

REGULAR SESSION, COMMON COUNCIL, October 10, 2022

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on October 10, 2022. The meeting was held in the Council Chambers, on the second floor of the City Building, 124 N. Michigan St., Plymouth, Indiana and was called to order at 6:30 p.m.

Mayor Senter led the Pledge of Allegiance and offered prayer.

Mayor Senter presided for Council members Greg Compton, Duane Culp, Jeff Houin, and Randy Longanecker. Council Members Don Ecker Jr, Robert Listenberger, and Shiloh Carothers Milner were absent. City Attorney Surrisi and Clerk-Treasurer Gorski were present. The public was able to see and hear the meeting through Microsoft Teams.

Council Members Culp and Compton moved and seconded to approve the minutes of the regular session of the Common Council on September 26, 2022 as presented. The motion carried.

Mayor Senter states that if you were not downtown October 1, 2022 that you missed one of the most amazing nights in Plymouth's history for the opening of the Rees Theatre. He explains that three years ago we had the Vietnam wall here and that was special to our community and city. He states that October 1st rivaled that in obviously different ways but those were both spectacular weekends in the City of Plymouth. He expresses his thanks for what the Rees has done, what the Council has done, what the Redevelopment commission has done, and so many others who have put funds, volunteerism, work, sweat, and tears towards that beautiful product that they have now. He adds that he especially wants to thank Donna Pontius & Randy Danielson for their leadership.

Clerk-Treasurer Gorski presented Resolution No. 2022-1019, A Resolution of the Common Council of the City of Plymouth Authorizing the Investment of Public Funds Pursuant to IC 5-13-9-5.

Council Members Houin and Compton moved and seconded to approve Resolution No.

2022-1019, A Resolution of the Common Council of the City of Plymouth Authorizing the

Investment of Public Funds Pursuant to IC 5-13-9-5 as presented. The motion passed by roll call.

Councilman in Favor: Compton, Culp, Houin, Longanecker

Councilman Opposed: N/A

Councilman Absent: Ecker, Listenberger, Milner

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RESOLUTION NO. 2022-1019

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF PLYMOUTH
AUTHORIZING THE INVESTMENT OF PUBLIC FUNDS
PURSUANT TO IC 5-13-9-5**

WHEREAS, the City of Plymouth (the "City") desires pursuant to IC 5-13-9-5 to allow banks outside the political subdivision to submit quotes on public funds certificates of deposit for the purpose of investing its operating and utility funds;

NOW, THEREFORE, BE IT RESOLVED BY THE Common Council of the City of Plymouth as follows:

Section 1. Pursuant to IC 5-13-9-5, the Common Council of the City of Plymouth hereby authorizes the investing officer of the City to invest in certificates of deposit of depositories that have not been designated by the local board of finance but have been designated by the state board of finance as a depository for state deposits under IC 5-13-9-5.

Section 2. This authorization expires one (1) year after the adoption date.

Passed and adopted by the Common Council of the City of Plymouth this 10th day of October, 2022.



Mark Senter, Presiding Officer

ATTEST:



Lynn M. Gorski
Clerk-Treasurer

City Attorney Surrisi presented Resolution No. 2022-1020, A Resolution of the Common Council of the City of Plymouth Approving Resolution No. 2022-1017, A Resolution by the Plymouth Plan Commission Which Approved Resolution No. 2022-1016, A Declaratory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan for the US 30/ Pine Road Economic Development Area (TIF #3).

Surrisi states that the Redevelopment Commission is seeking to amend the TIF #3 project list to add improvements to Commerce Street and support for the development of a new hotel on Miller Drive. He explains that process involves the initial adoption of a resolution by the Redevelopment Commission. He states that then under the state statute it has to go to the Plan Commission for review of whether or not those projects are supported by the Comprehensive Plan. He states that Plan Commission had passed that resolution last week. He states that it then comes to the Common Council to examine whether they will confirm the Plan Commission's decision that these projects are supported by the Comprehensive Plan. He states that if this receives approval tonight that it will return to the Redevelopment Commission for a public hearing to confirm the addition of these projects which won't happen at their meeting next week. He states that it will happen during their November meeting as there needs to be a 10-day public hearing notice in advance of that.

Compton asks for clarification that he is looking for their acknowledgement to continue on with this.

Suritsi agrees and responds by stating that once these are added as projects and the Redevelopment Commission could spend any money on them that they would first have to formally approve whatever agreements or contracts that would be associated with accomplishing the projects. He states that this is looking for the Council's approval to move it to the next step.

Council Members Compton and Culp moved and seconded to approve Resolution No. 2022-1020, A Resolution of the Common Council of the City of Plymouth Approving Resolution No. 2022-1017, A Resolution by the Plymouth Plan Commission Which Approved Resolution No. 2022-1016, A Declaratory Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan for the US 30/ Pine Road Economic Development Area (TIF #3) as presented. The motion passed by roll call.

Councilman in Favor: Compton, Culp, Houin, Longanecker

Councilman Opposed: N/A

Councilman Absent: Ecker, Listenberger, Milner

RESOLUTION NO. 2022-1020

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF PLYMOUTH APPROVING RESOLUTION NO. 2022-1017, A RESOLUTION BY THE PLYMOUTH PLAN COMMISSION WHICH APPROVED RESOLUTION 2022-1016, A DECLARATORY RESOLUTION BY THE PLYMOUTH REDEVELOPMENT COMMISSION AMENDING THE ECONOMIC DEVELOPMENT PLAN FOR THE US 30/PINE ROAD ECONOMIC DEVELOPMENT AREA (TIF # 3)

WHEREAS, on September 20, 2022, the Plymouth Redevelopment Commission adopted Resolution No. 2022-1016, which amends the Economic Development Plan for The US 30/Pine Road Economic Development Area (TIF # 3) and its Project List, to include:

- 1). Construction of improvements to Commerce Street west of Pioneer Drive; and,
- 2). Support for the development of a new hotel located at Parcel ID # 50-42-31-101-084.003-019.

A copy of Resolution No. 2022-1016, is attached to this resolution; and,

WHEREAS, the process to approve the amendment of Economic Development Plans and the addition of redevelopment projects set forth in Indiana Code § 36-7-14-16(a) requires the Plan Commission to review Resolution No. 2022-1016 and determine whether it "conform[s] to the plan of development for the [City of Plymouth]". On October 4, 2022, the Plymouth Plan Commission adopted Resolution No. 2022-1017, which confirmed that the amendments to TIF # 3 conform to the City's plan of development. A copy of Resolution No. 2022-1017 is attached hereto; and,

WHEREAS, now, pursuant to Indiana Code § 36-7-14-16(b), the matter is to be reviewed by the Common Council for consideration and approval of the Plan Commission's written order and resolution. If approved by the Common Council, the matter is then returned to the Redevelopment Commission for a public hearing and final adoption of a confirmatory resolution implementing the amendments to TIF # 3. Making such amendments, as are proposed here, requires a very transparent review and approval process of which the Common Council plays an important role; and,

WHEREAS, the purpose and intent of this resolution is to approve the proposed amendments to The US 30/Pine Road Economic Development Area and move the process to the next step.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Plymouth as follows:

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Section 1. Pursuant to IC 36-7-14-16(b)(2), the Common Council approves Resolution No. 2022-1017 and the Plan Commission's written order and finding that Resolution No. 2022-1016, adopted by the Plymouth Redevelopment Commission conforms to the plan of development for the City of Plymouth.

Section 2. The matter is now remanded to the Plymouth Redevelopment Commission for a public hearing, final confirmatory action, implementation, and amendment to TIF # 3.

PASSED AND ADOPTED this 10th day of October, 2022.


Mark Senter, Presiding Officer

ATTEST:


Lynn M. Gorski, Clerk-Treasurer

City Attorney Surrisi states that progress continues to be made at River Park Square for Stellar Communities. He states that sometime next month it should be generally complete. He explains that they are working on the electrical at the pavilion, still completing the veteran's memorial, and the playground equipment is mostly in. He states that he and the Mayor have already seen children playing on the equipment.

Houin adds that he just saw kids out there on the swings.

Mayor Senter adds that during the Relay for Life that children were out there playing on it.

Surrisi states that he believes surveying work has been completed for Greenways Trail Phase 3 and they are still putting together all of their information. He adds that project is still in the design phase. He states that the Rees Theatre has had it's grand opening so he anticipates that they are in the final stages of getting their last invoices approved and getting that grant closed out in the next couple of months.

Surrisi states that not Stellar related but adjacent to River Park Square, the Laporte Street Footbridge is coming along well. He states that they still need to install the handrails, electrical, and they still have to do the site work of the grounds. He states that it is still around three more weeks until that is complete.

Compton asks for clarification that it will be done in three weeks.

Surrisi responds by stating that is the anticipated time of completion is mid-November. He states that it may be four or five weeks until competition. He states that all the decking is on it so it is very close to being completed.

Kevin Berger with Easterday Construction states that they are framed in on four buildings now and that they are getting ready to insulate the first two.

Council Members Houin and Longanecker moved and seconded to accept the following communications:

- Minutes of the Board of Public Works and Safety meeting of September 26, 2022

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- October 10, 2022 Check Register
- September 27, 2022 Technical Review Committee Minutes

The motion carried.

Mary Bailin states that she is visiting the area and that the city is very beautiful. She states that she has decided to move here and made the decision to come to the Council meeting. She states that she noticed on the agenda that there is declaratory resolution by the Redevelopment Commission amending the economic development plan for US 30/Pine Road (TIF #3). She explains that she does not know a lot about it but she is familiar with the terms being used here. She states that there is a UN Agenda 20-30 and those are the words used in it. She explains that each time she sees them that she gets a little concerned. She states that they are referring to a Comprehensive Plan and she wants to be sure that everybody knows what a Comprehensive Plan is and has reviewed one.

Mayor Senter explains that the City is working on a new Comprehensive Plan right now.

Bailin states that she just wants to make sure that everybody in the entire town is involved in the Comprehensive Plan and not just a few people. She states that there tends to be a rezoning of private properties to commercial, multi-family, or multi-use without the approval of the private property owners. She states that there tends to be an infringement on private property ownership and private property rights that is relating to this type of plan. She states that she is not sure how much they know about it but she has read a lot. She explains that she has been involved in that kind of thing and she just wants everyone to be aware of what they are getting themselves into so that the property owners who are on US 30 are aware of what the plan is for their property. She states that she has looked at some properties that are on US 30 to purchase and she does not think that they realize what is going on.

Mayor Senter asks if it is in a negative way. He asks how they don't know what is going on how and in what respect.

Bailin responds by stating that if you have a development plan for US 30/Pine Road Economic Development Area that it is going to involve all of US 30 eventually. She states that she lives in an area of Illinois currently where they built an economic corridor between I-80 and I-55 and now it is so jam packed that google maps doesn't even take you through that area anymore as it is very congested. She states that it used to be a little town and now it is really busy. She states that if you already have the State of Indiana owning the state roads that they also own the property 75 feet out on either side of the road. She states that what starts to happen to those properties on the edges is they start building multi-family housing and it becomes really overloaded. She states that it turns

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those really pretty roads with the trees on the sides into major highways. She restates that she just wants to bring that to our attention as she has seen it happen in Illinois and Connecticut when she lived there. She adds that she is starting to see it here and she just wants to make people aware. She states that she thinks what happens is that the Councils do not realize and get caught off guard.


Surtisi wished to provide just a couple of quick responses to clarify some things. She states that resolution having to do with that area is only concerned with authorizing their Redevelopment Commission to eventually spend money on improving a street that is north of US 30 and to support some infrastructure involved with the construction of a new hotel that is in that area. He states that really doesn't touch on what she was describing but they are separately engaged in a Comprehensive Plan process which the city does about every 10 years. He explains that will be about a 10-month process that is just starting now. He adds that there will be a bunch of community outreach meetings that will be publicized and they seek the input from residents, visitors, and hopefully future residents about where they want to see the community heading the next 20-30 years. He states that the third thing is which is slightly related to what she spoke about is that the State of Indiana's Department of Transportation has just authorized a study of US 31/ US 30 about improvements along those corridors. He states that study is going to be a year long study and this Fall there is going to be the first public meeting for Marshall County residents that should be publicized here in the next month or so on when that is going to be happening. He clarifies that there will be a lot of public outreach and opportunities to get people's opinions.

Mayor Senter states that there is a news release going out tomorrow about the Comprehensive Plan and there are several people in this room that will be a part of that. He states that one of the things that he has said is that he wants to listen to the citizens of Plymouth on what they want to do from now until 2040 when he is 85 years old.

There being no further business to come before the Council, Council Members Longanecker and Compton moved and seconded to adjourn, Mayor Senter declared the meeting adjourned at 6:47 p.m.

APPROVED


Lynn M. Gorski
Clerk-Treasurer


Mark Senter, Mayor