

REGULAR SESSION, COMMON COUNCIL, June 12, 2023

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on June 12, 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., Randy Longanecker and Shiloh Carothers Milner. Council Member Robert Listenberger attended virtually. Council Member Jeff Houin was absent. City Attorney Surrisi and Clerk-Treasurer Gorski were present. The public was able to see and hear the meeting through Microsoft Teams.

Mayor Senter states there is a change to the agenda tonight as this was not brought up and the end of the Board of Public Works and Safety meeting just before this meeting.

Proclamation

City of Plymouth

June 12, 2023

WHEREAS,

Board of Public Works member Bill Walters has dedicated his life to this community, and has demonstrated in many practical ways his deep and genuine love for the City of Plymouth and Marshall County; and

WHEREAS,

Bill and wife Pam moved to Marshall County in 1979 to begin working as Chief of the Argos Police Department; The last 43+ years, Bill has been a very busy man; and

WHEREAS,

He was a founding board member of the Marshall County Humane Society; former board member and president of the Marshall County Blueberry Festival Committee and treasurer of Habitat for Humanity Incorporated; and

WHEREAS,

Bill also stayed busy driving for the Marshall County Council on Aging for several years; and

WHEREAS,

Bill was caucused on to the Common Council in 2017 replacing Councilman Mike Delp and after not being re-elected in 2019 he stayed on as a steadfast member of Plymouth Board of Public Works & Safety and the Plan Commission until this evening June 12, 2023; and

WHEREAS,

Bill's leadership and commitment to our community is renowned countywide and he has earned the respect of other county leaders and the affection of a host of area residents who are proud to call him "Friend";

NOW, therefore, I, Mark Senter, by the virtue of the authority vested in me as Mayor, and on behalf of the entire City Council and all our citizens, do hereby present the Key to the City of Plymouth to Bill Walters and wish him the best in all his future endeavors.

Mark Senter, Mayor

City of Plymouth

Walters states it has been a pleasure to be able to serve the City on the Common Council, the Plan Commission, the Board of Public Works and Safety and various volunteer organizations he has been involved with. He states it is with mixed emotions that he leaves Plymouth but he is moving closer to his daughter, grandkids and great grandkids. He explains he is retiring again; he has done this several times, and he hopes he stays retired this time. He thanks everyone for everything.

Council Members Ecker and Compton moved and seconded to approve the minutes of the regular session of the Common Council on May 22, 2023 as presented. The motion carried.

Compton wished to thank the Plymouth Fire Department, Fire Chief Holm and Assistant Fire Chief Garcia for sending a vehicle down to Culver, Indiana for the Special Olympics. He states they had a send-off there with fifty athletes who left Culver Thursday evening and they had the Plymouth Fire Department, Culver Fire Department, Culver Police Department and Marshall County Sheriff's Department lead the bus and a caravan of cars down to Terre Haute, Indiana for the State Special Olympics. He believes they came back yesterday with a lot of golds and medals. He states he went down to the opening ceremony Friday night and it was spectacular. He explains the excitement of hearing 2,100 kids from Indiana was magnificent. He states that meant so much to these kids to see the Fire Departments and Police Departments there and having them escort them out of town.

City Attorney Surrisi presented Executive Order 2023-03, Regarding Tax Abatement Compliance Forms. The Compliance Forms are listed below.

- CF-1 RP – CTE Properties – 2020
- CF-1 PP – Culver Tool & Engineering LLC – 2019
- CF-1 PP – Culver Tool & Engineering LLC – 2020
- CF-1 PP – Culver Tool & Engineering LLC – 2020

Surrisi states this is very similar to the one that was presented to you at your last meeting but just different circumstances. He reminds them May 15th was the deadline for filing those forms but in this situation the forms for Culver Tool and CTE for their abatements were mailed to the Assessor's Office prior to the deadline and not here. He states in talking with Assessor Peter Paul he

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agreed because they were timely submitted to his office that as long as they were eventually approved by the Council that he would accept them as timely. He explains the Mayor had signed these on your behalf and sent them on to the Assessor's Office and we are looking for ratification of that action.

Council Members Ecker and Compton moved and seconded to ratify Executive Order 2023-03, Regarding Tax Abatement Compliance Forms. The motion passed by roll call vote.

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

Councilman Opposed: N/A

Councilman Absent: Houin

City Attorney Surrisi presented Resolution No. 2023-1055, A Resolution of the Common

Council of the City of Plymouth to Approve the Application of David Leffel for a Commercial Revitalization Rebate Program Grant.

RESOLUTION NO. 2023-1055

A RESOLUTION OF THE COMMON COUNCIL OF
THE CITY OF PLYMOUTH TO APPROVE
THE APPLICATION OF DAVID LEFFEL

FOR A COMMERCIAL REVITALIZATION REBATE PROGRAM GRANT

WHEREAS, the City has established the Commercial Revitalization Rebate Program to encourage property owners to renovate existing buildings and to make other real property improvements. The encouragement is in the form of a rebate to the property owner of an amount not to exceed twenty percent (20%) of the actual project costs directly related to the eligible improvements, not to exceed Twenty-Five Thousand Dollars (\$25,000.00); and

WHEREAS, David Leffel, has made application to the Plymouth Common Council for a Commercial Revitalization Rebate Program grant to assist in the renovation of commercial property at 203 N. Michigan St. for new windows. The Council met in a public meeting on June 12, 2023, and heard evidence on the application demonstrating eligible expenses for the renovation with a bid totaling \$4,287.12. The purpose and intent of this resolution is to approve the application as set forth below.

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

Section 1. David Leffel's application for a Commercial Revitalization Rebate Program grant for 203 N. Michigan St., Plymouth, Indiana is hereby approved.

Section 2. The Clerk-Treasurer is authorized to disburse from the appropriate fund, and in accordance with established procedure, a rebate to the applicant consisting of Twenty Percent (20%) of the actual cost incurred by the applicant for eligible expenses for the renovation completed on 203 N. Michigan St., Plymouth, Indiana. In no event shall the rebate to the applicant exceed Eight Hundred Fifty-Seven Dollars and Forty Two Cents (\$857.42).

Section 3. The Clerk-Treasurer is further authorized to transfer money from the City Development Fund to the Community Improvement Fund in an amount necessary to cover the costs of the eligible expenses approved by this resolution.

PASSED AND ADOPTED this 22nd day of June, 2023.

ATTEST:


Adam M. Gorski, Clerk-Treasurer


Mark Senter, Presiding Officer

Jennifer Leffel states they own the building where Beary's Ice Cream is. She states upstairs where the tenants are they have five windows that are in dire need of being replaced. She adds they are large windows and very old and the biggest problem is that the vinyl on the top is bowing to a point where they had significant wind coming into the apartments throughout the winter. She states from an energy perspective tenants would really love to have their electric bills lowered if they can get new windows in there.

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Councilman Ecker and Listenberger moved and seconded to approve Resolution No. 2023-1055, A Resolution of the Common Council of the City of Plymouth to Approve the Application of David Leffel for a Commercial Revitalization Rebate Program Grant as presented. The motion passed by roll call vote.

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

Councilman Opposed: N/A

Councilman Absent: Houin

Annette Haining states she is the Tobacco Education Coordinator with Saint Joseph Health System. She states she is here tonight on behalf of Remedy Life, Breathe Easy and Hope for Youth. She explains this last year with Project Hope they had grant come for \$3 million and part of that grant was serving the kids at the school. She states the youth of all seven school districts and they did that with Remedy Life. She states it shows by asking questions anonymously regarding vaping, texting, use of social media, suicidal, anxious, depressed and do you trust adults. She states the percentage of trusting adults was only 47% so they do not trust adults. She explains there were other questions that went along with that. She states on June 27th down at the REES Theatre from 1-3 PM they are actually going to present all that information. She explains a couple fun things about this event is when they did it at the schools, there was music playing, lights were flashing, they got to go on their iPad device or cell phone and answer questions. She adds they enjoyed all that. She explains they are going to have that same experience as adults. She states we are going to come into the music they were listening to, they are going to see the lights and they are going to be asked to log on and answer some questions. She wished to add there will be snacks. She states there will be special guest speakers coming like Senator Bohacek, Mayor Senter and herself. She explains it is going to be an amazing program to get that information into the community and part of that is how they can help these kids. She wants to try to find a way to help all these students that are isolated and escaping into the wrong kinds of things. She states she is inviting each and every one of you to come and she will get you registered if you let her know. She states she is looking at 150 people to be there and right now they are at 68 but she would like more to come who would be very interested. She states in our community and our kids they will be sitting there one day and hopefully that will be a good thing.

Surrisi states for Stellar Communities there is not much to add. He states that similar to

Stellar he wished to add give a couple updates on the READI Projects that he has been working on with Kevin Berger to advance. He states for the Water Street Townhome Project they had a meeting with READI to talk about the claims process that Berger will go through to get reimbursed. He states

the project has developed a little bit in that Berger has been able to acquire those two homes and they worked with Dr. Mary Swartz who is the Podiatrist on Washington Street who owns the small lot behind her office that she is willing to grant to the city if they make some provisions to have some parking spaces for her office during business hours and a place for her to put her trash cans. He adds that will help square up that lot there. He states there will need to be a lot of approvals and things that will have to go along with that once the design is in place, they will be working with the Redevelopment Commission over the coming months for their bond financing. He states the good news about acquiring those other properties is that the parking lot will be able to grow from the number of spaces it has currently. He believes it will require some review from either the Plan Commission or Board of Zoning Appeals but the end result will be that it will create more parking spaces than what is currently there.

Compton asks if acquiring the second house is a recent development.

Surrisi responds by stating it is.

Compton asks what space between the building he is referring to.

Surrisi responds by stating there is about eight feet or so between those properties. He states there is a sidewalk that runs along there. He states there are steps that come up from the street level and a private sidewalk that runs behind all those businesses right now.

Compton asks if he will have a space between that building and the property that will be used or is it going to go right up to the wall.

Surrisi responds by stating there will be a space there.

Compton asks how much space.

Berger responds by stating they are working on that currently with Brent Martin but it will be at a minimum 7 feet right now.

Compton explains he may know some people that would be interested in talking about that.

Surrisi states the other READI Project is the Harrison Street Trail and he knows that some of the folks from the Complete Streets Committee and Councilman Compton were in attendance at a meeting with USI about a month ago. He states they are working on wrapping up the preliminary design and he spoke with USI last week and they will be doing some outreach to try to coordinate a public meeting sometime in late July or early August. He states at least temporarily they are looking at holding the meeting at the Life Enrichment Center so they can invite some neighbors and people from the community to get input about the design and where USI is at right now. He states the hope is in talks with MACOG about some other grant opportunities that could help with the funding for

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that would align with their timeline. He states they may have some discussions at the next Complete Streets meeting on if that makes sense or not but there is a chance the design for that could be complete by the end of the year and have that out for bids for construction next year.

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

- Minutes of the Board of Public Works and Safety meeting of May 22, 2023
- June 12, 2023 Check Register
- BPWS & Council Memo 6-6-23 – Oak Drive MOU
- Confidential Council Memo 6-6-23 – Insurance
- May 23, 2023 Technical Review Committee Minutes
- May 3, 2023 Plan Commission Minutes
- May 3, 2023 Board of Zoning Appeals 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 6:53 p.m.


Lynn M. Gorski
Clerk-Treasurer

APPROVED


Mark Senter, Mayor