



The Strategic Planning Committee in Partnership with the Pinckneyville Chamber of Commerce Presents

PINCKNEYVILLE

A Vision for a More

Happy & Prosperous Future

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BACK- GROUND

The Chamber of Commerce is completing a project to establish a “Vision” of a happier and more prosperous future in the Pinckneyville Community. A Planning Committee, comprised of the diverse group of Community leaders listed on page 3, provided guidance during the preparation of the Vision. During its deliberations, the Committee evaluated the strengths and weaknesses of the Community, identified major external factors impacting the Community, summarized the key issues that are unique to the Community, and examined possible scenarios for the Community over a 10-year planning horizon.

This document paints a Vision of how the Pinckneyville Community could look in the year 2016 with support from residents, proactive involvement by the Community’s leaders, and

reasonable funding from state, federal and local sources for initiatives to stimulate the desired outcomes. This document also summarizes the initiatives that the Committee believes should be undertaken to move the Community toward that Vision.

The Planning Committee wishes to thank the many residents and civic leaders who have made, and are currently making, contributions to the well-being of the Community. Through their efforts, the Community is dealing with its issues better, is more attractive, and displays more positive features than most other communities in the Southern Illinois region.

The Vision is in draft form and will be used during meetings with residents of the Community to obtain their input and ideas before finalization. ■

“This document paints a Vision of how the Pinckneyville Community could look in the year 2016”

EXECUTIVE SUMMARY OF “THE VISION”

The Committee is using this document to stimulate the Community's thinking about initiatives to create a happier and more prosperous future. Through discussion, debate and refinement of the ideas herein, the Vision will be improved. If the Community adopts a common Vision and works as a team to achieve it, the Planning Committee believes that a happier and more prosperous future will result.

After the successful implementation of the initiatives listed below, the Pinckneyville Community looks and feels prosperous and attractive to tourists and new residents. It is an excellent place to raise a family and spend one's retirement years. Quality employment opportunities are available in the Community and within a relatively short commute. Educational facilities at the Community College, High School and Grade School have been upgraded, and a new Hospital exists. The Community attracts tourists for its outdoor, agricultural, and antique and crafts activities. The retail businesses and residences look and are more prosperous. New dry goods, antique, craft and hunting/fishing stores; coffee shops and restaurants; and museums and events oriented toward

agriculture are constructed. Residents enjoy easier commutes to employment centers, and the agricultural community uses more efficient highways for the transportation of grain to their markets. New mines and power plants spin off small businesses in the construction, fabrication, repair, transportation and services areas. The Community has a newer look, is recognized as an area that is “on the move,” and enjoys higher property values as it becomes more attractive to new residents.

Residents of the Community will need to work diligently and very hard to implement initiatives that help achieve the Vision. For example, additional training programs will be added at the Community College. New infrastructure will be put in place at Pyramid State Park. A new Hospital will be constructed. The 13/127 Expressway will be built. The High School will be remodeled or replaced. A plan will be implemented to focus the retail sector on tourism. These are large, yet achievable, tasks.

Please review the remainder of this report to better understand the thinking of the Planning Committee. ■

“If the Community adopts a common Vision and works as a team to achieve it, the Planning Committee believes that a happier and more prosperous future will result.”

PLANNING COMMITTEE MEMBERS

Jeff Ashauer, Perry County & Pinckneyville City Governments

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THE IMPACT OF EXTERNAL ISSUES

External issues will shape the future of, and create numerous opportunities for, the Community. In this context, an “external issue” is a law, event, trend or other happening that impacts the Community and is beyond its direct control. The Community can anticipate the external issues and then seize the opportunities they create, minimize their negative impact, or let the issues have their way.

The Clean Air Act Amendments (CAAA) of 1990 provide an example of the impact of external issues. In the 1980s, Perry County was the leading coal-producing county in Illinois and consistently ranked as a top 20 producer nationwide. The CAAA required sulfur dioxide and other emission reductions at electric-generating plants in two phases: the first in 1995 and the second in 2000. The result of the new regulations was a loss of markets for the high-sulfur coal produced in the region, the closure of area mines, high unemployment rates, and a loss of tax revenues for the County, City and other taxing bodies. The lingering impact of the CAAA on the Community’s financial health, employment opportunities and morale is one the biggest issues that must be overcome.

The Planning Committee identified a number of important external issues that will impact the Community in the future. Some of the external issues present opportunities, while others require mitigation.

THE OPPORTUNITIES

1. CONVERGENCE OF THE METRO ST. LOUIS AND MARION-CARBONDALE REGIONS.

The rapid growth of these two regions will create a gradual movement of businesses and residents toward the Community from the south and northwest and will increase auto and truck traffic through the Community. Over time, the Community could experience increased residential housing demand and business opportunities due to the higher traffic counts moving between the regions. Some employment opportunities should also move closer to the Community. Increasing congestion on the Square will be a downside.

2. DEVELOPMENT OF NEW MINES AND OTHER ENERGY PROJECTS.

The Clean Air Interstate Rule of 2006, higher prices for natural gas and oil, and demand for additional electricity generation will lead to the construction of new mines, coal-fueled power plants and emission-control equipment at existing coal-generating plants. New job opportunities will arise for Community residents willing to train for highly skilled mechanical, electrical, fabrication, welding, carpentry and other opportunities. Small-business opportunities should also arise to service the energy projects. Many of the opportunities will be within 50–100 miles of the Community, and they should lead to other employment and business opportunities throughout the nation for the most talented and productive workers.

“The Community can anticipate the external issues and then seize the opportunities they create, minimize their negative impact, or let the issues have their way.”

3. TOURISM ACTIVITY WILL INCREASE.

The construction of the World Shooting Center near Sparta is expected to increase the flow of sportsmen into the area. Pyramid State Park, Rend Lake, Kincaid Lake and other outdoor attractions should experience steady increases in the number of visitors. Opportunities for restaurants, hotels, campgrounds, sporting goods stores and other tourism-related retail businesses should increase at a steady pace. These opportunities could grow at an accelerated pace if the State of Illinois can be stimulated to improve the infrastructure at Pyramid State Park.

4. NEW HIGHWAY INFRASTRUCTURE WILL BE NECESSARY.

The growth of the two metro regions, increased tourism and large construction projects will necessitate additional highway infrastructure in the region. The convergence of three state routes on the Square, as well as its location on the major travel corridors between the Metro East and Carbondale, make Pinckneyville a logical candidate for highway upgrades. The Square is currently congested, and that congestion will increase in the future. Residents would benefit from safer and more efficient commutes to employment opportunities and a fresher, newer look in the Community as a result of highway improvements.

ISSUES REQUIRING MITIGATION

Some external issues will require mitigation plans to avoid negative impacts to the Community:

1. INTENSE COMPETITION EXISTS TO ATTRACT LARGE, NEW BUSINESSES.

The Community will maintain its efforts to attract a major business to the area, recognizing the intense competition from other countries, states and communities. Fortunately, alternative job opportunities should arise for those willing to train, to commute or to invest in the small businesses in the Community.

2. EXISTING EMPLOYERS FACE FIERCE COMPETITION.

The existing retail, manufacturing and agricultural businesses face international and regional competitive pressures that are difficult to overcome. The Community must, in a prudent manner, help them remain viable or face the loss of local employment opportunities.

3. COMPETITION TO ENTER MAJOR UNIVERSITIES IS INCREASING.

The competition for admission to major universities is increasing, and the High School will need to keep pace to provide Community students with the opportunity to reach their full potential. This translates to a curriculum

that offers advanced classes, the use of the latest technology, and a culture of high-level learning.

4. THE COMPLEXITY AND COST OF HEALTH CARE PROCEDURES, TECHNOLOGY AND FACILITIES ARE RISING.

The benefits of research and technological advances in the health care industry create complexity for entities that deliver those services. Throughout America, the consolidation of hospitals and medical centers on a regional basis should continue to occur, requiring small communities to invest in their medical delivery systems to keep up with the changes. This trend could result in a loss of the Community Hospital and physicians unless the Hospital and medical centers are modernized.

5. CHANGING AGE DEMOGRAPHICS WILL RESHAPE THE COMMUNITY.

Throughout America, the retirement of the “baby boomer” generation is revolutionizing agriculture, housing, health care, retail, transportation and other industries that have remained unchanged for decades. The issue is magnified by the continued migration of high school and college graduates away from small communities to metropolitan areas. The same issues apply to the Community, and actions to adapt to these changes will be required to avoid Pinckneyville’s becoming a retirement community.

6. COMPETITION FROM “REGIONAL MAIN STREET” SHOPPING CENTERS AND INTERNET RETAILERS WILL IMPACT THE BUSINESS COMMUNITY.

Two Wal-Marts are located within 25 miles of the Community, and many other “big box” retailers are located within 50 miles. The pricing power of large chain retailers and their attraction as a source of entertainment has and will continue to reduce the number of retailers in the Community. Local businesses also face competition from retailers who use the Internet to offer convenience, wide selection and low prices. To compete, local retailers will need to find niche markets, ways to compete based upon service, or other forms of competitive advantage.

The Planning Committee considered these and other external issues as the Vision was prepared. As shown above, external issues not only offer opportunities, but also pose problems that must be solved. Collectively, these external issues and the Community’s reaction to them help define the boundaries of what is possible in the Vision. ■

SPECIFIC COMMUNITY ISSUES

As the Planning Committee considered issues related to the Community, the many positive attributes and aspects of the Community quickly stood out. These positives are the result of the planning and hard work of many current and former residents and civic leaders. Some issues unique to the Pinckneyville Community create opportunities and problems that need to be addressed.

STRENGTHS

1. THE COMMUNITY IS AN ATTRACTIVE PLACE TO RAISE A FAMILY AND SPEND ONE'S RETIREMENT YEARS.

The friendly residents, safe environment, plentiful outdoor activities, proximity to metropolitan and educational centers, local education and health care systems, and low cost of living make the Community attractive to all age groups. As the Metro St. Louis and Marion–Carbondale regions converge, the Community should be attractive to those seeking a quality lifestyle.

2. THE COMMUNITY'S LOCATION AND HIGHWAY SYSTEM ENABLES RESIDENTS TO COMMUTE TO OTHER REGIONS FOR EMPLOYMENT.

The Community enjoys good highways that facilitate commuting to St. Louis, Carbondale and other areas for employment. The highways need to be modernized to make them safer, more efficient and capable of handling standard-height, long-haul trucks. The convergence of three state routes on the Square creates congestion and adds to its parking difficulties.

3. FARMING AND RELATED SERVICES PROVIDE SIGNIFICANT ECONOMIC INPUT TO THE COMMUNITY.

The Community benefits from the farming activities and good agricultural practices that exist throughout the County. Farming provides a significant economic input to, and helps define the image of, the Community. As current farm owners retire, additional non-resident ownership of local farms and an increase in the average acreage of the Community's farms is expected.

4. OUTDOOR ENTHUSIASTS ARE ATTRACTED TO THE COMMUNITY.

Camping, hunting, fishing, shooting, equestrian, field trial and other outdoor enthusiasts find an

abundance of things to do within 30 miles of Pinckneyville. As populations continue to grow and the population throughout America rises, the public parks and recreation areas will experience increased usage. The abundance of wildlife in the area will also stimulate investment in private lands in the Community for recreational use.

5. FORMER RESIDENTS EXHIBIT STRONG LOYALTY TO THE COMMUNITY.

The Community benefits from a strong loyalty and allegiance from High School alumni and former residents. The success of the annual Mardi Gras in attracting former residents to “return home” is the best evidence of their ongoing identification with the Community. The Planning Committee believes this strong allegiance offers an untapped source of influence and funding for the Community's initiatives.

THE OTHER ISSUES

1. COMMUNICATION CHANNELS ARE INFORMAL AND DOMINATED BY A FEW NEGATIVE VOICES.

As with most small communities, Pinckneyville does not have clear, formal means of communicating issues or events. The lack of a daily newspaper or our own radio station, coupled with the absence of a strong organization to champion progress, creates a communication vacuum that is filled by informal conversations. Frequently, a case for a positive change is never heard by the residents, and a few negative voices are allowed to influence a decision without a real debate or full knowledge of the facts.

2. THE COMMUNITY'S HIGH SCHOOL FACILITIES ARE 75 YEARS OLD, MAKING IT DIFFICULT TO PROVIDE A QUALITY EDUCATION.

Although first-class when built, the High School facilities were designed for much different educational needs and approaches. The use of computers in the classrooms, a higher enrollment and a tight budget collectively place a huge burden on teachers and the administration as they work to provide students with the highest-quality education possible. The facilities are difficult and costly to maintain and provide little flexibility for adaptation to changing educational approaches and needs.

This issue is complex from a financial perspective; there is a limited budget for the High School

“As the Metro St. Louis and Marion–Carbondale regions converge, the Community should be attractive to those seeking a quality lifestyle.”

system, and the high cost of maintaining and remodeling the facilities consumes an excessive portion of that budget. For a number of reasons, including the absence of communication about its merits, the voters have voted “No” on funding a new high school within the last three years. It is common for the voters to reject a new initiative until the proper case is made, and the Planning Committee believes a case for a new or remodeled High School exists. The financing of new or remodeled facilities will require a combination of state, federal, local and private funds.

3. THE COMMUNITY HOSPITAL MUST BE MODERNIZED TO OFFER QUALITY SERVICES FOR THE LONG RUN.

Medical technology and practices have experienced dramatic changes since the existing Hospital infrastructure was constructed. To stay cost-competitive, provide quality medical services, and attract quality physicians and other medical experts, a new Community Hospital and related facilities are necessary. The Planning Committee strongly supports the efforts of the Community Hospital Board to solve the numerous issues involving a new hospital. We believe the residents of the Community deserve quality, affordable medical services, and a failure to replace the Hospital will ultimately result either in its closure or in a significant reduction in the services that it provides.

4. THE HIGHWAY SYSTEM REQUIRES UPGRADES.

The convergence of three state highways is a unique strength of Pinckneyville, as the significant traffic flow allows local retailers to capture sales with outside parties. Community residents use the highway system to commute to employment opportunities in Metro St. Louis and other distant regions. The traffic associated with the World Shooting and Recreational Center, construction of energy projects, and continued expansion of the Marion–Carbondale and Metro St. Louis regions will increase the traffic volumes to intolerable levels in the future. The convergence of the three highways at the Square and the low clearance of the two railroad underpasses on the south and west sides of Pinckneyville complicate the traffic issues.

5. THE ABILITY OF CITY AND COUNTY GOVERNMENTS TO PROVIDE QUALITY SERVICES HAS DIMINISHED.

The loss of local mines and Pyramid State Park from the Perry County tax rolls has reduced and concentrated the tax burden for the City and County governments, School, and other tax districts. This issue has reduced the financial capability of these governments both to provide new services and to maintain the quality of existing services. In addition, the number of candidates who would serve in these governments is diminished because the financial capability to “make a difference” is financially constrained.

6. HOUSEKEEPING AND BUILDING STANDARDS IN THE COMMUNITY REDUCE PROPERTY VALUES.

When a potential new business leader or resident tours Perry County or the Pinckneyville Community, the inconsistency of residential and business maintenance is obvious. The worn condition of the 205 School Building, the vacant Consol Shop Facility, certain residences, and some properties near the Square are prime examples. Washington and most other Southern Illinois counties have zoning standards in place. It is worth noting that the new homes on Route 127, between Nashville and Pinckneyville, are in Washington County. The Planning Committee believes property values and the attractiveness of the Community to new businesses and residents are reduced as a result of the lack of zoning.

7. THE LAYOUT OF THE COMMUNITY’S RETAIL SECTOR REQUIRES PLANNING.

The locations of the retail businesses in the Community have evolved over decades without a synergistic plan. Businesses are dispersed, parking is limited in certain areas, and the buildings have aged. Successful retail businesses today concentrate shopping in a relatively small area for the convenience of the buyer, are new and fresh-looking, and provide ample parking for the convenience of the customers. Clean, fresh shopping centers attract customers throughout the region. Older shopping centers watch customers drive past to more attractive experiences.

8. THE COMMUNITY HAS LIMITED RESOURCES TO OBTAIN FEDERAL AND STATE FUNDS.

Successful government entities and other organizations are adept at tapping state and federal funds through grants and lobbying activities. When Congressman Costello addressed the Planning Committee, he explained that the growing communities in his district seem to request a new federal grant every week and to seek his help as frequently to push the request through the system. In Perry County, one individual prepares the grant requests for all of the communities, manages the TIF program, and performs economic development activities. The understaffing of this critical position will need to be addressed.

Every community has strengths and weaknesses, and the Planning Committee feels the Pinckneyville Community is in a much better position than most communities in Southern Illinois. There are obvious issues requiring attention and limited local finances to address them with. Fortunately, state and federal monies will help finance some of the initiatives, and the many strengths of the Community will help it grow and prosper. ■

A VISION OF THE PINCKNEYVILLE COMMUNITY, CIRCA 2016

One of the first steps of the Planning Committee was to distinguish a “Vision” from similar products such as goals, strategies, plans or studies. Simply stated, the “Vision” is a verbal picture of what we would like the Community to become. It is useful to help communicate and to discuss future possibilities based on taking or avoiding various actions. The Vision painted in this document is for the greater Pinckneyville Community approximately 10 years in the future — 2016.

As the Planning Committee discussed the possibilities, a very positive picture emerged:

- “I would like my kids to want to return to Pinckneyville after they graduate from college,” said one member.
- Another member stated, “I want the rest of the world to think positively about where we live.”
- An educator commented, “Our family moved here because it’s a great place to raise a family.”
- The importance of the changing agricultural community was noted: “As retirements occur, the shape of farming in the Community will change; however, it will continue to be an important part of our economy.”
- A banker pointed out the attractiveness of the Community: “We see retirees moving to the area as a result of the low cost of living and the outdoor opportunities.”
- During a visit to the World Shooting Center we learned that the Center will hold events 40 weeks

per year and is expected to attract several hundred thousand tourists each year, many arriving by car on the Pinckneyville route.

- As the difficulty of attracting a major businesses to the Community became obvious, the employment opportunities offered by new energy projects also appeared. “The Prairie State generation project and new mines to be constructed will create 2,000 new job opportunities for those willing to learn sophisticated skills and for those who are willing to commute.”
- Numerous opportunities for new, small businesses were noted: “Tourism, outdoor activities and auto traffic will stimulate opportunities for residents who are willing to take risks and be an entrepreneur.”
- The Committee is excited by the Hospital Board’s willingness to study a new hospital, as “Every great Community has quality health care and education systems.”

After a thorough discussion of the external and Community-specific issues outlined in earlier sections, the Planning Committee examined possible scenarios if different courses of action are pursued. Two of those scenarios are contained herein:

1. THE “BUSINESS AS USUAL” SCENARIO

(pages 9-10) paints a portrait of the community in 2016, considering the expected impact of external forces and assuming that current approaches by City and County officials and leaders are moderately successful.

“I would like my kids to want to return to Pinckneyville after they graduate from college.”

2. THE “VISION” SCENARIO

(pages 10-12) describes a more prosperous and newer-looking Community that is very attractive to new residents and contains a number of new small businesses. The more prosperous Community is a result of a number of key initiatives described in the Vision section.

The Planning Committee wishes to be the first to recognize that it cannot predict the future; however, it has carefully studied what is likely to occur given the current economic outlook for the Community and the external and Community-specific issues covered in earlier sections. The Committee is not trying to critique the Community's outlook. The goal is to make the Community's outlook happier and more prosperous.

BUSINESS AS USUAL

The population of the Pinckneyville Community continues to grow at a modest annual rate as Metro St. Louis and, to a lesser extent, the Marion–Carbondale regions converge. Pinckneyville continues to exhibit good name recognition throughout the Midwest due to its high school sports program, and the town Square which is easily remembered by travelers.

The Community is best described as a low- to moderate-income retirement and agricultural community. Most baby boomers are well into their retirement years, and hospitals and other medical facilities are operating in excess of their capacity as a result. It remains very difficult to attract experienced physicians to the area, an issue that is common throughout rural America. The medical services available in the area are very limited, and residents drive 50–80 miles, one way, to obtain more advanced services.

The average age of homes in the Community continues to rise, although a few new homes have been built by retirees who are returning to the Community. The majority of residents are living on relatively modest fixed incomes, and the condition of the homes, business structures, and the City and County infrastructure reflect the low tax revenues and lack of zoning. Nashville, Carlyle, Freeburg and Marion are also straining under the burden of baby boomer issues; however, they are coping better as they attract new residents with higher incomes.

Sparta has benefited the most from the World Shooting & Recreation Center, with lodging, shopping and dining demonstrating rapid growth. DuQuoin has benefited from the growth of the Marion–Carbondale region, and Nashville has grown as a result of the Metro St. Louis expansion. Route 4 has been upgraded to four-lane status from Interstate 64 to Sparta, Route 13 has been upgraded from Belleville to Marissa and Marion to Route 3, and U.S. 51 has been upgraded from Carbondale to DuQuoin. The Community's highway infrastructure remains the same as it was 10 years earlier.

Employment in higher-paying jobs and the general economy of the Community have declined from 2006 levels due to the lack of opportunities and the retirement of many residents. The lack of quality employment opportunities stimulates younger residents to move away after high school or college, although many would prefer to stay in the region. Two major manufacturing facilities have moved to other states or offshore, and the TIF program has helped a few small businesses enter the Community. Four new mines are now operating within a 50-mile radius, and 50–100 residents travel to these sources of employment each day. Approximately 100–150 residents were employed during the construction of the Prairie State Generating Plant and the installation of new emission-control equipment at the Baldwin Plant during the 2007 to 2011 time frame. Twenty-five to 50 of those residents have learned highly skilled crafts and travel to other major construction projects around the nation using the Community as their home base. A number of residents drive to the Metro St. Louis and Carbondale areas each day for higher-quality employment opportunities.

Retail businesses in the Community approximate their levels of 10 years earlier, as the Shiloh–O'Fallon, Sparta and Marion–Carbondale regions capture most retail business. Shopping and dining opportunities and variety remain limited in the Pinckneyville Community, and residents commute to other communities for these activities.

The important agricultural segment of the Community is experiencing major ownership changes, as the baby boomers are retiring and few of their descendants have the financial capability or willingness to continue with farming. The agricultural equipment, production practices and

grain storage/hedging/transportation techniques used to manage a farm in 2016 are very sophisticated and require significant investment in a high-risk business. Small farms are disappearing rapidly, and large tenant farmer corporations lease from a number of non-resident owners.

The declining tax base and costs of federal and state mandates create additional pressures on the County and City to fund essential services. Government officials are forced to say “No” to a number of good ideas. The education facilities are ten years older, and the age of the high school education center exceeds 80 years. Overcrowding, underfunding, competition for quality educators, technology changes and out-dated facilities result in lower than average ACT and SAT test scores for high school graduates and fewer university alternatives as a result. The high school basketball team continues its tradition, and significant progress occurs in the other sports programs. The Rend Lake College Campus in Pinckneyville plays an expanded role in the education of Community residents.

Medical services provided in the Community face increasing cost, talent and technological challenges. The federal and state governments are reducing their funding for medical and other retirement costs of baby boomers. Medical procedures and prescription drugs are continuing to become more sophisticated and expensive. The services provided by the Community Hospital are more general in nature, and residents are forced to commute to obtain more complex services provided in the St. Louis, Mount Vernon and Carbondale medical centers. Competition for qualified physicians remains intense. The limited incomes of the retirees in the Community and reduced payments by Medicare and Medicaid programs create major financial pressures for the Community Hospital and Skilled Care Facility.

The State of Illinois and the federal government continue to lump the Community in with hundreds of thousands of other small towns throughout America due to the limited political influence of the Community. The state continues to include Perry County with the southeastern group of counties in its programs, although Perry County should in fact be included with Sinclair,

Randolph and Washington counties among those that are being affected by the spread of Metro St. Louis from the west, but no one in Springfield seems to listen. Other communities with more political clout capture more federal and state funding. Federal programs are “one size fits all,” and the Community is negatively impacted by some federal programs.

A VISION

The following pages outline a possible “Vision” of the Community in 2016. Residents benefit from quality employment opportunities, at home and with a commute, as well as better education and health care services. The Community attracts tourists for its outdoor, agricultural, and antique and crafts activities. The retail businesses and residences look and are more prosperous. New dry goods, antique, craft and hunting/fishing stores; coffee shops and restaurants; and museums and events oriented toward agriculture are constructed. Residents enjoy easier commutes to employment centers, and the agricultural community uses more efficient highways for the transportation of grain to their markets. New mines and power plants spin off small businesses in the construction, fabrication, repair, transportation and services areas. The Community has a newer look, is recognized as an area that is “on the move,” and enjoys higher property values as it becomes more attractive to new residents.

Hard work on the following initiatives helps to achieve the Vision:

1. ADDITIONAL TRAINING PROGRAMS

at Rend Lake Community College and the High School prepare residents to capture the sophisticated employment opportunities offered by the energy projects and new mines.

2. PYRAMID STATE PARK INFRASTRUCTURE ADDITIONS

increase the attractiveness of the 20,000-acre park for hunting, fishing, equestrian use, field trials, camping, outdoor meetings and other tourism activities, which in turn stimulates small businesses in the Community.

3. A NEW HOSPITAL IS CONSTRUCTED

to provide quality, affordable medical services well into the future and to make the Community more attractive to potential residents.

4. RETAIL AND SMALL BUSINESS INITIATIVES

create (a) more retail establishments to capitalize on tourism opportunities and make the Community more attractive to new residents, (b) better planning and more effective use of the finances for the retail sector, and (c) new small businesses to serve new energy projects and provide local job opportunities.

5. HIGHWAY SYSTEM IMPROVEMENTS

relieve the congestion of increased traffic, make commutes to employment opportunities safer and more efficient, and give the Community a fresher look.

6. A NEW, WELL-FUNDED HIGH SCHOOL

offers its students a higher-quality and more varied education, helping them attain their full potential and capture quality job opportunities.

7. RESOURCES ARE ADDED TO OBTAIN FEDERAL AND STATE GRANTS

to reduce the tax burden on Community residents and help fund the new initiatives.

8. ZONING REQUIREMENTS ARE IMPLEMENTED

to improve the appearance of the Community and its ability to attract new businesses and residents and to increase property values.

9. PROACTIVE LEADERSHIP INCREASES

from the Chamber of Commerce, the High School Foundation, and other civic organizations and business leaders. Major initiatives are planned and are explained to Community residents in a manner that receives their support. Alumni and former residents are successfully solicited to help finance some of the initiatives.

The following describes how the Community might look if some or all of the initiatives are applied to the Business As Usual case.

The population of the Pinckneyville Community grows at an accelerated rate as new residents and businesses move to the area. The new highways, schools, Hospital and businesses, coupled with the outdoor and tourist

attractions in the area, make the Community a “destination.” Pinckneyville’s name recognition moves beyond its high school sports program. It is a nice place for tourists to visit, and its camping, hunting and fishing opportunities are recognized in outdoor circles.

The Community is best described as a medium-income outdoor, tourism, agricultural and retirement community. Tourism and outdoor activities provide significant small-business opportunities. The home construction industry is busy with remodeling and new construction. Although the baby boomers are well into their retirement years, the diversity of local businesses and employment opportunities within a reasonable commuting time allows Community residents to obtain attractive jobs. The outdoor activities, fresh look, educational and health care facilities, and new roads in the Community draw talented physicians, teachers and other professionals to the area.

Several new housing developments are constructed, and property values begin to rise. Retirees and other new residents move to the Community and a mini “housing boom” occurs. The condition and age of homes in the area improves as higher-income employment leads to remodeling and new construction. New business facilities and residences are constructed using the new zoning ordinances enacted by the County and City. Over time, the Community shows a more attractive, fresher image, and property values rise.

The benefits of upgrading routes 127 and 13 are now obvious. The commutes are now safer and faster to mines and power plants as well as to the Metro St. Louis and Carbondale areas. Increased auto and camper traffic moves through the Community, giving retailers an opportunity to capture some of their business. Congestion in Pinckneyville is reduced as the upgrade funnels traffic to the west side of the City. Fast food, quick stops, hotels and a truck stop appear at the two Pinckneyville exits, and the primary entrance to Pyramid State Park is built on the upgraded highway.

Employment in higher-paying jobs and the economy in the Community are much improved from 2006 levels. Residents have the option of choosing employment in the small businesses closer to home, commuting to St. Louis or Carbondale, taking jobs in the energy sector, or engaging in long-range commutes to construction projects around the country. Younger residents with quality jobs live in the Community, although a majority continue to move away after high school or college. The TIF and federal/state grants program has been expanded and is helping 30–50 small businesses prosper in the Community. New businesses serve the engineering, construction, fabrication, repair and service needs of the energy industry in Southern Illinois and throughout the United States. The retail businesses in the Community are larger in number, more diverse and more successful than in 2006. They focus upon serving the retirement community, tourists and those who enjoy the outdoors.

The curricula at the Community College and the high school are expanded a second time. In the initial five years, new courses were aimed at offering training in advanced electrical, welding, fabrication, repair and carpentry skills. The latest courses focus upon running a small business, management, agricultural management and advanced computer, engineering and technical skills. These skills help the Community's residents assume managerial and other higher-paying jobs.

The ownership changes in the agricultural segment of the Community continue as the baby boomers retire. Several of the largest farms in the Community band together to create a 20,000-acre "agricultural center" that uses the best management practices, equipment and grain storage/hedging/transportation techniques. Improvements to the agriculture curriculum at the high school and ag scholarships offered through the High School Foundation stimulate more young residents to complete college and return to area farms. Large tenant farmer corporations, which lease from a number of resident and non-resident owners, are now the norm. More non-resident owners build second homes, creating an allegiance to the Community and stimulating the construction industry.

The High School Foundation conducts major and successful fundraising activities from alumni to supplement the learning resources at the School and to increase the number of scholarships for those in need. Over time, higher expectations/standards by parents and students, better facilities and teaching resources, and more focused educators collectively result in better test scores and college choices for the High School's graduates. Graduates regularly enter and perform successfully at the top universities in the country. In 2010, studies are conducted on the feasibility of building a new public Grade School and remodeling the Junior High. These new facilities are complete by 2014. The existing Grade School site becomes a City park to add green space to the core of the Community. The existing City Park is rehabilitated, and recreational facilities for children and teenagers are upgraded.

The new Community Hospital is a major success. The Community receives better health care services, is able to attract excellent physicians, and stimulates improvements in other medical services. A secondary benefit is the additional parking availability on the Square, which allows growth in the retail sector in the core of the Community. Of greatest importance, the design of the new Hospital allows it to be efficient and remain financially viable.

The County and City governments continue to face funding pressures for essential services (as they always will). The tax base is much larger, and the governments are forced to use best practices to provide services to the large number of new homes and businesses. The employment of experts who seek and obtain revenue from federal and state grants and other innovative funding techniques is successful, and the tax burden on Community residents is reasonable.

The influence of the Community with State of Illinois and federal officials becomes significant. Pinckneyville is now recognized as "a prosperous community that is fun to visit." ■

REGIONAL PROJECTS PROVIDING EMPLOYMENT OPPORTUNITIES

COMMUTING REQUIRED

Start Date	Project Name & Location	Estimated Cost	Peak Number of Employees	Type of Skill
2006–2009	Holcim Cement, St. Genevieve, MO	\$1B	1,000	Welders, electricians, ironworkers, fabrication, carpenters, laborers
2006–2008	Pinnacle Casinos (2), St. Louis	\$1B	800	Same as above
2007–2009	Buzzi Unicon Cement	\$0.5B	400	Same as above
2007–2010	Ball Park Village, St. Louis	\$0.7B	400	Same as above
2007–2009	Airport Industrial Park, St. Louis	\$0.4B	250	Same as above
2007–2010	I-40/I-64 Renovation, St. Louis	\$0.8B	1,000	Same as above
2007–2011	Conoco Phillips, Wood River, IL	\$2.0B	2,000	Same as above plus pipefitters & boiler makers
2007–2012	Prairie State, Lively Grove, IL	\$2.5B	2,000	Same as above plus sheet metal workers & millwrights
2009–2012	Prairie State UG Mines (2)	\$0.4B	450	Mining & construction
2010–2013	Baldwin Generating Plant, Baldwin, IL	\$1B	750	Same as Prairie State



Pinckneyville Residents and Business Owners,

You know Pinckneyville's strengths, needs and potential better than anyone, and we want to hear from you. Please contact us with your comments, suggestions and insight. Together, we **can** move our community toward a bright future that will benefit our families for generations to come.

**Learn More
About the Vision**

www.PinckneyvillePartnership.com or email info@PinckneyvillePartnership.com
Contact any of the committee members listed on page 3