REGULAR SESSION, COMMON COUNCIL, June 26, 2023

session on June 26, 2023. The meeting was held in the Council Chambers, on the second floor of the City Building, Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular 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

Council Member Randy Longanecker was absent. City Attorney Surrisi and Deputy Clerk-Treasurer Listenberger and Shiloh Carothers Milner. Council Member Don Ecker Jr. attended virtually. Mayor Senter presided for Council Members Greg Compton, Duane Culp, Jeff Houin, Robert

regular session of the Common Council on June 12, Council Members Culp and Listenberger moved and seconded to approve the minutes of the 2023 as presented. The motion carried

present. The public was able to see and hear the meeting through Microsoft Teams.

Williams were

for taking his phone call a couple weeks ago. He starts off by reading his formal request letter as Teall with United Way wished to first thank the Council for listening to him today and

seen below

Marshall County United Way of



2680 Miller Drive • Sura P.O. Box 392 Plymouth, Indiana 46563 574,936,3386

FUND THE ESSENTIALS 2.0 - June 2023

COMMUNITY PARTNERS Dear Plymouth Common Council Members,

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pandemic have ended, however, the effect on our communities continues assistance, in addition to education and health services. These organizations serve Marshall County residents every day, often behind the scenes, working with our most vulnerable populations. Public health emergencies declared during the United Way of Marshall County is a proven locally based organization that is always up to the challenge of handling the immediate and long-term needs of our Marshall County communities. United Way's annual campaign helps fund vital locally based programs and organizations. Our community partners provide basic and essential needs including food, housing and utility, and transportation

staples add to the challenges. years old and 53 percent of our senior citizens are in ALICE households. Rising food prices, a decrease in discounts from local grocery stores, and limited access to especially as wages fall to keep pace with the rising cost of household essentials (housing, childcare, food, transportation, and health care.) Local food pantries report a 40% increase in needs from last year; an alarming trend that is echoing across the state. Even more disturbing is the high percentage of our youngest and oldest residents in need of help. In Marshall County, 77 percent of single parent households struggle to make ends meet. In addition, 61 percent of those under 25 While conditions have improved for some households, many continue to struggle

ers Feeding the Hungry id Phoenix

lank of Northern Indiana United Church of Christ

ate Food Rescue Youth Club

shortages are among the challenges straining local businesses and industry. These challenges are reflected in the United Way campaign as well with workplace The pandemic continues to impact the local economy too. Business closings, campaign results at 39% of pre-pandemic levels. supply chain disruptions, rising materials costs, and employee turnover and

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our community to respond and recover from today's challenges. If past crises have taught us anything, it is that we are stronger together! we ask of our area's industry and businesses. We are requesting \$70,000 in assistance from the Plymouth Common Council to meet essential needs. Your United Ways. Thank you for your consideration and for your belief in the power of support will help United Way of Marshall County claim a 1:1 match from Indiana We are asking for help to shore up the needs of local families and ease the burden

Community Partners

ool Corporatio h Health Center

ent Manager

GIVE. ADVOCATE. VOLUNTEER.

what they are seeing here locally for their needs. Teall wished to hand it over to Linda Yoder with United Way to discuss the statistics and

two-three things that are continuing to impact our community in ways they may or may not have anticipated here lately that refer to this time as the "Covid decade." She believes that is a reflection of those expect at that time and they knew it would be a long-term event and she has been reading articles got the Asset Limited Income Constrained Employed (ALICE) Report recently from Rutgers recorded that they significant increase in the needs for housing assistance. that are similar to what Teall said about local food pantries and partners that are now recording a evolving. and these are 2021 numbers that Teall shared with you. Listed below are the numbers provided about 26 states and they are looking at how many of our families are struggling to make ends meet University. She states this study is conducted in partnership with United Ways across the Yoder states since the Pandemic hit them all in March of 2020, they did not know what to She states there are long term implications for mental health and education for instance years ago when this all began. She states they still know that needs are emerging and saw a 45% increase in last months numbers compared to last year. She states they She states in fact Bread of Life last week country

June 26, 2023 39% Workplace Campaign Results Of pre-pandemic UWMC funding **Fund the** Marshall County households struggling to make 77% of Single Parent Households 61% of Under 25 Year Olds 53% of Senior Citizens 41% ALICE Households 40% Increase in Basic Needs **Essentials** United Way 2.0 Goal R4 Grants to 41 Community Respond, Recover, Reimagine Applications reviewed Quarterly 27% for Housing 42% for Food Since April 2020 Request Your support helps secure 1:1 Match **Essentials** Fund the Partners N \$768,17 \$350,000 \$70,000

have community leaders, town councils, city councils and county commissioners stepped up at that time campaign back in May of 2020 that it was during the height of the uncertainty and they had impacted the United Way workplace campaigns. She states when they did the Fund the Essentials than what they are for 2021. She states the challenges from business and industry have negatively pandemic as well has added to those struggles. She expects the numbers for this year are even worse either living in poverty or are having a hard time making ends meet. She expresses that clearly the Recovery Initiative grant dollars from Lilly Endowment at the same time and those funds since raised \$550,000 in 8 weeks at the height of the uncertainty. He states they also had Economic been used Yoder states these studies all together were showing 41% of Marshall County households are to support 41 organizations across the county. She states they have distributed

states that Teall has been working hard on this Blueberry Festival Half-Pot but what they are looking campaign and this is the time. She states they are hoping for some support to shore up their nonprofit knew at the time that they would be coming again to this point of doing the Fund the Essentials 2 housing assistance. She states she appreciates so much the support that was provided then and they \$768,175 in that time frame and 42% of those funds went to food assistance and 27% went to at are needs that are rising right now. She states anything they can do to help them would be really network and they are aggressively pursuing new fundraisers that will bring in outside dollars. She

Mayor Senter asks if she believes it is inflation that is causing part of this

on calls. most likely that those resources are gone. She states they have known for a long time that housing households that are doing the same. She states if they had resources before the pandemic hit that it is businesses that are stretched dealing with all of the challenges in front of them and you have that the needs are rising again and that is a clear indicator to them when they are started to feel those and they were looking for a place for them. She states when they start to hear those things, we know received a call last week from a business over in Bremen that had an employee that was homeless and childcare are two of the issues that have made it difficult to make ends meet. She states they She states normally they would go to the usual supports like the Neighborhood Center and so Yoder responds by stating she believes it is inflation on both sides of it. She states you have

people trying to come back through a second time when they have limited it to a one-time visit from their community partners. He provides the example of St. Thomas Episcopal Church seeing Teall states another thing you cannot really measure is the increase in need they are seeing

Yoder states their budget was \$11,000 last year.

grant from United Way. He adds they are a non-food pantry so there is definitely a huge increase all year they are saying it is going to need to be closer to \$18,000 and they are applying for another Teall states last year it was \$11,000 and this year they increased it to \$15,000. He states next

states a lot of times they see families that are hesitant to go to a food pantry but will go to mobile the indicators are showing them that this is probably a good time to try to institute those again. those typically cost about \$25,000 and they have not had the resources to food distribution. She states a lot of times these are families that are first time users of those Yoder states the one thing they have not done here recently is a mobile food distribution as do that but here again all

saw the numbers move up as sharply as they did this year states they do not know what to expect when this first hit and they are really surprised when they resources and they are hearing from food pantries that they are seeing new families come in. She

and it is not like that HR person's first task is to sign the employee up for the United Way Campaign changing and how people give change over the pandemic. He states they are seeing a lot of turnovers as they have a lot of needs across the board Teall touches on Mayor Senter's point about the landscape with businesses. He states it is

Mayor Senter asks what St. Thomas Episcopal Church does

not normally get at a regular food pantry Yoder responds by stating they handle toiletries and cleaning supplies so things you would

about how you are adapting to identify other ways to raise funds without having to rely on the old ways of funding landscape and whether it is even effective or available in many cases anymore. He cornerstone of United Way's fundraising. He asks if you can talk a little about the changing Houin states he understands what they are saying and the workplace campaign has always asks if he can talk

campaign in the past but they haven't let us back in because the pandemic but they are trying to things he has been looking at trying to do as far as funding goes but that is one of them. He states as Festival as another funding mechanism to help bolster the campaign. He states there are some other gaming license and they are going to be doing the first ever 50/50 drawing during the Blueberry ideas he came up with was the Blueberry Half Pot to try to leverage their ability to get a charity role, he has tried to look at other ways to get funding streams for United Way. He states one of those talk with the HR department to set up these campaigns. He states as he has entered into this new to any place and that has been transitioned after the pandemic as it is still hard to get into places and and resell used lavatory and medical equipment. He states during the pandemic you couldn't get in County and he came from a world of business. He states from his personal experience he used to buy reengage with those former partners. He adds that one of them is far as the Teall responds by stating it is funny because he is newer to the position here at Marshall campaign goes; they are trying to reengage with some of the people who may have done one of the local schools in the area

that payroll deduction stops. She states that new employee registration is key to see some revenue there is employee Yoder states they did not really talk about the great resignation and she is aware that she is former turnover for those that have the payroll deduction that when that employee leaves United Way board members so she knows you will get this. She states when

addition that great employee turnover they experienced, including United Way, has an impact on the She states that instability in the workplace is key to what they are seeing in campaign results and in what they are going to support so that is why those presentations can be really key and important come in but the most impactful way to engage in our employees is to care about the knowledge of you see that turnover take place in the workplace then it translates into the campaign revenue in that campaign results as well. She states those campaign dollars roll in the following year typically but as

business or he cannot even find the person to contact and the local management tells him they just person. He states a lot of times now the HR department is not even here locally either as a national management might be changing and the management structure for him to go in and meet with an HR have to contact them and it becomes hard to get ahold of a national partner Teall states in part to that a lot of businesses are changing ownership as well. He states the

the workplaces so they will just go to the city council and ask for money instead. He clarifies that is would be easy to hear what you are saying and interpret it as they are having a hard time getting into Way may not realize is the fact that Teall's position is fairly new to the organization. He states it new ways to raise the money and it is a real need in our community. not the case and states he has reimagined how United Way operates and he is working hard to find Houin believes that one thing for anyone who doesn't have a lot of experience with United

to them Compton asks if this is something they should expect every year that they would be coming

needs so he is not going to come and waste your time for a frivolous ask as this is a true need He states he is on a local school board as he sits on the Bremen School Board and he knows the Teall responds by stating you should not expect that. He states it is because the need is there

stopped their funds completely. He states they need to revisit whether or not they continue Blue allocated this year from ARPA money, which is the federal money they received that is year to hand out \$75,000 to anyone. He states what he would like to do is that they have \$175,000 \$75,000 but he has some strings attached to that motion. He states they do not have a budget this Zones. He states they have \$175,000 set this year and for the next two years it will come out of our heard you didn't get the READI grant and other organizations have reduced their funds or for this year. He additionally would like to invite you back and get an update. Compton states he would like to make a motion to not only do \$70,000 but instead to do He states he would like to rescind \$75,000 of that now and offer \$75,000 to help your

future the Blue Zones issue which he is sure we do not want to get into tonight. do that budgetary wise. He states first he wants to get this issue solved and then revisit in the near future budgets to fund Blue Zones. He states for today he would like to offer \$75,000 that is going to be rescinded from the Blue Zones money and he spoke with the Clerk-Treasurer to confirm they can

Teall states he is here for United Ways and that he is not familiar with Blue Zones

Blue Zones before they take away from that project Listenberger states he does not believe that is a bad idea but they should get a little update

bit of time to pursue that and see how that is going to impact. Yoder states that would be a renegotiation of their contract with them so if you can give her a

Listenberger states he thought the idea was that they were going to go back to them and

shorter timeframe on it as well so they will have to talk to them to see how it impacts but she can give more detail on that later Yoder states since then they have received some funding from Indiana United Way that has

in a little more detail budgeted for right now and will still continue to do that. He still does believe we need to revisit that exact for the next two years but it is about another \$175,000 for the next two years that they have Compton states there is still \$100,000 for that this year and the \$175,000 didn't come out

unsure. He states he would like to table it to find out if this is really how they want to fund it United Way and believes they should do something and where the funds come from this point, he is about this himself and he would like to table this if they could. He states he is in full support for Listenberger states he is a little confused and would have liked to speak to Gorski a little bit

versus if they were to say they want to take \$75,000 from the Rainy Day Fund Houin asks Surrisi what the process is if they reallocate \$75,000 from the ARPA allocations

Network as well as \$400,000 for sidewalks that they allocated but he does know earlier this year they had to appropriate \$600,000 for the Lifelong Learning does not think that any of the ARPA funds that were in their plan resolution have been appropriated recall if last year when they made that plan if that was after they approved this year's budget. He Surrisi responds by stating Compton may know this from talking with Gorski but he does not

Compton adds they voted to do that this year.

Additional Appropriation for clarification that wherever the money comes from they will have to do

requirement of having the plan that they would have to amend the plan they have in the resolution. Surrisi responds in agreeance and states given this is ARPA money and there is the

additional appropriation so between now and then they decide the agree with Compton's plan and to United Way tonight and either way they will have to come back at another meeting for reallocate the ARPA or if they want to take it from somewhere else that it would happen at a future Houin asks for clarification that they could theoretically approve a motion to pledge support

steps before they can actually get the money from wherever it comes from Surrisi responds by stating whatever is decided that there will have to be some additional

the Blue Zones to be able to do that because all of that money is allocated. Compton states they can agree to take the money from ARPA but it has to be rescinded from

and you wanting to take it from ARPA that rather than making that decision tonight they could meeting they have to start the process they have to do anyhow that they can decide then simply approve a pledge to give \$75,000 to United Way. He states between now and the next Houin states all he is suggesting is that with Listenberger suggesting he would like to table

Compton states his motion including it being rescinded from the ARPA money

Houin states he understands that is his motion.

approved in the budget to use beyond that. Compton states you could approve his motion but he does not want to approve it if it is not

Zones money has not been appropriated. Houin states it is not in the budget anyhow if it has not been appropriated. He states the Blue

available and he doesn't think we want to be the only ones funding the whole county for the Blue the rest of the money is for the next two years that it will come out of their budget for 2024 and they were taking \$175,000 this year for the first of three payments out of ARPA money. He states pledged \$520,000 to Blue Zones some months ago and it so happened he did not vote for that and that money for the next two years and they have to spend it by the end of next year. He states they this case to help the United Way. He states part of his criteria is for them to reevaluate the whole and he is saying to rescind \$75,000 only of the Blue Zones money and it can be freed up to use Zones but that is another day. He states he wants to grab \$75,000 tonight and let's get the people of Zones thing because he knows the County is backed out of it, there is no READI grant money He states right now all the money has been allocated toward these funds for the ARPA money Compton states the ARPA money was to be used at their discretion and they have allocated

Marshall County happy with United Way and then let's reevaluate the rest of the Blue Zones money. He believes that is as clear as he can make it.

money Listenberger asks if that is a problem since they told the State what they are doing with the

amendment to that resolution Surrisi responds by stating later they will just come back and clean up the plan with

would have to come up with the \$175,000 on their own. Houin asks if they decide later that they do want to fund \$175,000 for Blue Zones that they

pulling in from the General Fund or the Rainy Day Surrisi responds by stating you would have to appropriate the money anyhow so you can say

place by the end of 2024 and it has to be fully spent by the end of 2026 Houin states the way he understood it is with the ARPA money you have to have a plan in

contract and the contracts have to be executed, fulfilled and billed out by the end of 2027 Surrisi states he believes by the end of 2025 you have to actually have it obligated under

adjusted with what they are doing now. Compton states they submitted their allocations to the State already so that just has to be

Surrisi states he is not sure all they had to have submitted to the State

Compton states they would have to resubmit it as he has already talked to Gorski about it.

Houin asks if it can be reevaluated at any time before those deadlines. Surrisi agrees

ARPA money for Blue Zones and allocate that \$75,000 to the United Way for their Fund the Councilman Compton and Culp moved and seconded to rescind \$75,000 allocated from the

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

Essentials 2.0 as presented. The motion passed by roll call vote.

Councilman Opposed: None

Councilman Absent: Longanecker

council has approved is the right thing to do well and he understands his hesitation and caution. He believes this is a good step forward. He states serves on the Grants Committee that meet quarterly and there is a general need that has to be met Gorski has spoke to those needs already. He states what Compton has presented and what the Ecker states Compton presented his points well and he has had conversations with Teall as

about their insurance program renewal from June 1st. He states since the Mayor took over the Surrisi states he shared with everyone in their packet from the last meeting some information

schedule to meet just about every other month. He states it varies just depending on the timing of insurance program in the middle of 2020 they worked with Gibson Insurance to establish an obtaining in their property insurance. He states that Art Jacobs is here with Gibson Insurance and he supplement to the safety committee that they already have with all the departments and he believes to be a really beneficial group to have to talk through risk management needs of the city as what is going on in the year and preparing for renewal or evaluating claims. He states they found it insurance committee that met for the first couple of years monthly but they have since adjusted the they have identified a lot of good things with good progress. He states in working with Gibsor is going to talk through a little bit of the details for the public's benefit and answer any questions you bit of a bump in those fees that is accompanied with a lot of additional coverage that they are Insurance they have had some good renewals over the last couple years and this year they had a little

that we have. He adds that went up quite a bit. He explains most of that was driven by the insurance were at and settled on a limit. He states overall it is about a 37% increase on limits to the facilities came back their prices were higher and we pushed on them and got them down more to where we with all the different department heads and validate where they would be at. He states when they are worth and dictate to them what the value of a building is. He states he did go out and worked hit during that time with a lot of loss so now they are less flexible on what we want to say buildings prices went up to when Covid hit, they almost doubled to build something. He states carriers were company completely which is driven by Covid and Loss actually. He states they know what building Jacobs states one of the biggest changes for the city this year was validation of the properties

Compton asks where he got the numbers on the values.

and tell them online systems. Jacobs responds by stating he worked with each of the department heads on each of those and He states the carrier also uses an online system and they come up with the values

Compton asks if they came off a balance sheet

Jacobs responds by stating they did not

Compton states this should affect our balance sheets

provides a hypothetical for the building we are in currently. He states if it were to burn down, they that is two different things. He states insurance value is different then what it is valued at. is correct but it is not just what you can sell it for but also what it would cost to replace Jacobs responds by stating there is a couple things you need to look at. He acknowledges

states to give you an idea of the airport, it went from just the buildings alone at \$1,770,908 to with Sheley at the airport and went through each of the hangars, what they had, how much the that cost has gone up quite a bit over the years. He states to give an answer he went out and sat down they would have to come in and build it just like it is now. He states they look at the cost of that and come in and put a pole barn here or they can't come in and put a steel frame building here. He states would have to build it at the same square footage and like it is right now. He explains they can't runway lights cost and he even called up to find out how much it would cost to replace a hangar.

Sheley states he talked to his consulting engineer and they based that on recent builds they

Compton asks what period of time is that from the \$1.7 million to \$5.3 million

back and was requested more than that and they were able to negotiate it down Jacobs responds by stating that was last year to this year. He states the carrier actually came

Compton states he wishes his house went up that much.

rebuilding it today for the same price two years ago homes. He states if you didn't change the value of your home from two years ago that you are not Jacobs states it probably did if you think about it. He states people don't usually think of their

Compton states it is the replacement value

you really look at it that it is actually just a perfect storm. He states property values have gone which is actually very well compared to the national average of 20% across the country. He states if that is happening across the country in Plymouth, Indiana 20 years ago. He asks how many hailstorms we have had this year. He states tremendously, losses have also gone up tremendously. He asks how many hailstorms you remember one building or all of the buildings at one time. He states the insurance rate itself went up about 5% Jacobs agrees that it is the replacement value and they have to look at the cost to replace any

Listenberger asks if we did have some appraisals done

Treatment Plant was appraised and that went up quite a bit as well. Jacobs responds by stating that was another big one as well. He states the Wastewater

Surrisi asks for clarification on if the Ledyard Water Plant was also appraised

Davidson responds by stating they actually had all three plants appraised

way if that plant was destroyed, they have it valued properly now to get it replaced Jacobs states the Water total went from \$12.6 million to \$19.5 million. He states in the same

Compton states it isn't like they are going to sell the water plant

the value that you need. He states their values are similar as he has been looking at multiple carriers for quite a few years they kept it low. He states this last year with all the market change with the insurance agent, us, can recommend but you determine whether or not you do that or not. He states carriers they are making their own calculations and telling us if you want us to insure it then this is lot. He states they can recommend to raise but it is usually up to you all to do it. He states the Jacobs states several years ago this came up with property values and they talked about it a

Surrisi asks Jacobs if he can share what the previous value on all their property and what the

states you were at \$46.9 million just for buildings and now we are at \$83.5 million so if they have heads. He states they were at \$1.8 million and now they are at \$3.1 million personal property is also one of the things they looked at when they sat down with the department loss then they have up to that \$83.5 million versus the \$46.9 to replace those buildings. He states Jacobs responds by stating even though the price went up there is a lot more coverage. He

Houin states in both cases the value of what they are insuring nearly doubled

definitely doubled. He states personal property is nearly double but not quite 37%. He states not doubled because other things go into it like business interruption but buildings Jacobs responds by stating that is correct. He states the total went up and everything went up

too on his recent renewals. He asks if he can explain the blanket too Listenberger states it is a shocker but it is not unexpected as he has seen this in his businesses

are insured properly. He states they got way out of skew and that's why they started looking at it two states the City of Plymouth signs a statement of values that states to the best of our knowledge they down in Milford, Indiana burnt down they had it insured for \$50 million and that was a newer every year was not cutting it anymore. He states to give an example the Walmart Distribution Center insurance companies aren't mad because it happened so quick. He explains two to three percent what was said originally because we are signing them the best of our knowledge. He states the what was said but when we rebuilt it and the amount came out to \$3.3 million. He states they will instance let's say this building was insured \$1.5 million but now it is at \$3.1 and say we didn't ago. He states when you sign that they will agree to it and cover it up to that limit. He states for Jacobs responds by stating when they look at a blanket, they sign a statement of values. He He states six months from now we have a fire and the insurance company agreed with to us and ask if we know what we are talking about because we just cost them three times

everyone thinks it came back to insure. He states it was \$102 million building so they should have had a pretty good idea of what it cost to replace it. He asks what

Mayor Senter states they won't even be able to replace it.

one thing but making sure you have the right coverage is important as well. have worked out very well to make sure the city is insured and covered properly. He states cost is brought it to their attention that their values are not proper. He states he believes the committees Jacobs states it is the storms that has cost the carriers to take big losses and the storms

surprised the appraisal is the value of the buildings but it is something they need to make sure is through a lot of questions and answers for what they wanted to do. He states he will admit he is Davidson, the Mayor and the City Attorney sat in this committee with Gibson Insurance and went are fully covered then thinking we have enough covered so they do not put more burden on the taxpayer. He states he would rather make sure they Ecker states what Jacobs is saying is very accurate. He states Listenberger, himself,

Houin asks if there is any action that needs to be taken or if this was just for our information Houin asks if this is for the policy renewal that was effective June 1, 2023. Jacobs agrees

there is nothing to add tonight Surrisi responds by stating it is just for their information and states for Stellar Communities

afternoon and all the crew was there hustling to get things in place he would like to shout out the Parks Department as he was showing up at about 3:30 pm in the thank the Mayor and the Promotion of the City Coordinator Laura Mann for hosting that. He states Listenberger states they had a sesquicentennial celebration the other night and he wanted to

July 7th but Mayor's Month of Music starts on July 7th and they will be having nine concerts this street and they appreciate that. He states he would also like to thank the Street Department and the year. He encourages everyone to come out as it will be another great summer of music Police Department for everything as well. He states they will not be having another meeting before Mayor Senter wished to thank the Fire Department for moving their picnic tables out of the



Council Members Compton and Houin moved and seconded to accept the following

communications:

- Minutes of the Board of Public Works and Safety meeting of June 12, 2023
- June 26, 2023 Check Register
- May 2023 Clerk-Treasurer Financial Reports
- May 9, 2023 Board of Aviation Commissioners Minutes
- May 17, 2023 Urban Forest & Flower Committee Minutes May 17, 2023 Redevelopment Commission Minutes

The motion carried.

There being no further business to come before the Council, Council Members Houin and

Milner moved and seconded to adjourn, Mayor Senter declared the meeting adjourned at 7:13 p.m.

Clerk-Treasurer lynn M. Gorski

Mark Senter, Mayor

APPROVED