulkner Fabricating, Inc. made a \$1.5 million capital investment



Indiana Composites CEO announces the relocation of their company to the Town of Bourbon in the former Reynold's Building off Center Street. This move will create nearly 198 jobs and invest approximately \$3 million in the purchase and setup of the new facility.



In 2016, Harmony Press announced their expansion and invest of \$1.75 million.



In 2012, the Town of Bourbon received the Daniel McDonald Heritage Award for creating a Facade Improvement Program to help dedicate funds to the preservation of historic downtown buildings.

to expand its facility, creating five (5) new jobs in the Town of Bourbon.

State Incentives

Indiana offers tax incentives, tax credits, and a competitive business tax structure. The State has a flat state corporate tax rate on adjusted gross income and no gross receipts tax or inventory tax. The Indiana Economic Development Corporation provides incentives for industrial development. The department provides assistance through the Industrial Development Grant Fund for off-site infrastructure improvements for proposed industrial project sites. The Industrial Recovery Tax Credit is an incentive for companies to rehabilitate older industrial buildings for their use. To encourage innovation in research and development, the State has a tax credit for expenses and refunded sales tax on research and development equipment purchases.

Bourbon Economy

Labor Force

Labor force refers to the number of persons actively employed and those unemployed who are looking for employment. In the last 15 years, the Town of Bourbon's labor force has been declining. Between 2000 and 2010, Bourbon's labor force declined by 3.7 percent from 915 persons to 881 persons. Between 2010 and 2015, the labor force decreased two (2) percent from 881 persons to 831 persons. This could likely be due to the shift in age cohorts. Bourbon's population is getting older and people are retiring, as well as experiencing an increase in younger age cohorts under the age of 15 years. The Bourbon Community's labor force increased by less than one (1) percent from 1,609 persons in 2000 to 1,615 persons in 2010; however, experienced a six (6) percent decrease from 1,615 persons in 2010 to 1,520 persons in 2015. Marshall County's labor force had a five (5) percent increase from 23,064 persons in 2000 to 24,131 persons in 2010, and similar to the Bourbon Community had a three (3) percent decline between 2010 and 2015.

Unemployment

Both the Town of Bourbon and the Bourbon Community unemployment rates have been consistent with the state's trend. Trends between 2000 and 2015 indicate the Town of Bourbon had a six (6.1) percent increase in its unemployment rate but decreased by two (2.8) percent between 2010 and 2015. The Town had the highest unemployment rate of 9.8 percent in 2010 compared to Marshall County (7.9 percent), the state (8.4 percent), and the nation (7.9 percent). Despite the large unemployment rate in 2010, the Town of Bourbon did have the lowest unemployment rate in 2015 with 7.0 percent compared to Marshall County (8.3 percent), the state (7.8 percent), and the nation (8.3 percent).

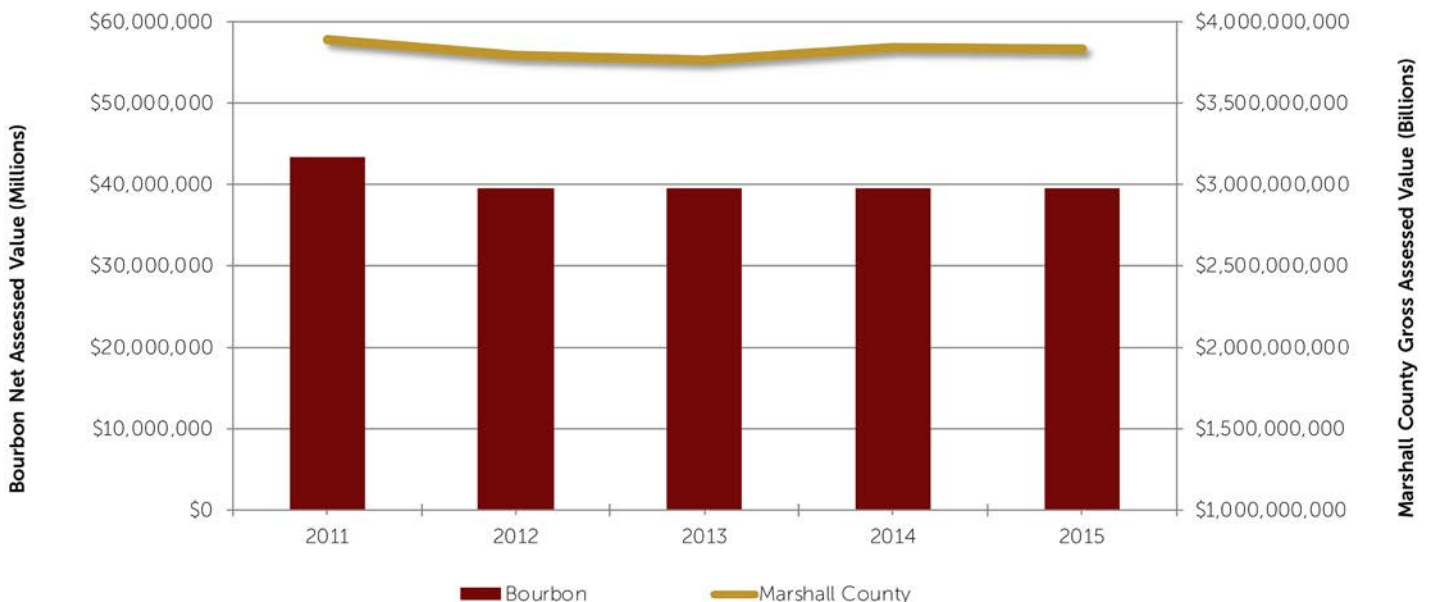
Community Vitality Indicators

The Indiana Office of Community and Rural Affairs (OCRA) lists five characteristics or Community Vitality Indicators that gauges communities, like Bourbon, to develop a preliminary understanding of the Town's vibrancy. The five indicators examine the Town of Bourbon's Population, Educational Attainment Rate, Public School Enrollment, the Town's Net Assessed Value, and the Per Capita Income for those living in the Town of Bourbon. These indicators reinforce the trends of Bourbon's labor force and economic conditions. Additionally, these conditions will serve as a catalyst for the Town and its economic partners to develop strategies that not only attract businesses but people as well. The trends in Population and Educational Attainment are further discussed in the Population Element, with the School Enrollment discussed in the Triton School Corporation section of the Community Facilities Element.

Net Assessed Value

OCRA's Net Assessed Value Vitality Indicator is a reflection of construction activity in Bourbon, which correlates to the Town's budget for capital expenditures, and the Town's demand for residential, commercial and industrial uses. Over the last four years, Bourbon's assessed value experienced a nine (9) percent decrease from \$43 million in 2011 to \$39 million in 2012 and has remained stagnate at \$39 million, see **Figure A.8**. Marshall County had a two (2) percent decrease from \$3.88 billion in 2011 to \$3.79 billion in 2012; however, has been on a slightly increasing trend to \$3.8 billion in 2015. A decreasing trend in the Towns' assessed value would indicate the Town has limited to no economic development activity to expand its

Figure A.8: Bourbon's Net Assessed Value



tax base. This hinders the Town to generate a higher budget to fund for capital improvements and quality of life amenities. Additionally, disinvestment would lead to a depreciation in property values.

Per Capita Income

The Per Capita Income indicator is a measure of access to high-quality living-wage jobs for resident's ability to have a higher disposable income after paying bills. This gauges the health of the local economy to support local businesses. Bourbon's Per Capita Income increased 16 percent from \$17,054 in 2000 to \$19,803 in 2010 but experienced a four (4) percent decrease to \$18,975 in 2015. Despite the increase, the Town's Per Capita Income is lower than Marshall County (\$22,895) and the state (\$25,346).

Employment Trends

Jobs

According to InfoUSA 2015 employment data, there are 580 jobs in the Town's corporate limits, 688 jobs within the Bourbon Community, and 21,741 jobs in Marshall County. The US Census provides an online interactive mapping tool called "On the Map" that provides work area analysis for a geographic region. The US Census' On the Map was used to show the trend in job loss between 2002 and 2014 for the Town of Bourbon and Bourbon Community. Since 2002, both the Town of Bourbon and Bourbon Community have experienced a decline in jobs, with the Town losing 33.5 percent from 874 jobs in 2002 to 581 jobs in 2014. The Bourbon Community had a 17 percent decrease from 1,018 jobs in 2002 to 845 jobs in 2014. However, Marshall County added over 800 jobs between 2002 and 2014.

Although Bourbon has experienced a decline in jobs, the town had a lower unemployment rate in 2015 (7.1%) than both Marshall County (9.8%) and Indiana (8.8%).

Jobs to Household Ratio

The jobs to household ratio gauges the distribution of employment opportunities and workforce (those actively employed) population across a geographic area. A ratio between 1.0 and 1.5 indicates a community has approximately an equal balance of jobs and housing. A ratio less than 1.0 indicates a community has more housing than jobs, resulting in residents having to commute for work. Whereas, a ratio greater than 1.5 indicates a community has more jobs than housing, which may result in more workers commuting into the community for work. The Town of Bourbon's jobs to household ratio has been moving towards a bedroom community type setting; as the ratio has been decreasing from 0.94 in 2010 to 0.85 in 2015. The Bourbon Community's ratio reflects similar trends with having more housing available than jobs, decreasing from 0.65 in 2010 to 0.56 in 2015. Over the last five years, Marshall County has been able to capture a share

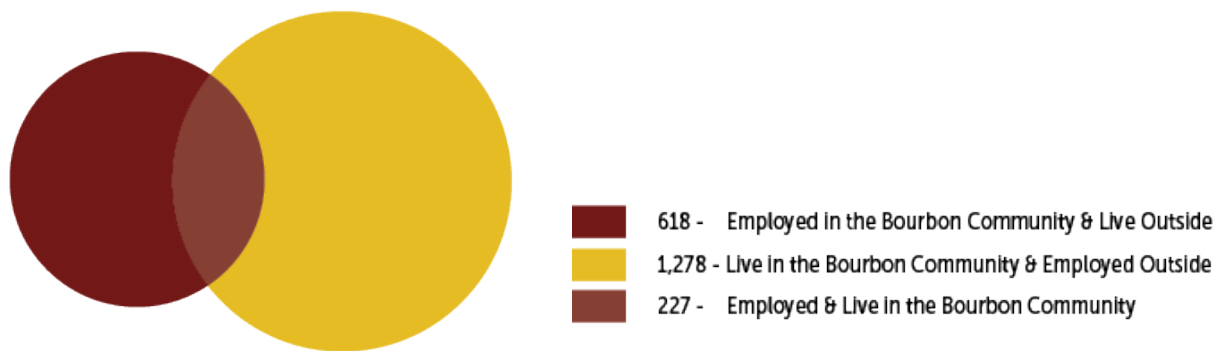
of job growth in the Michiana Region to have a more balance of jobs to housing with its ratio increasing from 0.97 in 2010 to 1.25 in 2015.

Commuting Patterns

The intent of having a balance of jobs and housing for the Town of Bourbon is to provide local employment opportunities to reduce the overall commute distance among Bourbon residents, as well as having an adequate supply of housing near workplaces. Commuting patterns are the result of many factors, for example an individual's preference on where he or she wants to live and work, the number of workers living in a household, proximity to amenities and/or a high-quality school system.

Residents in Bourbon Community are not often employed outside the area. In 2014, according to the U.S Census, there were 845 jobs within the Bourbon Community and 1,505 employable individuals. This already demonstrates there are 78 percent more residents than jobs available. Further, of the 845 jobs, approximately 27 percent are filled by people living in the area. This means that 616 employees commute from other parts of the region to work at jobs in Bourbon, as shown in **Figure A.9**. Additionally, 1,278 residents have jobs outside the area. This indicates a imbalance between employers and employees. If the Town of Bourbon wants to grow their local economy, it needs to encourage individuals to live and work in the community.

Figure A.9: Inflow-Outflow Labor Shed



Major Industries

According to the US Census Bureau, the top three (3) industry sectors over the last five years have consistently been manufacturing, educational services, and healthcare and social assistance, and retail trade. In 2015, 42 percent of total job sectors were manufacturing with 23 percent being educational services, and healthcare and social assistance, and 10 percent being retail trade. This is comparable to Marshall County as the County's top three (3) industry sectors over the last five years have also consistently been manufacturing, educational services, and healthcare and social assistance, and retail trade. In 2015, 31 percent of total job sectors were manufacturing, 20 percent were educational services, and healthcare and social assistance, and

Table A.4 Bourbon's Top Employers

Employer	Employees
Triton School Corporation	129
Shells, Inc.	85
UPS Customer Center	60
Town of Bourbon	48
U.S. headquarters of Northern Indiana Manufacturing, Inc.	45
Harmony Marketing Group	39
Faulkner Fabricating, Inc.	20
Omni Source Corporation	16
Ultimate Plastics & PTFE Co	15
Bourbon Street Pizza	15
First United Church of Christ	15

Source: InfoUSA

11 percent in retail trade.

According to the MCEDC, seven (7) of Marshall County's primary sector businesses are located in Bourbon. **Table A.4** shows the top employers in the Town of Bourbon.

Economic Base Analysis

Examining Bourbon's economic base can help gauge the health of the Town's local economy. Similarly, to how a declining population and school enrollment can impact the life of small towns, basic economic activity can also impact the life of small towns. Industries are divided into two categories: basic and non-basic or service industries. Basic industries are those exporting from the region and satisfy the local economy by generating revenue to the community from people outside of the community bringing, whereas, non-basic (service) industries are those that generate products and services for local consumption. Additionally, basic industries are typically the jobs that supply the money to the local economy and drive economic growth. Changes in the basic sectors usually impact the non-basic sectors and overall trends in the local economy.

To determine a region's basic industries is to calculate the location quotient. Location quotient provides a ratio that compares the number of jobs by an industry within the region to the total number of jobs by the same industry across the nation. When the location quotient is over 1.0, the concentration of exporting businesses for a defined sector is higher than the nation. Anything less than 1.0 is considered a non-basic industry. Reported in 2015, Marshall County had exporting industries in wood product (7.23), paper (8.35), furniture (8.74), primary metal (13.23), and plastics and rubber product (17.5) manufacturing. Shells Incorporation, located in Bourbon, is the County's highest exporting industry in the metals manufacturing sector.

MCEDC lists the targeted industries in the county as wood, paper, furniture, metals, plastics and rubber manufacturing, food processing, automotive, transportation and warehousing.

Shift-Share Analysis

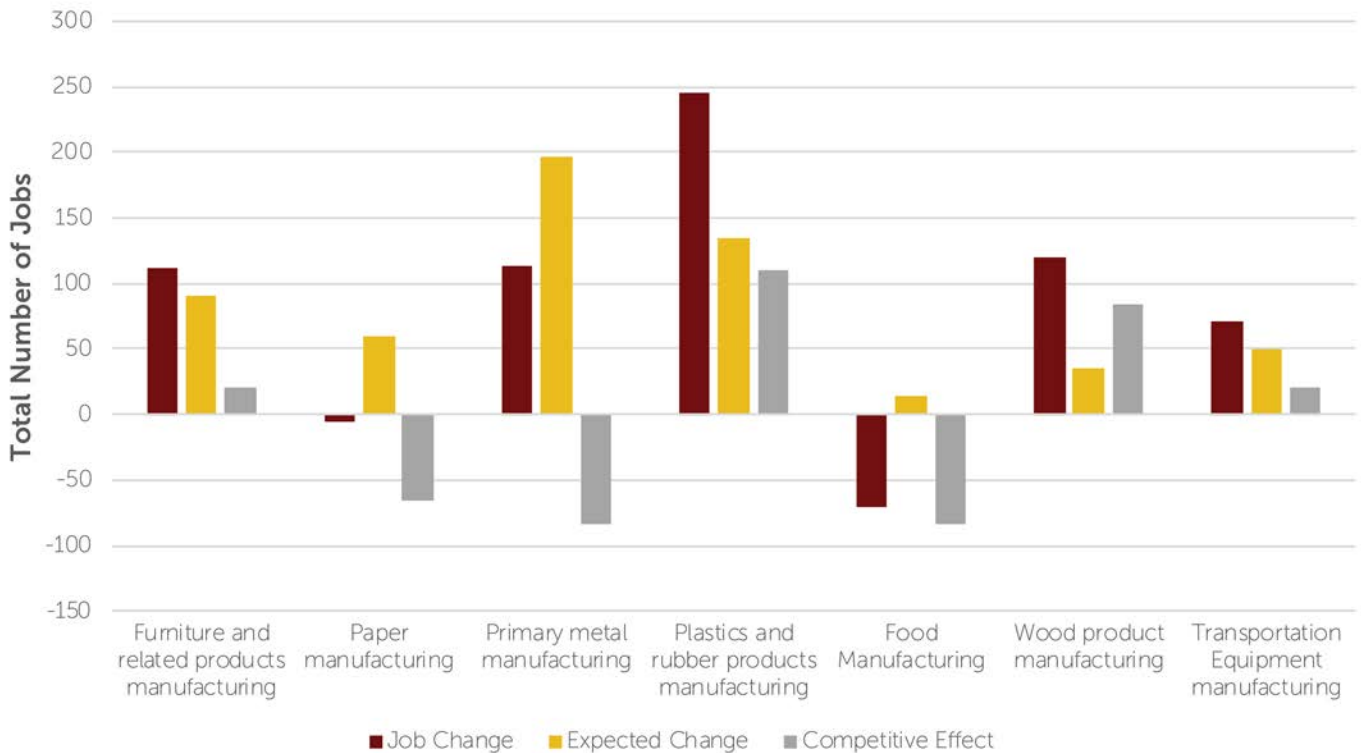
Shift-share analysis is used to determine how much job growth/decline can be attributed to national trends or regional factors. While there may be times when a regional employment follows a national trend, there are usually differences that can be attributed to local factors, such as a factory closing. Shift-share can be used to explain why regional industries may have higher/lower growth than the national average.

There are three items focused on when performing a shift-share; job change, expected change, and competitive effect. Job change is the amount of jobs gained or lost in an area over a certain amount of time, expected change is the amount of jobs that would have been gained or lost if the area followed national trends exactly, and competitive effect

is the difference of those two factors. Competitive effect is generally the more important because it shows if there was any type of local or regional factor at play that caused a change between national and regional levels. If the competitive effect number is negative, something happened that caused increased job losses or slower growth in the regional area, positive shows something caused there to be less job loss or higher growth in the regional area.

Figure A.10 highlights Marshall County’s Shift-Share by MCEDC targeted industries. Marshall County showed growth in five out of the seven industries from 2012 to 2015. The highest was plastics and rubber products manufacturing with a growth of 245 jobs, a growth rate 165% higher than the national trend and 82% higher than the regional trend. A second industry that showed large growth was wood product manufacturing with 120 jobs gained from 2012 to 2015, this exceeded the national trend by 275% and the regional trend by 234%.

Figure A.10: Marshall County Shift-Share Analysis by Targeted Industry, 2012-2015



Transportation

Transportation infrastructure has great impact on quality of life components for residents and visitors. It can also shape and influence the growth of a town. Creating and maintaining a transportation network that offer options for all modes of transportation in a safe, convenient, and efficient manner will be important for the future growth of the town of Bourbon.

Regional Planning

The Town of Bourbon falls within the Michiana Area Council of Governments (MACOG) planning area in which MACOG serves as a rural planning organization to both Marshall and Kosciusko Counties. MACOG provides a forum for regional discussion and cooperation regarding transportation policy and other planning activities. In 2014, MACOG in coordination with local public agencies in the region, completed the Michiana on the Move 2040 Transportation Plan, which addressed transportation needs and how federal, state and local funds will be invested into highways, public transit, freight, bikeways and pedestrian walkway. **Figure A.11** identifies the priority bicycle and pedestrian projects in Marshall County in the Move 2040 Transportation Plan. The Town of Bourbon has identified the following projects:

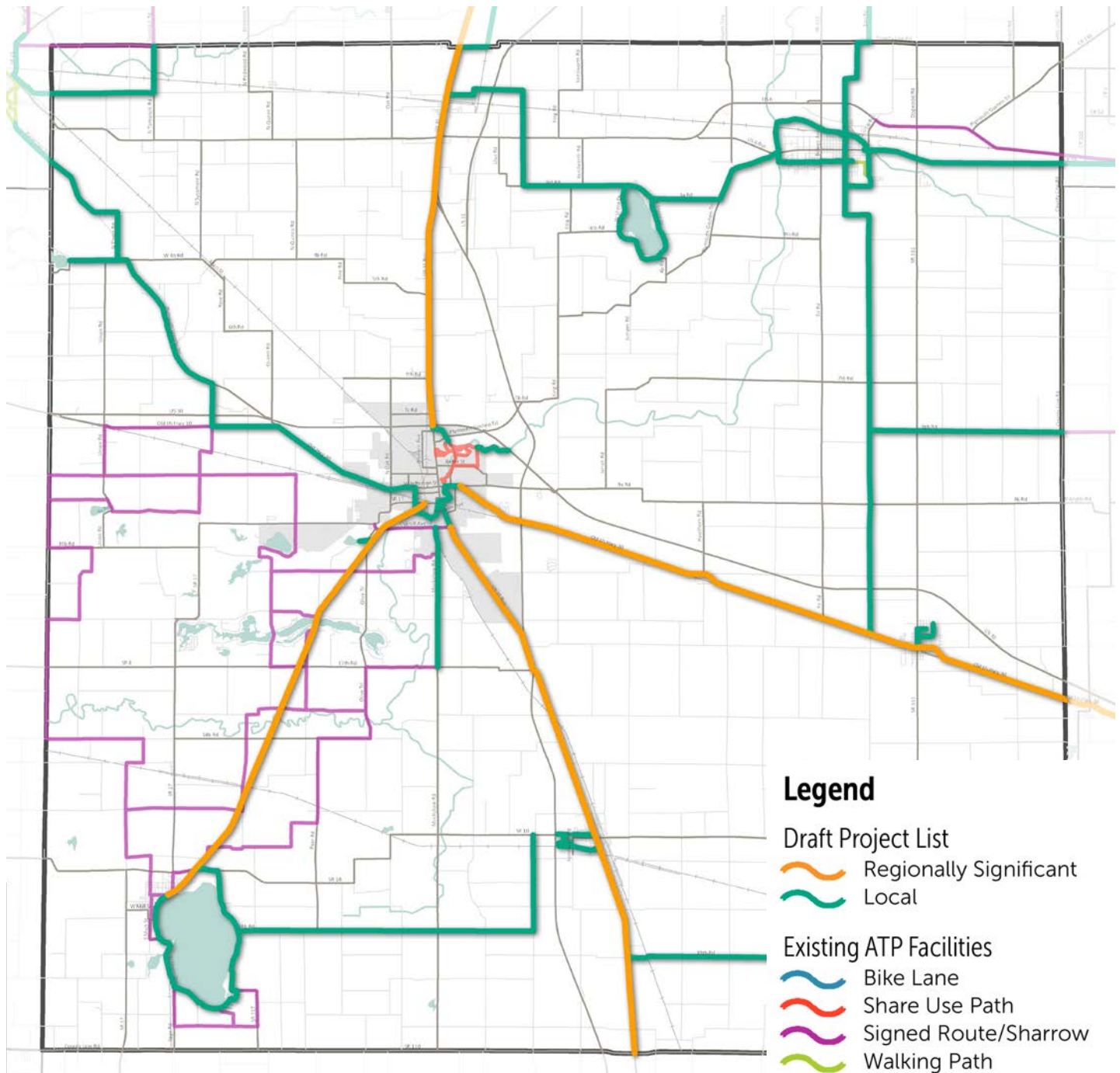
- A signed bicycle route along Elm Road from Old US 30 to 3rd Road;
- A signed bicycle route running through town along Old US 30/ Center Street
- A complete street project along Thompson Street from Florence Street to Center Street; and,
- A shared use path on Liberty Avenue from Thompson Street to Shaffer Road.

Existing Road Network

The Town of Bourbon is positioned at a distinctive and well connected location within the regional transportation network, being served by US 30, Center Street and Lincoln Highway (Old US 30). This connectivity allows for goods, services, and people to move efficiently and effectively.

Most of the Town owned roads are functionally classified as local roads. Functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they are intended to provide. Main Street (US 331), Center Street and Lincoln Highway (Old US 30) are functionally classified as Minor Arterials, while US 30 is classified as a Principal Arterial.

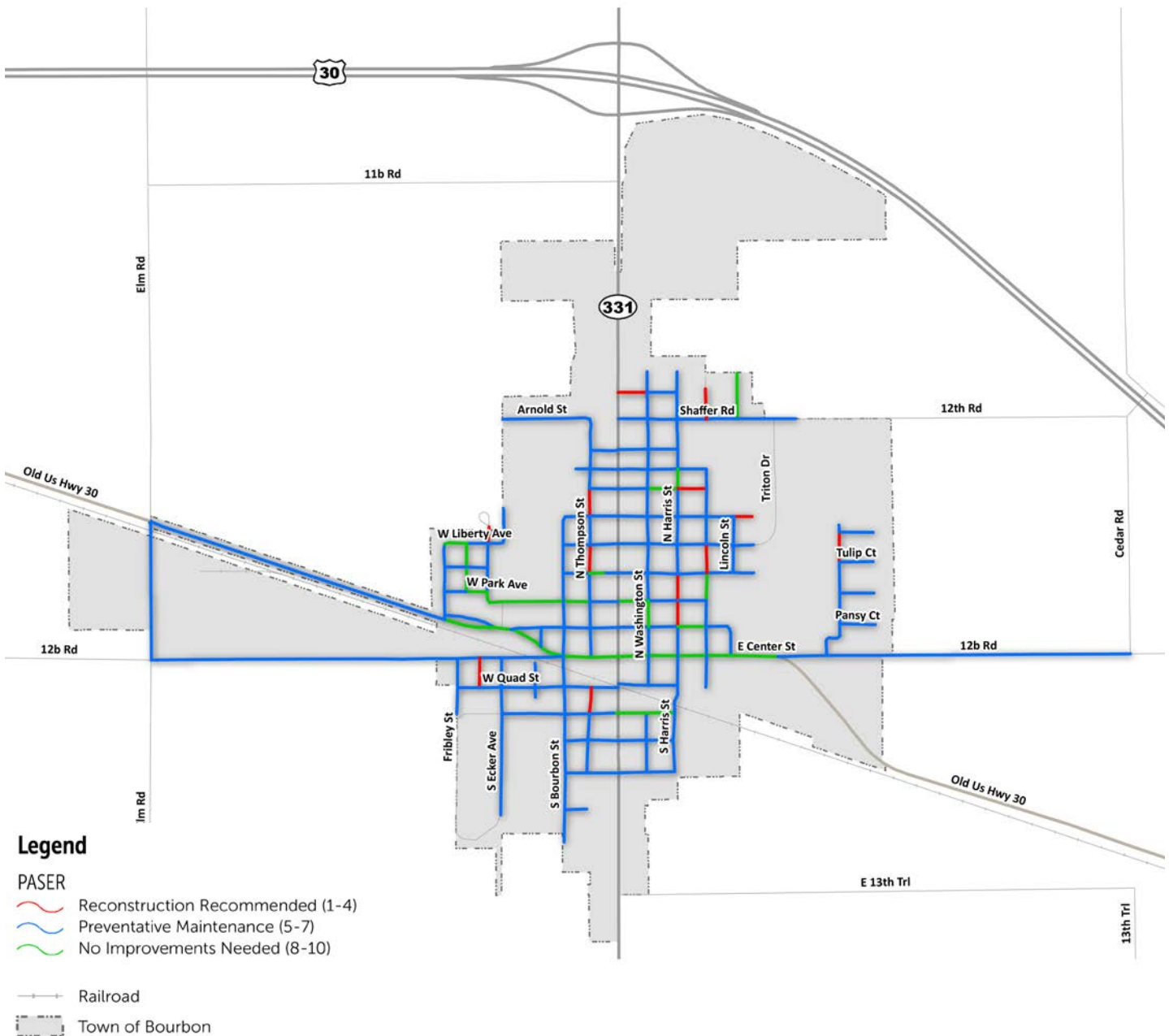
Figure A.11: Move 2040 Bicycle & Pedestrian Projects



Road Asset Management

Bourbon completed an Asset Management Plan in 2016, which was developed to maintain an accurate roadway inventory database of the Town's pavement surface conditions. In total the Town of Bourbon maintains over 14 centerline miles of road. Approximately 5 percent of roads fall into structurally deficient categories requiring major repairs or reconstruction. The majority of roads require preventative maintenance treatments, with 83 percent falling in the fair category (5 -7), and 12 percent begin in excellent condition (8-10), see **Figure A.12**.

Figure A.12: Town of Bourbon PASER Assessment



The Town annually budgets between \$25,000 to \$30,000 for street improvements. In 2016, the Town of Bourbon was able to apply for INDOT's Community Crossing Matching Grant funds. Through this grant, the Town received \$53,219.37 in State funding to make \$106,000 worth of improvements on old US 30 West from Beech to Elm.

Traffic Volumes

MACOG conducts traffic counts at various locations in the region on a three year cycle. The below table includes traffic counts at location near and through Bourbon along Lincoln Highway/Center St , SR 331/ Main St, and Elm Rd. The highest corridor of daily traffic occurs on SR 331 with an average of 2,670 vehicles per day and 13 percent truck traffic, see **Table A.5**.

Traffic Safety

Crash data between 2014 and 2016 indicates the Lincoln Highway/ Center Street corridor in downtown had the highest number of crashes within the three-year time frame. The intersection of Center Street and Main St (SR 331) and Center Street and Bourbon Street (near the gas station) reported to have the highest density of crashes.

Development Ordinance

The town promotes connectivity through design standards detailed in the Zoning Ordinance, Public Improvement Standards, section 6.170. In this section, developments are permitted only if infrastructure such as public streets, drainage facilities, and utilities are adequate. All developments are required to dedicate right-of-way consistent with the Town of Bourbon Thoroughfare Plan, as well as construct roads that tie into the existing street network and development. Lastly, developers are required to install sidewalk along public streets and adjacent to the development.

On February 12, 2013, the Town adopted an ADA transition plan outlining a way in which the Town can create reasonable, accessible paths of travel in the public right-of-way for everyone, including people with disabilities. The Transition plan identifies physical barriers and prioritizes improvements that should be made throughout the Town. Five high priority intersections included:

- N Washington St and E North St
- N Bourbon St and W Park Ave
- N Bourbon St and W North St
- N Harris St and E Jefferson St
- N Thompson St and W Florence St

Location	Count	Truck Traffic
Lincoln Hwy E of Elm Rd	1,523	6.7%
Lincoln Hwy b/w Beechwood Ave and Legend Dr	1,453	9.1%
Lincoln Hwy W of Center St	1,256	7.2%
Center St (Lincoln Hwy) E of SR 331	2,420	8.9%
Lincoln Hwy W of Beech Rd	1,479	7.2%
Center St W of SR 331	2,736	10%
SR 331 S of Lincoln Hwy	2,206	14.7%
SR 331 N of Park St	3,180	11.9%
SR 331 S of Shaffer Ave	2,645	12.7%
SR 331 S of US 30	2,649	12.8%
Elm Rd S of Lincoln Hwy	495	25.7%

Source: MACOG (counts conducted between 2013 and 2016)

Modes of Travel

Automobiles

According to the 2014 American Community Survey estimates, 86.7 percent of Bourbon' workforce drove alone to work. With those same estimates, 7.2 percent carpooled to work, 0.9 percent road a motorcycle, 4.2 percent walked, and 0.9 percent worked at home. The below chart compares other communities in Marshall and St. Joseph Counties to Bourbon:

Additional, 77.4 percent of Bourbon's residents spend under 30 minutes commuting to work, 17.7 percent spend between 30 minutes to an hour and 4.9 percent spend over an hour. In general, the majority of Bourbon's residents experience a shorter commute similar to communities like Bremen, Culver, and La Paz.

Active Transportation

Although automobiles are the primary mode of transportation for Bourbon' residents, there has been an increasing interest throughout the region to better accommodate walking and biking so that they are able they have multi-modal options for running errands or getting to work. Even though Bourbon is a small town, there are many ways in which they can accommodate pedestrian and bicycle riders using an innovative and incremental approach.

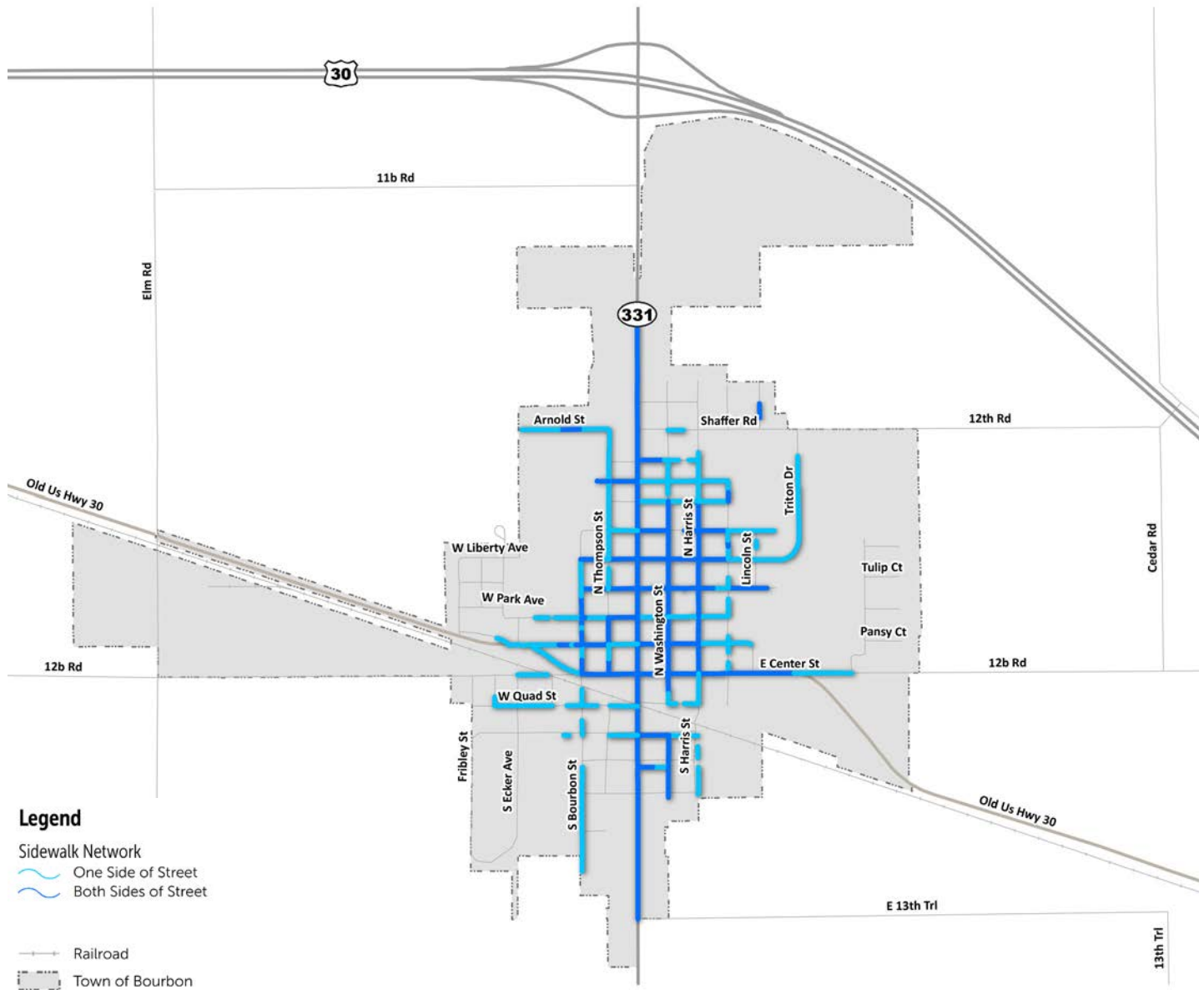
The Town of Bourbon has approximately eight (8) miles of sidewalk; see **Figure A.13** for location of sidewalk network. However, 12 miles of streets do not have a sidewalk or are fragmented. The Town budgets roughly \$15,000 annually for sidewalk programs. As part of their sidewalk maintenance budget, if the Town identifies broken sidewalk, they fix it at no charge. Additionally, they offer a homeowner 50/50 match grant sidewalk improvement program. In 2016, they repaired 2 blocks of sidewalk and made them ADA compliant. The Town is also looking into updating their ADA Transition Plan to ensure priority intersections properly accommodate those with mobility impairments and be eligible to receive state grant monies to improve these areas.

Safe Routes to School

The Triton School Corporation and parents of students have has expressed safety concerns for students who walk to school and have to cross SR 331. Parents who live within walking distance (5 blocks) do not let their children walk to school due to the larger volume of traffic and travel speeds on SR 331. As a result, students are being picked up by bus rather than walking or biking. Triton Schools could considers adding crossing guards at designated intersections to help students safely cross SR 331, encourage physical activity, and limit bus pickups to students who live greater than a mile away from the school.

Walking School Buses have also been used by schools, as a way to

Figure A.13: Town of Bourbon Sidewalk Network



promote physical activity and Safe Routes to School. They are an organized group of children walking or biking to school with one or more adults. Walking School Buses can take a variety of forms including group meetings at one particular place, or school buses dropping off students several blocks from the school and then proceeding to walk or bike to school.

Public Transit

Marshall County Council on Aging provides public transit service throughout Marshall County on weekdays from 7:00 am to 6:00 pm by appointment. Additional daily service to Bourbon on Thursday has been incorporated into their transit program, as well as several

other towns in the County, including Bremen (Mondays) and Culver (Wednesdays). Fare for an out-of-town ride is \$6 per ride for 5 to 30 miles, and \$11 per ride over 30 miles.

Freight

The Town of Bourbon contains one rail line the follows Lincoln Highway: the Chicago, Fort Wayne & Eastern Railroad. This rail line is short line freight railroad that leases tracks from CSX. It provides rail access across the central part of Marshall County and goes through the south part of the City of Plymouth toward Chicago. In 2012, this railroad saw around two daily trains. With connection to rail and access to US 30, Bourbon is well positioned for the movement of freight

Transportation Funding Sources

There are a variety of funding sources the Town can seek for various types of transportation projects.

- Community Crossings Matching Grant (with completion of Asset Management Plan)
- Common Paths: such as Small Communities Sidewalk Program and Stellar Communities
- Office of community and Rural Affairs (OCRA) – Public Facilities Program (ADA Accessibility), Main Street Revitalization Program (Includes streetscape improvements, however need to be a Main Street Community prior to applying)
- Railroad Grade Crossing Fund
- Town Sources (TIF, General Fund)

Community Facilities

Community facilities play a vital role in the quality of life for Bourbon's residents and visitors, and creating a more sustainable community. The purpose of the Community Facilities Element is to provide general information about the facilities and services currently offered in Bourbon and the Bourbon Planning Area. This element provides an inventory of the existing conditions and framing the needs for capital improvements, community safety, education and Town government facilities. While Bourbon is capable to handle growth, Bourbon will be challenged to maintain its current capacity and address its aging infrastructure.

Town Utility System

The Town of Bourbon manages and operates the water and wastewater services within the Town's corporate limits.

Water & Wastewater Systems

The Town of Bourbon provides potable water and sanitary sewer services to the residential areas, commercial and industrial buildings within the Town's corporate limits. Any of the identified land uses within the unincorporated planning area (two-mile buffer around Bourbon's corporate limits) that are not served by the Town's system, may request to receive water and/or wastewater service to their property. Any property in the planning area with a failing septic system is subject to receive the Town's wastewater service.

The average age of the Town's water and sewer system piping is approximately 50 years old. The Bourbon Water Department annually budgets to replace the aging infrastructure. Recently the Town procured a camera system that can be used underground to properly detect issues and monitor its infrastructure.

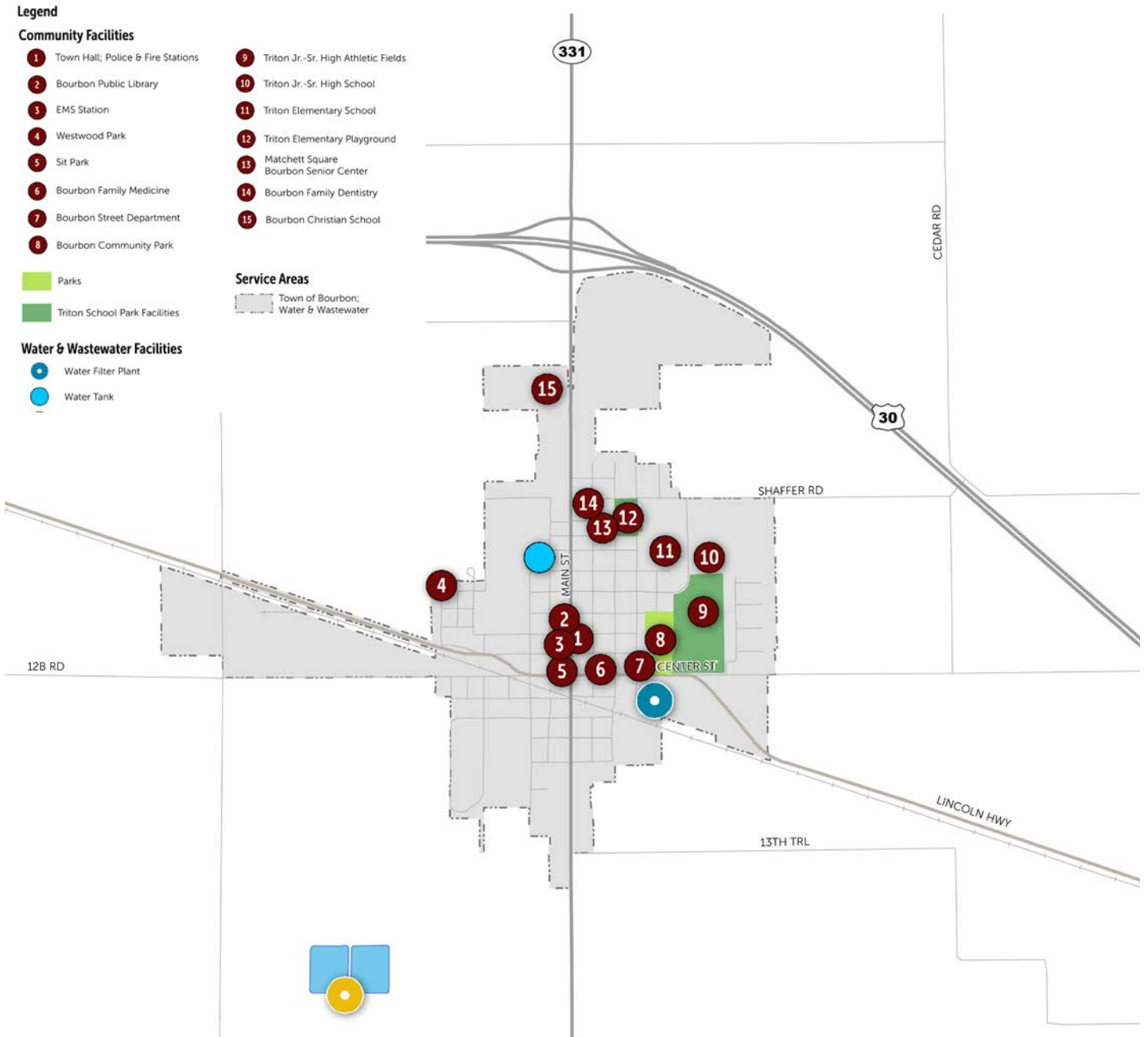
Water Filter Plant

Bourbon's water supply and distribution is managed by the Bourbon Water Department, see **Figure A.14** for location. The water is supplied by two (12" and 18") 200' deep wells with a combined pumping capacity of 500 gallons per minute (GPM). According to the Town's Wellhead Protection Plan, the Town's water usage in the last 10 years has decreased from 0.20 (200,000) million gallons per day (MGD) to 0.16 (160,000) MGD, and is operating about 32 percent under capacity. A decrease in usage is likely due to the decrease in its commercial and industrial customers. Water is treated via aeration to filter out the iron, and supplemented with fluoride to prevent dental cavities and chlorine to keep the system disinfected. In 2017, Bourbon Water Department entered into the Alliance of Indiana Rural Water's Best Tasting Water competition that judges a community's water in clarity, odor, and taste. Bourbon were the winners for Regional 1 and have



200K gallon water tank located next to corner of Thompson Street and Pine Street.

Figure A.14: Town of Bourbon Community Facilities



the opportunity to compete for the Best Tasting Water in Indiana in Fort Wayne in fall of 2017. The location for Bourbon's Water Plant is located off South Thayer Street, see Figure 1 for service territory boundaries and location of facilities.

Based on the available water supply and storage capacity, the Town's water system has capacity to allow growth and development to occur within the Town. According to the Bourbon Wellhead Protection Plan, the Town identified 25 sites that could potentially be a risk in contaminating the soil and ground water source. The Bourbon Water Department will continue to monitor these sites and coordinate with IDEM to minimize environmental impacts. The Town should continue to enforce the Wellhead Protection Plan as development and redevelopment occurs to properly manage its water quality.

Wastewater Treatment

Bourbon's wastewater treatment system is managed by the Bourbon Water Department and is a completely separated stormwater and wastewater system. The Town's wastewater is pumped at a capacity of 150,000 GPD to the Town's main inlet station to receive primary treatment to reduce the number of solids that is then pumped to the wastewater treatment lagoon system. The wastewater treatment lagoon system consists of three ponds, a facultative pond and two stabilization ponds, see **Figure A.14**. Lagoon systems are common and best suited for small rural communities such as Bourbon with large land areas available to expand the pond system if added capacity is needed. Each pond has a detention holding time of 30 days to properly stabilize the organic material in the sewage per IDEM requirements. However, the pond system is not designed to discharge an extremely clean effluent and is subject to inspection by IDEM before effluent is discharged to the Matheny Baker Ditch. The wastewater treatment lagoons are located off South Elm Road; see Figure 1 for location of lagoons.

Historic Customer Base and Revenues

Figure 3 shows the number of water and wastewater customers and sales over the last six years. The Town saw a two (2) percent increase from 757 in 2010 to 773 in 2016 in its water and wastewater customers. Likewise, sales for water increased 15 percent between 2010 and 2015; however, wastewater sales had a three (3) percent decrease.

As shown in Table 1, the average monthly utility bill for a two family household is \$72.49. The average bill excludes electric or gas service rates charged by NIPSCO.

A comparison of Bourbon's water and wastewater service rates to other regional towns is shown in Figure 2. The total average water and wastewater utility costs based on rate per 4,000 gallons consumed in Bourbon is \$53.10. Bourbon's rates are six percent lower than the Town of Argos, one percent lower than the Town of Culver, two

percent lower than the Town of North Liberty, seven percent lower than the Town of Pierceton, and five percent lower than the Town of Walkerton.

Electric & Gas Systems

Electrical and natural gas services are provided to Bourbon residents commercial and industrial businesses by the Northern Indiana Public Service Company (NIPSCO).

Telecommunications

There are six telecommunication businesses that provide telephone, cable TV, wireless internet and high-speed fiber optic service to the Bourbon Community. These businesses are Frontier, Mediacom, Century Link, King Street Wireless, Watch Communications, and Rochester Telephone Company (RTC).

Solid Waste & Recycling

Bourbon is contracted with Republic Services for their weekly trash and recycling collection services. Yard debris; however, is collected by the Town and converted to mulch for reuse by Bourbon residents at no charge.

Community Safety

The Town of Bourbon provides Emergency Protection Services that includes the municipal police department and a volunteer Fire Department, see **Figure A.14**. The Bourbon Police Department provides protective services within the Town’s corporate limits as well as responds to calls from neighboring communities if services are requested. The Bourbon Fire Department is a volunteer service that serves over 4,800 residents living in the Town of Bourbon and Bourbon Township. The Multi-Township Lutheran EMS (MTEMS) in Kosciusko County provides ambulatory services via joint contracts with the Town and Bourbon Townships. See Figure 1 for location of facilities.

Facilities and Operation

The Bourbon Police Department is located at 224 North Main Street and employs five full-time positions, six part-time positions, and 10 reserve officers who provide security services at Triton Schools sporting events. Beyond patrolling, specialized police services include instructing classes in firearms, D.A.R.E., defensive tactics, Driver’s Ed, Bicycle safety, and provide additional training to interested nearby departments. Officers are trained in CPR, using AEDs, and how to properly treat drug overdose. Bourbon Police have been successful in reviving drug overdose and unconscious suspects.

The Bourbon Fire Department is located at 224 North Main Street and staffs 19 volunteer firefighters, four of which are state certified



Location of the Bourbon Municipal Town Hall and Volunteer Fire Department.

Emergency Medical Responders or commonly known as “First Responders” to support MTEMS if needed. Additionally, firefighters are trained for vehicle extrication calls, and have limited training in hazmat (hazardous materials) rescue. The Fire Department operates two main fire engine trucks, two water tank trucks, one brush (Grass) unit truck, and one rescue vehicle.

The MTEMS operates 64 paid personnel, 24 hours a day with one crew of two (one paramedic and one advanced paramedic) stationed in Bourbon at 216 North Main Street. Through advanced training and equipment, MTEMS paramedics are able to act as an on-site emergency physician to stabilize patients prior to transporting for additional medical care.

Response Times & Fire Protection ISO Rating

One measure of emergency protection services efficiency and safety of residents is the response time to life threatening calls. Response times include queuing time, the length of time from receipt of the request for service from the call center and dispatch of the call, and travel time to scene of incidence. Calls are dispatched from the Marshall County Sheriff’s Office in Plymouth. Serving within the Town’s corporate limits, the Bourbon Police Department is capable to be on scene within 2 to 3 minutes. The Bourbon Fire Department serves a larger geographic area (49 square miles) and is capable to be on scene within 5 to 7 minutes.

The National Insurance Services Office, Inc. (ISO) is an advisory organization that assesses a community’s fire protection efforts in which the community can use to manage and mitigate issues to provide better fire protection services to its residents. ISO uses the Public Protection Classification (PPC) program’s Fire Suppression Rating Schedule (FSRS) to review and evaluate the community’s fire protection efforts. Insurance companies use PPC information to help develop market-value premiums for fire insurance – as a community’s fire protection services become better, premiums are lowered. The FSRS has three main sections of review: rates how quickly the fire department’s response time; rates the fire department’s operations and equipment; and, rates the community’s water supply to determine if a community has sufficient water supply for fire suppression beyond daily consumption and distribution of hydrants. Once evaluated, a community receives a PPC score from 1 to 10. Class 1 represents superior fire protection services, whereas, Class 10 indicates a community’s service does not meet ISO’s minimum requirements. Based on listed criteria, the Town of Bourbon and the Bourbon Community have an ISO rating of 6/6Y, which means Bourbon’s Fire Department meets all minimum requirements and reflect a reduction in fire severity and have the potential for decreased property insurance premiums. This speaks well for Bourbon given the service area and available resources for a small town.



Bourbon Police Officers receive an award for reviving several unconscious victims in May 2014.



Bourbon fire fighters train to extinguish a house fire.

Community Service & Programs

The Town's Emergency Protection Services is involved in many types of community services and programs. The Bourbon Police Department have officers that serve as the D.A.R.E. instructor that routinely speaks at Triton Schools to teach students on the importance of abstinence from drugs and alcohol. Police officers also instruct Driver's Education class and give Bicycle Safety talks to Triton students as well at the Bourbon Public Library. The Bourbon Fire Department participates in National Fire Prevention Awareness during the month of October to educate elementary students on fire safety procedures such as "Stop, Drop and Roll", provide opportunities for children to come tour the fire station, and host fundraising events. MTEMS provides several educational opportunities throughout its service area to businesses, local police and fire personnel, clubs and organizations. MTEMS demonstrates to businesses who have AEMs how to properly use an automatic defibrillator. MTEMS also conducts CPR training, First Responder training, and First Aid classes.

Healthcare Services

Bourbon Family Medicine is the community's family primary care center, located at 114 North Washington Street, and is affiliated with the Saint Joseph Health System (see Figure 1 for location). Bourbon Family Medicine employs one doctor, seven medical assistants, and one nurse practitioner with 8 patient rooms. Being affiliated with the Saint Joseph Health System enables participating residents to access over 100 medical care providers and services for simplified referrals and proper care treatments. Bourbon EMS transports minor injured patients to Bourbon Family Medicine; however, due to being a primary care center, major trauma victims will need to be transported to a Regional Medical Center.

Bourbon does have one dental office, Bourbon Family Dentistry, located at 909 North Washington Street. Bourbon Family Dentistry provides full cleaning service as well as cosmetic treatments and orthodontist. The Town of Bourbon currently does not have a local pharmacist, leaving individuals to commute to regional cities to fill prescriptions. See **Figure A.14** for location of healthcare facilities.

Triton School Corporation

The Triton School Corporation is located at 300 Triton Drive and serves the Town of Bourbon and Etna Green in Kosciusko County, and Bourbon and Tippecanoe Townships, see **Figure A.14**. Triton Schools consists of two buildings serving grades K-12, one for Triton Elementary students and one for Triton Junior-Senior High students (see Figure 1 for location). Triton School Corporation offers a great school system with a 16:1 student to teacher ratio, which allows better one-on-one mentorship. Triton Elementary offers enrichment activities such as sports, art, and robotics. Triton High School offers extra-curricular after



Triton Schools is a great school system and community asset that contributes to Bourbon's overall quality of life.



school activities such as sports, music, and club activities. Additionally, Triton High is an early college preparedness school that gives students seeking higher education the opportunity to take Advanced Placement course work and exams and earn dual credits to make it possible to earn an Associate's Degree while earning their high school diploma. Triton High offers an Agricultural Program to prepare students seeking a career in agriculture. They also participate in the national Digital Citizenship program that teaches students, faculty, and families how to be safe and make smart decisions using technology.

According to the U.S. News, it scores the Triton School Corporation with a Bronze Medal in national and state rankings based on the School's average ISTEP scores and college readiness programs. Triton Schools does offer a "Free and Reduced Lunches" Program, in which 46 percent of elementary students receive this benefit and 38 percent of Jr. to Sr. High School students.

OCRA's Community Vitality Indicators

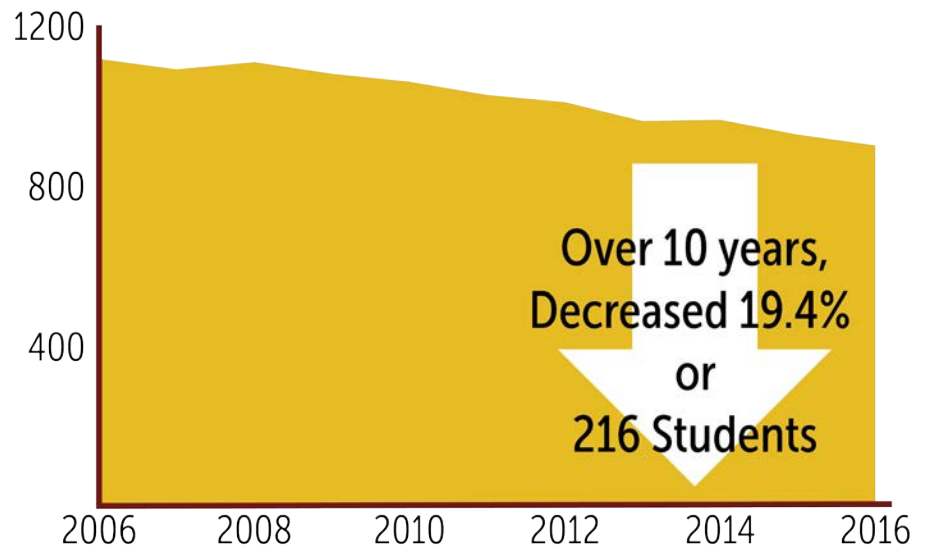
The Indiana Office of Community and Rural Affairs (OCRA) lists five characteristics or Community Vitality Indicators that gauges communities, like Bourbon, to develop a preliminary understanding of the Town's vibrancy. The five indicators examine the Town of Bourbon's trends in Population, Educational Attainment Rate, Public School Enrollment, the Town's Net Assessed Value, and the Per Capita Income. Additionally, these conditions will serve as a catalyst for the Town and its partners to develop strategies that not only attract businesses but people as well.

The trends in Population and Educational Attainment are further discussed in the Population Element, with the Net Assessed Value and Per Capita Income discussed in the Economic Development Element.

School Enrollment

School systems are often viewed as a community anchor to attract and retain younger families, and the success of a school system can often indicate the success of the community. OCRA's Public School Enrollment Indicator tracks the trend in enrollment to see if a school system is growing or declining. Since 2006, Triton Schools has declined 19 percent from 1,116 students to 899 in 2016, see **Figure A.15**. Although Triton School Corporation is recognized at the national and state level with a graduation rate of 90 percent, Bourbon residents and the School Board are concerned that if school enrollment does not increase, the school district may face consolidation with a nearby school district. Already, Triton School Board has to make the difficult decision to cut back on school programs and faculty earnings. Triton School Corporation is one of the primary factors in attracting families to Bourbon and it is important for the Town to work with the School Board to secure the district's future.

Figure A.15: Triton School Enrollment



The Triton Elementary School capacity is approximately 900 students and Triton Junior-Senior High is 990 students. Therefore, the Triton School Corporation does not plan to build a new school in the next 20 years as the district's student enrollment is well under capacity but does plan to construct a new gymnasium for the High school in the next year.

Although Triton School Corporation is recognized at the national and state level with a graduation rate of 90 percent, Bourbon residents and the School Board are concerned that if school enrollment does not increase, the school district may face consolidation with a nearby school district. Already, Triton School Board has to make the difficult decision to cut back on school programs and faculty earnings. Triton School Corporation is one of the primary factors in attracting families to Bourbon and it is important for the Town to work with the School Board to secure the district's future. Consolidation would likely force Triton students to be transferred to other school districts and would have a negative impact on the Town's quality of life.

Private Schools

The Town of Bourbon has one private school, Bourbon Christian School, located at 1325 North Main Street, see **Figure A.14** for location. Bourbon Christian School (BCS) integrates academic learning for grades 1-12 and spiritual instruction. BCS has a 11:1 student to teacher ratio with an average enrollment of 44 students.

Parks and Recreation

The Town of Bourbon owns and maintains two parks, totaling 15 acres, see **Figure A.14**. The Town does not have a Parks Board as maintenance is currently handled by the Bourbon Street Department

and does include budgeting for park maintenance in their general account. During the summer months, the Town hires a part-time employee to mow park grounds. Bourbon parks and recreational facilities include:

- **Bourbon Community Park** – Located off Sunset Drive, the Bourbon Community Park is the largest park at 10 acres has multiple ball fields and courts, a pavilion and a horseshoe pit, splash pad, and playground equipment.
- **Westwood Park** – This park is a 5-acre neighborhood scale park, located off Liberty Avenue and Beechwood Avenue. This park features playground equipment and a basketball court. The Town does plan to incorporate a Dog Park in the summer of 2017.
- **Sit Park** – This is a public plaza (0.15 acres) located at the northwest corner of Center Street and Main Street.



Bourbon Community Park features a splash pad.

Municipal Services

Most of the Town's general operations are located at Town Hall at 104 East Park Avenue that includes the Clerk Treasurer, Zoning/ Building Commissioner, and Water and Wastewater superintendent, see **Figure A.14**. Public works type operations are located at multiple locations that includes the Bourbon Water Plant located off South Thayer Street, Wastewater Treatment Ponds located off South Elm Road, and Bourbon Street Department located at 409 East Center Street. Emergency protective services like the Bourbon Police and Fire Departments are located at 224 North Main Street (see Map 1 for location of Town facilities).

The Town sends out on occasion a community newsletter to keep its residents up-to-date on local events. Bourbon Town Hall serves as a walk-in facility for general inquiries by the community, and provides new residents with a newsletter welcoming them to the community and upcoming seasonal events.



The Town of Bourbon maintains an "open-door" policy where the public is welcome to walk-in and ask staff questions. The Town government also welcomes new residents with a newsletter welcoming them to the community and routinely sends public notices on upcoming events.

Natural Resources

Like public facilities, environmental features are another contributor to the community's identity and quality of life. While the Town of Bourbon is small in land area, there are several environmentally sensitive areas within the Planning Area that should not be overlooked and would provide benefits to protecting these natural resources. More and more communities realize that current and prospective residents highly value having access to environmental resources. Studies have shown communities with quality environmental resources like parks and preserved open spaces, and trails have positive correlations with economic development, health, and community well-being.

The purpose of this element is to inventory and analyze Bourbon's natural resources and provide a framework to consider how to preserve, maintain, and improve these resources as development occurs.

Land Management

Soils

Soil associations within the Bourbon Planning Area were identified using the United State Department of Agriculture's Natural Resource Conservation Service (USDA NRCS) Web-based Soil Survey (WSS). WSS provides detailed descriptions of soil types as well as produce soil reports to help determine the best land management and protection of soils. This information can assist planners, engineers, developers and farmers to determine land suitability for farming, land use and infrastructure development.

The four main soil types in the Bourbon Planning Area are listed below:

- **Rensselaer-Brookston** – These soil types represents 32 percent of the land area within the Bourbon Planning Area. These soils have negative properties that causes extreme wetness and water retention (low strength and depth to water table, and high frost action). This makes it not suitable for road construction and building development without major soil reclamation, special design, and costly installation. Although wetness is the major limitation and with proper soil amendments, these soils are suitable for crop production.
- **Crosier-Brookston** – These soil types represents 28 percent of the land area within the Bourbon Planning Area. These soils have negative properties (low strength and depth to water table, and high frost action) that make road construction "very limited" without major soil reclamation, special design, and costly installation. These soils also experience slow permeability, which causes extreme wet conditions that make it unfavorable to support building development without costly design and

installation. However, these soils are suitable for crop production.

- **Riddles-Oshtemo** – These soil types represent approximately 18 percent of the land area within the Bourbon Planning Area. These soils have “somewhat limited” properties such as low strength but are moderately supportive for road construction. However, these soils are very favorable and have good performance to support building development with properly designed footings and foundations. These soils are highly suitable for crop production.
- **Whitaker-Crosier** – These soil types represents about seven (6.7) percent of the land area within the Bourbon Planning Area. These soils have negative properties that causes extreme wetness and water retention (low strength and depth to water table, and high frost action). This makes it not suitable for road construction and building development without major soil reclamation, special design, and costly installation. Although wetness is the major limitation, these soils can support crop production.

In summary, soils within the Bourbon Planning Area are classified by the USDA NRCS as being suitable for farmland, moderately suitable for business development with properly designed footings and foundations, and unsuitable for road construction without major soil reclamation, special design, and costly installation. Due to various soil characteristics and the depth of the water table, nearly all (99 percent) of the soils in the Planning Area are unsuitable for private septic systems. However, the Marshall County Health Department will issue permits for septic systems on certain sites so long as the site’s soil and parcel conditions are appropriate for septic treatment and pass the required “perc” test.

Agriculture

The Town of Bourbon does have a farmer’s market that is open every Saturday from 7 am to Noon during the months of June through October. The Bourbon Farmers Market is located at the corner of West Center Street and Third Street. Local vendors and farmers are encouraged to participate with a registration fee of \$10. This is a great opportunity for residents to have access to healthy local foods and use their shopping dollars to support the local economy and clean air by not having to travel 20 to 30 minutes to a grocery store.

Environmentally Sensitive Areas

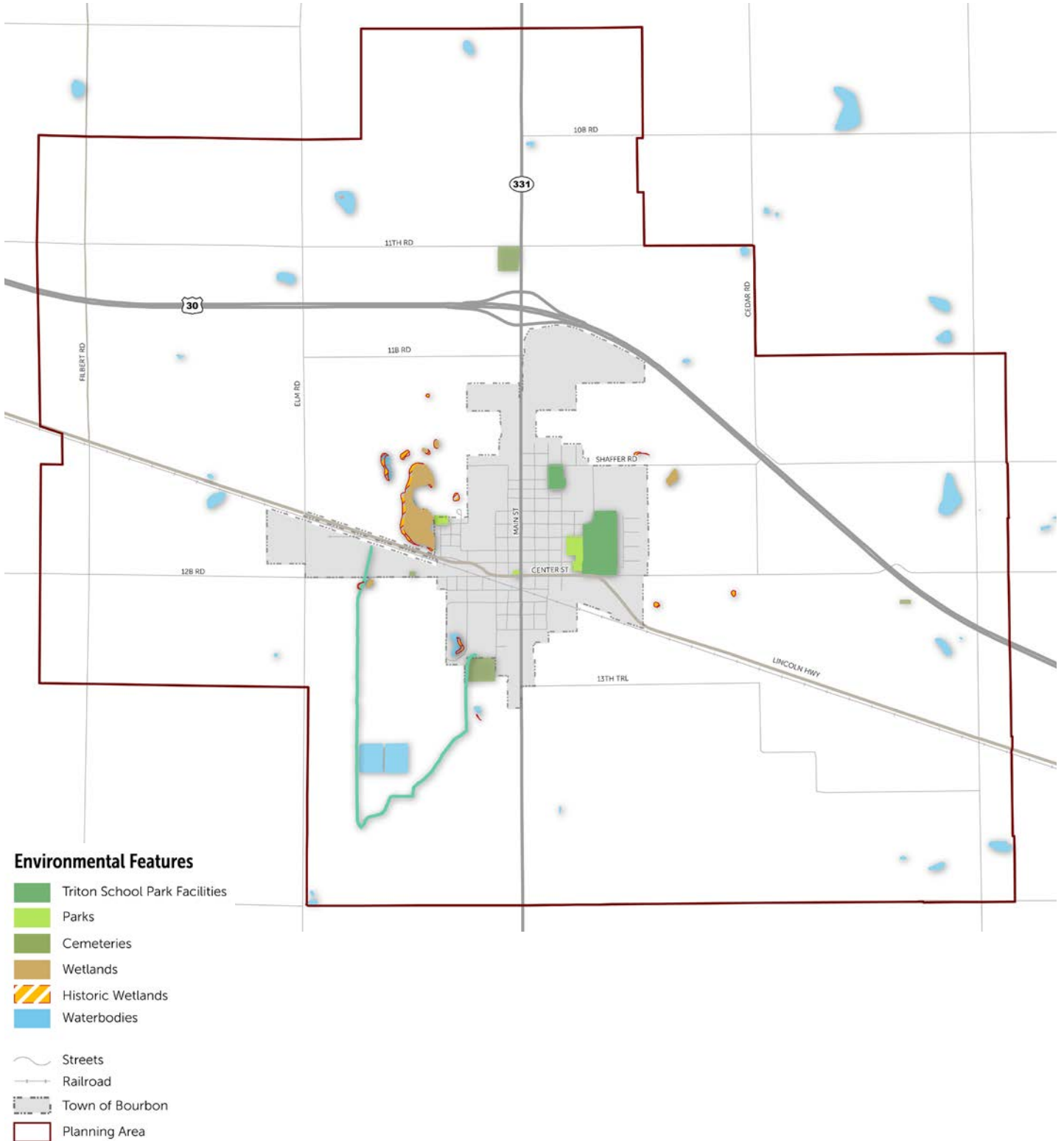
Environmentally sensitive areas such as wetlands benefits a community in a variety of ways including preserving of plant and animal habitats, provisions of open space and recreational areas, even help manage storm water and improve water quality, see **Figure A.16**.

According to the U.S. Fish and Wildlife Service National Wetlands Inventory there are approximately 23 acres of wetlands located within



Photos: Examples of farmlands in the Bourbon planning area.

Figure A.16: Environmentally Sensitive Areas



the Bourbon Planning Area, with a 20-acre wetland next to the Town's corporate limits west of Beechwood Avenue. Additionally, eight (8) acres of historic pre-settlement wetlands reside within the Bourbon Planning Area, with less than an acre (0.6) inside the Town of Bourbon.

The Town's Environmental Standards, Article Six of the Zoning Ordinance, outlines several standards to preserve these environmentally sensitive areas from development. Some of the requirements include:

- Farmers have the "Right to Farm" so long as the owner has the appropriate IDEM permit for use of confined animal feeding operations.
- Bourbon requires the protection of stream-side forests that is consistent with national riparian conservation standards. Developments should also protect all retention, detention, and pond edges to have a vegetative buffer within 20 feet of peak elevation.
- The Town requires Planned Unit Developments (mixed-use developments) to preserve at least 10 percent of the development as permanent open space. Development shall have a continuous connection between existing and future common areas through sidewalks. All common open spaces shall have at least 20 feet of frontage with sidewalks. Sidewalks shall be provided to access a site's natural features if feasible.
- Lands with slopes greater than 10% are considered unsuitable for development.
- Existing natural and historical features that add value to the development should be preserved, as much as possible, through harmonious land design. Development shall be designed and improved in conformity to existing topography to minimize stormwater runoff and conserve natural soil.

Plant and Animal Habitat

According to the Indiana Department of Natural Resources (INDNR) Endangered, Threatened, and Rare (ETR) Species Inventory, Marshall County has about 56 species of various levels of concern. These ETR species includes 12 mollusk/mussels, one (1) insect, three (3) types of fish, one (1) amphibian, six (6) types of reptiles, 11 types of birds, two (2) mammals, and 20 vascular plants. INDNR has concluded no ETR species were found within 0.5 miles of the Bourbon Planning Area.

Water Management

Water management in the Town of Bourbon focuses on several factors that provide a variety of uses for its residents including drinking water quality, wastewater treatment, flood risk reduction, and recreational opportunities.

The Bourbon Planning Area is located within the Tippecanoe River Watershed (HUC 05120106). The Town regulates two (2) drains that equates to 0.25 linear miles of waterways within the Town's corporate limits with a total combined length of two (2) miles in the Bourbon Planning Area. These drains are the Clarence Baker (Metheny) and Bourbon Arm, and drain southeast to the Tippecanoe River. Therefore, any maintenance of these waterways is under jurisdiction of the Marshall County Surveyors Office. There are an additional seven (7) drains within the Bourbon Planning Area, not regulated by the Town. These include the Damner Arm, James Porter, Lemler-Berger, Noah Burkey Arm, Oran Martin, Peter Swoverland, and William Erwin.

Stormwater

The Town of Bourbon does have a separate stormwater collection system from the sanitary sewer system maintained by the Bourbon Water Department. The Bourbon Water Department cleans all storm basins on a two-year cycle and incorporates infrastructure improvements into the Town's annual budget. According to the Town's Zoning Ordinance, the Town encourages all stormwater to be controlled on-site with an adequate drainage system rather than to a larger pond system. The Town encourages developers to first consider a natural drainage system but if a natural system is not feasible, then an on-site drainage system that integrates with existing drainage systems of surrounding properties is the next preferred method.

There are no large-scale waterways and/or surface waters in the Bourbon Planning Area and does not need to consider floodplain management. Although the Town does not have properties located in a FEMA or local floodplain, there is a minor flood risk during heavy rainfalls for properties located south of Center Street due to slow permeable soils and the Bourbon Water Department continues to monitor site conditions in this area.

Although Bourbon does have stormwater infrastructure within its corporate limits, Bourbon is not a permitted community with a Municipal Separate Storm Sewer System (MS4) as authorized in the 1999 Phase II Program of the Federal Clean Water Act and the Indiana Department of Environmental Management (IDEM). Eligible Phase II MS4 entities are cities or towns with a population of 7,000 people or more. MS4s help reduce the impacts of stormwater runoff from impervious surfaces and land developments. MS4 entities are required to develop and implement a Stormwater Quality Management Plan (SWQMP) that addresses six (6) categories of best management practices that implements programs and practices to control stormwater runoff. These categories include public education, public involvement, illicit discharge, construction and post-construction runoff, pollution prevention, and good housekeeping.

Drinking Water

The Environmental Protection Agency's (EPA) Safe Drinking Water Act (SDWA) requires the Town of Bourbon's public water system to meet national drinking water standards to protect the health of its consumers. The SDWA also requires the Town of Bourbon to publish an annual Consumer Confidence Report, detailing what is in the drinking water, where it comes from, and how the drinking water standards are achieved. According to the Town's 2015 Water Quality Report, the Town meets federal and state drinking water requirements. The Town tested its drinking water for 10 regulated and unregulated contaminants such as microbes, inorganic (lead, copper, arsenic, and nitrates) or organic compounds, and radioactive contaminants.

In 2017, Bourbon Water Department entered into the Alliance of Indiana Rural Water's Best Tasting Water competition that judges a community's water in clarity, odor, and taste. Bourbon were the winners for Regional 1 and have the opportunity to compete for the Best Tasting Water in Indiana in Fort Wayne in fall of 2017.

The Bourbon Water Department ensures all residential and business properties within the Town's corporate limits are compliant with the Bourbon Wellhead Protection Plan. The Town has determined there are 25 properties considered as potentially contaminated and regularly monitors these sites to minimize environmental impacts. Although property owners living inside the Town's corporate limits are required to receive public water and sewer services, there are several properties serviced by private wells. Residents living outside of Bourbon corporate limits are not on the Town's water system and currently receive their drinking water through private wells. Properties inside the corporate limits and Planning Area that have a failing private well and/or septic are required to abandon their private system(s) and hook into the Town's public water and/or sewer services.

Wastewater

The Town of Bourbon is permitted under the National Pollutant Discharge Elimination System (NPDES) program, overseen by IDEM, to provide wastewater services to residents and businesses within the Bourbon corporate limits. Treated wastewater is discharged into the Clarence Baker (Metheny) ditch and ultimately drains southeast to the Tippecanoe River. Properly maintaining wastewater contributes to the quality of water available for consumption. Other factors to consider that has an effect on quality of water is addressing aging infrastructure to prevent sewer leaks, sewer backups from improper waste disposal or tree roots, and sewer overflows from heavy rainfalls. According to the Bourbon Water Department, the Town does struggle with sewer overflow occurrences during heavy rain storms due to flooded residential basements. Residential sump pumps are hooked into the Town's sanitary system rather than the storm sewer system, which leads to overflows in the sewer infrastructure and wastewater



Steve Stacey, Town of Bourbon's Water and Wastewater Superintendent, received 1st Place in Region 1 in the first round of the "Best Tasting Water" competition in June 2017.

treatment lagoons, doubling the treatment capacity. The solution to fix the overflowing occurrences would be costly and may be controversial as it would require property owners to disconnect their sump pump connections from the sanitary system and reconnect to the storm sewer system as this type of water does not need treatment before discharge.

Bourbon Municipal Code does not permit the installation or replacement of septic systems within the Town's corporate limits. If a septic system is to fail within the corporate limits, the property owner will be required to hookup to municipal wastewater services. Wastewater services are not currently provided outside the Town's corporate limits; therefore, the rural property owner is required to obtain a septic tank permit from the Marshall County Health Department and pass required percolation (perc) soil testing.



Town of Bourbon's Wastewater Lagoon System



Bourbon Municipal Town Hall



The Bourbon Community Building was built in 1928 as the Town's community center and gym for the Triton School Corporation.



The Arnold House at 1003 North Main Street is one of five historic brick homes featured on The Bricks of Bourbon Home Tour.

The Division also facilitates state and federal preservation programs and is the staff of the State Historic Preservation Officer. State Historic Preservation Office (SHPO) plays a critical role carrying out many responsibilities in historic preservation. One responsibility is working with locals and entities who are seeking to nominate historic buildings, sites, districts and/or landmarks to the National Register. The Division is responsible for reviewing and maintaining the nominations for properties in the National Register.

The National Register of Historic Places is the list of individual sites, structures, objects and districts, deemed important in American history, culture and architecture or archeology. It is a federal honorary designation administered by the Secretary of the Interior through the State Historic Preservation Office (SHPO). While buildings on the National Register may be eligible for tax incentives and grants, they are minimally protected from adverse changes or demolition.

Indiana Historical Bureau

The Indiana Historical Bureau provides publications, programs, and other opportunities to help local communities educate their residents about the history of their communities, the state of Indiana, and their relationships to the nation and the world. The Indiana Historical Bureau also administers the Indiana Historical Marker Program.

Historic Sites

According to the Indiana Division of Historic Preservation and Archaeology, Bourbon has two historic sites with one listed on the National Register of Historic Places. The two historic sites are the Bourbon Town Hall and the old Triton High School Gymnasium. The former Triton High School Gymnasium was designated on the National Register in 2015 and is still in use by Triton High School for school sport practices. This site was built in 1928 inspired by the colonial revival architecture and features two historic structures; the bell monument-constructed in 1875-and stone fountain-constructed in 1922.

The Town also features a historic home tour called, "Bricks of Bourbon Home Tour." The Town of Bourbon and Bourbon Planning Area once had 24 historic brick homes that were built between 1875 and 1885. Twelve homes were lost due to fires and neglect, and only 12 remain. This tour showcases the homes of the five remaining homes. All homes are located on SR 331 and Main Street in Bourbon. Homes were built to reflect Bourbon's once thriving brick industry and built in the Burgeoning Era of prosperity and growth. The Tour also includes the 1928 Bourbon Community Gymnasium that remains as a practice court for High School athletes.

Historic Preservation Regulations, Incentives & Programs

While Bourbon has no official historic preservation regulations or guidelines, the Town's Zoning Ordinance does require that new

development should not inadvertently have a negative effect on historic structures, including those listed in the National Register. Any existing natural and historic features should be preserved through careful design.

Historic properties in Bourbon may be eligible for one or more of the following federal and state preservation incentives and programs:

Federal Historic Preservation Incentives

The Federal Historic Preservation Tax Incentives program encourages private sector investment in the rehabilitation and re-use of historic buildings. A 20 percent income tax credit is available for the rehabilitation of historic, revenue producing buildings determined by the Secretary of the Interior, reviewed by the National Park Service and SHPO. A 10 percent tax credit is available for the rehabilitation of non-historic, non-residential buildings. Additionally, there is a tax incentive for easement donations by a property owner to a preservation or conservation organization to permanently protect a historic property. More information on these incentives is available through the National Park Service/Technical Preservation Services.

Indiana Historic Preservation Incentives & Grant Programs

There are a number of tax incentive and grant programs for rehabilitation of income producing properties and buildings owned by not-for-profit organizations or local governments. Details on these incentives and programs are available through the Indiana Department of Natural Resources/Historic.

Indiana Historical Marker Program

The Indiana Historical Marker Program was authorized in 1921 by the Indiana General Assembly and officially established in 1936. The program seeks to mark places that represent important statewide and/or regional effect worthy for commemorating. Marker topics may include events, individuals, buildings, sites, or other entities that had national, statewide, and/or regional significance that had a major effect worth commemorating.

Community Support from Institutional & Educational Facilities

Bourbon is home to several diverse faith-based institutions categorized into six denominations. Most participate in hosting community events such as special meals, services, and musical programs to enhance Bourbon residents' spiritual needs and growth.

Triton Schools offers special programs such as the Advanced Placement and dual credit courses to prepare students for college and earn an Associate's degree while achieving high school diploma. Triton High School offers an Agricultural Program to prepare students seeking a career in agriculture. They also participate in the national



Triton drama students performing a scene from Willy Wonka.



Bourbon Public Library is great community asset that makes Bourbon an attractable place to live and raise a family.

Digital Citizenship program that teaches students, faculty, and families how to be safe and make smart decisions using technology.

The Bourbon Public Library is an independent library system, and is one of 5 independent libraries that is not part of the Marshall County library system. The Bourbon Public Library is located at 307 North Main Street. The library's 2017 operating budget is \$200,000 and is primarily funded via property taxes. A 7-member board, appointed by the School Board, Township, and County Commissioners, governs the Bourbon Library. The Bourbon Library features over 21,000 materials in circulation, 10 computer stations, free public Wi-Fi, tablets and iPads available for checkout, audio book section, CD and DVD collection.

The Bourbon Public Library offers a variety of services and programs including:

- **Early Literacy Program** – Encourages children to read 1,000 books before enrolling into Kindergarten.
- **STEAM** – This is an experimental program teaching students from pre-k to 6th grade about science, technology, engineering, and math.
- **Teen Anima & Critics Club** – A club offered for teens to read and/or watch movies and discuss.
- **Family Movie Night** – Event occurs one night every month.
- **Summer Discovery** – This is a six (6) week summer program filled with activities and reading to promote continual learning over the summer.
- **Bourbon's Remember** – A history room that features historic stories, books, historical property information, school yearbooks, genealogy, and history of the state of Indiana.



Bourbon Community Park

Bourbon Family Medicine provides support to Triton School athletes by offering free physicals to and medical assistance, if needed, during sporting events.

Festivals & Events

Bourbon provides several opportunities throughout the year to keep its residents entertained. The Town of Bourbon, Triton School Corporation, Bourbon Public Library, Bourbon Fire Department, and its Faith-Based Institutions make these events possible. Things to do in the Town of Bourbon and near the Bourbon Planning Area include:

- **Bourbon Community Park** – This is the Town's community parkland with approximately 10 acres in size, and features many amenities including: a splash pad, ball fields, a pavilion, and horseshoe pit.
- **Westwood Park** – This 5-acre neighborhood park features



Sit Park

playground equipment and basketball court. The Town plans to incorporate a dog park in the summer of 2017.

- **Sit Park** – This public plaza is approximately 0.15 acres and is located at the corner of Center Street and Main Street. This plaza features a monument, gazebo, and benches.
- **Bourbon Youth Sports League** – Supports boy’s baseball, girls’ softball, and children’s T-Ball leagues and runs through the summer.
- **Bourbon Summer Festival** – The Bourbon Summer Festival is an annual celebration that features classic fair food, face painting, carnival rides and games, and contests. Contests include Twinkie eating and bubble gum blowing. The Summer Fest also features three pageants, tractor pull, paintball shooting range, car show, pet parade, and 5K Race and Fun Run. The Bourbon Summer Fest opens the event with the exciting parade and concludes with a fireworks display.
- **Bourbon Farmer’s Market** – The Bourbon Farmer’s Market is a seasonal market open every Saturday between the months of June and October. Locals and visitors can purchase fresh locally grown produce, baked goods, and crafts from local vendors. The Farmers Market is located at the corner of Third Street and W. Center Street.
- **Bourbon Food Truck Friday** – Created by the Bourbon Community Initiative, the Bourbon Food Truck Friday is a unique newly established event with the intent to generate a family-friendly activity in downtown Bourbon and showcase the Bourbon Community. Participants can enjoy local food truck vendors (eateries), live music, car show, arts and crafts, and activities for children. Food Truck Friday is available one Friday a month between June and September.



Local vendors at the Bourbon Farmer’s Market selling handmade crafts and baked goods.



Locals enjoying themselves at Bourbon Food Truck Friday; an initiative to create more activity in downtown and showcase community assets.

The Bourbon Summer Festival parade is one of the summer highlight events.



Land Use

Land development plays a vital role in identifying the character and identity of Bourbon. The purpose of the Land Use Element is to inventory the existing land use to garner an understanding of the current development patterns and identify locations where land uses should be preserved from alterations and conceptualize future growth scenarios to develop the future land use map (FLUM) in **Chapter 4**. FLUM serves as the Town’s envisioned base on what they would like to achieve by 2030. Additionally, FLUM will help guide local decision-making in terms of zoning and land development regulations.

Table A.12 breaks down the existing land use categories with the quantity in acreage and percent distribution. Calculations are based on ArcGIS inventory on a parcel level. Agriculture made up the largest land use coverage in the Planning Area with over 7,000 acres. Approximately three (3) percent of the land in the Planning Area is considered rural residential. Single-family uses make up about three (3) percent of the land area within the Town’s corporate limits, whereas commercial and industrial uses together comprise about two (2) percent of the land area. Undeveloped land, predominately inside the Town’s municipal boundary, is about 17 percent.

Table A.6: Existing Land Use Inventory		
Land Use	Acres	Percent Total
Agriculture	7,008	85.2%
Open Space/Recreation	66	0.8%
Rural Residential	281	3.4%
Single Family Detached	255	3.1%
Multi-Family	4	0.0%
Public & Utilities	161	2.0%
Office	0.8	0.0%
Commercial	32	0.4%
Industrial	145	1.8%
Undeveloped	274	3.3%
TOTAL	8,226	100.0%

Source: MACOG

Existing Land Use Inventory

The Planning Team conducted a field assessment and used aerial imagery in ArcGIS to classify each parcel in the Bourbon Planning Area into one of 10 existing land use categories. The existing land use pattern is shown in **Figure A.17**. Each category describes the primary use of the parcel as of May 2017 and described as follows:

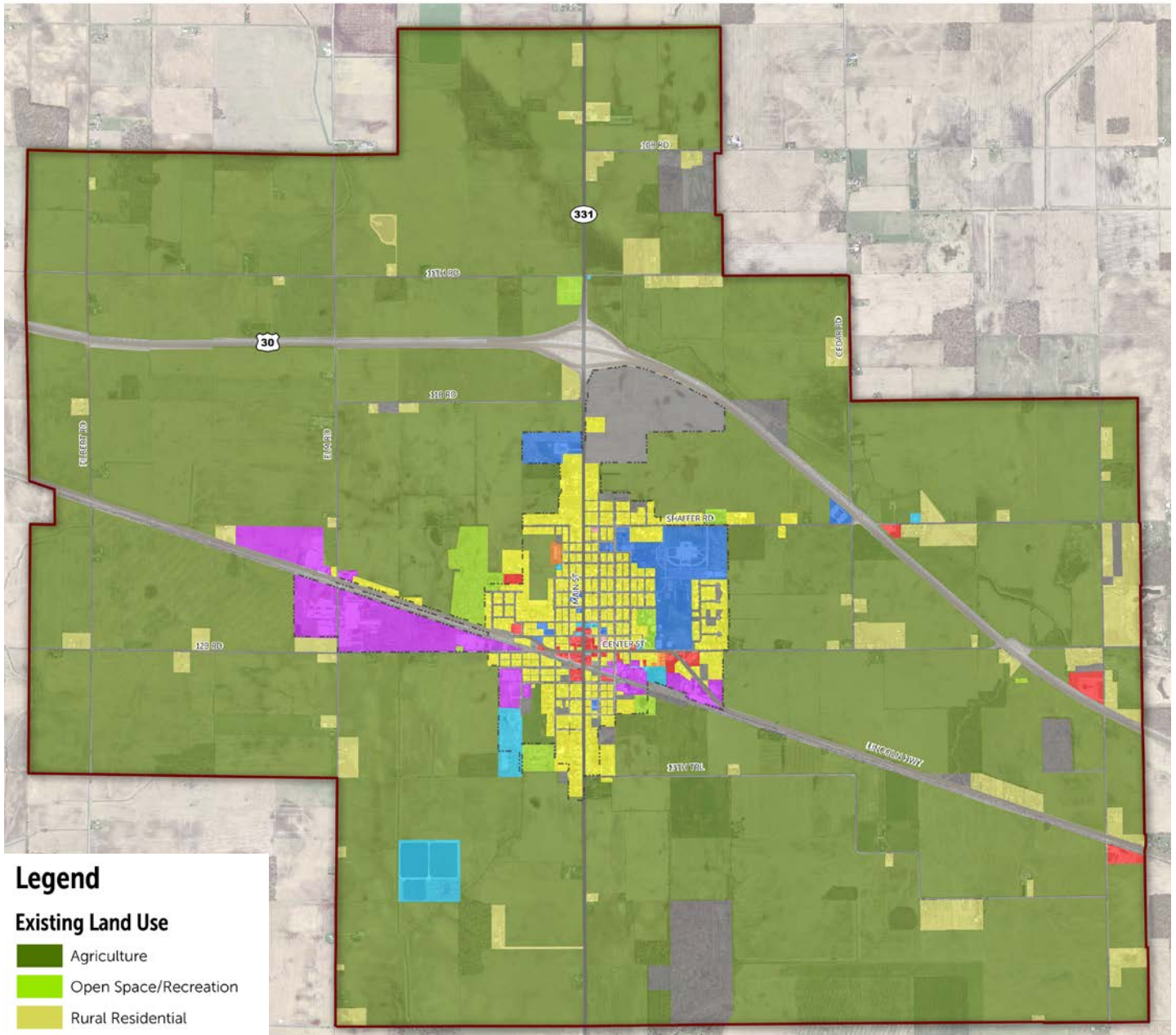
Agriculture – Land used for farming and distribution of crops.

Open Space/Recreation – Land designated for passive or active recreation or parks or environmentally sensitive lands.

Rural Residential – Land in large-lot parcels occupied by single-family homes in a rural setting.

Single Family Detached – Land occupied detached homes and intended for use by a single family.

Figure A.17: Existing Land Use



Legend

Existing Land Use

- Agriculture
- Open Space/Recreation
- Rural Residential
- Single-Family Detached
- Multi-Family
- Town Utilities
- Public Institution
- Office
- Commercial
- Industrial
- Undeveloped

Multi-Family – Land occupied by apartment complexes accommodating multiple residential units in a single building.

Public & Utilities – Land owned and operated by the Town, County, or a public institution such as school, library, and churches.

Office – Land occupied by buildings for professional employment uses by single-tenant properties, small professional offices including medical centers and dental offices.

Commercial – Land occupied by buildings or use intended to generate a profit, retail sales or services.

Industrial – Land occupied by small to large buildings for the intent of manufacturing, assembly, distribution, or warehousing goods.

Undeveloped – Land categorized as undeveloped has no development activity, in a wooded lot, or without an occupied structure.

Approximately 274 acres of undeveloped land are in the Bourbon Planning Area. Of the 274 acres, approximately 106 acres are within the Town of Bourbon, which include the recently annexed 95 acres south of US 30 to establish a TIF district.

Approximately 83 percent of land within the Town limits is developed and 17 percent of land is undeveloped, as shown in Map 1. Land development inside the Town's corporate limits is limited to infill development and redevelopment. Bourbon has one (1) tax increment financing (TIF) districts, located south of US 30 and west of US 331, which make up approximately 15 percent (95 acres) of the land area. One other targeted area may include a 74-acre property located off 12th Road as the Town and property owner would like to see this site be developed as a mixed use development with affordable housing options and jobs. Approximately 10 percent of land (14 acres) inside the Town's corporate limits is all other undeveloped lands.

Land Use Form & Character

Land use patterns in Bourbon are reflective of likely development patterns for most small towns. Development in Bourbon began at the main intersection of Center Street and Main Street, forming the urban core or the heart of Bourbon's downtown, with commercial and public utility uses as the predominate uses. Surrounding the urban core is primarily single-family residential, which in Bourbon make up the majority of land use development. Mixed in the residential areas are some multi-family apartment complexes, professional offices and commercial, neighborhood parks, and public institutions and facilities. Outside the urban core, industrial uses are mostly located along corridors, disconnected from the residential areas. Located around the fringes of the Town's corporate limits, within Bourbon's two-mile extraterritorial planning area, predominately consists of lower density developments such as one single-family home per acre and farmlands.

Relationship to Zoning Ordinance & Other Community Elements

The purpose for a zoning ordinance is to govern the subdividing of lands, regulate the uses on the land in terms of scale, intensity, and appearance, and implement the land use policies from the Comprehensive Plan. Likewise, the zoning map and regulations should reflect the vision from the future land use map. While the Comprehensive Plan is a guiding policy document for growth and development in the community over a long-term, the Zoning Ordinance operates at a parcel level dealing with development on a daily basis. However, the Comprehensive Plan and Zoning do not always operate harmoniously as they are accompanied by constant changes in real estate market, community desires, and/or local decision makers.

It is also vital when making land use decisions to consider the impacts and interconnections with the other community elements. A community should not openly expand its municipal boundaries or utility services without first considering the financial impacts to the Town's public services. Community needs may require attention to preserving natural and cultural resources such as open spaces and historical assets, or transportation to accommodate alternative ways to move around town other than automobiles.



The Town of Bourbon's development patterns.