

REGULAR SESSION, COMMON COUNCIL, May 22, 2023

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on May 22, 2023. 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 Councilman Ecker offered prayer.

Mayor Senter presided for Council Members Greg Compton, Duane Culp, Don Ecker Jr., Jeff Houin, Robert Listenberger, Randy Longanecker and Shloh Carothers Milner. 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 Listenberger moved and seconded to approve the minutes of the regular session of the Common Council on May 8, 2023 as presented. The motion carried.

Councilman Ecker and Listenberger moved and seconded to open the public hearing for the Additional Appropriations Resolution. The motion carried.

Public Hearing – Additional Appropriations Resolution

116 Legals			
<b>NOTICE TO TAXPAYERS OF PROPOSED ADDITIONAL APPROPRIATIONS</b>			
Notice is hereby given to the taxpayers of the City of Plymouth, Marshall County, Indiana that the proper legal officers of the Common Council at their regular meeting place of the Council Chambers of the City Building, 2nd Floor, 124 N Michigan Street (Garro Street entrance), Plymouth, Indiana, immediately following the Board of Works meeting at 6:30 p.m., Monday, May 22, 2023 will consider the following additional appropriation in excess of the budget for the current year:			
Fund Name:	Cemetery	Fund Name:	City Monetary Gift Fund
Major Budget Classification:	Entire Budget	Major Budget Classification:	Other Services & Charges
Amount:	\$ 566,398.00	Amount:	\$ 1,500.00
Fund Name:	Cumulative Capital Improvement	Fund Name:	Park Gift
Major Budget Classification:	Equipment	Major Budget Classification:	Other Services & Charges
Amount:	\$ 16,800.00	Amount:	\$ 1,400.00
Fund Name:	Cumulative Capital Development	Fund Name:	American Rescue Plan Act
Major Budget Classification:	Building Improvements & Equipment	Major Budget Classification:	Other Services & Charges
Amount:	\$ 170,000.00	Amount:	\$ 1,032,000.00
Fund Name:	General-Engineering	Fund Name:	Cumulative Capital Development
Major Budget Classification:	Special Engineering	Major Budget Classification:	Equipment
Amount:	\$ 50,000.00	Amount:	\$ 88,609.25
		Taxpayers appearing at the meeting shall have a right to be heard. The additional appropriations as finally made will be referred to the Department of Local Government Finance (DLGF). The DLGF will make a written determination as to the sufficiency of funds to support the appropriation made within fifteen (15) days of receipt of a Certified Copy of the action taken. Handicapped citizens needing special accommodations for the meeting, please call the ADA Coordinator, 574-936-2948.	
		Lynn Gorski, Clerk-Treasurer	
		May 11, 2023 -P	
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Clerk-Treasurer Gorski explains this is the same Additional Appropriation as last meeting, but after it was approved at the last meeting, she went to put it on the DLGF Gateway website as required by state law and it was advertised one day short for the public hearing. She states because of that it had to be readvertised for them to approve it again at this meeting.

Councilman Culp and Ecker moved and seconded to close the public hearing for the

Additional Appropriations Resolution. The motion carried.

City Attorney Surrisi presented Ordinance No. 2023-2214, An Ordinance to Authorize

Allowances to City Employees and Officials for Mileage and Meals.

Councilman Houin and Ecker moved and seconded to adopt Ordinance No. 2023-2214, An

Ordinance to Authorize Allowances to City Employees and Officials for Mileage and Meals on second reading. The motion passed by roll call vote.

Councilman in Favor: Compton, Culp, Ecker, Houin, Listenberger, Longanecker and Milner



Councilman Opposed: N/A

City Attorney Surrisi presented Ordinance No. 2023-2214, An Ordinance to Authorize Allowances to City Employees and Officials for Mileage and Meals on third reading.

Councilman Ecker and Listenberger moved and seconded to adopt Ordinance No. 2023-2214, An Ordinance to Authorize Allowances to City Employees and Officials for Mileage and Meals on third reading. The motion passed by roll call vote.

Councilman in Favor: Compton, Culp, Ecker, Houin, Listenberger, Longanecker and Milner

Councilman Opposed: N/A

City Attorney Surrisi presented Executive Order 2023-02, Regarding Tax Abatement Compliance Forms.

Surrisi reminds the board that the process for applicants that have received tax abatements each year are called upon to file a compliance form before May 15<sup>th</sup>. He states they received between their last Council meeting on May 8<sup>th</sup> and the deadline on May 15<sup>th</sup> filing of several other compliance forms as listed below.

- CF-1 RP – Bomarko, Inc. – 2019
- CF-1 PP – Bomarko, Inc. – 2019
- CF-1 RP – CAC Holdings, LLC – 2020
- CF-1 PP – LA Poly, Inc. – 2020
- CF-1 RP – B&D Realty Holdings dba Complexus Medical – 2021
- CF-1 RP – BBS Enterprises dba Complexus Medical – 2021

Surrisi states they reviewed those and all of those seem to be in order and while it requires your approval to keep that process going. He states while they did seem in order other than waiting until today and making those filings be in non-compliance for missing the May 15<sup>th</sup> deadline for the Cities approval that the Mayor took action on their behalf to approve those by executive order and sent them on to the County. He states they are asking for your ratification of that executive action.

Council Members Houin and Listenberger moved and seconded to ratify Executive Order 2023-02, Regarding Tax Abatement Compliance Forms. The motion carried.

City Attorney Surrisi presented Resolution No. 2023-1051, Additional Appropriations Resolution.

Councilman Ecker and Milner moved and seconded to approve Resolution No. 2023-1051, Additional Appropriations Resolution as presented. The motion passed by roll call vote.

Councilman in Favor: Compton, Culp, Ecker, Houin, Listenberger, Longanecker and Milner

Councilman Opposed: N/A

RESOLUTION NO. 2023-1051

ADDITIONAL APPROPRIATIONS RESOLUTION

WHEREAS, it has been determined that it is now necessary to appropriate more money than was appropriated in the annual budget; now, therefore:

Sec. 1. Be it resolved by the Common Council of the City of Plymouth, Marshall County, Indiana, that for the expenses of the taxing unit the following additional sum of money is hereby appropriated out of the funds named and for the purpose specified, subject to the laws governing the same:

	AMOUNT	
	AMOUNT REQUESTED	APPROVED BY FISCAL BODY
Fund Name: Cemetery		
Major Budget Classification: Personal Services	566,398.00	566,398.00
TOTAL for Entire Budget	566,398.00	566,398.00
Fund Name: Cumulative Capital Improvement		
Major Budget Classification: Capital Outlays-Equipment	16,800.00	16,800.00
TOTAL for Equipment	16,800.00	16,800.00
Fund Name: Cumulative Capital Development		
Major Budget Classification: Capital Outlays-Equipment	170,000.00	170,000.00
TOTAL for Building Improvements & Equipment	170,000.00	170,000.00
Fund Name: General - Engineering		
Major Budget Classification: Other Services & Charges	50,000.00	50,000.00
TOTAL for Special Engineering	50,000.00	50,000.00
Fund Name: City Monetary Gift Fund		NAV
Major Budget Classification: Other Services & Charges	1,500.00	
TOTAL for Other Services & Charges	1,500.00	
Fund Name: Park Gift		
Major Budget Classification: Other Services & Charges	1,400.00	1,400.00
TOTAL for Other Services & Charges	1,400.00	1,400.00
Fund Name: American Rescue Plan Act		
Major Budget Classification: Other Services & Charges	1,032,000.00	1,032,000.00
TOTAL for Other Services & Charges	1,032,000.00	1,032,000.00
Fund Name: American Rescue Plan Act		
Major Budget Classification: Capital Outlays-Equipment	68,609.25	68,609.25
TOTAL for Equipment	68,609.25	68,609.25

Attest:  
Lydia M. Gorski  
Clerk-Treasurer

AVE  
[Signature]  
[Signature]  
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City Attorney Surrisi presented Resolution No. 2023-1054, A Resolution Providing for the

Transfer of Appropriations in the Motor Vehicle Highway Department of the City of Plymouth,

Indiana as Requested by the Street Superintendent and Forwarded to the Common Council for their

Action and Passage Pursuant to IC 6-1.1-18-6.

RESOLUTION 2023-1054

A RESOLUTION PROVIDING FOR THE TRANSFER OF APPROPRIATIONS IN THE MOTOR VEHICLE HIGHWAY DEPARTMENT OF THE CITY OF PLYMOUTH, INDIANA AS REQUESTED BY THE STREET SUPERINTENDENT AND FORWARDED TO THE COMMON COUNCIL FOR THEIR ACTION AND PASSAGE PURSUANT TO IC 6-1.1-18-6

WHEREAS, IC 6-1.1-18-6 provides that all cities using departmental budgets may, by ordinance or resolution, transfer appropriations from one major budget classification to another within a department or office at any regular public meeting without prior notice and without approval from the Department of Local Government Finance, provided such transfer does not necessitate expenditure of more money than the total amount set out in the budget.

WHEREAS, certain extraordinary conditions have developed since the adoption of the existing annual budget for the year 2023 and it is now necessary to transfer appropriations into different categories than was appropriated in the annual budget for the various functions of the Motor Vehicle Highway Department.

WHEREAS, it has been shown that certain existing appropriations have unobligated balances in the Motor Vehicle Department, which will be available for transferring as follows:

FROM:	Supplies	Other Materials	\$ 28,000.00
TO:	Equipment	Equipment	\$ 28,000.00

NOW THEREFORE, be it resolved by the Common Council of the City of Plymouth, Indiana, that for the expenses of the Engineering Department of the General Fund, the appropriations are hereby transferred and set apart out of the funds named for the purposes specified in the 2023 annual budget, subject to the laws governing the same, and that such sums are herein transferred unless otherwise stipulated by law.

Passed and adopted by the Common Council on the 22nd day of May, 2023.

Attest:  
Lydia M. Gorski  
Clerk-Treasurer

Mark Senter, Presiding Officer



Surrisi states this is just moving \$28,000.00 from Supplies to Equipment.

Marquardt states this is to move some money out of Street Materials where a lot of their salt comes out of and they want to move it into equipment. He states for equipment they are looking at this year they are getting a leaf machine and their two current machines are 27-years old. He states they are also looking at trading in some old plows they no longer use and some of the trade ins came in very well. He states if they can get both leaf machines that it would benefit them department wide. He states a lot of the technology is different on them and you can actually ride on the back and control it with a joystick was sitting. He states they won't be using as much salt this year as they did not use a whole lot last year. He adds they are sitting on full shed and they did not bid as much salt for this year's state contract. He states they were thinking if they can move \$20,000+ over that they could get these two machines.

Listenberger asks what they will be doing with the old machines.

Marquardt responds by stating they will be trading those in for these two. He states they actually have three leaf machines so they will still have one as a backup and it is about 24 years old.

Mayor Senter asks if he could still give those to the Park Department.

Listenberger adds that is what he was wondering.

Marquardt responds by stating you would need a big dump truck because of the way it blows in but they have a little one they borrow every now and then on a small truck. He states they do work with the Park to loan them stuff when they need it. He states they are looking to move the \$28,000.00 and go ahead and get those ordered. He explains we probably won't see them for this leaf season and they will probably come in after that.

Council Members Listenberger and Ecker moved and seconded to approve Resolution No. 2023-1054, A Resolution Providing for the Transfer of Appropriations in the Motor Vehicle Highway Department of the City of Plymouth, Indiana as Requested by the Street Superintendent and Forwarded to the Common Council for their Action and Passage Pursuant to IC 6-1.1-18-6 as presented. The motion passed by roll call vote.

Councilman in Favor: Compton, Culp, Ecker, Houin, Listenberger, Longanecker and Milner

Councilman Opposed: N/A

Surrisi states for Stellar Communities some members of the Redevelopment Commission, Park Department Representative and the consultant with the Troyer Group had a final walk-through meeting of the River Park Square project and within the next month or two he would presume it would move to the stage of closeout with the folks at OCRA. He states the project would then be

fully completed. He states the Rees Theatre has been closed out and things are progressing with the Greenways Trail Phase Three project. He states the Troyer Group has had an early coordination report with INDOT that they shared and they are working through some issues with the Kankakee River Basin Commission and the County Drainage Board about placement of the trail. He states the needs of the Drainage Board and Basin Commission for any work in the river to clear logs and things like that. He states the trail will need to be placed in a place where that access can still be provided. He states if work has to be done on trees there, then who is responsible for the trail and things like that. He explains that project still won't be constructed until 2025 and there is still a lot of planning to go but things are on schedule for that.

Mayor Senter states there will be a one-year anniversary of the Rees Theatre opening on September 30<sup>th</sup> and they will be closing down the street again.

Longanecker states he had taken a tour through Kevin Berger's facility there and the homes are really coming together and looking nice.

Ecker adds he had done the same thing last week and had a similar experience. He thanks Berger for all his hard work.

Ecker states they have a location on Hillcrest Avenue, a home they had taken down and demolished, and the property grass is exceptionally high.

Building Commissioner Manual states the owner has been sent a letter.

Ecker asks when he sent the letter.

Manuwal responds by stating he believes it was sent out today.

Ecker states he hopes to see quick action because it looks nasty.

Mayor Senter states the neighbor there to the east is still parking in their yard but now they have limestone. He states they never came up with an ordinance for parking in your lawn but they are now parking on limestone they put down themselves and it looks a lot better.

Ecker states it does look better but it is not what he had hoped they would have done but it is an improvement. He asks Manuwal if they can stay on that property.

Manuwal responds by stating when he got that information about that property last week, he started looking into it. He explains there was a demolition order to remove the structure, and he could be wrong, but to him the structure includes all of the structure but the basement is still there so that needs to be removed. He states unless there was an agreement to keep the basement there. He states Surrisi forwarded him the information and he was out of the city when he forwarded it to him but he has not had a chance to sit down and talk to Surrisi about it.



Listenberger asks if they plan on reusing the basement.

Manuwal responds by stating he is unsure and that was why he was planning on sitting down with the City Attorney and discussing it.

Ecker states from his understanding in talking with Hammonds is that there was a plan submitted that they were going to build a home using the existing basement structure.

Compton adds that he has heard that as well.

Manuwal states that was what he was going to look into but he was waiting for Surrisi to get back into the city before discussing it.

Mayor Senter adds that he did not get around to mentioning it to him until around Thursday.

Manuwal states he had not had time to figure out why the basement was still there.

Ecker states that is worth knowing because if it has to go down then they will have to take action on that. Manuwal agrees.

Surrisi states last week he completed the Indiana Supportive Housing Institute with a group from Garden Court, Bowen Center and Marshall County United Way. He states they had a really good four-month long process and Garden Court is planning hopefully to submit a tax credit application to the Indiana Housing Community Development Authority at the end of July for a new affordable housing development integrative with supporting housing. He states it is the exact same scope of the project is still being finalized but somewhere around 36-40 units. He states right now they are hoping to finalize an option on their preferred site in the next couple weeks and they would have to seek some zoning approvals in July prior to that application. He states it was a really good session and it is encouraging that Garden Court is looking to move that forward.

Mayor Senter asks Police Chief Bacon if there have been many issues at Serenity Place.

Bacon responds by stating it has slowed down a little bit but from the time it has been open through last Fall that they have responded to over 100 calls. He states when you walk in there you can smell drugs but calls have slowed down. He states that has been an issue since it has opened.

Surrisi states he had forgot to mention one of the other partners in the housing institute was Bradley Company who is the property manager at Serenity Place now and the proposed property manager for the new facility. He states he believes they learned a lot through these four sessions and the idea is working between Bradley Company and the Bowen Center. He states they will be making tweaks to improve the services out at the existing Serenity Place and get those in place for the new facility as well. He states they found out from all the other four teams that were at the housing institute have existing permanent supportive housing facilities and it seems that the first year of

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opening one of those that some of the challenges that Serenity has seen are not uncommon. He states with that being the very first facility that Bowen Center has been involved with for providing services but Bradley has managed others in other communities and it has been a bit of a learning curve. He states Bowen Center is actually now on one of the other teams that is going to be developing a similar facility in Warsaw. He states that would be their third facility so they will be getting up to speed. He believes with them scaling up their operations in this space that they will only see more improvement at Serenity Place and their new place.

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

- Minutes of the Board of Public Works and Safety meeting of May 8, 2023
- May 22, 2023 Check Register
- Excess Assessed Valuation Letters to Overlapping Taxing Districts
- April 2023 Clerk-Treasurer Financial Reports
- May 5, 2023 Technical Review Committee Minutes
- March 14, 2023 Board of Aviation Commissioners Minutes
- April 18, 2023 Redevelopment Commission Minutes

The motion carried.

There being no further business to come before the Council, Council Members Longanecker and Milner moved and seconded to adjourn, Mayor Senter declared the meeting adjourned at 6:49 p.m.

  
Lynn M. Gorski  
Clerk-Treasurer

APPROVED

  
Mark Senter, Mayor