

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on July 8, 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 6:30 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. City Attorney Houin and Clerk-Treasurer Gorski were also present. The public was able to see and hear the meeting through Microsoft Teams.

Council members Culp and Starr moved and seconded to approve the minutes of the regular session of the Common Council on June 24, 2024, as presented. The motion carried.

Public Hearing – Additional Appropriations Resolution

116 Legals	
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, July 8, 2024, 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:	\$ 1,250.00
Fund Name:	2005 TIF
Major Budget Classification:	Capital Outlays-Equipment
Amount:	\$ 1,166,208.00
Fund Name:	Financial Guarantees
Major Budget Classification:	Other Services & Charges
Amount:	\$ 150,000.00
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 June 26, 2024 -P	

June 26, 2024 Pk357542 heardy

Council members Ecker and Krathwohl moved and seconded to open the public hearing. The motion carried

Clerk-Treasurer Gorski mentioned there would be another additional appropriation as one of the items in the legal advertisement was incorrect. She listed the following appropriations.

- City Monetary Gift Fund in the amount of \$1,250.00 to pay performers for the Mayor's Summer of Music. She explained that the amount was supposed to be \$20,000.00.
- 2005 TIF in the amount of \$1,166,208.00 to pay for the Commerce Street Paving Project.
- Financial Guarantees Fund in the amount of \$150,000.00 to refund financial guarantees when contractors finish their projects.

Morrow asked why money was not appropriated originally for the street projects.

Gorski replied that the street projects were not approved until the end of 2023, so it was not in the budget to spend even though it was approved to do so.

REGULAR SESSION, COMMON COUNCIL, July 8, 2024

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

Houin shared that regarding the annexation resolution and ordinance that were tabled previously, he and the Mayor met with the property owners about potential development in that area, but no decisions had been made yet and nothing had been investigated. He recommended they both be left tabled.

Mayor Listenberger read aloud his 2024 State of the City Address.

“Today marks 189 days since I embarked on my journey as Mayor to the City of Plymouth. I want to take time tonight to share about our progress so far.

First and foremost, I want to thank the community for allowing me to serve as your mayor. I am honored to take such a role in our city’s wonderful history. The warm welcome and support from so many citizens, and our city staff has been unbelievable, and I am very grateful.

I am thankful to our City Council, and Clerk-Treasurer. I appreciate all that you have done for me, and more importantly for our City.

These first six months have been a whirlwind of meetings, learning, and collaborating. The city staff and citizens and I are really starting to get to know each other.

As I said from the beginning ~ this is an interdependent team effort.

Our Department Heads are what keep this city functioning. Plymouth is fortunate to have such dedicated leaders.

There were only three changes to Department Heads. Police Chief John Weir was appointed to replace former Police Chief David Bacon after his retirement. City Attorney Jeff Houin was appointed to replace City Attorney Sean Surrisi. And Daniel Sellers was appointed to the re-established position of City Engineer.

In regards, to our streets and sidewalks. We began the year by putting together our sidewalk and paving projects for 2024. I want to thank Jim Marquardt, Dan Sellers, and Chris Marshall for the hard work in planning.

We are now busy planning sidewalk and street improvements for 2025, 2026, and beyond. My ask of them was to create an ongoing document for these projects. In the last decade we, on average, have spent \$600,000 to \$700,000 on paving projects. By planning these out we will qualify for the community crossings Road Grants.

What this means is that in 2025 and beyond we will be able to double our budget and our paving projects with this grant.

In addition, the Hoham drive project will finally be coming to an end very shortly. This project began 17 years ago during Mayor Senter’s first year.

We have begun the street improvements around the Junior High on Gibson and East Laporte. This project should be completed by the end of summer.

Our Cemetery, led by Mike Collins, has done a tremendous job this year. Thank you to Mike and crew for having the cemetery looking really good and in time for our annual Memorial Day ceremony. This year, the cemetery is plotting out an additional 180 grave spaces. A new road around this section is also in those plans. We should be able to begin selling those grave spaces by the end of the year.

Utilities Departments

I want to thank Donnie Davidson and his crew. Water and Wastewater continues to meet and exceed our IDEM and EPA requirements and audits, with no permit violations for the last 2 years.

The Water Department has completed or is preparing for the following:

- 1) a new well installation at the Ledyard plant
- 2) a lead service line inventory (as required by IDEM)
- 3) an asset management plan
- 4) is preparing for a partially funded OCRA project (\$700,000), which includes water main replacement on Jefferson St., Gilmore St. & S. Plum St. area
- 5) a renovation of our Pidco Dr. 1,000,000-gallon water tower.

The Wastewater Department has completed or is preparing for following:

- 1) a Phosphorus removal system
- 2) a Solar array at the Waste Water Treatment Plant
- 3) we continue to work with the Marshall County Regional Sewer District to provide a treatment option for their project
- 4) and the flood control project located at Plum St. & Garro St. is expected to be completed by fall of this year.

Both departments continue to upgrade and maintain miles of utilities each and every year. We utilize our staff working with contractors to reduce project costs, which has kept our rate well below state-wide averages of communities our size.

Our Plymouth Municipal Airport continues to grow and improve. Our Airport Manager Bill Sheely has shown great enthusiasm in supporting Plymouth's aviation future.

The High School Aviation program enters its 6th year this fall with 45 students registered. With over 200 students through the program in the last 5 years we are now seeing our past students in successful aviation careers and many in advanced flight training.

The airports flight schools-Alpha Flight and Cleveland Helicopter Services are turning out new pilots every month with many advanced multi-engine and commercial ratings.

We invested funds to finish a new hangar and the result is a 5-year contract with Republic Airways LIFT Academy to supply flight training services.

Our 1st full length paved taxiway is partially complete and being considered for a federal grant in September to fund the final paving work.

PARKS Things are steadily moving along at the Park Department with many exciting projects. The newly constructed pickleball courts will be done in the next couple of weeks and will be ready to play on.

We have had countless compliments about the two new playgrounds put in at the Hoosier Old Wheels playground and at River Park Square near the newly named VFW Shelter.

The public pool is still a great way to cool down this summer and its numbers have been steady this year. While we are looking at options for a new pool in the future, we are a privileged community to have a public, outdoor pool for our residents and visitors to enjoy.

Two projects that the Park has been working on for years are about to come to fruition. The Greenway Trail extension that goes into Price's Memorial Park is in the permit stages, looking at construction in the Spring of 2025.

REGULAR SESSION, COMMON COUNCIL, July 8, 2024

And The Greenway Trail Phase III project at River Park Square which is an INDOT funded/Stellar Grant funded project is waiting on approval from the State for the flood gate permit. That project is also looking at construction in Spring of 2025.

Thank you to Mike Hite for his long-time steadfast leadership, and his at the Park Department. The Park Department has absolutely thrived through his 20 plus year tenure.

Our First Responders, my thanks to Fire Chief Steve Holm, his full-time crew and volunteers. Also, Police Chief Weir and his entire staff. We will always place public safety as a high priority. I have met with many Members from our First Responder teams; they deserve and can expect my ongoing support into the future.

Collaboration is at the heart of, not only the City of Plymouth but all of Marshall County. To enhance communication throughout the County in an effort to understand our common challenges and embrace our unified opportunities ~ we launched monthly meetings inviting the Presidents of every Town Council, the County Council, and the County Commissioners. This meeting is independent of any organization and allows the presidents of each municipality to discuss matters with each other and bring ideas to and from their own governing bodies to benefit the whole.

The Plymouth Comprehensive Plan Committee is full of enthusiastic individuals all with unique talents who volunteer to work together in numerous subcommittees to specialize in their areas of expertise to manifest the goals of the plan. The current Subcommittees include Marketing, Zoning, Building Trades, Revitalization, Membership, and recently Diversity and Inclusion. Thank you, City Attorney Houin for leading this effort.

Housing is and will continue to be one of our highest priorities. Housing is a basic human need. Shelter, security, and a stable environment are necessary for individuals and families to sustain their well-being, enhance their health, and access both educational and economic opportunities.

My commitment to pursuing all types of housing will remain steadfast. I participate in two housing initiatives ~ the Marshall County wide Housing Matters Project and the City of Plymouth faith-based housing group led by Jack Davis and Jim Smart.

Investing in affordable housing not only benefits individuals but also strengthens the social and economic fabric of communities, promoting stability and growth for society.

Population growth is critical to sustaining Plymouth and housing is the key to that growth along with economic development.

I have kept my promise to invest in drawings, renderings, and preliminary engineering studies for future projects. This preparation strengthens our applications when grant funding opportunities arise.

In just six short months we have completed conceptual drawings for downtown streetscape improvements, conducted a study for pedestrian safety on Oak Road, and we have established improvement plans for the East Jefferson Street and Lincoln Highway corridors.

In Conclusion:

As I reflect on my first six months as your mayor, I am filled with immense pride and gratitude for the progress we have made together. Our community's spirit of collaboration and resilience has been the driving force behind every initiative we've undertaken. I am committed to continuing this momentum, listening to your voices, and working tirelessly to make our city a better place for all. Thank you for your unwavering support and trust. Together, we will continue to build a vibrant and thriving community."

Houin wished to update the council on the new National Opioid Settlement for Kroger Company. He explained the information provided was incorrect, and in specific, he wanted to thank

the Clerk-Treasurer for catching it. He stated they used a standard form when they sent it out, and in actuality, when the State of Indiana opts into that settlement, then the city would not have to take any action. He explained that the State would be opting into the settlement, but it had not been finalized yet. He stated all they had to do was wait for the State to tell them how much they would receive and when to expect it.

Gorski stated they had four donations to consider. She stated three donations were in the amount of \$1,000 each from National Asphalt Solutions, Everwise Credit Union, and Hoosier Catering for the Mayor's Summer of Music. She stated the fourth donation was from US Granules in the amount of \$3,500 for the Mayor's Summer of Music. She asked if they wished to accept those donations with the restricted terms, conditions, and purposes attached to the donation. She stated they would be receipted into the City Monetary Gift Fund.

Council members Ecker and Morrow moved and seconded to approve the donations as presented. The motion carried.

Clerk-Treasurer Gorski introduced Resolution No. 2024-1110, Additional Appropriations Resolution.

RESOLUTION NO. 2024-1110

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
<u>Fund Name:</u> City Monetary Gift Fund		
Major Budget Classification: Other Services & Charges	1,250.00	1,250.00
TOTAL for Other Services & Charges	<u>1,250.00</u>	<u>1,250.00</u>
<u>Fund Name:</u> 2005 TIF		
Major Budget Classification: Other Services & Charges	1,166,208.00	1,166,208.00
TOTAL for Other Services & Charges	<u>1,166,208.00</u>	<u>1,166,208.00</u>
<u>Fund Name:</u> Financial Guarantees Fund		
Major Budget Classification: Other Services & Charges	150,000.00	150,000.00
TOTAL for Other Services & Charges	<u>150,000.00</u>	<u>150,000.00</u>

Passed and adopted this 8th day of July, 2024.

NAY

AYE

Attest:

Lynn M. Gorski
Clerk-Treasurer

Council members Ecker and Krathwohl moved and seconded to approve Resolution No. 2024-1110, Additional Appropriations Resolution, as presented. The motion carried.

City Attorney Houin introduced Resolution No. 2024-1111, A Resolution of the Common Council of the City of Plymouth, Indiana, Recommending Hambone LLC for Issuance of a Permit to Sell Alcoholic Beverages at the Premises Located at 213 E. Jefferson Street Within the Plymouth Riverfront Development District.

Houin stated he would explain it, as Tiffany Harrell with Hambone LLC was supposed to be there that night to represent it, but he did not see her there. He stated it was their decision on whether or not they wished to take action on it or they could wait for someone to be there for questions, so the option was there to table it. He stated the property was Mila's Mini Market and explained that the business was for sale and had been purchased by Grant Holm, who formed Hambone LLC to operate the business. He stated that Holm was currently out of State and Harrell would be running the business for him. He expressed that his understanding was that they planned to keep Mila's Mini Market unchanged, aside from some additional amenities, with one of those being the option to offer alcoholic beverages on their menu. He stated that many years ago the city had developed a Riverfront Development District, and State Law allowed for additional Alcoholic Beverage Permits to be issued within that Development District with recommendation from the City Council. He stated there was normally a limit to how many Alcoholic Beverage Permits that could be issued within a county, but in that Riverfront District, additional permits could be issued for restaurants located within those boundaries. He stated the only restriction was that it did not allow for carry out sales, so it was limited only to sales to be sold on the premises. He stated this was the same permitting process that the city did for the REES Theatre and for Tim Harman's restaurant that was still under development at 101 S. Michigan Street.

Culp commented that he would like to hear more about the plans prior to a motion.

Council members Culp and Longanecker moved and seconded to table Resolution No. 2024-1111, A Resolution of the Common Council of the City of Plymouth, Indiana, Recommending Hambone LLC for Issuance of a Permit to Sell Alcoholic Beverages at the Premises Located at 213 E. Jefferson Street Within the Plymouth Riverfront Development District. The motion carried.

Houin shared that ONE Marshall County held a board meeting on June 26, 2024, and it was the first opportunity that the board had to dig into the business of the board outside of the formation formalities. He stated it was an eye-opening list of what the different committees had been working on around the county.

He listed for the Education and Workforce Committee that the Career Innovation Centre construction had started at Plymouth High School. He explained they had started renovating rooms for the Career and Technical Education (CTE) programs that were operated through the vocational cooperative and Lifelong Learning Network. He stated it would be an ongoing project, and some of the programs plan to be up and running once school starts that year. He stated they had a noteworthy increase in the number of students enrolled in the CTE programs. He referenced they heard from Jeremy Riffle, Superintendent of Triton School Corporation, who commented how it was a great asset to all the schools throughout the county to have a central location where all the schools could work together through the cooperative. He stated they were planning an official groundbreaking in August once students were back in school.

Houin stated that the Quality-of-Life Committee was working on multiple housing initiatives, and shared that United Way sponsored the recent housing study that told us there was a shortage of approximately 1,300 housing units in the county. He added that there was also a significant shortage of affordable childcare. He stated one effort to alleviate that was the tri-share model, which offers grant funding so the parents only pay one-third of the cost of childcare, employers pay one-third, and the grant covers the final one-third. He stated that several companies had already signed up for it across the county, and there were some companies that found the model not fitting with what their employees' needs were, so they had begun work to investigate other programs to provide more access to affordable childcare to residents in the county.

He stated the Housing Committee was working on some grant applications. He expected that later that summer they would have the official application details through the South Bend Elkhart Regional Partnership for the READI 2.0 grants. He added there were also grants sponsored by the Lilly Foundation, specifically called GIFT VIII. He stated there were two applications being developed, one through the Regional Development Authority that would create a land bank and housing trust that would be a \$20 million project to create opportunities for local governments to provide more housing availability. He stated at the same time that Marshall County is specifically applying for a grant for a \$4 million project that would create a revolving loan fund to participate more aggressively in the housing trust and land bank projects so they could identify potential development properties and create the development opportunities to produce more housing stock. He stated both of the applications were approved to go forward in that process, so they were looking rather promising to bring additional grant money for housing opportunities.

REGULAR SESSION, COMMON COUNCIL, July 8, 2024

He stated there was a Quality of Place Committee that had been very involved with the Heartland Art Center's grant application for the Lilly Endowment portion of the READI 2.0 grants focused on arts and culture. He stated their total project, including programming, was looking at about \$8 million for the project, and it was the flagship application for the South Bend Elkhart Regional Partnership. He stated it involved assistance from the Partnership, from inFocus, and a lot of local community members who really stepped up to put forward the best possible application for the State funds. He stated it had also spurred discussion about a regional arts and culture organization, as unfortunately St. Joseph and Elkhart Counties do not have the type of cooperative that our Heartland Artists have. He stated it was a model that could be expanded regionally with Heartland Artists as the leader in that effort for the entire region. He stated there was a lot taken away from the meeting, and nothing would be possible without that county-wide cooperation.

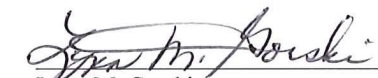
Houin stated, regarding the Comprehensive Plan update, that there was not much to update on as they had not had a meeting since the last council meeting.

Council members Ecker and Starr moved and seconded to accept the following communications:

- Minutes of the Board of Public Works and Safety meeting of June 24, 2024
- Minutes of the Board of Public Works and Safety executive session of July 1, 2024
- July 8, 2024, Check Register
- Letter from Marshall County Council on Aging
- New National Opioid Settlement Notice – Kroger Co.
- June 25, 2024, Technical Review Committee Minutes
- May 14, 2024, Board of Aviation Commissioners Minutes
- June 4, 2024, Plan Commission Minutes
- June 4, 2024, 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 Listenberger declared the meeting adjourned at 7:03 p.m.


Lynn M. Gorski
Clerk-Treasurer

APPROVED


Robert Listenberger, Mayor