

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on December 11, 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 Shiloh Carothers Milner. Clerk-Treasurer Gorski and City Attorney Surrisi 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 November 27, 2023 as presented. The motion carried.

Mayor Senter wished to introduce Dan Sellers tonight. He states Sellers is going to be our new City Engineer starting January 1st.

Public Hearing – Additional Appropriations Resolution

NOTICE TO TAXPAYERS OF PROPOSED ADDITIONAL APPROPRIATIONS 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, December 11, 2023, will consider the following additional appropriation in excess of the budget for the current year.	
Fund Name:	City Monetary Gift Fund
Major Budget Classification:	Other Services & Charges
Amount:	\$ 15,900.00
Fund Name:	Park Gift
Major Budget Classification:	Supplies
Amount:	\$ 5,150.00
Fund Name:	Park Gift
Major Budget Classification:	Other Services & Charges
Amount:	\$ 300.00
Fund Name:	AIP023 Reimbursement Grant
Major Budget Classification:	Capital Outlays: Building Improvements
Amount:	\$ 35,849.61
Fund Name:	AIP026 Reimbursement Grant
Major Budget Classification:	Capital Outlays: Building Improvements
Amount:	\$ 126,000.00
Fund Name:	TIF Principle & Interest
Major Budget Classification:	Other Services & Charges
Amount:	\$ 124,440.00
Fund Name:	Park / Cemetery Deposits
Major Budget Classification:	Other Services & Charges
Amount:	\$ 2,200.00
Fund Name:	Financial Guarantees
Major Budget Classification:	Other Services & Charges
Amount:	\$ 50,000.00
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 November 30, 2023 -P	

November 30, 2023 P:\055046 hspadp

Council Members Culp and Houin moved and seconded to open the public hearing. The motion carried.

Clerk-Treasurer Gorski explains that the first additional appropriation needed is in the City Monetary Gift Fund in the amount of \$15,900. She states this is to support appropriated to begin with the beginning of the year as the Mayor's Month of Music had additional music vendors this year. He states the Park Gift Fund for supplies was in the amount of \$5,150 and Park Gift Fund for other services and charges in the amount of \$300. She states these were gifts that were received by the city that were to support Park Programs that were not budgeted at the beginning of the year. She states AIP-023 is a reimbursable grant from the airport, and this was for the runway extension in the amount of \$35,849.61. She states this was not budgeted at the beginning of the year to support the taxiway improvements. She states AIP-026 is also a reimbursable grant which is for the Hangar door replacement in the amount of \$126,000. She states TIF Principles & Interest to pay bonds was also not put into the budget at the beginning of the year in the amount of \$124,440. She states for Park/

Cemetery Deposits, there was not enough budgeted at the beginning of the year as they had more people receive their deposits than what was budgeted for. She states they were received and needed to be refunded to the customers in the amount of \$2,200. She states in Financial Guarantees, the financial guarantees needed to be reimbursed to vendor who made those.

Compton asks how much that totals for all funds.

Gorski responds by stating the total for all funds was \$359,839.61.

Council Members Culp and Longanecker moved and seconded to close the public hearing.

The motion carried.

Public Hearing – Water Utility Improvement Project

City of Plymouth Water Utility Improvement Project Public Hearing Notice On or about December 22, 2023, the City of Plymouth, intends to apply to the Indiana Office of Community and Rural Affairs for a grant from the State Community Development Block Grant (CDBG) Wastewater / Drinking Water Program (WDW). This program is funded by Title I of the federal Housing and Community Development Act of 1974, as amended. These funds are to be used for a community development project that will include the following activities: water utility improvements. The total amount of CDBG funds to be requested is \$700,000. The amount of CDBG funds proposed to be used for activities that will benefit low-and moderate-income persons is \$380,940. The Applicant also proposes to expend an estimated \$1,792,270 in non-CDBG funds on the project. These non-CDBG funds will be derived from the following sources: cash on hand generated via the City's Water Depreciation Funds. The City of Plymouth will hold a public hearing on Monday, December 11, 2023, at 6:30 p.m.,	in the Plymouth City Hall Council Chambers, located at 124 North Michigan Street, Plymouth, Indiana to provide interested parties an opportunity to express their views on the proposed federally funded CDBG project. Persons with disabilities or non-English speaking persons who wish to attend the public hearing and need assistance should contact Sean Surrisi, ADA Coordinator at (574) 936-2948 not later than Friday, December 8, 2023. Every effort will be made to make reasonable accommodations for these persons. Information related to this project will be available for review prior to the public hearing as of November 27, 2023 at the Mayor's Office and Clerk-Treasurer's Office located at 124 North Michigan Street, Plymouth, Indiana between the hours of 9:00 a.m. to 4:00p.m., Monday-Friday. Citizens are invited to provide comments regarding these issues either at the public hearing or by prior written statement. Written comments should be submitted to	Lynn Gorski, Clerk Treasurer, 124 North Michigan Street, Plymouth, Indiana 46563, no later than Friday, December 8, 2023, in order to ensure placement of such comments in the official record of the public hearing proceedings. A plan to minimize displacement and provide assistance to those displaced has been prepared by City of Plymouth and is also available to the public. However, this project will result in no displacement of any persons or businesses. For additional information concerning the proposed project, please contact Shannon McLeod, Project Coordinator, at (812) 663-7385 or email her at shannon@pprgrant.com. November 27, 2023 PN351987 hspaxlp
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Council Members Houin and Ecker moved and seconded to open the public hearing. The motion carried.

Shannon McLeod with Priority Project Resources states she has had the honor of being the city's federal grant writer for the past several years. She states they are currently working on an application that they plan to submit to the Office of Community and Rural Affairs (OCRA) on December 22, 2023 for a water utility improvement project. She states for the grant process, they are required to conduct two public hearings in which they did one in October and the second is this evening. She proceeds to pass around a sign in sheet. She explains the purpose of the public hearing is to inform the general public of our intent and allow them the opportunity to ask any questions and voice any concerns. She states given the fact they have been in the process for a while, she is going to summarize this the best she can. She adds the project scope is straightforward. She states they will be rehabilitating the existing Water Tower #2 on the west side of city out at PIDCO Drive. She

explains it is a 1-million-gallon elevated storage tank that was built in 1977 and the water utility has done a great job of maintaining that tank over the years. She states every now and then, about 15 years or so, it needs a little more structural rehabilitation than what they are able to do. She states what will be transpiring is that tank is going to get a real good cleaning on the inside out, an abrasive scrub, and all of the paint interior and exterior will be removed with new coatings applied. She states there will also be some structural modifications as some spots have rusted and they would not want that to eat through so those issues need to be addressed now. She states unfortunately they need a company that specializes in water towers as not just anybody is allowed to go up there and do that.

McLeod states that's one of the elements of the project. She states the elements will entail some water distribution updates. She states they have a line on East Jefferson Street out by the schools that is a 4-6" water main and it does not have enough capacity flow so it is prone to breaks. She states Davidson's crew has been out there a time or two to deal with those dilemmas. She explains mainly from a fire suppression standpoint, it only pumps 500 gallons per minute and your pumper trucks need about 1,500 gallons per minute. She states it would be better to take that out, abandoning it, and putting in a new 12" water main, along with additional fire hydrants. She explains that will hopefully eliminate the issues they are experiencing there. She states south of downtown in the Plum, Gilmore, and Douglas areas, they have some dead-end water lines installed back in the 1940's so age is a concern. She states lines are also dead-ends so the water does not continuously flow so there is stagnant water that is not as desirable as having water moving. She states additionally there is some maintenance concerns down there if they did break with the train tracks down there. She states the main concern that they have is a portion of water line is exposed in the Yellow River bed. She states in the event something could knock that and break it that it would contaminate the entire distribution system. She states that portion of the line is going to be completely abandoned, so it will loop and totally eliminate the Yellow River issue.

McLeod states the cost estimates were put together by Midwestern Engineering who has historically worked with the water utility for the past several years. She states they updated these numbers in October of 2023 and given the construction costs of everything, they tried to build some buffer into there. She explains the total project cost they are estimating with construction/ non-construction is at \$2,492,270. She states they will be requesting from OCRA, a \$700,000 grant. She explains that is the maximum that they can and in turn the city will be matching that with \$1,792,270 of cash on hand in the current water depreciation fund. She states with the influx of \$700,000 that it will not drain that account. She states there will be some remaining for buffer, for emergency, and

future water utility needs. She states the application goes in on December 22, 2023 and grant awards are to be made sometime early February. She explains she wants it to be clear that this is an extremely competitive process but if they do not submit then the answer is surely no. She believes the city has an overall strong application.

Compton asks how long the project will take and if it will disrupt the water in the community.

McLeod explains she may defer to Utility Superintendent Davidson to answer that question but from what she is gathering is the engineers already have the plans and specifications complete so once they receive grant award in February, they will have a little administrative work to do. She lists that will include grant agreements, environmental releases, but she believes they plan to take this out to bid by mid-March with the project starting sometime in April. She states she would anticipate that the size of this project, as far as the water lines, should be relatively quick. She doesn't anticipate that it would be much more than two months of construction on the lines.

Davidson believes it will be done in one construction season, and being generous, it will possibly be done towards the fall of next year as far as the water mains are concerned.

McLeod explains that the water tower will be contingent upon the contractor. She states it will be bid in March as well, but those contractors are spread out throughout the country. She anticipates it will be people from Pennsylvania and Texas that are going to be bidding on it. She states they may take a little longer to get started but once they are here, they stay here and get it done.

Compton asks if being down one water tower will affect the water available.

Davidson responds by stating they shouldn't have any interruptions with water as they periodically use one tower when they are having one cleaned or inspected. He states they will just have to prepare for it and have their tower water levels higher.

Mayor Senter asks if there is any word on putting the city logo on the side of it.

Davidson responds by stating due to the expense, they chose not to. He states that is a decision to be made if there are funds for it.

Council Members Ecker and Milner moved and seconded to close the public hearing. The motion carried.

City Attorney Surrisi introduces Ordinance No. 2023-2223, An Ordinance Authorizing the City of Plymouth to Issue its "Taxable Economic Development Revenue Bonds of 2023 (Water

Street Townhomes Project)” and Approving and Authorizing Other Actions in Respect Thereto on second reading.

Surrisi introduces Heidi Amspauagh and Kyle Carlson with Baker Tilly, who is our financial advisors for the project. He introduces our bond council Lisa Lee.

Lee states she is with ICE Miller and they are serving as bond council for this project. She states this is the bond ordinance authorizing the Water Street Townhomes Project. She states this authorizes an amount not to exceed \$1,750,000 and in term not to 20 years. She states this both TIF #2 as well as the new Water Street Allocation area which is what she would call a project specific area. She states the allocation area is specifically around the project, however, you need TIF #2 to help market those bonds and help pay for those bonds so it is also payable from TIF #2. She states it is on parody with our current outstanding bonds. She states this ordinance approves Financing Agreement and the Trust Indenture. She states there is also going to be a partial taxpayer agreement from the Easterday Construction group that will guarantee the property taxes of the project. She states it will not be the full debt service because it is payable from both TIF #2 and the Water Street Project but these will at least guarantee the property taxes for the project. She states that is an additional security there as these will be marketed to a third party. She believes beyond that this authorizes the Mayor and Clerk-Treasurer to authorize documents with some changes to the forms. She states the changes can be to not exceed the issuance amount to the interest rate or the term. She states there can be minor changes to the financing agreement or the trust indenture that do not involve financing terms. She states anything changing would have to come back to this meeting.

Amspauagh states the bond ordinance in front of you tonight does have maximum legal parameters included in it. She states the feasibility she wants to walk through here are where they anticipate where the numbers to come in at. She states it is still slightly conservative as far as the numbers go. She shares her screen and presents her presentation.

Estimated Project Funding *

Taxable Economic Development Revenue Bonds, Series 2023 (4)	\$1,105,000
Assumed Cash Contribution from READI monies	520,000
Assumed Cash Contribution from TIF 2 monies (5)	90,000
Total Estimated Project Funding	<u>\$1,715,000</u>

Estimated Project Costs *

Net proceeds available for Projects (1)		
Townhome Project	\$1,320,000	
Other Projects	150,000	
		\$1,470,000
Capitalized interest (2)		0
Debt service reserve (3)		131,394
Bank Fee		10,000
Allowance for Bond issuance costs and contingencies		103,605
Total Estimated Project Costs		<u>\$1,715,000</u>

Amspagh explains that a debt service reserve is a common financing security on a bond issuance, as it is funds set aside at closing that can be used to pay on the bonds if for any reason the TIF revenues that are securing these bonds is not sufficient, then this debt service reserve would cover that shortfall. She clarifies these are estimates. She states the allowance for bond issuance costs and contingencies would cover legal counsel, our fee, if local council has any fee, etc. She restates these numbers are estimates at this time until they get closer to closing for these bonds. She continues her presentation.

ESTIMATED ANNUAL PROJECT TAX INCREMENT

Proposed Development	Estimated Sq. Ft. (2)	AV per Sq. Ft. (3)	Taxes Payable Year (1)	
			2026	2027
Existing not assessed value (4)			\$157,100	\$157,100
Demolition (5)			(141,900)	(141,900)
Rental Townhomes	12,086	\$120	779,160	1,559,320
Retail	1,351	\$70	47,285	94,570
Net assessed value (3)			841,645	1,669,090
Less: Base assessed value (4)			(157,100)	(157,100)
Incremental assessed value			684,545	1,510,990
Times: Net tax rate (6)			\$3.1336	\$3.1336
Estimated Tax Increment			21,450	47,350
Less: Circuit Breaker Tax Credit (7)			(7,286)	(16,185)
Estimated Net Tax Increment			\$14,164	\$31,166

- (1) Assumes the proposed development will be 50% constructed and assessed as of January 1, 2025 for taxes payable in 2026 and 100% constructed and assessed as of January 1, 2026 for taxes payable in 2027.
(2) Based on information provided by the Developer.
(3) Estimated assessed value is based on comparable properties in Marshall County. The actual assessed value will be determined by the Marshall County Assessor upon completion, and the actual value may vary materially from the value assumed in this illustration. Does not account for any change in land assessed value.
(4) Represents the pay 2024 net assessed value of the parcels comprising of the Proposed Townhome Development, including parcels: 50-32-93-104-943.000-019, 50-32-93-104-939.000-019, and 50-32-93-104-936.000-019. Parcel 50-32-93-104-943.000-019 is owned by the City of Plymouth and exempt from property taxes in 2024.
(5) Assumes existing building improvement value is demolished prior to construction, per the Developer.
(6) Represents the certified pay 2023 tax rate for the Plymouth Center taxing district.
(7) Assumes the Circuit Breaker Tax Credit, which limits property tax liability to 2% of gross assessed value for rental residential property and 3% of gross assessed value for commercial property is applied.

Note: Does not account for any increases in assessed value for the brewery project renovation.

COMPARISON OF ESTIMATED ANNUAL REVENUES AND OBLIGATIONS

Taxes Payable Year	Estimated Townhome Project Tax Increment	Estimated TIF 2 Allocation Area TIF Revenues	Allowance for Annual TIF Admin Fees	Estimated Net Revenues	Obligations			Estimated TIF Revenues Remaining	Estimated Revenue to Debt Service Coverage
					Outstanding 2012 Bond Debt Service	Estimated 2023 Bonds	Total		
	(1)	(2)	(3)	(4)	(5)	(6)	(7)	(8)	(9)
2024		\$102,800	(\$5,000)	\$297,800	(\$124,160)	(\$107,921)	(\$232,081)	\$66,719	128%
2025		302,800	(5,000)	297,800	(125,640)	(109,225)	(234,865)	62,935	127%
2026	\$14,164	302,800	(5,000)	311,964	(126,880)	(121,463)	(248,343)	63,621	126%
2027	31,166	302,800	(5,000)	328,966	(128,040)	(132,563)	(260,603)	66,363	126%
2028	31,166	302,800	(5,000)	328,966		(260,900)	(260,900)	66,066	125%
2029	31,166	302,800	(5,000)	328,966		(262,250)	(262,250)	66,716	125%
2030	31,166	302,800	(5,000)	328,966		(262,788)	(262,788)	66,178	125%
2031	31,166	302,800 (7)	(5,000)	328,966		(262,188)	(262,188)	66,778	125%
2032	31,166		(5,000)	26,166				26,166	
2033	31,166		(5,000)	26,166				26,166	
2034	31,166		(5,000)	26,166				26,166	
2035	31,166		(5,000)	26,166				26,166	
2036	31,166		(5,000)	26,166				26,166	
2037	31,166		(5,000)	26,166				26,166	
2038	31,166		(5,000)	26,166				26,166	
2039	31,166		(5,000)	26,166				26,166	
2040	31,166		(5,000)	26,166				26,166	
2041	31,166		(5,000)	26,166				26,166	
2042	31,166		(5,000)	26,166				26,166	
2043	31,166		(5,000)	26,166				26,166	
2044	31,166		(5,000)	26,166				26,166	
2045	31,166		(5,000)	26,166				26,166	
2046	31,166		(5,000)	26,166				26,166	
2047	31,166		(5,000)	26,166				26,166	
2048	31,166		(5,000)	26,166				26,166	
Totals	\$699,805	\$2,422,400	(\$125,000)	\$2,997,205	(\$504,720)	(\$1,519,295)	(\$2,024,015)	\$973,189	

- (1) See page 2. Assumes the Redevelopment Commission continues to capture Project Tax Increment for the maximum 25-year period beyond the maturity of the 2023 Bonds.
(2) See page 7. Accounts for the impact of removing parcel 50-32-93-104-943.000-019 and parcel 50-32-93-104-224.000-019 from the TIF 2 Allocation Area starting in taxes payable year 2024.
(3) Includes annual fees and expenses incurred by the Redevelopment Commission related to monitoring Tax Increment, filing required annual reports, post-issuance questions related to the Bonds, etc.
(4) See page 6.
(5) See page 4.
(6) Per the Bond Resolution for the outstanding 2012 Bonds, the estimated tax increment to be received each year shall be equal to at least 125% of the debt service or lease rentals on the outstanding 2012 Bonds combined with any proposed party obligations.
(7) A portion of the East Jefferson/Central Business District (TIF 2) Allocation Area expires in 2031.

Note: Assumes a new TIF Allocation Area is created made up of the proposed townhome project and proposed brewery project parcels and the 25-year life of new TIF Area begins on the closing date of the 2023 Bonds.

Amspaugh states TIF 2 is an existing TIF area of the city that is generated a majority of the TIF that will be paying these bonds. She states a majority of that TIF area does mature in 2031 as you see that revenue stream ending. She states that is the reason why they structured the bond term to be eight years. She continues the presentation.

**PRELIMINARY AMORTIZATION OF \$1,105,000* PRINCIPAL AMOUNT OF
TAXABLE ECONOMIC DEVELOPMENT REVENUE BONDS, SERIES 2023**
Assumes Bonds dated December 28, 2023

Payment Date	Principal Outstanding	Principal	Illustrative Interest Rate	Illustrative Interest	Illustrative Net Debt Service	Illustrative Fiscal Year Debt Service
08/01/24	\$1,105,000	\$15,000	(1)	\$42,496	\$57,496	
02/01/25	1,090,000	15,000	6.50%	35,425	50,425	\$107,921
08/01/25	1,075,000	20,000	6.50%	34,938	54,938	
02/01/26	1,055,000	20,000	6.50%	34,288	54,288	109,225
08/01/26	1,035,000	25,000	6.50%	33,638	58,638	
02/01/27	1,010,000	30,000	6.50%	32,825	62,825	121,463
08/01/27	980,000	35,000	6.50%	31,850	66,850	
02/01/28	945,000	35,000	6.50%	30,713	65,713	132,563
08/01/28	910,000	100,000	6.50%	29,575	129,575	
02/01/29	810,000	105,000	6.50%	26,325	131,325	260,900
08/01/29	705,000	110,000	6.50%	22,913	132,913	
02/01/30	595,000	110,000	6.50%	19,338	129,338	262,250
08/01/30	485,000	115,000	6.50%	15,763	130,763	
02/01/31	370,000	120,000	6.50%	12,025	132,025	262,788
08/01/31	250,000	125,000	6.50%	8,125	133,125	
02/01/32	125,000	125,000	6.50%	4,063	129,063	262,188
Totals		\$1,105,000		\$414,296	\$1,519,296	\$1,519,296

(1) We have prepared the interest rate assumptions using our evaluation of the underlying credit pledge to this financing and current market conditions. These factors are subject to change. Changes may result in the actual interest rates varying from the interest rates assumed for this analysis and that variance may be material.

*Preliminary, subject to change.

Amspaugh states the amortization schedule is the payment schedule similar to a mortgage schedule on a house. She explains there is a principal component and an estimated interest rate. She states they currently have a request for proposals out to local banks to try to find a purchaser for these bonds and hopefully by Friday they have more information from your local banks to get their interest in buying these bonds so we can have a better idea of what this interest rate might be. She states it will be a fixed interest rate at closing for this eight-year term of the bond issue.

Compton asks what the mention was of the brewery.

Surrisi responds by stating the Yellow River Brewery project is at 101 S. Michigan Street. He states the proposal is of using \$150,000 of the bond proceeds to be used for that project. He states it is anticipated about \$900,000 project improvements in that building. He explains they are going to renovate that building into a restaurant and depending on Department of Natural Resources (DNR) approval, they are going to have some outdoor decks that would be built but it is primarily renovating the interior of that building. He states the Water Street Townhomes Project is roughly a \$4.5 million investment. He explains there will be the \$520,000 in READI grant funds that have been secured for that project and \$800,000 of the bond proceeds would be provided for that project and that would serve as their local match to meet grant requirements.

Amspaugh adds that at this time they have not included the brewery project into the TIF estimates so this is a conservative estimate at this point in time.

Compton asks where the money will be coming from if it does not come from TIF funds.

Surrisi responds by stating they sell the bonds and what bank purchase them will deliver the bond proceeds at closing that will be held by a trustee bank. He states trustee bank will make disbursements to both of the developers as they submit claims for project funds showing they have invested those funds in the actual capital improvements. He states payments of the bonds over the eight-year term are made with TIF funds from TIF District #2 which encompasses the downtown.

Compton asks if this is for both projects.

Surrisi responds by stating for both projects as well as they are in the process of confirming this with a resolution later in this meeting and then the Redevelopment Commission will confirm it at their following meeting. He states they are creating a new allocation area that just encompasses the footprint of the townhomes, runs down water street, and then attaches to the brewery area. He explains this will be a new allocation area that will have its own 25-year life so that TIF revenue can be captured. He states the bonds will be paid for by TIF generated on that new allocation area as well as the overall TIF 2 District.

Council Members Ecker and Houin moved and seconded to approve Ordinance No. 2023-2223, An Ordinance Authorizing the City of Plymouth to Issue its "Taxable Economic Development Revenue Bonds of 2023 (Water Street Townhomes Project)" and Approving and Authorizing Other Actions in Respect Thereto on second reading. The motion passed by roll call vote.

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

Councilman Opposed: Compton

City Attorney Surrisi introduces Ordinance No. 2023-2223, An Ordinance Authorizing the City of Plymouth to Issue its "Taxable Economic Development Revenue Bonds of 2023 (Water Street Townhomes Project)" and Approving and Authorizing Other Actions in Respect Thereto on third reading.

Council Members Ecker and Culp moved and seconded to approve Ordinance No. 2023-2223, An Ordinance Authorizing the City of Plymouth to Issue its "Taxable Economic Development Revenue Bonds of 2023 (Water Street Townhomes Project)" and Approving and Authorizing Other Actions in Respect Thereto on third reading. The motion passed by roll call vote.

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

Councilman Opposed: Compton

REGULAR SESSION, COMMON COUNCIL, December 11, 2023

ORDINANCE NO. 2023-2223

ORDINANCE AUTHORIZING THE CITY OF PLYMOUTH TO
ISSUE ITS "TAXABLE ECONOMIC DEVELOPMENT
REVENUE BONDS OF 2023 (WATER STREET TOWNHOMES
PROJECT)" AND APPROVING AND AUTHORIZING OTHER
ACTIONS IN RESPECT THEREOF

WHEREAS, the Plymouth Economic Development Commission ("Commission") conducted a public hearing and adopted a resolution on December 11, 2023, which resolution has been transmitted hereto, finding that the financing of certain economic development facilities of Easterday Construction Co., Inc. ("Developer") complies with the purposes and provisions of IC 36-7-11.9 and -12 (collectively, "Act") and that such financing will be of benefit to the health and welfare of the City of Plymouth, Indiana ("City") and its citizens; and

WHEREAS, it is anticipated that the Plymouth Redevelopment Commission ("Redevelopment Commission") will pledge Pledged Tax Increment collected in the Water Street Allocation Area and the TIF #2 Allocation Area, on a parity with the Outstanding Bonds payable from tax increment collected in the TIF #2 Allocation Area (each as defined in the hereinafter defined Financing Documents and hereinafter, collectively, "Allocation Areas") pursuant to its resolution anticipated to be adopted on December 19, 2023), to be used to pay debt service on the hereinafter defined Bonds, pursuant to a Financing and Covenant Agreement between the Company and the City, dated as of the first day of the month the Bonds are sold or issued ("Financing Agreement"). The City shall issue its Taxable Economic Development Revenue Bonds, Series 2023 (Water Street Townhomes Project) ("Bonds"), to be issued in one or more series, to finance the construction of capital improvements permissible under IC 36-7-11.9, IC

36-7-12 and IC 36-7-14, together with all necessary appurtenances, related improvements and equipment needed to serve the development of economic development facilities consisting of a new townhome/commercial development (collectively, "Project"), in or physically connected to the Allocation Areas, costs of issuance, capitalized interest, if necessary, a debt service reserve, if necessary, and related expenses; and

WHEREAS, the Commission has heretofore approved and recommended the adoption of this form of ordinance by this Common Council, has considered the issue of adverse competitive effect and has approved the forms of and has transmitted for approval by the Common Council the Financing Agreement, the Trust Indenture (including form of Bonds) between the Issuer and a trustee to be determined ("Trustee"), dated as of the first day of the month the Bonds are sold or issued ("Indenture") and the Bond Purchase Agreement among the Issuer, the Developer and the purchaser of the Bonds;

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF PLYMOUTH, INDIANA, THAT:

Section 1. It is hereby found that: (i) the financing of the economic development facilities, including the Project, in or physically connected to the Allocation Areas referred to herein and in the Financing Documents approved by the Commission and presented to this Common Council; (ii) the issuance and sale of the City's Taxable Economic Development Revenue Bonds, Series 2023 (Water Street Townhomes Project) ("Bonds"); (iii) utilizing the proceeds of the Bonds for the construction of the Project; (iv) the payment of the Bonds from Pledged TIF Revenues (as defined in the Financing Documents) collected in the Allocation

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Areas, on a parity with the Outstanding Bonds with respect to the TIF #2 Allocation Area; and (v) the securing of the Bonds under the Indenture, complies with the purposes and provisions of the Act and will be of benefit to the health and welfare of the City and its citizens. The proceeds of the Bonds will be used for the financing of the construction of a portion of the Project and the costs of issuance of the Bonds, including funding capitalized interest, if necessary, and a debt service reserve, if necessary. The Common Council further finds, determines, ratifies and confirms that the promotion of economic development, creation of new job opportunities and increased investment in the City is desirable to preserve the health, safety and general welfare of the citizens of the City; and that it is in the public interest that the Commission and the Issuer to take such action as they lawfully may to encourage economic development, creation of job opportunities, creation of multi-family housing and increased investment in the City.

Section 2. At the public hearing held before the Commission, the Commission considered whether the funding of a portion of the Project would have an adverse competitive effect on any similar facilities located in or near the City, and subsequently found, based on findings of fact set forth in its resolution transmitted hereto ("Resolution") and the absence of evidence from the public or a competitor of substantive probative value, that the funding of a portion of the Project would not have an adverse competitive effect. This Common Council hereby confirms the findings on adverse competitive effect set forth in the Commission's Resolution, and hereby finds that the construction of the Project will be of benefit to the health and welfare of the citizens of the City.

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Section 3. The substantially final forms of the Financing Agreement, the Indenture (including form of Bonds) and the Bond Purchase Agreement approved by the Commission are hereby approved (herein collectively referred to as the "Financing Documents" as referred to in the Act), and the Financing Documents are attached hereto as Exhibit A. In accordance with the provisions of IC 36-1-5-4, two (2) copies of the Financing Documents are on file in the office of the Clerk-Treasurer for public inspection.

Section 4. The City may issue its Bonds, maturing no later than twenty (20) years from their date of issuance, in the aggregate principal amount not to exceed \$1,750,000. The Bonds are to be issued for the purpose of procuring funds to pay the costs of construction of a portion of the Project, all as more particularly set out in the Indenture and the Financing Agreement, which Bonds will be payable as to principal and interest from Pledged TIF Revenues collected in the Allocation Areas pursuant to the Financing Documents or as otherwise provided in the Indenture. The Bonds shall be issued in fully registered form in denominations of \$1,000 and integral multiples thereof or as provided in the Indenture, payable semiannually on February 1 and August 1. The Bonds shall be subject to optional redemption prior to maturity at the option of the City, on any date, upon thirty (30) days' written notice, at face value, plus in each case accrued interest to the date fixed for redemption, with no premium, as further provided in the Indenture. The Bonds may be issued as term bonds subject to mandatory sinking fund redemption. Payments on the Bonds are payable in lawful money of the United States of America by check mailed or delivered to the registered owners or by wire transfer as provided in the Indenture. The Bonds shall never constitute a general obligation of, an indebtedness of, or a

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charge against the general credit of the City as described in the Indenture nor are the Bonds payable in any manner from revenues raised by taxation except for Pledged TIF Revenues collected in the Allocation Areas.

Section 5. The Mayor and the Clerk-Treasurer are authorized and directed to sell the Bonds to the purchaser thereof at a price not less than 99% of the par value thereof and shall accrue interest at a rate not to exceed 8% per annum.

Section 6. The Bonds may be both purchased by the bond purchaser in installments and drawn down by the Developer in installments (subject to the Internal Revenue Code).

Section 7. The Mayor and the Clerk-Treasurer are authorized and directed to execute and attest, manually or electronically, and to affix or imprint by any means the City seal to, the documents constituting the Financing Documents approved herein on behalf of the City and any other document which may be necessary or desirable prior to, on or after the date hereof to consummate or facilitate the transaction, including the Bonds authorized herein. The Mayor and the Clerk-Treasurer are hereby expressly authorized to approve any modifications or additions to the documents constituting the Financing Documents which take place after the date of this ordinance with the review and advice of counsel to the City; it being the express understanding of this Common Council that the Financing Documents are in substantially final form as of the date of this ordinance. The approval of these modifications or additions shall be conclusively evidenced by the execution and attestation thereof and the affixing of the seal thereto or the imprinting of the seal thereon; provided, however, that no such modification or addition shall change the terms and conditions set forth in IC 36-7-12-27(a)1-10, including the maximum

principal amount of, interest rate on or term of the Bonds as approved by the Common Council by this ordinance without further consideration by the Common Council. The signatures of the Mayor and the Clerk-Treasurer on the Bonds may be either manual or facsimile signatures. The use of electronic signatures by the Mayor and the Clerk-Treasurer are authorized and affirmed with full valid legal effect and enforceability. The Clerk-Treasurer is authorized to arrange for delivery of such Bonds to the Trustee, and payment for the Bonds will be made to the Trustee and after such payment, the Bonds will be delivered by the Trustee to the purchaser thereof. The Bonds shall be originally dated the date of issuance and delivery thereof.

Section 8. The provisions of this ordinance and the Indenture securing the Bonds shall constitute a contract binding between the City and the holders of the Bonds, and after the issuance of the Bonds, this ordinance shall not be repealed or amended in any respect which would adversely affect the rights of such holders so long as the Bonds or the interest thereon remains unpaid.

Section 9. This ordinance shall constitute "official action" for purposes of compliance with state laws requiring governmental action as authorization for future reimbursement from the proceeds of Bonds.

Section 10. This ordinance shall be in full force and effect from and after its passage and approval by the Mayor.

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Passed and adopted by the Common Council of the City of Plymouth, Indiana, this 11th day of December, 2023.

COMMON COUNCIL OF THE CITY OF
PLYMOUTH, INDIANA


Presiding Officer

Attest:


Clerk-Treasurer

Presented by me to the Mayor of the City of Plymouth, Indiana, on the 11th day of December, 2023, at the hour of 7:46 p.m.


Clerk-Treasurer

This ordinance approved and signed by me, the Mayor of the City of Plymouth, Indiana, on the 11th day of December, 2023, at the hour of 7:54 p.m.


Mayor

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City Attorney Surrisi introduced the 2024 Agreement for Planning Services.

Surrisi states this is the same agreement they have had for many years and this includes the 5% increase in the payment term that mirrors the raise employees in general were provided for 2024.

Listenberger asks if these will require a separate motion.

Surrisi responds by stating we could motion to approve them all at once if you like.

City Attorney Surrisi introduced the 2024 Agreement for Transportation Services.

Surrisi states this is the same agreement we have had with them for many years.

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Council Members Ecker and Culp moved and seconded to approve the 2024 Agreement for Planning Services, along with the 2024 Agreement for Transportation Services. The motion carried.

Surrisi states there is no action needed for the 2023 Certification of Compliance with Nepotism and Contracting Policies but these are here to sign. He explains these are several certifications noting you have been in compliance with the city's nepotism and contracting policies. He states those were policies that were introduced under a State Law back in 2012 that they were required to adopt that doesn't entirely prohibit contracting with relatives of elected officials but it requires public disclosure and other steps. He states the nepotism law prohibits the hiring of any relatives under your direct supervision. He clarifies this just states we didn't violate any of those rules in the past year and that is a compliance term with receiving their budget next year.

City Attorney Surrisi introduced Resolution No. 2023-1080, Additional Appropriations Resolution.

Council Members Houin and Milner moved and seconded to approve Resolution No. 2023-1080, Additional Appropriations Resolution. The motion passed by roll call vote.

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

Councilman Opposed: None

RESOLUTION NO. 2023-1080

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 REQUESTED	AMOUNT APPROVED BY FISCAL BODY	
Fund Name: City Monetary Gift Fund			
Major Budget Classification: Other Services & Charges	15,900.00	15,900.00	
TOTAL for Other Services & Charges	15,900.00	15,900.00	
Fund Name: Park Gift			
Major Budget Classification: Supplies	5,150.00	5,150.00	
TOTAL for Supplies	5,150.00	5,150.00	
Fund Name: Park Gift			
Major Budget Classification: Other Services & Charges	300.00	300.00	
TOTAL for Other Services & Charges	300.00	300.00	
Fund Name: AIP023 Reimbursement Grant			
Major Budget Classification: Capital Outlays	35,849.61	35,849.61	
TOTAL for Capital Outlays	35,849.61	35,849.61	
Fund Name: AIP026 Reimbursement Grant			
Major Budget Classification: Capital Outlays	126,000.00	126,000.00	
TOTAL for Capital Outlays	126,000.00	126,000.00	
Fund Name: TIF Principle & Interest			
Major Budget Classification: Other Services & Charges	124,440.00	124,440.00	
TOTAL for Other Services & Charges	124,440.00	124,440.00	
Fund Name: Park/Cemetery Deposits			
Major Budget Classification: Other Services & Charges	2,200.00	2,200.00	
TOTAL for Other Services & Charges	2,200.00	2,200.00	
Fund Name: Financial Guarantees			
Major Budget Classification: Other Services & Charges	50,000.00	50,000.00	
TOTAL for Other Services & Charges	50,000.00	50,000.00	

Passed and adopted this 11th day of December, 2023.

NAY

Attest:

Lynn M. Gorski
Lynn M. Gorski
Clerk-Treasurer

AYE
[Signatures]

City Attorney Surrisi introduced Resolution No. 2023-1081, A Resolution of the Providing for the Transfer of Appropriations Within Departments and Funds of the City of Plymouth, Indiana

REGULAR SESSION, COMMON COUNCIL, December 11, 2023

as Requested by the Department of Heads and Forwarded to the Common Council for their Action and Passage Pursuant to IC 6-1.1-18-6.

Council Members Ecker and Listenberger moved and seconded to approve Resolution No. 2023-1081, A Resolution of the Providing for the Transfer of Appropriations Within Departments and Funds of the City of Plymouth, Indiana as Requested by the Department of Heads and Forwarded to the Common Council for their Action and Passage Pursuant to IC 6-1.1-18-6. The motion passed by roll call vote.

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

Councilman Opposed: None

RESOLUTION 2023-1081

A RESOLUTION PROVIDING FOR THE TRANSFER OF APPROPRIATIONS WITHIN DEPARTMENTS AND FUNDS OF THE CITY OF PLYMOUTH, INDIANA AS REQUESTED BY THE DEPARTMENT HEADS 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 various departments.

WHEREAS, it has been shown that certain existing appropriations have unobligated balances will be available for transferring as follows:

Department	From Account	To Account	Amount	Department	From Account	To Account	Amount
Financial Board	1101.007.436.0100 Maintenance Contracts	1101.004.421.0000 Office Supplies	500.00	Aviation - Continued	2206.000.423.0300 Tools	2206.000.431.0500 Utilities	398.37
		Total	500.00		2206.000.429.0000 Other Supplies	2206.000.431.0500 Utilities	1,614.85
					2206.000.429.0000 Other Supplies	2206.000.436.0100 Repairs/Labor	774.11
Sanitation	1101.008.429.0000 Other Supplies	1101.008.421.0000 Office Supplies	200.00		2206.000.429.0000 Other Supplies	2206.000.439.0900 Drugs & Taxes	31.04
	1101.008.436.0100 Maintenance Contracts	1101.008.421.0000 Office Supplies	183.97		2206.000.429.0000 Other Supplies	2206.000.439.0900 Employer Drug Screen/Physicals	185.00
	1101.008.439.0000 Vehicle Collection	1101.008.421.0000 Office Supplies	200.00		2206.000.429.0000 Other Supplies	2206.000.439.0910 Instruction/Training	355.00
		Total	583.97			Total	11,456.37
Police	1101.009.412.0100 Health Insurance	1101.009.412.0210 Gasoline Only	12,500.00	Park Non-Reverting	2211.000.429.0000 Other Supplies	2211.000.411.0180 Salaries Part Time	5,535.04
	1101.009.413.0500 Health Insurance	1101.009.416.0100 Maintenance Contracts	12,341.31		2211.000.429.0000 Other Supplies	2211.000.411.0100 Social Security	433.59
		Total	25,441.31			Total	6,028.63
Fire	1101.010.436.0200 Repairs/Labor	1101.010.422.0200 Garage & Motor	694.05	River Park Square-Phase 2 Grant	4502.000.444.0500 Improvements	4502.000.431.0000 Professional Services	43,398.00
	1101.010.436.0200 Repairs/Labor	1101.010.422.0210 Fuel	3,800.00			Total	43,398.00
		Total	4,494.05				
City Lights & Power	1101.012.423.0000 Other Materials	1101.012.431.0500 Contractual Services	5,000.00				
		Total	5,000.00				
Aviation	2206.000.423.0300 Garage & Motor	2206.000.431.0500 Contractual Services	158.00				
	2206.000.423.0310 Fuel	2206.000.431.0500 Contractual Services	1,660.00				
	2206.000.423.0300 Other Materials	2206.000.431.0500 Contractual Services	1,569.54				
	2206.000.423.0300 Other Materials	2206.000.431.0500 Utilities	4,632.46				

NOW THEREFORE, be it resolved by the Common Council of the City of Plymouth, Indiana, that for the expenses of various departments 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 11th day of December, 2023.


Mark Senter, Presiding Officer

Attest:

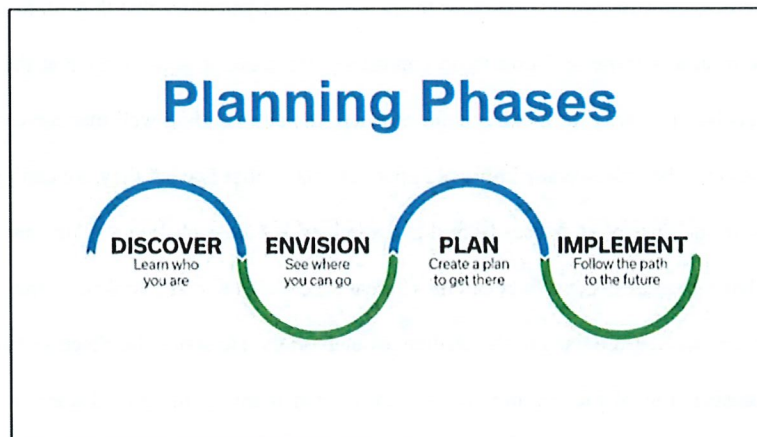
Lynn M. Gorski
Clerk-Treasurer

City Attorney Surrisi introduced Resolution No. 2023-1085, A Resolution of the Plymouth Common Council Adopting the Plymouth Forward 2040 Comprehensive Plan.

Houin states he is here tonight on behalf of the Steering Committee of the Comprehensive Plan as seen below.

Steering Committee		
Allie Shook	Gary Neidig	Norma Rodriguez
Angie Rupchock-Schafer	Greg Hildebrand	Ralph Booker
Anna Kietzman	Jeff Houin	Sean Surrisi
Brent Martin	Kevin Berger	Ty Adley
Chelsea Smith	Laura Mann	
Connie Holzwart	Linda Yoder	
Don Ecker	Matt Davis	
Ed Rodriguez	Matthew Celmer	
Evelin Vargas	Mayor Mark Senter	
Fred Webster	Mitch Mawhorter	

Houin states it has been over a year since they started the process. He states we as a council approved this process about a year and a half ago and they engaged the Michiana Area Council of Governments (MACOG) to advise them in this process. He states he wants to start by recognizing and thanking the 24 members of the Steering Committee. He states they also need to thank MACOG and Donny Ritsema. He states Ritsema as done well coordinating and guiding the process as you can imagine that with all these people together you get really lively and thoughtful discussions but they can easily go off the rails. He explains Ritsema kept them focused and kept them moving forward to complete the work. He states they went through four phases to create this plan as seen below.



Houin states they started out with a Discovery phase where they really examined the city and developed some vision and core values recognizing what they have in place right now. He states the next step was to envision where they can go with the city. He states when you ask questions like, “What would you like Plymouth to look like in 2040.” He states you create some great conversations among themselves and the public about what that vision could be. He states after identifying that vision, they created steps and a plan to identify how to get to that vision and create the city they want. He states that is followed up by the implementation on what the actual steps are that they have to take in order to implement the plan.



Ritsema thanks Houin for the introduction. He states he is the Senior Community Development Planner with MACOG. He states we have had the distinct pleasure of working with everyone on the Steering Committee and the City. He explains everyone really made him feel welcomed and he was a part of the family. He states every time he drove down for a meeting that it didn't feel like just a meeting, but from his heart it felt like he was going to see family and friends. He states they kicked the process off in October. He states this first step, Discovery, is a critical step in the planning process because they are establishing where they are today. He states those are the baseline conditions to see how the city is functioning in terms of utilities, infrastructure, housing, parks and recreation, and so on. He states those are all great amenities that they all love and enjoy but they have to access those and find those conditions. He states it is not only that they are assessing those assets but they are also looking at areas where the city is doing well that serve as strengths but things that could be enhanced or improved upon. He states that is what they are calling opportunities and lastly in the Discovery phase, what they examined is called challenges. He states it is not only that they have great assets, but there are those areas where if they really looked at, they would find we can do better. He states those are the challenges or barriers. He states the Steering Committee had a broad representation of the community as they wanted many community leaders in the room. He states they went through a vision-building activity to answer three main questions.

- What does moving Plymouth Forward look like to us?
- What is going on today that is working towards achieving this vision?
- And lastly, what barriers exist today that are preventing us from achieving this vision?

Ritsema states this helped them frame a community profile where they analyzed the specific census information that showed housing demographics, socioeconomic data, jobs, etc. He states they actually coupled the actual data analysis with stakeholder interviews. He states on top of interviewing stakeholders, they also interviewed department heads.

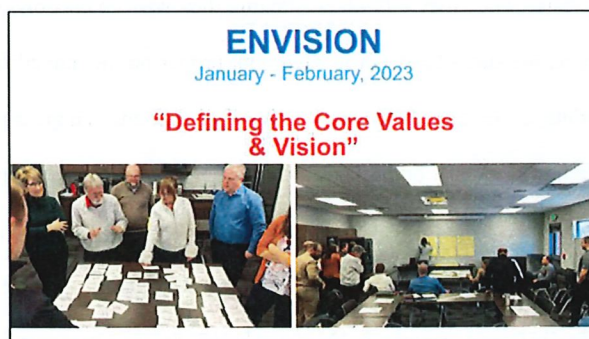




Ritsema states in the first survey at the Latino Festival in 2022, they got 277 responses who were individual unique submissions. He states the second survey at the Mayor's Month of Music, they got 110 responses. He states the focus shop groups, they had 59 participants who did not participate in those first two surveys. He states for the Latino Festival they used unique feedback frames because they wanted to build excitement. He states the image on the left has kids so they were able to participate as it was a great way for them to visually express what they want to see in Plymouth by drawing pictures. He states he had all of the material translated into Spanish so they could specifically ask the same questions.



He states the next set of images is what they did during their second round of engagement starting in August and you can see some from the Mayor's Month of Music. He states they also did a survey again during this year's Latino Festival.

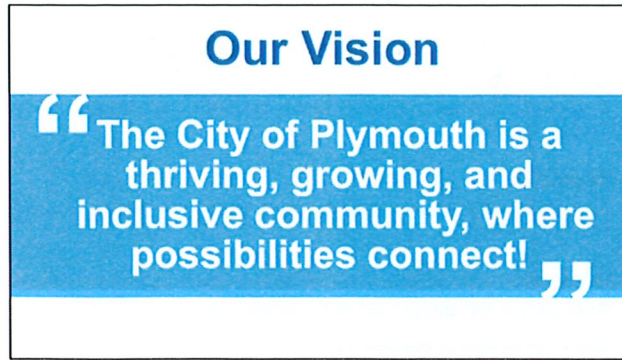


Celmer states he has been chairing the Crossroads Arts and Crafts Committee since 2019. He states he is the Director of Moon Tree Studios and a Professor of English and Humanities at Marion University and Ancilla College. He states it was a real honor for him to be able to participate in this Steering Committee. He states the embodiment of the vision is that they want people from outside of

Plymouth to come to Plymouth and engage with them in collaborations, whether they be from MACOG, the South Bend Elkhart Regional Partnership, people from the State level, and people from outside of the State of Indiana. He states Plymouth is an exciting place for people who live here and they want to continue to grow in that way. He states when they talked about what the values are that are important to us, collaboration was the highest priority.



Celmer states we want people to work together both inside of Plymouth and outside from beyond. He states they want to prioritize relationship in all that they do and building an authentic community that continues to be open and inclusive of those that are already here and those that want to make their home here. He states that leads into wellbeing as they want these relationships to foster a holistic sense of wellbeing for people mentally, spiritually, emotionally, and physically and revitalizing the structure that supports those activities. He states that leads to the growth that they want and they want it to grow in a way that authentically expresses the values and history of Plymouth, Indiana. He states that invites new people and makes it an exciting place for new people to live and stay. He states when they talk about staying, they want to encourage the young people who are here to stay here. He states he is not in Plymouth proper but he moved from Polk Township and has a Plymouth address. He states he wants people to see that this is a great place to live, his age and younger. He states he wants us to build the infrastructure and create the opportunities for those people to be really on board and be engaged as they go through these processes. He states one of the greatest things about having MACOG do the process was the emphasis on transparency and inclusivity so everyone had a chance to say something. He states hopefully everyone that had something to say did have their voices heard. He states it was really nice to be a part of the table because this was not about division but what they had in common. He states they want Plymouth to be a thriving community which leads us to our vision as seen below.



Celmer states this resonates with the values that were discussed and this idea of possibilities connecting shows they are open to what the futures hold and they are bringing people and ideas together. He states they are shooting for the stars with their feet firmly placed on the ground and being realistic on what that means. He states they want to have great ideas and big picture ideas but they need the people to participate and engage as they go from the Steering Committee to the Advisory Committee.



Ecker states they spent March into May defining the goals and strategies. He states it was painful at times because you really had to ask and reflect on yourself not only individually, but as a committee and community. He states you can see through the focus group workshops that there was a variety of people getting together addressing individual needs with groups coming together with their own ideas. He states it was not just a committee but rather a variety of people involved who continued to meet on a regular basis defining our goals and priorities through June and September. He states we reached out to the community and did seek their input because their input will give them the opportunity to be a part of the solution rather than the problem. He states when they come in and give their responses that it indicates to us, they really do care and want to see Plymouth succeed and want us to move forward.

Top Priorities

Collaboration
Goal: Work with local landlords, local businesses, and residents to maintain properties.

Wellbeing
Goal: Create, support, and promote safe and attractive places, neighborhoods, and streetscape.

Growth
Goal: Encourage infill and mixed use development.


*Goal: Protect and promote natural resources.
This is a underlining priority of the City's and will be an evaluation criteria used during the implementation of all of the goals and strategies.

Ecker states for top priorities, their goal for collaboration is to work with local landlords, local businesses, and residents to maintain properties. He explains they consistently heard some concerns with rental properties being rundown and what they want to do is get the landlords committed to maintaining the properties and retaining value. He states we don't want to see property devalue but rather to increase in value. He states their goal for wellbeing is to create, support, and promote safe and attractive places, neighborhoods, and streetscape. He states we have a smart streets committee that is working on a project, for example on Harrison Street, which is being developed and hopefully we come to fruition. He adds this is something that Councilman Culp has been advocating for ever since he became a City Council member. He states the other goal is to really connect through the city. He explains we have a great Greenways Trail program and they want to continue to enhance that. He states we would even want to make Plymouth more attractive community to walk through and continue to work on our health. He states the goal for growth is to encourage infill and mixed-use development.

IMPLEMENT

Following Plan Adoption

"Establishing a Guide for Implementation"



Houin states he is excited for all of this to come to fruition and that really is the most important part. He explains one of the biggest concerns that has been raised many times over the years and especially as they worked on this Comprehensive Plan is that they do not want to just

create a plan that will go onto the shelf and collect dust. He states it does them no good if they do not implement the plan so throughout the plan, you will see it is broken down through specific goals and steps towards achieving those goals. He adds there are also some strategies contained in the plan to help guide us through the implementation. He states one of the steps they wrote into the plan is to create an Implementation Advisory Committee and they modeled this on other committees such as the Complete Streets Committee. He states it is created by a city resolution but does not have any authority to do work on its own but meets regularly to discuss the ideas. He states this will act to advise and guide the city body, such as the council and the departments, to make sure they are making progress towards the goals they have established. He states very similarly with the Advisory Committee, they will be meeting monthly at first and then move to quarterly meetings. He states this is so they continually review this plan, come back to the council and the other city boards, to hold their feet to the fire by stating this is in our plan that you adopted and agreed to as our goals so we need to be making progress towards those goals. He states they will begin meeting next month and the Advisory Committee will come back and ask for a more detailed resolution to be adopted by the city council so they can outline exactly how that committee will function and continue to advise you and the rest of the city on that. He states another thing you will notice is they started placing a regular item on the council agenda so every meeting, like they have done with the Crossroads Update, that there is now a regular update on progress towards the Comprehensive Plan on your council agenda. He states this is something that will be reported back regularly and reviewed regularly so they can continue to make progress towards these goals.

Mayor Senter states if you look at the 2012-2013 Comprehensive Plan that a lot of stuff in there has come to fruition. He states this 2040 Comprehensive Plan is truly amazing and he thanks Ritsema, MACOG, and the Steering Committee. He states the Comprehensive Plan has not always been on his desk but it has been on the shelf behind his desk.

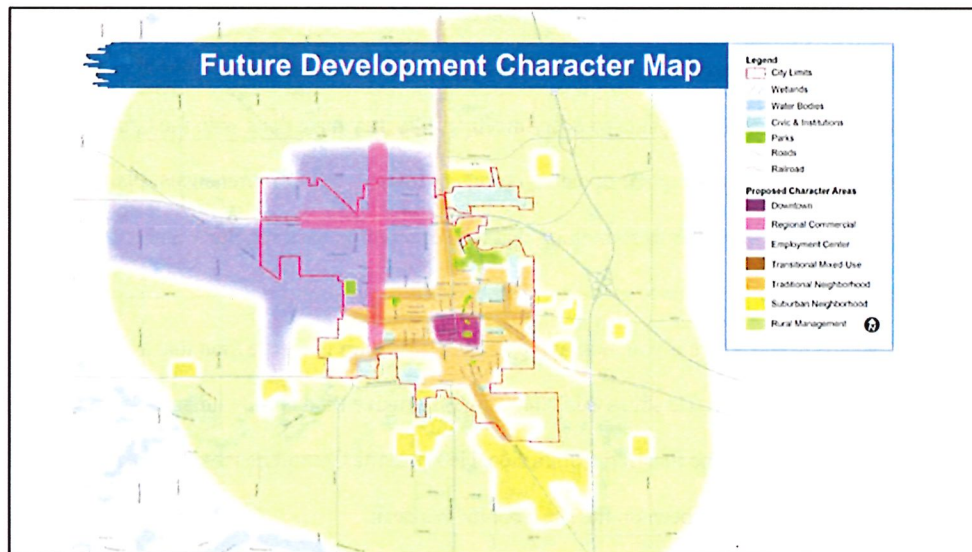
Surrisi states he has volunteered to stay engaged with this Implementation Committee which will be a major asset.

Ecker comments that he received a phone call from a Plan Commission member earlier today, who was not able to make it tonight, and he had a concern when he read through it that there was a concern about the roundabout suggestion at the corner Michigan and Jefferson Street. He states the other concern was about taking Michigan Street north down to one lane. He states he knows you and him had conversations about taking it down to one lane for bike lanes. He just wants

to make it clear that while he supports the plan, he just has a couple questions. He believes it would be the Advisory Committee that would have to take a look at that.

Houin believes that is an important point to understand that this is a vision document and not the details of what the final design for a particular street would be. He states this is the vision of what they want the city to look like in the future. He states that Culp asked him that question earlier. He states that anything in this plan is adaptable, as it will evolve over time but as long as they have this a focal point, a direction to move, and they keep making progress. He states what that they may decide that what they thought in 2023 would be the right decision, they may learn that isn't the best, but they are still making progress towards our vision of improving the city.

Ecker states that important with the way he put it as it is adaptable. He states that is something they would want everyone to understand as this is not a cast in stone decision that they will implement the plans in this way. He explains things change over time and they have demonstrated that. He states this is a great example of what they can do with a roadmap that has a lot of input from people who are not necessarily here on a day-to-day basis.



Houin states another good example that illustrates that is the future development character map as seen above. He states the borders of different colors on that map are intentionally fuzzy because this is not intended to identify parcel by parcel how they will be zoned or used. He explains this is designed to give a vision of this general area of the city as having said type of development and that is the attitude that is brought to the Comprehensive Plan in the way of how it will be served as a guiding document for when they make those more detailed decisions over time.

Booker adds that the Plan Commission unanimously approved the recommendation to you for adoption of this Comprehensive Plan.

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

2023-1085, A Resolution of the Plymouth Common Council Adopting the Plymouth Forward 2040 Comprehensive Plan. The motion passed by roll call vote.

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

Councilman Opposed: None

RESOLUTION NO. 2023-1085

A RESOLUTION OF THE PLYMOUTH COMMON COUNCIL
ADOPTING THE PLYMOUTH FORWARD 2040 COMPREHENSIVE PLAN

WHEREAS, the Plymouth Common Council of the City of Plymouth, Indiana, is empowered to approve a Comprehensive Plan for its area of jurisdiction by the provisions of Indiana Code, Section 36-7-4-500 et. seq. entitled "500 Series - Comprehensive Plan";

WHEREAS, the City of Plymouth organized a Steering Committee and solicited input from the public to guide the development of the Plymouth Forward 2040 Comprehensive Plan and establish a vision for the City's future;

WHEREAS, the City of Plymouth and the Steering Committee, based on examining existing conditions and analyzing public input developed the Plymouth Forward 2040 Comprehensive Plan to be the local policy to guide future growth and development;

WHEREAS, the Plymouth Plan Commission and the legislative body in preparing and considering land use proposals, are tasked under I.C. 36-7-4-603 to pay reasonable regard to: (1) the comprehensive plan; (2) current conditions and the character of current structures and uses in each district; (3) the most desirable use for which the land in each district is adopted; (4) the conservation of property values throughout the jurisdiction; and (5) responsible development and growth; and,

WHEREAS, after proper legal notice and a public hearing was held as provided by applicable law, the Plymouth Plan Commission has reviewed and certified their approval of the Plymouth Forward 2040 Comprehensive Plan to the Plymouth Common Council as it was determined the Plan meets all requirements as mandated in the Indiana Code; and,

WHEREAS, pursuant to Indiana Code § 36-7-4-509, upon certification, the Common Council shall consider the proposed Plymouth Forward 2040 Comprehensive Plan for approval, rejection, or amendment; and,

WHEREAS, the purpose and intent of this resolution is to approve the proposed Plymouth Forward 2040 Comprehensive Plan.

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

Section 1. Pursuant to Indiana Code § 36-7-4-509, and effective immediately, the Plymouth Forward 2040 Comprehensive Plan, as certified by the Plymouth Plan Commission, is hereby approved.

PASSED AND ADOPTED this 11th day of December 2023.


Mark Senter, Presiding Officer

ATTEST:


Lynn M. Gorski, Clerk-Treasurer

PC 2023-12

CERTIFIED PROPOSAL TO APPROVE
COMPREHENSIVE PLAN
FOR THE
CITY OF PLYMOUTH

Statement of Purpose and Intent

Over the last year, The Plymouth Plan Commission, in conjunction with a diverse steering committee, and with the guidance of the Michiana Area Council of Government's Senior Community Development Planner Donny Ritsema and his colleagues, has undergone the extensive process of reviewing and updating the City's 2013 Comprehensive Plan. The new Plymouth Forward 2040 Comprehensive Plan is the result of considered reflection and sustained efforts by those listed above, as well as the input of many members of the community through community meetings, outreach at public events, and multiple surveys and comment opportunities. The Plymouth Forward 2040 Comprehensive Plan is intended to be the local policy to guide future growth and development.

The proposed Plymouth Forward 2040 Comprehensive Plan was presented to the Plymouth Plan Commission and the matter was scheduled for a public hearing on Tuesday, December 5, 2023, 7:00 p.m. at the Plymouth Common Council Chambers, with notice of said hearing being published pursuant to Indiana Code § 36-7-4-507 and Indiana Code § 5-3-1 et seq. A public hearing on the matter was conducted on that date and time. Thereafter, pursuant to Indiana Code § 36-7-4-508(a), the Plymouth Plan Commission voted to approve the proposed Plymouth Forward 2040 Comprehensive Plan.

It is the purpose and intent of this document to certify the proposed updated Plymouth Forward 2040 Comprehensive Plan to the Plymouth Common Council for its consideration.

NOW, THEREFORE, BE IT ORDAINED, by the Plymouth Plan Commission, as follows:

Section 1. Pursuant to Indiana Code § 36-7-4-508(b), the proposed Plymouth Forward 2040 Comprehensive Plan, as approved by the Plymouth Plan Commission at its Tuesday, December 5, 2023 meeting, is now certified to the Plymouth Common Council for consideration.

Section 2. A copy of the proposed Plymouth Forward 2040 Comprehensive Plan is attached hereto as an exhibit to this Proposal.

SO CERTIFIED, BY THE PLYMOUTH PLAN COMMISSION.

City Attorney Surrisi introduced Resolution No. 2023-1087, A Resolution of the Plymouth Common Council Approving an Order of the Plymouth Plan Commission, Expansion of the East Jefferson/ Central Business District Economic Development Area and Creation of Allocation Area.

Surrisi states a couple months ago the Redevelopment Commission initiated the process of adding the Water Street Townhomes and the Yellow River Brewery Project to the project list for TIF #2. He states that involved an initial resolution there, a presentation to the Plan Commission deciding that those projects are in line with the goals of the then-current Comprehensive Plan, then it came to the Council to confirm that. He states it then went back for a public hearing at the Redevelopment Commission, where the confirming resolution was adopted. He states in the process of developing this financing it was determined that they were going to carve out this new allocation area from the existing TIF District #2. He explains that initiated a whole new process so last month the Redevelopment Commission passed a resolution to start that process. He states the Plan

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Commission confirmed last week that those projects again are in line with the goals of the Comprehensive Plan and now it is coming to you to confirm that order of the Plan Commission.

Council Members Houin and Culp moved and seconded to approve Resolution No. 2023-1087, A Resolution of the Plymouth Common Council Approving an Order of the Plymouth Plan Commission, Expansion of the East Jefferson/ Central Business District Economic Development Area and Creation of Allocation Area. The motion passed by roll call vote.

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

Councilman Opposed: None

PLYMOUTH COMMON COUNCIL.

RESOLUTION NO. 2023-1087

A RESOLUTION OF THE PLYMOUTH COMMON COUNCIL, APPROVING AN ORDER OF THE PLYMOUTH PLAN COMMISSION, EXPANSION OF THE EAST JEFFERSON/CENTRAL BUSINESS DISTRICT ECONOMIC DEVELOPMENT AREA AND CREATION OF ALLOCATION AREA

WHEREAS, the Plymouth Redevelopment Commission ("Commission") did on February 12, 2001, adopt Resolution No. 2001-38, as amended (collectively, as amended, "Declaratory Resolution"), establishing the East Jefferson/Central Business District Economic Development Area (commonly known as and hereinafter referred to as "TIF #2 Area") and the Declaratory Resolution was confirmed by a Confirmatory Resolution adopted on March 26, 2001, as amended (collectively, as amended, "Confirmatory Resolution");

WHEREAS, the Declaratory Resolution and the Confirmatory Resolution are hereinafter collectively referred to as the "Area Resolution";

WHEREAS, the Area Resolution approved the Economic Development Plan, as amended (collectively, as amended, "Original Plan"), which Original Plan contained specific recommendations for economic development in the TIF #2 Area;

WHEREAS, the Area Resolution designated the East Jefferson/Central Business District Allocation Area in accordance with IC 36-7-14-39 ("TIF #2 Allocation Area") for the purpose of capturing real property taxes generated from the incremental assessed value of real property located in the TIF #2 Allocation Area;

WHEREAS, on November 21, 2023, the Commission adopted a resolution amending the Area Resolution ("Amending Declaratory Resolution") and Original Plan to: (i) expand the TIF #2 Area by adding certain parcels set forth in Section 1 of the Amending Declaratory Resolution to the TIF #2 Area; (ii) amend the TIF #2 Allocation Area by removing certain parcels set forth in Section 2 of the Amending Declaratory Resolution; (iii) designate the Water Street Allocation Area consisting of the parcels set forth in Section 8 of the Amending Declaratory Resolution; and (iv) add the construction of a new townhome/commercial development and the development of a brewery/restaurant (collectively, "Project") within the Water Street Allocation Area, in, serving or benefiting the TIF #2 Area to the list of projects in the Original Plan ("2023 Plan");

WHEREAS, the Plymouth Plan Commission ("Plan Commission") approved the Amending Declaratory Resolution on December 5, 2023; and

WHEREAS, IC 36-7-14 and IC 36-7-25 and all acts supplemental and amendatory thereto ("Act") requires the approval of action of the Plan Commission, the Amending Declaratory Resolution and 2023 Plan by the Common Council of the City;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF PLYMOUTH, INDIANA, THAT:

Section 1. The action of the Plan Commission on December 5, 2023, approving the Amending Declaratory Resolution and the 2023 Plan is in all respects hereby approved by the Common Council.

Section 2. The action of the Commission set forth in the Amending Declaratory Resolution, amending its Area Resolution, amending its Original Plan for the TIF #2 Area, expanding the TIF #2 Area and creating the Water Street Allocation Area and adding the Project to the Original Plan, together with all supporting information, is hereby approved.

Section 3. This resolution shall be in full force and effect from and after its passage and approval by the Mayor.

Passed by the Common Council of the City of Plymouth, Indiana, this 11th day of December, 2023.

COMMON COUNCIL OF THE CITY OF PLYMOUTH, INDIANA


Presiding Officer

ATTEST:


Clerk-Treasurer

4557-0276-3670.1

4557-0276-3670.1

- 2 -

City Attorney Surrisi introduced Resolution No. 2023-1088, A Resolution of the City Council of the City of Plymouth, Indiana, Authorizing the Submittal of the Water Utility Improvement Project Application to the Indiana Office of Community and Rural Affairs and Addressing Related Matters.

Council Members Listenberger and Longanecker moved and seconded to approve Resolution No. 2023-1088, A Resolution of the City Council of the City of Plymouth, Indiana, Authorizing the Submittal of the Water Utility Improvement Project Application to the Indiana Office of Community and Rural Affairs and Addressing Related Matters. The motion passed by roll call vote.

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

Councilman Opposed: None

RESOLUTION AUTHORIZING APPLICATION SUBMISSION
AND LOCAL MATCH COMMITMENT

Resolution Number: 2023-1088

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PLYMOUTH, INDIANA,
AUTHORIZING THE SUBMITTAL OF THE WATER UTILITY IMPROVEMENT PROJECT APPLICATION
TO THE INDIANA OFFICE OF COMMUNITY AND RURAL AFFAIRS AND ADDRESSING RELATED MATTERS

WHEREAS, the City Council of the City of Plymouth, Indiana recognizes the need to stimulate growth and to maintain a sound economy within its corporate limits; and

a. WHEREAS, the Housing and Community Development Act of 1974, as amended, authorizes the Indiana Office of Community and Rural Affairs to provide grants to local units of government to meet the housing and community development needs of low- and moderate-income persons; and

b. WHEREAS, the Housing and Community Development Act of 1974, as amended, authorizes the Indiana Office of Community and Rural Affairs to provide grants to local units of government for the elimination and prevention of blight; and

WHEREAS, the City of Plymouth, Indiana has conducted or will conduct public hearings prior to the submission of an application to the Indiana Office of Community and Rural Affairs, said public hearings to assess the housing, public facilities and economic needs of its low- and moderate-income residents;

NOW, THEREFORE, BE IT RESOLVED by the City Council of Plymouth, Indiana that:

1. The Mayor is authorized to prepare and submit an application for grant funding to complete the necessary Water Utility Improvement Project, and to execute and administer a resultant grant including requisite general administration and project management, contracts and agreements pursuant to regulations of the Indiana Office of Community and Rural Affairs and the United States Department of Housing and Urban Development.
2. The City of Plymouth, Indiana hereby commits the requisite local funds in the amount of One Million Seven Hundred Ninety-Two Thousand Two Hundred Seventy (\$1,792,270) in the form of One Million Seven Hundred Ninety-Two Thousand Two Hundred Seventy (\$1,792,270) Cash on Hand within the City's Water Depreciation Fund, as matching funds for said program, such commitment to be contingent upon receipt of CDBG funding from the Indiana Office of Community and Rural Affairs.

Adopted by the City Council of the City of Plymouth, Indiana
this 11th day of December, 2023, at 6:30 p.m.

SIGNATURE:


Mark W. Senter, Mayor

ATTEST:


Lynn M. Gorski, Clerk-Treasurer

City Attorney Surrisi introduced Resolution No. 2023-1089, A Resolution Providing for the Transfer of Appropriations Within Departments and Funds of the City of Plymouth, Indiana as Requested by the Department Heads and Forwarded to the Common Council for their Action and Passage Pursuant to IC 6-1.1-18-6.

Surrisi states this is one that came to you late at his request to move \$3,000 from the insurance fund in the law department to the other materials fund. He explains when he came to city, he brought with him his own desk and chairs so he will be taking those with him when he goes. He explains they checked to see if any of the other departments had any excess furniture that can be used but no luck. He states this would allow the incoming City Attorney to buy a desk and chair.

Mayor Senter adds there is a bench he bought here in the hallway but that is staying here.

Council Members Culp and Listenberger moved and seconded to approve Resolution No. 2023-1089, A Resolution Providing for the Transfer of Appropriations Within Departments and Funds of the City of Plymouth, Indiana as Requested by the Department Heads and Forwarded to the Common Council for their Action and Passage Pursuant to IC 6-1.1-18-6. The motion passed by roll call vote.

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

Councilman Opposed: None

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RESOLUTION 2023-1089

A RESOLUTION PROVIDING FOR THE TRANSFER OF APPROPRIATIONS WITHIN DEPARTMENTS AND FUNDS OF THE CITY OF PLYMOUTH, INDIANA AS REQUESTED BY THE DEPARTMENT HEADS 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 various departments.

WHEREAS, it has been shown that certain existing appropriations have unobligated balances will be available for transferring as follows:

Department	From Account	To Account	Amount
Law	1101 005 413 0500 Insurance	1101 005 423 0000 Other Materials	3,000.00
		Total	3,000.00

NOW THEREFORE, be it resolved by the Common Council of the City of Plymouth, Indiana, that for the expenses of various departments 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 11th day of December, 2023.


Mark Senter, Presiding Officer

Attest:


Lynn M. Gorski
Clerk-Treasurer

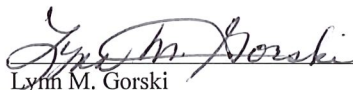
Surrisi states for Stellar Communities and the Comprehensive Plan Update that there is nothing to add.

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

- Minutes of the Board of Public Works and Safety meeting of November 27, 2023
- December 11, 2023 Check Register
- November 28, 2023 Technical Review Committee Minutes
- September 5, 2023 Plan Commission Minutes
- October 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 7:38 p.m.


Lynn M. Gorski
Clerk-Treasurer

APPROVED


Mark Senter, Mayor