

REGULAR SESSION, COMMON COUNCIL, October 23, 2023

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on October 23, 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 Shioh Carothers Milner. Clerk-Treasurer Gorski and Human Resources Manager Klingerman were present. The public was able to see and hear the meeting through Microsoft Teams.

Council Members Ecker and Compton moved and seconded to approve the minutes of the regular session of the Common Council on October 9, 2023 as presented. The motion carried.

Mayor Senter introduces Ordinance No. 2023-2221, An Ordinance Amending the Fee Schedule for the Department of Aviation for the City of Plymouth on first reading.

Clerk-Treasurer Gorski introduces Resolution No. 2023-1078, A Resolution of the Common Council of the City of Plymouth to Approve the Application of Venti's Casa, LLC for a Commercial Revitalization Rebate Program Grant. Debra Venti was in attendance to speak on behalf of this.

Venti states she purchased 215 N. Michigan Street where the Radio Station Max 98.5 is. She explains she had already taken care of the trailer for you. She states she is a 1985 Plymouth Graduate who has been gone for thirty years. She explains she has been in the furniture industry for 35 years and has had a great career. She states she has traveled all around the world and worked out of China, Malaysia, Vietnam and has worked with some of the biggest companies in the world. She states she has the biggest job in front of her now because she has grandchildren here in Plymouth so she has decided to come back and helped revitalize two towns along the way. She lists Lenoir, North Carolina and Pascagoula, Mississippi where she was in charge of revitalization. She explains it is very crucial that the living spaces in a downtown are compatible with the retail spaces down below.

She states with that being said you want people living downtown that will spend downtown and invest in the community. She explains she feels very passionate about that so the first thing she did was go to a few of her friends and asked if they could find her a little building downtown that she could live in. She explains being a designer, she purchased the building and gutted it right away so that is where there is some of the problems with traffic. She states it has only been in the past month where they have been unloading huge 2x4's and she does have plans for everyone if they would like to see it. She explains she gutted it as it was a building with four terrible apartments that never should have been lived in. She states she is making one large condo now that is going to be 2,500

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square feet. She provides the council the layout of the prior, before, and after. She states she is building a deck off the back off the back which has caused some of the problems with unloading some of the larger materials. She states the hopes are the drywall will be done next week and then they will be moving along with painting, flooring, cabinets, etc. and she should be in by December. She explains she has been working really closely with Dennis Manuwal who has been awesome. She explains he receives an email every Monday on the updates and he comes through every week.

Houin asks for clarification that she is doing this for her own personal residence. Venti agrees.

Mayor Senter asks if they can award this if she has already started construction.

Listenberger responds by stating he believes what she is asking for is for stuff that has yet to be done.

Venti states she has turned in everything with the bids but she actually had to get started right away because of the weather. She explains she does have receipts from everything that she has done and she can turn those in today.

Listenberger asks what if what she is asking for is only the exterior stuff.

Venti responds by stating it is just the back façade because it had to be cleaned up quite a bit.

Houin states he does not have the ordinance in front of him but the way he remembers it is that it does say that the request is supposed to be made before work starts but he does know in the past they had made exceptions for circumstances that require prompt action. He lists the example of 200 N. Michigan Street when the bricks were bulging and it was a safety hazard that they started the work right away. He adds there had been others but he cannot think about what they were. He believes the only thing about this request that may call to question from the ordinance that he remembers is that the work has started. He does believe that it makes sense because of the weather that they had to get started right away.

Mayor Senter adds that she does have receipts so he does not have a problem with that. He adds that he did notice the most expensive thing on the Lowe's list was the "wild hog rail panel." He asks what that is.

Venti responds by stating because the balcony is almost 16 feet from ground level and she will have a three- and four-year-old there. She states this is their first boy and she grew up with a lot of wild boys in this town so we were afraid he might get through so this is a 4x4 metal panel that you cannot go through.

Ecker asks what the dates were on the quotes.

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Houin responds by stating he sees October 2nd.

Mayor Senter adds he sees September 20th.

Houin adds October 5th.

Ecker states his reason for the question is if you had these quotes in front of you before the previous meeting that he would have thought they would be here so they can make this timely instead of having this conversation.

Venti states she would have loved to do that but they were trying to get materials around and everything is coming in 10-20% higher due to material costs. She responds by stating it is what it is so it can't be helped.

Compton asks if the building was bought in June.

Venti responds by stating she believes so.

Houin states to clarify they have a new version of the Resolution here in front of us that is different from what is in their packet and his understanding from the Clerk-Treasurer is that the original version included sales tax in the estimation and this revised version is just without the sales tax. He explains it calls for a total cost of renovation at \$20,856.66 with a 20% rebate being requested in the amount of \$4,171.33. He asks for clarification that he is looking at the corrected one. Gorski agrees.

Ecker asks with the trailer moving, where they will be parking.

Venti responds by stating she already messaged the A-1 Construction and they recently got a new location to store these materials so he will move those out no problem. She explains the lumber for the balcony and everything has been unloaded so that trailer will not be there anymore. She states people have had plenty of room to go through there and they have been very cautious about that.

Mayor Senter asks about parking on Washington Street.

Venti responds by stating she is not sure who that was but she did have five drywallers in there today so she is going to assume it was one of the drywallers. She apologizes for that and states it is what it is unfortunately. She explains it has been the worst month because everybody is in there but drywall should be done next week and then she will just have one construction person at a time in there.

Council Members Ecker and Houin moved and seconded to approve Resolution No. 2023-1078, A Resolution of the Common Council of the City of Plymouth to Approve the Application of Venti's Casa, LLC for a Commercial Revitalization Rebate Program Grant as corrected. The motion passed by roll call vote.

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

Councilman Opposed: None

RESOLUTION NO. 2023-1078

A RESOLUTION OF THE COMMON COUNCIL OF
THE CITY OF PLYMOUTH TO APPROVE
THE APPLICATION OF VENTIS CASA, LLC
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, Debra Ventis of Ventis Casa, LLC, has made application to the Plymouth Common Council for a Commercial Revitalization Rebate Program grant to assist in the renovation of commercial property at 215 N. Michigan St. for new exterior repairs including rear facade improvements, deck, pergola, and foundation work. The Council met in a public meeting on October 23, 2023, and heard evidence on the application demonstrating eligible expenses for the renovation totaling \$20,856.66. 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. Ventis Casa, LLC's application for a Commercial Revitalization Rebate Program grant for 215 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 215 N. Michigan St., Plymouth, Indiana. In no event shall the rebate to the applicant exceed Four Thousand One Hundred Seventy-One Dollars and Thirty-Three Cents (\$4,171.33).

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 23rd day of October, 2023.

ATTEST:


Lynn M. Gorski, Clerk-Treasurer


Mark Senter, Presiding Officer

Mayor Senter states for Stellar Communities there is nothing to add.

Houin states for the Comprehensive Plan Update they are still waiting on the final version of the Comprehensive Plan Update.

Gorski adds that the draft is up on the MACOG website.

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

communications:

- Minutes of the Board of Public Works and Safety meeting of October 9, 2023
- October 23, 2023 Check Register
- September 2023 Clerk-Treasurer Financial Reports
- October 10, 2023 Technical Review Committee Minutes
- September 12, 2023 Board of Aviation Commissioners Minutes
- September 19, 2023 Redevelopment Commission Minutes

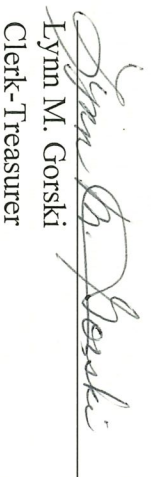
The motion carried.

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 6:41 p.m.

APPROVED



Mark Senter, Mayor


Lynn M. Gorski
Clerk-Treasurer