

REGULAR SESSION, COMMON COUNCIL, June 10, 2024

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on June 10, 2024. 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 6:33 p.m.

Councilwoman Starr offered prayer and Mayor Listenberger led the Pledge of Allegiance.

Mayor Listenberger presided for Council Members Duane Culp, Don Ecker, Jr., Kayla Krathwohl, Randy Longanecker, Shiloh Carothers Milner, Dave Morrow, and Linda Starr who were physically present. Clerk-Treasurer Gorski and Human Resources Manager Klingerman were also present. The public was able to see and hear the meeting through Microsoft Teams.

Council members Culp and Krathwohl moved and seconded to approve the minutes of the regular session of the Common Council on May 28, 2024, as presented. The motion carried.

Morrow stated at the last meeting they discussed the golf cart ordinance committee, and mentioned that they were having their first meeting in the conference room of the city building on Wednesday at 1:00 p.m. He expressed they were seeking the input of the public, so if anyone would like to join them they may. He shared that he and council members Krathwohl and Culp would be attending, and added that Steve Gorski would be joining as well from outside the council. He stated if they had a golf cart or were concerned as to how they were being operated within the community that they would welcome their input.

Mayor Listenberger introduced Ordinance No. 2024-2226, An Ordinance Amending the Fee Schedule for the Department of Aviation for the City of Plymouth on second reading.

Sheley stated it was a 15% increase over the current fees, and explained they were the fees for the individual private hangars. He said he spoke to them about how the fees had not been increased much over the last 15 years, and said 15% may sound like a lot, especially to those renting a hangar, but it was actually only a start. They were hoping to have their taxiway paved within the next 12-14 months and at that time, with that improvement, they would be looking at increasing the fees again. He explained that the Aviation Board discussed the potential of putting in an annual increase, but they wanted to wait until the improvements were made to the airport, so, they could command a higher rate. He stated they had also been looking at some of their commercial rates and later in the year he would be going before the council for that as well. He stated Alphaflight had a total of three separate contracts, with one that expired in May and one expiring in August, and once all of them have expired they would be looking at combining them all into one contract later in the year.

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Council members Culp and Longanecker moved and seconded to approve Ordinance No. 2024-2226, An Ordinance Amending the Fee Schedule for the Department of Aviation for the City of Plymouth on second reading. The motion passed by roll call vote.

Councilman in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Morrow, and Starr

Councilman Opposed: N/A

Mayor Listenberger introduced Ordinance No. 2024-2226, An Ordinance Amending the Fee Schedule for the Department of Aviation for the City of Plymouth on third reading.

Council members Longanecker and Ecker moved and seconded to approve Ordinance No. 2024-2226, An Ordinance Amending the Fee Schedule for the Department of Aviation for the City of Plymouth on third reading. The motion passed by roll call vote.

Councilman in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Morrow, and Starr

Councilman Opposed: N/A

ORDINANCE NO. 2024-2226

AN ORDINANCE AMENDING THE FEE SCHEDULE FOR THE
DEPARTMENT OF AVIATION FOR THE
CITY OF PLYMOUTH

Statement of Purpose and Intent

The Plymouth Common Council must approve in ordinance form all fees and charges imposed by the City of Plymouth through its various departments for the myriad of services it provides to individuals. This is true even if the specific department has its own oversight board. On May 14, 2024, the Plymouth Board of Aviation Commissioners voted to amend the Plymouth Municipal Airport's fee schedule by increasing the rental rate for Hangars A, B, C, D, and M. The purpose and intent of this ordinance is to approve an amendment to the fee schedule for the Department of Aviation to increase the hangar rental rate as indicated below.

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

Section 1. The Plymouth Board of Aviation Commissioners recommends the following amendment to Section a of the fee schedule:

- a. Rental for a space in Hangar A, Hangar C, or Hangar D ... **\$115 per month** for personal use and \$115 per month for commercial use, each with an executed lease. Rent will be increased by the amount of \$45.00 per month if the hangar being occupied houses an aircraft that does not have a valid Airworthy Certificate for more than 90 days. If rent is paid late, an additional late fee of \$25 is due

Section 2. The fees listed in Section 1 are hereby approved. Accordingly, the Department of Aviation for the City of Plymouth is authorized to charge and collect said fees.

Section 3. This ordinance shall become effective after passage, due attestation, and publication as required by law. Further, this ordinance shall remain in effect until amended or repealed by the Common Council.

PASSED AND ADOPTED this 10th day of June, 2024.


Robert Listenberger, Presiding Officer

ATTEST:


Lynn M. Gorski, Clerk-Treasurer

Presented by me to the Mayor of the City of Plymouth, Indiana on the 10th day of June, 2024, at 7:35 o'clock p.m.


Lynn M. Gorski, Clerk-Treasurer

Approved and signed by me this 10th day of June, 2024.


Robert Listenberger, Mayor

Mayor Listenberger introduced PC 2024-07, Certified Proposal to Amend the Official Zoning Map for the City of Plymouth.

Mayor Listenberger had asked for Plan Consultant Booker's presentation to be saved for the annexation public hearing.

Booker provided the description that this was for a rezoning from R-2 to R-4 Multi-Family Housing. He reminded them that it was stated the previous week that there was no R-4 zoning in the city, but it was in the zoning ordinance. He stated it would be the first property zoned R-4 and explained that it was 8 acres across from Webster School that would go to multi-family housing. He stated it was currently single-family housing with the lot sizes being 1 acre or more. He said until those properties were annexed to the city, they would not be required to be serviced by the city. He added that even though there would be R-4 Multi-Family Housing, it could still have single-family housing in it there, but the lots would be much smaller. He said that at the Technical Review Committee (TRC) and the Plan Commission meetings it was stated that city services were nearby and could be provided.

Morrow commented that this had been a largely passionate issue for both sides, and was not sure how everyone felt, but he felt that they had a bigger problem with the city than just the subsidized housing. He expressed that the biggest problem was north of town and that they should put their resources to cleaning those two properties up, whether it is through acquisition and renovation or through tougher ordinances to hold the property owners to a stricter standard to get them up and running. He stated they all knew there was a problem there, and said he spoke for himself personally that he has a tremendous amount of empathy for those in that situation, but the properties should be better maintained.

Culp stated that he appreciated everyone's input, and it had been somewhat of a heated debate back and forth, but at the end of the day he emphasized the issue of location. He stated he was not against the project whatsoever, as he believed it was needed, but it had to be put in the right location. He said that the location was not the best location, and he would also like the city to get together with the Bradley Company and find them a spot and get it done.

Milner stated that this had been weighing on her heart the whole week, and she had a big struggle with it, to the point of exhaustion. She said she had a lengthy phone conversation with Culp who shared the same concerns and said she planned on holding his feet to the fire to join him on it as well. She hoped that she called most everyone back and said she answered emails as best as she could. She shared that this was probably one of the hardest votes she had had going into her ninth

year. She stated if it was not the perfect location, she understood, but she hoped that nobody was against the much-needed project and was hoping they could come to an agreement for a place that is.

Starr stated she would also like to affirm her resolve to look at the tough issue about the current ordinances not being strong enough or needing to be made tougher so that the people who own properties get a fine or a fee if they do not comply. She expressed that the property owners should bear the burden of maintaining the properties and not the City of Plymouth. She stated they have a responsibility, but need to have their feet held to the fire, so the city needs to find some teeth and bite.

Council Members Longanecker and Culp moved and seconded to deny PC 2024-07, Certified Proposal to Amend the Official Zoning Map for the City of Plymouth. The motion passed by roll call vote.

Councilman in Favor: Culp, Longanecker, Milner, Morrow, and Starr

Councilman Opposed: Ecker and Krathwohl

Mayor Listenberger expressed he was going to take a few minutes to read a statement he had prepared.

“Later on our agenda there will be a request to annex the proposed 8 acres into the city. This is being brought in front of the council on first reading. There will be no vote on it tonight, however, we will have a hearing on the request. If you want to stick around for it you are more than welcome. Once the hearing is opened to the public everyone will have a chance to be heard. You will have two minutes to share your thoughts. I ask that you please be respectful of one another.

As you all are aware, the Garden Court project that served as a catalyst for this request has been a topic of intense debate and scrutiny. It is no secret that opinions are divided, and emotions run high.

The truth is we are all in this together. We are friends. We are neighbors. We are a community and we all belong here.

I want to thank everyone in this building for being here and everyone online for tuning in. I want to thank everyone who called, texted, emailed, and messaged us. Civil discourse is always welcome as we decide, together, as a team what is best for our City. We are all interdependent of each other, what affects one of us – affects all of us.

I am going to explain my process of bringing projects, especially hot topics, forward to our elected and appointed officials who must make the ultimate decisions. The mayor does not get a vote, but as Mayor, I do have an obligation to put requests on the agenda to be considered.

My process is and will continue to be to get all the necessary information as soon as possible to those who will be voting on it. In this case that was the Council and Plan Commission. I know from my time as a councilman, that we didn't always have much time before the meeting to adequately prepare. This process allows everyone more time to gain knowledge, hear from constituents, and investigate the project more fully.

When Garden Courts was ready to move forward and applied for re-zoning, as a Mayor, I had an obligation to allow them to be on the agenda. We immediately shared details of the proposal and request with the Council and Plan Commission members so they could be prepared for their respective meetings. Information was also provided to residents and neighbors.

Unfortunately, some of that information was presented out of context and misinformation circulated rapidly on social media. Ladies and gentlemen, our social media platforms have the power of positive and negative impact. I repeat, I fully support freedom of speech and civil discourse, but it is our duty as elected officials to correct misinformation so that decisions are made based on facts.

Today's vote against rezoning the property does not surprise me, as I didn't think it would pass at this location. But I am extremely encouraged that we are having this conversation finally.

A Housing Impact Study is being conducted, faith-based groups are also meeting to assess and address the housing needs in Plymouth and Marshall County. And I belong to both. Please do not let this vote be the end of your housing concerns.

We do need to address the quality-of-life issues, not only at the hotels but across the city - we, as a Council, are in a unique position to review our ordinances and establish new ones if necessary. That process has already begun and will continue.

We do need to address the need for 1,300 perhaps more needed units of housing throughout Marshall County, as the preliminary Housing Matters report shows - I do want everyone to know that we are already engaged in discussions with all types of housing developers including the development of full market-rate housing.

For those who can work, we need to explore economic development opportunities to attract employers committed to paying a livable wage so that rentals and home ownership are not beyond financial reach.

We need your help, and we need your feedback. I challenge everyone who was for AND against this proposal to join us in our continued quest to ensure that every man, woman, and child has access to safe, affordable housing in Plymouth and Marshall County.

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Please do not feel judged by anyone regarding your opinion for or against this location. There were powerful emotions expressed on both sides. Everyone who has expressed concerns against this project has also emphasized a desire to help resolve the housing issue.

I want to apologize on behalf of anyone who has made you feel as though you lack empathy – no matter which outcome you wanted.

While there was a myriad of differences expressed during this process – we ALL agreed that every child deserves a happy, healthy home. I believe that Plymouth and Marshall County have what it takes to make that happen.

What is abundantly clear to me is that every one of us cares very much about each other and our community and with that I thank you for showing up and I invite you to join us in our continued efforts to resolve our housing issue on every level here in Plymouth and Marshall County.”

Clerk-Treasurer Gorski stated the city had received three donations: One in the amount of \$100.00 to be used for the Tractor Show in July and two in the amount of \$1,000.00 each from Comcast and Republic Services to be used for the Mayor’s Summer of Music. She stated she was asking the council to accept the donations with the restricted terms, conditions and purpose attached to the donations.

Council Members Ecker and Starr moved and seconded to approve the donations as presented. The motion carried.

Mayor Listenberger introduced Ordinance No. 2024-2225, An Ordinance to Annex Approximately 8 Acres of Real Estate Located Immediately Adjacent to the Corporate Boundary of the City of Plymouth, Indiana on first reading.

Morrow suggested moving the Resolution from Harman Restaurant up as he did not believe it would take much time.

Gorski believed it would be better to move it up as well, and that it would take a two-thirds vote to suspend the rules to allow that.

Council Members Morrow and Krathwohl moved and seconded to suspend the rules to move Resolution No. 2024-1108 up on the agenda. The motion passed by roll call vote.

Councilman in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Morrow, and Starr

Councilman Opposed: N/A

Clerk-Treasurer Gorski introduced Resolution No. 2024-1108, A Resolution of the Common Council of the City of Plymouth to Approve the Application of Harman Restaurants, Inc. for a Commercial Revitalization Rebate Program Grant.

Gorski explained it was to build decks on two sides of their building. She stated the total for the two decks was \$162,313.00 and at 20% would make the rebate amount be at the max of \$25,000.00. She stated that Harman explained to her that he was questioning whether both decks would go in and if both decks were not put in, then the rear deck would be the one they wanted to put in for a total of \$98,221.00. She stated if he only puts one deck in, then 20% of that \$98,221.00 would be \$19,644.20.

Tim Harman stated he would appreciate any type of support they could get on the project as it is moving forward, and he would see where they are at in August. He stated if they wanted to build the river deck then they would look to see where the numbers lead them and the east deck is something he truly desires, but the public is really asking for the river deck. He stated he would appreciate the support for the maximum amount of \$25,000.00 if they were to do both decks.

Culp asked Harman for clarification if he was going to start one deck and do the other if the numbers were there for him.

Harman replied that the contractor was ready to go the next day, and he told him the river deck would be for sure, but it just depended on where they were at financially.

Culp asked if it would be feasible to approve one deck, and if they constructed the second deck, then he could come back for the second deck.

Harman replied that he would receive a discount if he were to do both decks, so it would be to his financial benefit to do both, but he was not necessarily sure they needed both.

Culp asked Gorski if they could complete one deck and then only pay \$25,000.00 if they were to do both decks. He explained that he would not want to pay \$25,000.00 if he was to only do one deck.

Gorski replied that if he only did one deck, he would receive 20% of that amount, and if he were to do the second deck, he would get the total of \$25,000.00.

Culp asked if they could approve them without both of them being paid and pay the one as that is the one he would start on.

Morrow commented that it is a rebate.

Gorski replied that if Harman were to turn in the bill for \$98,221.00 then they would pay \$19,644.20, but if he were to complete the additional deck, then they would pay the difference of the \$19,644.20 and \$25,000.00. She said she would revise the resolution to match that.

Council Members Culp and Morrow moved and seconded to approve Resolution No. 2024-1108, A Resolution of the Common Council of the City of Plymouth to Approve the Application of

Harman Restaurants, Inc. for a Commercial Revitalization Rebate Program Grant as revised. The motion carried.

RESOLUTION NO. 2024-1108

A RESOLUTION OF THE COMMON COUNCIL OF
THE CITY OF PLYMOUTH TO APPROVE
THE APPLICATION OF HARMAN RESTAURANTS, INC.
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, Harman Restaurants, Inc., has made application to the Plymouth Common Council for a Commercial Revitalization Rebate Program grant to assist in the renovation of commercial property at 101 S. Michigan Street to install one or more exterior decks. The Council met in a public meeting on June 10, 2024, and heard evidence on the application demonstrating eligible expenses for the renovation with a bid totaling \$162,313.00 for two decks (River deck \$98,221.00; East deck \$64,092.00). 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. Harman Restaurants, Inc.'s application for a Commercial Revitalization Rebate Program grant for 101 S. Michigan Street, 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 101 S. Michigan Street, Plymouth, Indiana. In no event shall the rebate to the applicant exceed Twenty-Five Thousand Dollars (\$25,000.00) if both decks are completed.

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 10th day of June, 2024.


Robert Listenberger, Presiding Officer

ATTEST:


Lynn M. Gorski, Clerk-Treasurer

Mayor Listenberger stated that he believed the public hearing should go before the Resolution as it was currently under Other Business on the agenda.

Council Members Starr and Ecker moved and seconded to suspend the rules to move the Public Hearing for the Annexation Petition of Property Adjacent to Bayless Street up on the agenda. The motion passed by roll call vote.

Councilman in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Morrow, and Starr

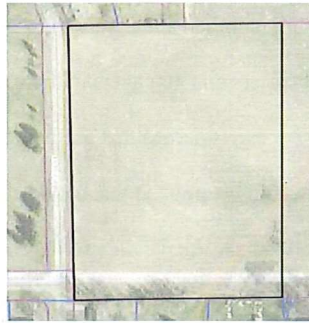
Councilman Opposed: N/A

Public Hearing – Annexation Petition of Property Adjacent to Bayless Street

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

Booker presented his report that he had presented to the Plan Commission and explained the Plan Commission had voted 6-4 for a favorable recommendation to rezone the property. He read aloud the metes and bounds description as seen below.

EXHIBIT A



METES AND BOUNDS DESCRIPTION:
BEGINNING AT THE NORTHWEST CORNER OF SECTION 2, LOT 43, JACKSON HEIGHTS SUBDIVISION, THENCE NORTH ALONG THE EASTERN RIGHT-OF-WAY OF BAYLESS STREET A DISTANCE OF 671.7 FEET TO THE SOUTHWEST CORNER OF EWINGS ADDITION LOT 68; THENCE EAST ALONG THE SOUTHERN BOUNDARY OF EWINGS ADDITION, THE SOUTHERN BOUNDARY OF ANGEL STREET RIGHT-OF-WAY, AND THE SOUTHERN BOUNDARY OF PARCEL 50-32-93-403-368,000-019 A DISTANCE OF 525.8 FEET; THENCE SOUTH A DISTANCE OF 671.4 FEET TO NORTHERN PROPERTY LINE OF LOT 40 EXCEPT AND ALSO PART OF LOT 39 JACKSON HEIGHTS ADDITION SECTION 2; THENCE WEST TO THE POINT OF BEGINNING, CONTAINING 8.0 ACRES MORE OR LESS, ALL WITHIN SECTION 94 TOWNSHIP 33, RANGE 2 MARSHALL COUNTY, INDIANA.

Mayor Listenberger wished to clarify that the public hearing was not about rezoning but rather about annexation as the rezoning had already been decided upon earlier in the meeting, and that it would not be R-4 so the proposal from Garden Courts would not fit in at this point. He stated this was a request from the petitioner, Joris Place LLC, and was asked that the resolution be tabled for that night's meeting if the rezoning were not approved for R-4, but explained that since it was an advertised hearing, they still had to hold a public hearing.

Steven Harper (1030 Bayless Street, Plymouth, IN 46563)

Harper stated he was a real estate appraiser and had done it for 34 years. He expressed that his stand on annexation was something that was dear to him because for years he and Ron Liechty had heated conversations about annexation. He stated the city had been very behind on annexation, and they should have annexed a lot of other areas sooner. He stated that he lived right next to the area and had no problems with annexing it as long as it was not a backdoor way to get to R-4 zoning. He said he would be glad to serve on any committee who would be looking for another spot for the Garden Courts, any city housing, or annexation discussions.

Scott Mear (724 Colony Court, Plymouth, IN 46563)

Mear asked what the benefit was to annexing the property into the City of Plymouth.

Mayor Listenberger replied that it was a request by the petitioner and stated he was unsure what the advantages and disadvantages were to annexing the property.

Booker shared that the city could provide city services.

Krathwohl added that it would affect the tax bracket.

Chris Morrow (920 Angel Street, Plymouth, IN 46563)

Mrs. Morrow stated she was in full support of annexation and that she was in agreement with Harper that the city was really far behind on annexation. She stated they could annex the property, put single family dwellings with voters and taxpayers in there, and keep going. She stated there were other states like Wisconsin that annex properties that are going to have subdivisions. She added there were so many subdivisions that could be grabbed that are so close to city limits that they could be annexed. She said they should give those people the privilege to vote and maybe by increasing their tax base, everyone's tax rate would decrease a little bit. She shared that everyone was afraid to build a nice home in the city limits because of the taxes and suggested that they should increase their city limits and again said she was in full support of annexation.

Pamela Dille (621 Jackson Heights Road, Plymouth, IN 46563)

Dille stated she was against annexation. She mentioned the Del Monte Building and asked why they could not make it into apartment buildings. She said it would be a nice building and also mentioned the Plymouth Foundry and McCord's. She expressed that there were a lot of empty lots they could use.

Brent Martin (15413 12th Road, Plymouth, IN 46563)

Martin stated he agreed with Harper and Mrs. Morrow that the property should be annexed. He explained first that the city would have no expenses for utilities as they were already adjacent to the property and said they would not have to spend money to annex them, unlike some other subdivisions that are all well and septic. He explained there would be a tremendous infrastructure expense if they wished to annex some of them. He stated it would not be the case with the property and, secondly, said it was surrounded by the city on three sides already, so it was sensible to annex. Lastly, he liked the idea that it was fine-grained or a small-scale development as that is how cities have evolved historically. He stated it could be part of a whole process over many years and said he was in favor of it.

Eric Holsopple (12727 20B Road, Plymouth, IN 46563)

Holsopple shared that it was not easy leading and making decisions as there was a lot of weight to it. He said he was in support of annexing, as there was a need for additional housing. He stated they needed other housing that would help address the needs that they have as they look at the economic burden that a lot of folks have. He explained about the opportunity ahead of them with READI funding that there was a lot of work to do. He stated the other challenge for everyone present was that they all needed to look at their hearts and their unconscious bias, and said whether they said yes or no to something, they needed to ask themselves the reason why. He stated if there was

something that they could not fully explain, he recommended they take pause and take a deep hard look at areas they necessarily do not want to address all the time. He stated they owed it to their city and county to take those steps forward to be able to address the needs in front of them.

Ralph Booker (9110 Sutter Road, Plymouth, IN 46563)

Booker shared that he did not live exactly in the city, but he did have two recommendations if they decided to annex the property. He believed it should be at least rezoned as an R-3 which is a higher density, and they would have lots similar to what is north of the proposed property. He also said it would probably need to be separated off if it could be, or some type of subdivision process through there. He shared that he always liked to see the lot lines and the corporate lines being exact, but it did not always happen.

Linda Yoder (901 S. Michigan Street, Plymouth, IN 46563)

Yoder stated that tough decisions are not always easy, but she was delighted to hear that there were folks who were willing to be a part of the process to find a solution and said it does need to be at all levels. She shared that the one thing that had been weighing on her about the study was that they were not alone and that rural communities across the country are facing the same issues. She stated they really do have an opportunity to work together to solve some of the issues, and she was excited to have some of the council on the team to figure it out. She stated if there was any way she could help, she urged them to reach out. She said she would be happy to share the study and would be happy to have them involved at whatever level they wanted.

Mayor Listenberger asked for clarification that the study would be completed very soon.

Yoder replied that it should be ready by June 20th.

Mayor Listenberger stated he was looking forward to seeing it.

Jon Langfeldt (6713 King Rd., Plymouth, IN 46563)

Langfeldt shared that they were the owners of the land and said he made a living growing corn and beans, normally not houses. He stated he was approached by what he thought was an awesome project between the community and Garden Court, and added that he was surprised that it did not go where it did last year. He said that they were not sure where to go with it as he did not believe it would raise his taxes very much, as there is not a lot of extra money there with corn and soybeans. He said he was unsure if it should be 150 acres, 25 acres, or 8 acres and said it might be good to go back to the drawing board and maybe at the next meeting they would vote on it.

Mayor Listenberger informed them that there would be no vote that night. He stated what he was hearing was that they may be open to keeping it going, and he was uncertain about the process of withdrawing.

Langfeldt stated he was not expecting that they would be in that situation, so he was unsure what the answer was. He believed it would be best to go back to the drawing board because if they were doing something, they would want it to be right.

Mayor Listenberger stated it was good to know because they can now talk about future plans for that property.

Langfeldt replied that they were happy with the way it was, but said it lies against the City of Plymouth and that is commonly where one builds houses. He stated he was open to discussion at any time and said he had not expected to be in that situation that night.

Council members Longanecker and Ecker moved and seconded to close the public hearing. The motion carried.

Mayor Listenberger introduced Resolution No. 2024-1107, Fiscal Plan for Providing Municipal Services of a Capital and Non-Capital Nature in Support of Annexation of Approximately 8 Acres of Real Estate Located Immediately Adjacent to the Corporate Boundary of the City of Plymouth, Indiana.

Council Members Longanecker and Ecker moved and seconded to table Resolution No. 2024-1107, Fiscal Plan for Providing Municipal Services of a Capital and Non-Capital Nature in Support of Annexation of Approximately 8 Acres of Real Estate Located Immediately Adjacent to the Corporate Boundary of the City of Plymouth, Indiana. The motion passed by roll call vote.

Councilman in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Morrow, and Starr

Councilman Opposed: N/A

There were no updates for ONE Marshall County or for the Comprehensive Plan.

Mayor Listenberger opened up the Privilege of the Floor to agenda items only.

Michael Delp (3746 W. Shore Dr., Bremen, IN 46506)

Delp informed the council that he did not live in the city anymore, but still owned properties in Plymouth. He wanted to let them know he was disappointed in the decision that was made that night. It was said that they wanted to work with a group, yet they had been turned down twice, and he believed both of the locations for the projects were good spots. He explained there were already city services there, and they just redid Angel Street one block to the north, so that would have been perfect tied in after it was just redone. He stated he did not quite understand how it did not fit the area with the Jackson Heights Apartments, Lemler Lane, Jackson Heights housing, and all the housing to the north, including Ledyard, Mansfield, Angel, etc. He stated there were a few houses that were bigger, but they were older homes, especially with the support of the Mayor. He stated he was disappointed that the decision was not made to move forward with the need being there, and

said the last thing he would end with was that the best spot for it was the one next to Martin's Supermarket and rhetorically asked why they had been turned down twice.

Kip Cook (1044 Angel St., Plymouth, IN 46563)

Cook stated he was proud of the Council and shared that he was most proud of Councilwoman Milner as he believed she had represented herself well that night. He stated he was aware it was a tough decision for her, and was aware of where her heart was, but was proud because he knew there were an overwhelming number of people telling her that they did not want the project done at that location. He thanked her for listening. He stated to the other four people who voted against the project, he thanked them for listening as he was proud of them. He stated he was proud of the Mayor and was happy to call him his friend and he always would be.

Mayor Listenberger stated that as a new Mayor, it was a huge learning experience and he was taking everyone on their word that they were willing to help. He thanked everyone on both sides, council members, plan commission members, and everyone else involved. He apologized if he did not get back to anyone if they reached out to them as it was an overwhelming number, and to the defense of the council that this was a part-time position for them as they also have full-time jobs. He explained that they couldn't get back to everyone but said they tried their best.

Council members Culp and Krathwohl moved and seconded to accept the following communications:


- Minutes of the Board of Public Works and Safety meeting of May 28, 2024
- Minutes of the Board of Public Works and Safety executive session of June 3, 2024
- June 10, 2024, Check Register
- May 28, 2024, Technical Review Committee Minutes
- May 8, 2024, Plan Commission Minutes
- May 8, 2024, Board of Zoning Appeals Minutes

The motion carried.

There being no further business to come before the Council, Council members Longanecker and Morrow moved and seconded to adjourn. Mayor Listenberger declared the meeting adjourned at 7:31 p.m.


Lynn M. Gorski
Clerk-Treasurer

APPROVED


Robert Listenberger, Mayor