

REGULAR SESSION, COMMON COUNCIL, May 27, 2025

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on May 27, 2025. 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 7:12 p.m.

Councilman Ecker offered prayer, and Mayor Listenberger led the Pledge of Allegiance.

Mayor Listenberger presided over 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 Jeff Houin and Clerk-Treasurer Lynn Gorski were also present. The public was able to see and hear the meeting through Microsoft Teams.

Council members Starr and Krathwohl moved and seconded to approve the minutes of the regular session of the Common Council on May 12, 2025 as presented. The motion carried.

Mayor Listenberger and the rest of the room wished Linda Starr a happy birthday as per the tradition of a councilmember attending a council meeting on their birthday.

Longanecker listed the following:

- He stated that it would be 2-3 years before they had to do something about the fuel island at the airport. He stated that it was an estimated \$3.5 million for those. FAA no longer funds fuel stations with grants.
- Update on Pontem Software at the Cemetery. Currently being worked on.

Starr listed the following:

- Thanked Manuwal for dealing with the lights on the building across from her home.
- Thanked Marquardt for the work the Street Department did at the Third Street Viaduct.
- Thanked the Cemetery crew for keeping the cemetery clean for the Memorial Day event.
- Thanked Davidson for mentioning something about the numbers at the Trailer Park as there were plenty of houses throughout Plymouth that needed to be identified as there are not any numbers.

Council members Longanecker and Ecker moved and seconded to take the Request for Funding for the Heartland Arts Center off the table. The motion carried.

Houin stated from the last meeting there was a request from Heartland Arts Center to provide funding as a match for the grant reward they received from the READI 2.0 program. He stated they were requesting a total of \$975,000 over three years. He explained over 2026 and 2027, they could work it into the budget but it was not budgeted in 2025 so it would require an additional appropriation of \$325,000 to fulfill that request. He stated that the Mayor had spoken with all of them and shown them the project plans from all the council members and all council members had responded with their projects and priorities so they were taking that into account. He stated they

REGULAR SESSION, COMMON COUNCIL, May 27, 2025

were showing where the money could come from, and he had a discussion with the Clerk-Treasurer today as there were several items that required additional appropriations for the next meeting. He stated if the request was approved, they would add this to that list.

Ecker asked for clarification that this request would come out of the general fund reserves.

Houin replied in agreement and stated that the Clerk-Treasurer would be creating a new fund as a placeholder to put the money into until the money was paid out so future budgets could appropriate directly into that fund specifically for this match.

Culp stated he would support this project as it was very worthwhile to do. He stated his concern was that all the projects coming down the pipeline and asked if they do the \$325,000 from each year, if they would have a shortfall that the city would have to put more into this.

Houin replied that there may be projects that would require spending out of reserves. He explained that the city had done a great job of not overspending so they were able to accumulate reserves, and they had set a threshold of a minimum amount that the administration recommends based upon Baker Tilly's recommendation of what should be kept in reserve. He stated that none of these plans if they were to go forward would anticipate spending below that threshold. He added that he doubted they would even reach that threshold. He stated that it would maintain sufficient reserves in all the operating funds and leaves Rainy Day fund in place. He stated as of right now this request could be funded while maintaining a minimum amount in the general fund reserves without accessing Rainy Day funds.

Krathwohl asked for clarification with the READI 2.0 grant that they were not paying the full match.

Houin replied that the pledge from the city was part of the match requirement for the READI 2.0 funds. He stated they total \$500,000 awarded to the Heartland Arts Center and it requires that 20% of the project be funded through public sources. He believed what was told at the last meeting was that they already had commitment from the MC Community Foundation which qualifies toward that public funding match which was why the request was less than it was back in August when the project was originally presented. He stated this would allow them to receive the pledged amount from READI 2.0.

Ecker stated it would be 18.8% instead of 20%.

Krathwohl thanked Heartland for going and getting other support because that means their work was going into this just as much as everyone else and they appreciate them for bringing something so great to Plymouth.

Longanecker asked if there were additional funds received since the last meeting.

REGULAR SESSION, COMMON COUNCIL, May 27, 2025

Anna Kietzman of Heartland Arts Center replied that within the two weeks they had not received any additional awards, but they had been submitting plenty of grant applications. She believed that Plymouth should lead the way.

Council members Ecker and Culp moved and seconded to support the Heartland Arts Center with matching public funds in the amount of \$975,000 over three years from 2025-2027, in increments of \$325,000. The motion passed by roll call vote.

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

Councilman Opposed: N/A


REQUEST FORM
CITY OF PLYMOUTH

Date: May 7, 2025

Notice to COMMON COUNCIL, CITY OF PLYMOUTH, INDIANA
Kindly review of the following request:

On behalf of the Heartland Art Center, I would like to formally request that I be added to the agenda for the Monday, May 12th meeting of the Plymouth Common Council. As President of the Heartland Art Center, I would like to present a request for funding support toward our expansion project and discuss the impact this initiative will have on the community.

This project represents a significant opportunity to enhance arts and culture in Plymouth, supporting economic growth, tourism, and community engagement. I would appreciate the opportunity to share details of our vision and how the Council's support can help make it a reality beginning this year in 2025.

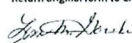
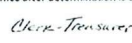
Signed  Phone Number 219-477-0747

Print Name Anna Kietzman Address 214 N. Michigan St.,
Plymouth, IN 46563

In-Office Only:
Determination of Request

Common Council approved to support Heartland Art Center with \$325,000 in 2025, 2026 + 2027. May 27, 2025

Return original form to Clerk-Treasurer's office after determination is complete.

 
Signed Title

Clerk-Treasurer Gorski stated she had received an invoice today from Marshall County Health & Wellness for December's invoice amount to be paid in June for the Aquatics Center in the amount of \$72,000. She stated in March that the city had agreed to pay their June payment early. She stated there was a resolution back in 2022 that allowed certain claims to be paid out prior to council approval but she was asking for their approval to pay this tomorrow.

Houin stated that he was not able to be at their meeting when they originally approved to accelerate the June payment. He stated he did not know how the discussion went at that time but one of the concerns was that if the payment was accelerated that it would go straight to operating expenses and did not go through the New Market Tax Credit payment processing. He stated there was some concern brought up that by doing that it would make them have to accelerate the December payment to June to meet the New Market Tax Credit requirement. He stated that the

REGULAR SESSION, COMMON COUNCIL, May 27, 2025

structure would be unwound in July as it reached seven years. He stated he had been working with Shawn Peterson of Krieg Devault who set up the structure and was working with them on the unwind. He stated he was working with the lender on the project, and they would not need any third payment in 2025, and it would not be required for the debt obligation. He stated because of the requirements of the New Market Tax Credits, it would be catastrophic to not accelerate this December payment in June, and they would not want to jeopardize the city's credit rating and financial status by missing the last payment over a seven-year structure. He stated he confirmed that it would not require a third payment in December by doing this.

Morrow asked what about beyond December of 2025.

Houin replied that the lease would remain in place as it was a 25-year lease so there was 18 years left on that lease. He stated that it required two payments per year with one in June and one in December of \$72,000/each. He stated the Mayor had brought together a committee that had reformed the We Love Swimming entity that was operating the facility and they had been making some fantastic progress. He stated he expected them to come to them soon to update them on all the changes to keep the Aquatics Center active. He stated they may at some point come to change the payment schedule but that was not before them now. He stated the current legal obligation of the city was to continue making twice yearly payments under that lease agreement in June and December.

Council members Starr and Ecker moved and seconded to advance the December payment as presented. 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 explained that the city had received five donations: The first four donations in the amount of \$1,000.00/each from Discover Plymouth, Inc., Marshall County Tourism Commission, Collins & Company Realtors, and Troyer Group to be used for the Mayor's Summer of Music. The last donation in the amount of \$800.00 from Webster Elementary School to be used for the Police K-9. She asked if they wished to accept the donation with the restricted terms, conditions, and purpose attached to the donation. She added that the first four donations would be receipted into the Monetary Gift Fund while the last donation would be receipted into the K-9 Fund.

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

City Attorney Houin updated the board on ONE Marshall County. He said that the focus was on strategic planning and long-term goals. He stated they were developing a plan to better communicate with the public and expected that to be soon.

REGULAR SESSION, COMMON COUNCIL, May 27, 2025

Plan Director Ty Adley stated there was no update on the Comprehensive Plan Committees.

Council members Ecker and Krathwohl moved and seconded to accept the following

communications:


- Minutes of the Board of Public Works and Safety meeting of May 12, 2025
- May 27, 2025 Check Register
- May 13, 2025 Technical Review Committee Minutes
- April 2025 Clerk-Treasurer Financial Reports
- April 8, 2025 Board of Aviation Commissioners Minutes
- April 15, 2025 Redevelopment Commission Minutes
- April 16, 2025 Urban Forest & Flower Committee 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 7:35 p.m.


Lynn M. Gorski
Clerk-Treasurer

APPROVED


Robert Listenberger, Mayor