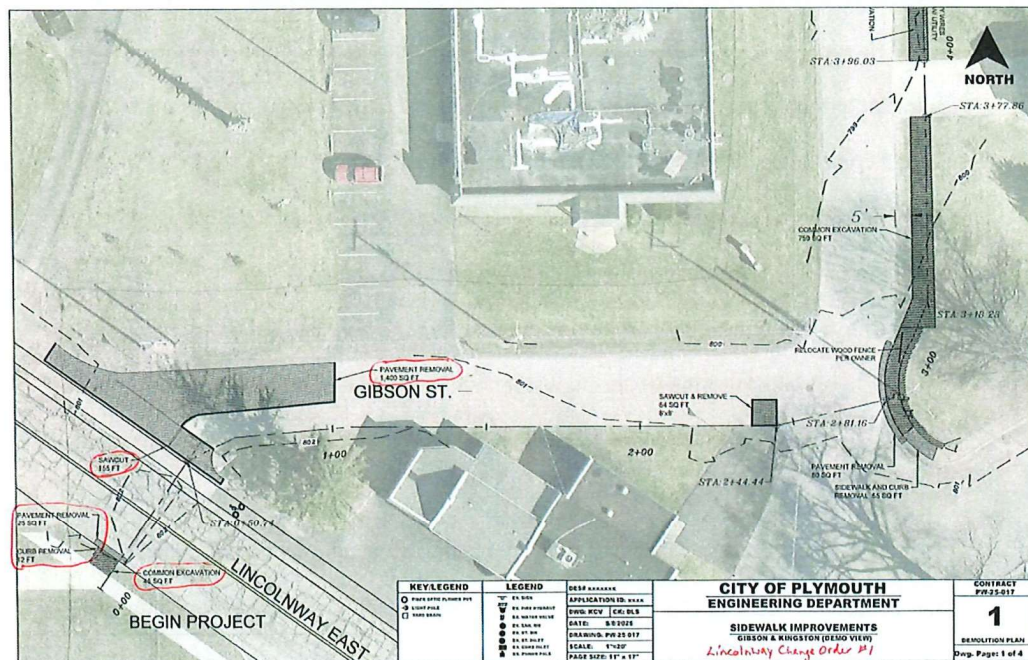


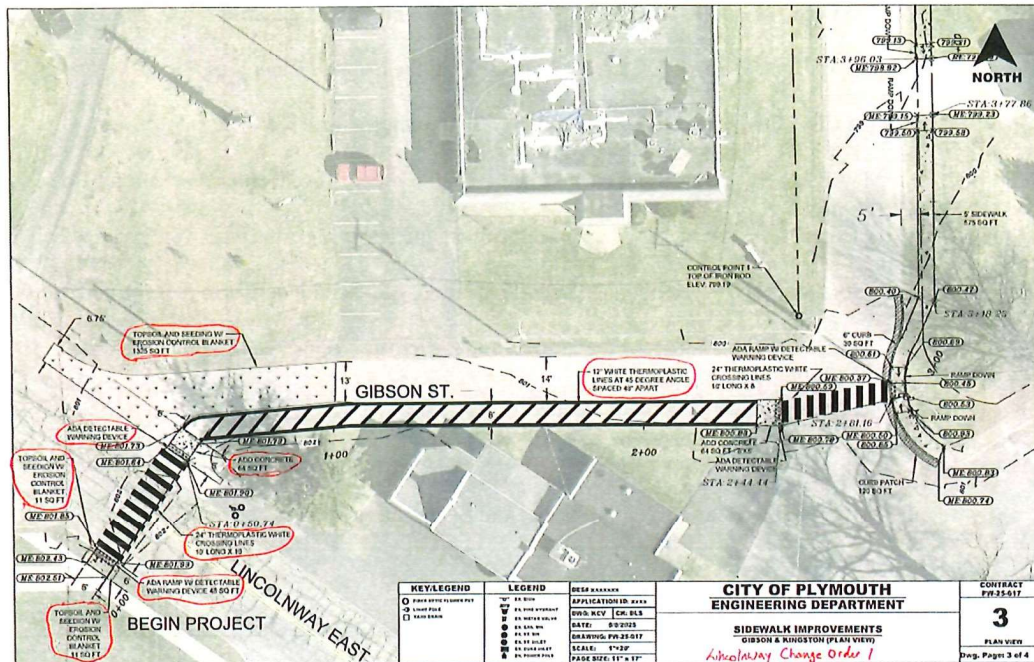
The Board of Public Works and Safety of Plymouth, Indiana, met in Regular Session at 6:00 p.m. on June 9, 2025. The meeting was held in the Council Chambers, on the second floor of the City Building, 124 N. Michigan St., Plymouth, Indiana.

Mayor Robert Listenberger called the meeting to order. Listenberger presided for Board Members Duane Culp, Don Ecker Jr., Shiloh Milner, and Dave Morrow, 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 and streamed live at <https://www.youtube.com/@CityofPlymouth>.

Board members Culp and Morrow moved and seconded to approve the minutes of the regular session of the Board of Public Works and Safety meeting of May 27, 2025, as presented. The motion carried.

City Engineer Dan Sellers stated at the previous meeting they discussed plans for a project to create a sidewalk down Kingston Road, the remainder of Gibson Street in front of The Pointe to effectively close off that section to vehicular traffic. He stated it was brought up that he wanted to ask the contractor for a price to do some of the work at the crossing on Lincolnway East to prevent future work on the new paved roads. He provided drawings and explained the plan for the proposed Change Order #1 as seen below.





He listed that the price for all the work would come down to \$23,738.60. He explained that the original contract was \$1,198,224.28 with the current Plymouth share being \$599,112 because of the Community Crossings Matching Grant (CCMG) award. He explained at this time he was asking for approval of the agreed price for the extra work but would want to hold off on doing a change order until he had some questions answered on eligibility for CCMG award. He stated there was also some subgrade items in their contract that were there if the contractor encounters something unforeseen like their last CCMG award on Gibson Street where they ran into soft soils and had to put in some stone. He stated at that time he would like to hold off on a change order and work some things out. He stated the other option would be that this could be tabled until he verified that with the contractor.

Culp asked if the other portion was the Safe Streets Crossing Grant.

Sellers replied that they were eligible for a 50% CCMG award of the contractor price.

Ecker asked if he was asking for approval of this but not approval to proceed with it or if they wanted to get the work done first.

Sellers stated if they wanted to repave Lincolnway then this work would have to be done alongside it. He stated he was looking for approval to tell the contractor to do this work at this stipulated price without increasing the contract price at this time. He added that they may have to. He stated that the repaving projects were scheduled to begin on June 23, 2025.

Board members Culp and Ecker moved and seconded to table the request as presented. The motion carried.

Sellers stated that they had a public show and tell on June 5, 2025 for the Harrison Street Trail Multi-Use Path and are at the point where the plan development was 95% complete. He explained they were working on the Right-of-Way (ROW) Acquisition in which they have 17 parcels secured with a signed agreement, 7 other verbal agreements, and they were waiting on 6 other responses out of the 30 parcels.

Ecker asked if this would still be only on the south side of Harrison Street. Sellers agreed.

Morrow asked about Plymouth Foundry and if anything was worked out.

Houin replied that they were still negotiating that as they still had questions. He stated they were still in discussion about what the path would look like in front of the foundry before they finalized an agreement.

Morrow asked if we would be encroaching on their property.

Houin replied that the plan right now would be to acquire some ROW and an easement to provide them with access to a little of their property. He stated part of the tradeoff was to keep the parking there in front of the office. He stated their machine shop encroaches onto the city property, so they were trying to resolve it all at the same time.

Building Commissioner Dennis Manuwal Jr. stated at the last meeting he asked for permission to send a demolition order to the owners of 309 Kingston/Gibson Street.

Board members Morrow and Milner moved and seconded to open the hearing on the Demolition Order regarding 309 Gibson Street/ Kingston Road. The motion carried.

Houin clarified that this would not be a public hearing but an evidentiary hearing where they would hear evidence and make a determination based upon that evidence. He stated they would hear first from City of Plymouth Building Commissioner Dennis Manuwal Jr. and after that they would hear from the person whom the order was issued or any person having a substantial property interest in the unsafe premises that were subject to the order, or any other person with an interest in the proceedings to appear in person or by counsel at the hearing. He stated that each person appearing at the hearing was entitled to present evidence, cross-examine opposing witnesses, and present arguments. He stated the purpose of this hearing was to consider an Order to Take Action. He stated on May 8, 2025, the City of Plymouth Building Commissioner issued an Order to Take Action to Rich-Mons Group LLC,

with the order requiring Rich-Mons Group LLC to demolish and remove all structures located at parcel 50-32-93-202-998.000-019 to bring the property into compliance with standards for use by statute or ordinance. He stated a copy of the order was provided in their packet and it was issued pursuant to Indiana Code 36-7-9-5(a)(7)(B), which authorizes an order for demolition and removal of an unsafe building if the building continues to require reinspection and additional abatement action after an initial abatement action was taken pursuant to notice and an order. He stated at the conclusion of the hearing, you as the hearing authority would make a finding and take action to (1) affirm the order, (2) rescind the order, or (3) modify the order with certain limitations. He stated in addition to this if you find that there was a willful failure to comply with the order, they have the option to impose a civil penalty in an amount not to exceed \$5,000.

Manuwal stated at the last meeting he provided a timeline for events that have happened over the last year in dealing with this property. He stated the last one was a person who was found deceased inside the building and there was evidence showing they were living in the building which was a clear violation of the order that was placed.

Culp asked how long this had been going on.

Manuwal replied that this started last year on July 11th, 2024, when the emergency order to take action was issued for everyone to vacate the property. He stated it was reported to him in June but by the time he was able to investigate it was July.

Morrow asked after the property was ordered to be vacated and secure if there was a record on how many instances where inhabitants were discovered in the building.

Manuwal replied that on November 20th, 2024, a violation of the order was issued and that was when Mr. Collins came in to plead his case stating that the people found in the building were workers and not living there. He stated there was another order where someone broke into the building and was squatting and Mr. Collins reported that to police and had the trespasser arrested. He stated it was then ongoing where the owner was not proceeding fast with the repairs.

Morrow asked if the police were called because of people living on the property.

Manuwal replied in agreement, and it was reported to him on numerous occasions. He stated in the middle of the night people were sending emails stating there were people living there and that was when he asked the Police Chief to have his second and third shift officers keep an eye on the building and report if people were in the building. He stated the last

incident was of someone who passed away in the building with clear evidence that they were living in the building.

Mayor Listenberger asked for representatives of Rich-Mons Group LLC to come to the podium. Bob Richards Jr. and Anthony Collins of Rich-Mons Group LLC were in attendance.

(Anthony Collins, 14478 Lincoln Highway, Plymouth, IN 46563)

Collins stated it had been a slow journey, but a lot of money had been spent. He explained it should have been done a lot sooner but with Richards' situation and bills, it was not that they neglected what needed to be done, but rather that it would take a lot longer. He stated they had not stopped working and some of the board had seen the building and it was a "crap show" from the start. He stated they put a new roof on at the cost of \$150,000, all new furnaces, sprinkler system, fire alarm system, etc. He stated they did all they were supposed to, but he had ended up getting sick for two weeks and the guy who passed away there was one of the workers for Richards. He stated they were waiting for an air quality test to pass because when one of the furnaces were installed, they had forgotten to rip the drywall out that it had black mold. He explained the worker was supposed to rip it out. Collins stated that he ended up getting sick for two weeks and went on vacation after, so he was gone for three weeks, and that guy must have been staying in there. He stated he could not go there every day and check so when he got back, he went with his brother to see if the work was done as he had not seen him on camera and at that time the worker was found deceased. He explained they did all they were supposed to, but it took longer as the roof was expensive, and it all added up. He stated it wasn't as if they were not trying to get the work done, but it was slow with getting the money when they could get it. He stated there were some ups and downs and he had the Police come one-time for people who were not supposed to be there, he could not control people and what they do.

(Robert Richards Jr., 14984 11th Road, Plymouth, IN 46563)

Richards stated the worker had worked for him for about a year and he had issues with his heart. He stated he wouldn't go to the doctor and on the day, they found him he had called someone and let them know he was having trouble breathing. He stated the woman the worker spoke with informed him to call 911 and the worker did not want to call 911. He stated the worker was trying to cook something in the kitchen and he had two blood clots in his legs, and they came up and collapsed his lungs. He stated he was not trying to make excuses for anything other than the fact that he had not been there for two years as far as checking on the

property. He stated he was the one who had to pay out a lot of money and he had to sell his duplex apartments on Memory Court to have the money to put into the Pointe Apartments. He explained he had put in over \$300,000 into that building and he did not believe it was fair that he had to tear it down. He stated the building was all brand new now.

Mayor Listenberger asked for them to elaborate on the property being all complete now.

Collins replied that the roof was done, all new furnaces were installed, electrical, plumbing, fire alarm system, sprinkler heads, etc. He stated the only items they were waiting for were the air quality test, and the sprinkler head guy needed to contact Manuwal, and he was not sure if they had to reach out to him. He stated he did get ahold of Maddox Services yesterday because the fire alarm system kept getting set off and he was not sure why it was. He stated they were supposed to come out tomorrow and look at it. He stated the only item left in the building was the drywall that needed to be ripped out above the furnace. He stated one hallway passed the air quality test and the other hallway did not due to the black mold. He stated there was a bit of concrete work as well above one of the windows and doors that needed fixed due to falling but nothing major, everything on the inside had been redone.

Mayor Listenberger asked if the sprinkler heads had been corrected.

Collins replied that they were originally not facing the right way, so the guy had to come in and fix those.

Manuwal stated he had not been called back in to look at that. He told Collins that the sprinkler guy needed to contact him, and he would set up an appointment to go out and investigate but never received a call.

Collins stated he was waiting to get the air quality test done and have it all done at one time. He stated it was Richards' plumber, so he needed to get ahold of Manuwal.

Culp stated his frustration was that they had been asked to stay in contact with Manuwal and he had received no updates. He stated this was the first time he heard that all this work had been done, and they still don't have it confirmed by the Building Inspector so that was why there was a demolition order. He stated it was a frustration to them as a city because it sounded like a lot had happened according to Collins, but nobody had kept Manuwal in the loop.

Collins stated he did contact Manuwal and let those contractors know to reach out to him as well. He stated he cannot control the contractors and that was not his fault. He stated

he had reached out to them multiple times, but he had told Manuwal that the stuff was complete and last he spoke with him he told them that they were waiting for the air quality test. He stated they had been on good terms, but the guy passed away in there who wasn't supposed to be in there.

Culp asked what month Collins got sick.

Collins replied that it was three-four weeks ago.

Culp asked if there were any conversations between him and Manuwal before then or up to that date.

Collins replied that he would call occasionally and ask questions about what they needed to do to not to be fined. He stated he had stayed in contact with him but not every day. He stated he had left messages, so it wasn't like he ignored him.

Manuwal stated the last time he was out there was shortly after they had replaced the furnaces and they looked at the sprinkler heads. He stated not all of them had been replaced, he questioned if they used the correct sprinkler heads and told them to have the guy contact him. He stated the Collins did call to inform him that they failed the air quality test and the reasoning. He explained he had received no reports from air quality, their sprinkler guy, electricians, or any of them. He stated he had been in contact with their electricians though.

Collins stated the reason he did not receive notice from the air quality test person was because they were supposed to come back and make sure the other one passed first. He stated with the person passing away, he put it on hold to see what the city would do first as the order was issued. He stated he hadn't asked them to come back out as the mold had not been removed. He stated there was no reason to contact if it still failed.

Culp stated it sounded to him that Collins did a lot of work, but Manuwal wasn't made aware of any of that thinking that none of the work was complete.

Collins stated in his opinion the building was 95% complete. He stated the contractors just need to get ahold of Manuwal and get him the information he needed. He stated that Maddox would be out there tomorrow and would be emailing the information to Manuwal on the fire alarm system. He stated Manuwal wanted all the outlets checked and they did that. He stated he wasn't sure when they were supposed to email them as they may be waiting to finish the fire alarm system as it kept going off.

Ecker asked if he was expecting Manuwal to have to contact the contractors for him. He stated he saw it as Manuwal working through him as the coordinator for the contractors.

Collins replied that he had expected them to contact Manuwal. He explained he did not expect Manuwal to go out of his way to contact them.

Ecker agreed and stated it should be through him as the conduit for the contractors. Collins agreed. Ecker stated they had been kicking the can down the road for over a year now.

Collins stated there was a day's worth of work there and then they had to schedule an air quality test and if it passed then they would be golden if it was up to Manuwal's standard.

Mayor Listenberger asked if everything was on hold to see the outcome of this hearing.

Collins replied in agreement plus the lawsuit that Richards lost to the tenants for \$306,000. He stated long story short Richards had a healthcare worker, who had since been arrested, who stole a bunch of credit cards, money, car titles, keys, and she signed for the court papers but never gave them to Richards for his court dates, so he automatically lost the lawsuit. He stated he had got a lawyer for that, and they had to meet with him next week and it was a pain to get a lawyer as nobody wanted to battle the State of Indiana. He stated it was all messed up.

Richards believed all those people were coerced by the State Attorney General as they told them they would get \$20,000 each. He stated they had five people in the lawsuit who never even lived at The Pointe. He stated they wanted their \$20,000 so everyone tried to jump on that to get rich.

Ecker stated this was discussed before as these deficiencies did not occur overnight. He asked how many years it took for them to get to this point.

Collins stated what initially did it in was the roof leaking. He explained it was an old rubber roof that Richards patched here and there but with him having a stroke he couldn't get to it. He stated people were allowed to get their own Wi-Fi at the building if it was wireless, but someone called Xfinity, and they ran a wire all the way across and screwed into the roof. He stated it was around November and December, and they had tried to patch it with flex seal, but all the snow melted in Spring and all the water came in sitting on the roof. He stated it leaked before, but it was never as bad as that.

Richards said to Listenberger that he used to rent from him, and he did not think it was leaking then.

Mayor Listenberger stated he remembered the years when Richards first took over and they did a lot of work on the building.

Richards stated he had continually worked on that building over the years until the stroke. He stated he wished he could get up there, but he couldn't.

Morrow stated two things that really disturbed him was that every time Collins had appeared before this board, he gave them these promises that it would be done sooner than later, and they had given a time. He stated at one point they ended up invoking a fine because the work was not completed and it was still not done. He stated the most disturbing thing was that they talked repeatedly about keeping people out of that building and at one point they would have to change all the locks.

Collins stated they did change all the locks and people still broke them off. He stated that was when they had the Police come out and arrest the person who was squatting. He stated he could not be there every day to ensure that people were not breaking in, so they finally got wireless cameras and put those up.

Morrow asked if they pressed charges.

Collins replied that they did press charges on the guy who was arrested. He stated the person got out of jail and came back there.

Morrow stated he understood that the individual who passed away was not from the property itself and he understood that. He stated the fact that it happened, and it was not supposed to be anyone in there and there was evidence that the person had been in there for some time based on the stocking of the refrigerator and the living quarters he had. He stated he was not sure if it was a month or two months.

Collins stated he was in there every other day working and got sick for 14 days, and then he went on a vacation while he was sick. He stated he believed the person knew he was sick and not coming back and took advantage of that situation. He stated he used to walk through the building at nighttime and ensure nobody was there as he had padlocks on all the doors but the front door. He stated only he and the worker had a key. He stated the worker took the batteries out of the wireless cameras and flipped them around and he was sick, so he was not watching the cameras 24/7. He stated when the detective and him got there, that was when they found out about the cameras.

Culp asked if Collins was saying there were two items left to complete and then they would be completely done. Collins agreed. Culp asked if he knew when that would be completed.

Collins replied that he did not want to go back into that building and work. He stated he found that person deceased, and he did not want to be there. He stated if someone rips out the drywall, which should take less than a day, then they could do an air quality test. He stated it was about \$500 a test, so if that passes, and the rest of the contractors got ahold of Manuwal then they were good unless there were additional items that Manuwal needed him to do.

Culp stated he understood the frustration, but he did not want to continue hanging this out there where they go another six months on this.

Collins stated if they give him a chance to finish the building that it could be done within a week and a half. He said two weeks would be on the safe side.

Ecker asked if this was delayed what the plan was to hold it in place, so they do not go through this same situation again.

Collins replied that the plan was currently to see what would happen with the lawsuit because Richards originally would like to open, but it was not in their books right now. He stated the first thing would be to get the building complete and the city off their backs, so they do not have to pay any more fines. He stated they did not want to move anyone in or anything until the lawsuit was figured out because there was no point in it if he can't win the lawsuit and the State takes the building. He stated it could sit empty until the lawsuit was sorted. He believed Richards was to the point where he was done with the building so if they could get the lawsuit figured out then they would like to sell it and invest in something nicer. He stated there was no point in keeping stressful property when they had a lot of nice properties and that this was one of the bad ones in his opinion. He stated at the end of the day you would get those low-life people there as it was low-income. He stated all it took was for one person to find some little thing to sue him again.

Mayor Listenberger asked Richards if he agreed with Collins idea to sell the building.

Richards replied that he had people trying to buy the property all the time. He stated he got one last week and he may pursue that.

Manuwal added, aside from this hearing, that tonight was the 90th day so a second fine goes into place as the work had not been completed.

Morrow asked if the first fine was paid. Collins agreed.

Houin asked if there was anyone else with an interest in the property who would like to speak. Nobody responded. Houin suggested to the board that they make a decision as the

options were (1) to affirm the order, (2) rescind the order, (3) modify the order, or continue the hearing if they chose to.

Mayor Listenberger asked for an explanation of what it meant to affirm the order.

Houin replied that by affirming the order, they were making it a final order, and the order itself states that the building itself was to be demolished within 30 days. He stated if they fail to comply with the order, then they would have options to impose additional penalties or take action to enforce the order by the city.

Mayor Listenberger asked for clarification that it would require another hearing for the city to take action to demolish the building themselves. Houin agreed. Mayor Listenberger asked if this would give them thirty days and then they could come back.

Houin replied that was not the case as the order would be to demolish the building within 30 days.

Mayor Listenberger asked for clarification that they had to demolish the building. Houin agreed. Mayor Listenberger asked what would happen if they did not demolish the building.

Houin replied that the city could either impose an additional penalty or take action to hire a contractor to perform the demolition.

Mayor Listenberger asked if that would require another hearing.

Houin replied for the city to act it would require a lot as it was not in the current budget to demolish the building. He stated that the city would not be in a position to hire a contractor within 30 days.

Collins stated he saw where they were coming from, but the building was 95% done and it would be a waste of money on Richards' part. He stated he was aware that they were behind, and they had already asked for a lot but if they were given a chance to get it done within two weeks, because he spent \$300,000 and it was going to cost probably about \$200,000 to tear it down. He stated there was no point in tearing down a good building that had everything fixed in it. He stated he would understand if it was all still rotted but they were not. He stated it would be a waste of time and money for everyone involved. He stated it had been a year, but they had done everything even if it was a lot slower than the city would like. He said that Richards had to sell his apartments to fund The Pointe. He stated Richards would be losing upwards of \$1 million, plus the lawsuit of \$306,000. He stated if they were given a chance then that would be all that needed done.

Milner stated if they believe that it could be done within two weeks and Manuwal walks through the building that day of their next meeting, and lists a few punch list items left, she asked if they would give more time. She replied that she did not know the answers to these questions but agreed that with the amount of money put into this with the need for housing, that it would be a waste.

Mayor Listenberger asked about the fine being imposed today.

Houin replied that it was separate from this demolition order. He stated the fine was from the order to take action where they already imposed a fine for not complying with the order. He said it was 90 days ago that they found they were not in compliance and issued a fine, and since they were still not in compliance 90 days later, there was an additional fine that could be imposed on them. He said the demolition order was separate as it was regarding repeated orders to take action and failure to comply with those orders.

Mayor Listenberger stated he would abstain from the motion as he was friends with Richards.

Board members Ecker and Morrow moved and seconded to affirm the order. The motion failed by roll call vote.

In Favor: Ecker, Morrow

Opposed: Culp, Milner

Abstain: Listenberger

Milner asked for Manuwal's thoughts on this.

Manuwal replied if they wanted to give him two more weeks, that it better be done in two weeks. Milner agreed.

Ecker asked for clarification on done within two weeks.

Manuwal replied that it had to be completely approved and move-in ready. He stated they needed to do an air quality test, all their contractors in tomorrow and get the job done. He stated he had other items to attend to, and he had to keep moving.

Culp asked Collins if he could be completely approved in two weeks.

Collins replied that they could, and he would start calling people that night. He stated that Maddox should be emailing him today or tomorrow. He stated as long as the air quality passes, and the walkthrough was good then they are good.

Morrow asked if this was the case, why had it not been done in the three months since the last fine.

Collins replied that they had done everything that they thought was done so they had the air quality guy come out other than the contractors to get ahold of Manuwal. He stated after getting sick and the person passing away, it had been two weeks, and he had not had the courage to go back there. He stated it was disturbing, and he had not gone back to finish it.

Board members Culp and Milner moved and seconded to continue the hearing in two weeks for the June 23, 2025 Board of Public Works and Safety meeting. The motion failed by roll call vote.

In Favor: Culp, Milner

Opposed: Ecker, Morrow

Abstain: Listenberger

Mayor Listenberger asked what would happen if no motion was made.

Houin replied that the Statute was silent on that so he would be providing his opinion not based upon the Statute. He stated if no action was taken when the hearing was closed then the order would be null and void because it had not been confirmed. He stated it would have the functional effect of rescinding the order.

Morrow asked Culp what he was attempting to do with his earlier motion.

Culp replied that he was trying to give two more weeks. He explained that Richards was out \$300,000 and if they give him two more weeks in advance, and it doesn't then he would be out that \$300,000 and it would be demolished. He believed this would give them a chance to prove themselves to get it done and over with. He stated they had been dealing with it for a year so what was two more weeks. He stated if it was not complete then it would be demolished and done.

Ecker stated his concern was that they keep kicking the can down the road and they have had residents in deplorable conditions, and it was not fair to them. He stated that he felt the actions taken by the Building Commissioner have been to code and what was going to prevent this from happening again as it was years of neglect that got them to this point. He added that Collins had already called it a "crap show."

Collins stated that they do not plan to open back up as Richards plans to sell the property, but they want to get it up to code and approved to open. He stated with the lawsuit and all the people who had to live there in those conditions are getting some kind of money for that. He stated that they cannot pay them back for the harsh conditions that they were living in. He agreed that it was a "crap show" but it was done now. He stated if they could sell

the building and wash their hands then it would not be their situation for 5-10 years if something happened with the building. He stated his belief was that it would be best to get past these hurdles and sell it as he had already invested so much into the property.

Morrow stated to Collins that he made a comment earlier that disturbed him when he talked about fixing it, selling it, and how he did not want to deal with the lowlifes anymore. He stated that was upsetting as there was a value with every life.

Collins stated that there was value, and he was sorry for that. He explained they had “druggie” people in there and understood that everyone deserved second, third, fourth, and fifth chances but for whoever opened the building back up that it should be for older people or those with disabilities.

Morrow stated that once the building was sold, he would have no say in it.

Collins stated there was just a bunch of bad people but not everyone was bad. He stated there were people, in his opinion, that he would never let them move in there. He explained they were already in there when he took over.

Ecker stated as a manager of a property, if they were not living up to the expectations in the agreements then that should be an eviction of that individual and nothing had been done.

Collins stated that they had evicted about 15 people and then the building got closed, and they slowly were removing the bad people. He stated they had to go to court, it took 30 days, and a judge would give them another 30 days to get out, so a lot of the people left there were good people and had no issues. He stated some maybe had some minor issues but nothing like drugs, child molesters, etc. and to him those were low life people. He stated when the building was shut down, there were a lot of good people in there that he would hate to see what happened to them. He explained that he had helped some people get more housing and there was a woman on house arrest that they were going to arrest if she could not find a place in 24 hours and he had helped find her an apartment. He stated she was now off house arrest and not in jail so there was only so much he was able to do as he was only one person.

Mayor Listenberger wished to thank Manuwal publicly for the work he had been doing as his number one concern was public safety, and they had multiple issues around the city that he was working on. He explained that Manuwal was doing his job, and he commended him for that. He stated that he knew all the council was appreciative of his efforts, so it meant that they were taking these matters seriously.

Houin stated if no action was taken then it would functionally be the same as rescinding the order.

Morrow asked for clarification that they would have to start the process entirely over again. Houin agreed.

Culp stated that he wanted to give him two more weeks still to prove themselves.

Houin stated the previous motion was to simply continue the hearing for two weeks and hear more evidence at that time. He stated they could take that action or they could modify the order to say it would go into effect two weeks from today if they were not fully compliant according to the Building Commissioner's satisfaction.

Board members Culp and Milner moved and seconded to modify the order so that it would go into effect two weeks from today if they were not fully compliant according to the Building Commissioner's satisfaction. The motion passed by roll call vote.

In Favor: Culp, Milner, Morrow

Opposed: Ecker

Abstain: Listenberger

Manuwal stated after the last fine they had 90 days to complete the process, and they had not. He stated he would like permission to implement an additional \$1,000 fine.

Board members Ecker and Milner moved and seconded to approve the request as presented. The motion passed by roll call vote.

In Favor: Culp, Ecker, Milner, Morrow

Opposed: N/A

Abstain: Listenberger

Collins asked when that was due.

Houin replied that it would be due in 15 days.

Collins asked if something would be sent in the mail like last time. Manuwal agreed.

Manuwal stated the next item was Northgate MHC LLC and he believed the representatives were online. He stated they had sent him an email saying all yards were mowed and all the sewer lines had been capped. He stated he had went out to inspect around 2:30 PM that day and not all the yards had been mowed, and not all the sewer caps had been capped. He explained he had contacted one of the managers of the company and spoke to him and sent an email letting them know. He explained he had spoke with a plumber there who

was actively working on capping sewer lines but there were still some more that needed capped.

Ecker asked if this plumber was an approved contractor for the city. Manuwal agreed.

Mayor Listenberger asked if they had been actively working every day as there were so many items to address.

Manuwal replied that he had not been in there every single day.

Mayor Listenberger asked if Abraham Anderson was online to answer his question.

(Keaton Jamerson, 1628 Lenland Avenue, Knoxville, TN 37920)

Jamerson stated that Anderson was supposed to be online now, but he was sick.

Mayor Listenberger stated that he was out there a couple times, and they were working, and it seemed like they had a lot to do so he was not sure how they could get done quicker unless they brought in more people. He asked if they had been working out there every day.

Jamerson replied that he could provide a rundown of what had been repaired so far within that two-week timeframe. He explained there were sewer cleanouts on 30 different vacant lots and those were capped. He stated it was clearly visible, and the hazard was gone from there. He stated there were 11 lots with damaged electrical and the wiring was removed. He added that not all the wires were live, but they had been removed so those hazards had been removed. He stated they removed 14 mobile home tie downs from 5 vacant lots, and they removed two exposed gas lines that were in vacant lots. He stated at this moment all known water and sewer leaks had been resolved. He stated they initially believed 30 vacant lots were all capped but there were a few that were left so the contractor was out again today to cap more of those and that was who Manuwal spoke to. He explained that The Boys Heating Cooling Plumbing Electric had completed the work, and they would be back on-site Wednesday, June 11th, 2025, to scope to sewer system. He stated that the report would be written up and sent over to Manuwal as well. He stated if any additional issues run over from that then those would be fixed. He stated he was aware that the main contractor spoke with Manuwal today and provided his personal phone number for daily updates. He stated in total for the last two weeks they had completed 57 separate repair and improvement items, and they had before and after photos for each of those as well.

Manuwal stated that when he was out there, he found two vacant lots where the sewer lines were not capped. He stated he was not sure where they were getting their information,

but he did inform The Boys when he was out there, and it sounded like they were talking with them or a party of their representation that they were not done but they were continuing to work.

Jamerson stated that was what was established earlier as new finds, and they were still actively working on those. He stated they had thought the 30 vacant lots were the only ones but those were noticed after the initial work was completed.

Morrow stated that he drove through there Sunday and there were weeds growing up around some of the trailers. He listed there were a lot of areas not mowed and a manhole that was broken on the side of the road that had a concrete block that was extremely dangerous.

Manuwal added that block was called out in the original order. He stated he was informed by the Fire Chief that there was another fire in the park and when they went to make sure there was no electricity, there was none. He stated there was never any electricity supplied to that mobile home and someone was living there. He stated in discussions with The Boys, part of what they were doing when they came across to terminate any stray lines was to trace and number all the meter units as they were so worn out that you could not read them. He stated he was curious how many units out there actually did not have power.

Jamerson asked if they were requesting a statement on that. Manuwal agreed. Jamerson stated that it would come to the attention of the managers or himself and they had not had any reports on people without power there that hadn't had it turned off. He stated they pay their power bill to the electric company so if they missed bills, they wouldn't have power regardless.

Manuwal asked if he could speak with The Boys tomorrow and go through the park to figure out which units have power feeding to them. He stated if they did not have power, they would remedy that issue.

Jamerson replied that it was certainly the responsibility of the park if they do not have power. He stated he was not even aware of the one that had burned not having power. He explained it was either shut off by the power company as they had not paid bills or for one reason or another, but they should still have power running to all those units. He stated if they hear about it then it would be remedied immediately.

Manuwal stated when he spoke with The Boys, they were planning on having someone on the site to scope all the lines. He stated that should have been done by this meeting.

Mayor Listenberger asked if there was an eviction notice.

Manuwal replied that it was only on certain units.

Mayor Listenberger asked for clarification on what this current action was.

Houin replied that it was an Order to Take Action and he was asking them to affirm that order at the last meeting, but they gave the owner two more weeks to come into compliance before they affirmed or rescinded that order.

Manuwal stated they did ask at the last meeting what they needed to have fixed right away and part of that was the sewer lines. He asked Utility Superintendent Donnie Davidson regarding his prior comment about Northgate having water leaks.

Davidson replied that there had historically been water leaks all throughout the park and a lot of water gets away from some of the sewer cleanouts and they are undetected. He stated the water usage in the park was astronomical as far as what they should be paying. He explained they were paying a lot of money that they did not need to be paid if they would just fix their system. He stated they got two calls in the last two weeks as far as shutting off water to the facility to make repairs. He stated it cuts the water service off to all the residents there instead of them having individual shut offs to make the repairs, so everyone suffers because the water system was substandard.

Morrow asked if anyone from Northgate was here and if they would like to make any comments.

(Wendy Kohler, 1687 N. Michigan Street, Lot 135, Plymouth, IN 46563)

Kohler stated they have still had problems contacting the management team for this place as people do not return calls. He stated they were slowly working on fixing the rent issues and they have requested leases multiple times and they still have not received leases. She stated there were people who did not want to pay until they got the lease because they had no legal contract with these people and they were not even attempting to give them leases. He stated the water was on and off at least once a week, if not more. He stated there were other issues as well such as upkeep with the yards and mowing as they do not have adequate equipment. She stated they needed a new lawnmower, weed eater, gasoline, etc. and there had been issues with them receiving those. She stated she communicated with the onsite manager Helen, and it had been a frustrating situation. She stated her concern was that there had now been four different names that had come forward saying they oversaw this place but every time a new person took over, nobody was doing what they were supposed to be doing. She stated the calls and texts sent out, nobody answered, and they do not have the phone numbers

for half the people who were supposed to be helping. She explained it goes to a 1-800 number with someone named Edwin and he was rude. She stated she spoke to him last week and requested the leases and was told that she was not going to get them. She stated her daughter lives out there as well and has the same issues she does. She stated they got the rent down to \$495 total and the only issue with that was they do not know how to take the trash out for people paying for their own trash services. She stated they took the trash out and there were a lot of people who were very reluctant to go back because they were afraid it would be removed again as it took a month for them to get the trash situation fixed on their part. She stated they had not made any attempts to try to fix the fees for the trash.

Mayor Listenberger stated that Anderson stated he was going to be here himself.

Manuwal stated in his email that he would be sick and someone else would be stepping in for tonight's meeting.

(Courtney Lee, 1621 N. Michigan Street, Lot 35, Plymouth, IN 46563)

Lee stated she was one of the newest residents out there and got her trailer in November of last year before these people took over. She stated they were supposed to be paving the roads this summer and that had not occurred. She stated there were two large potholes next to her trailer that could cause an accident any day. She stated the speed bumps were non-existent out there and there was an animal farm with 100's of cats out there. She stated she did not feel safe letting her kids outside due to how many animals were inside the park. She believed they should be required to provide a dumpster for the community in general for large items that could not be disposed of in the trash can.

Manuwal stated tonight he was asking if they should be given additional time to fix items before the next meeting, or to issue them a fine for not complying with the huge list that needed to be fixed.

Ecker stated he would like to hear a response from the ownership group as they heard two ladies address their concerns. He asked Jamerson if he could elaborate on what the next steps were.

Jamerson replied that he knew they were still looking at scheduling for paving the potholes. He stated as far as dumpsters; they could be hazardous for the mobile home park as they tend to find other outside sources to accumulate trash, which was why they tend to use individual receptacles if they could. He stated outside of that they have owned the park for two months and a lot of these issues were inherited, and they were still working on the

handover as far as that went on between management companies. He stated from the meeting two weeks ago they were told if they show progress that they would continue to work with them as they resolve those issues. He stated he believed they had shown progress, so he respectfully requested the city to continue to work with them if they continue to invest in improving the property and providing as frequent updates as they like. He stated the updates were geared more towards Manuwal with that response but certainly the Board of Public Works and Safety as well.

Manuwal stated someone had mentioned that Northgate would hire a commercial crew to come in and mow everything down so the on-site property manager could at least keep up with the property. He stated he was aware Anderson asked for some referrals, but he did not register property management companies for lawn mowing so he had no referral to provide him, so he instructed him to look in the Yellow Pages. He stated he was unsure if anything came from that. He mentioned earlier that you would not be able to take a residential lawn mower and mow 3-foot-tall grass.

Ecker asked Jamerson if he agreed with that statement.

Jamerson replied that he certainly did but that was the first he heard of it. He stated that he would personally ensure that someone would get scheduled to come look at that.

Ecker asked Manuwal if he would agree that they saw progress.

Manuwal replied that he had seen progress and Anderson said after the last meeting that he would go put a snow fence around the areas that had the raw sewage. He explained the snow fencing was up when he went in the next day and The Boys did spread lime on the area and the snow fence was no longer there when he drove through today.

Ecker stated what he was hearing was that there were some commitments made to begin some of these repairs and progress made. He stated there seemed to be a disconnect in communication which was something that needed to be worked on. He asked if they agreed to that. Manuwal and Jamerson agreed. Ecker stated he did not want to keep this going too far but they needed to have this communication.

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

Mrs. Morrow wished to speak on behalf of the tenants even though she did not live in the park. She stated it seemed ridiculous that they did not have a lease and that it did not seem legal that they were required to pay for something that they do not understand that they were receiving. She stated the lease should be provided immediately and there was no excuse for

them to not being provided with a lease so she would hope that they consider that in any action that they take.

Ecker asked if Jamerson could respond to that.

Jamerson replied that a draft of the lease was sent to the local manager that afternoon.

Manuwal stated that he spoke to Northgate that afternoon and let them know there were some issues with trying to set up their payment portals and that someone needed to contact the residence. He stated the person had acted like they were going to take care of that.

Morrow asked if the motion could also include getting a lease to all the residents.

Houin replied that he would hesitate as it was not technically legally required that they provide a written lease and for them to impose a restriction not required under law, that it would at the very least complicate the issue.

Culp asked if they could recommend it.

Houin replied that they could certainly recommend it. Culp and Houin recommend it.

Board members Ecker and Culp moved and seconded to extend the Order to Take Action at Northgate two more weeks until their following meeting on June 23, 2025. The motion passed by roll call vote.

In Favor: Culp, Ecker, Milner, Morrow, and Listenberger

Opposed: N/A

Manuwal stated that he did send out a vacate order for the second story of the Red Rock Inn at 2550 N. Michigan Street. He explained the railing system was not within code and it was reported to him by emergency services when they were out there when someone almost lost their step and leaned on the railing. He stated they thought they were going to go over the railing. He then explained that a certain board member had sent him a message that was sent to them stating that if they needed workman's comp to go to the Red Rock Inn and lean on the railing, he went out and investigated. He stated he could grab a section of the railing that was 60-70 foot long with two fingers and shake it back and forth. He stated the supports in the concrete were completely rusted out, the concrete balcony was cracked, and the steps were about to fall in. He stated after he issued the order, some of our emergency service members informed him that they could not use their cot to go up and down the steps as the steps started to collapse from the weight. He stated he shut down the second story of the Red Rock Inn and they would have to have a structural engineer come in and verify what needed to be done.

Fire Chief Steve Holm stated that A&M started on their roof today and that it would be a three-day process. He explained the other information he had for them was that the county pledged \$50,000 to each Fire Department in the County to be used on a reimbursement upon spending the money. He stated the aim this year was to improve communications, and they had 15 mobile radios that were between 15-20 years and at the end of their life, so they planned to use that money to outfit all ambulances, fire trucks, or emergency response vehicles that they have at the department with new radios to bring them up to date. He stated the quote for that was just over \$57,000 and some of the vehicles that the radios would be going into would be Township vehicles so he had talked to the Clerk-Treasurer and Township Trustees about doing an additional appropriation to fund that through the city, receive the \$50,000 reimbursement from the County, and then the Township Trustees would pay back the balance on what was spent over the \$50,000.

Ecker asked what the timeline would be for all of this.

Holm replied that Copsgear in Columbia City would be supplying and installing all the radios, and they were in stock. He stated it would be a scheduling on getting them over here and it would be a 1–2-day process to get all the radios redone as it would include programming as well. He explained the additional appropriation would not be that night but rather this was for their information.

Mayor Listenberger explained that the request to place a permanent dumpster in the parking lot at S. Center Street and W. LaPorte Street for the French Press Coffee Company was to remain tabled until next meeting.

Clerk-Treasurer Gorski introduced a street closure request for the Annual Downtown Tractor Show.

Board members Morrow and Ecker moved and seconded to approve the request as presented. The motion carried.

REQUEST FORM
CITY OF PLYMOUTH

Date 05/30/2025

Notice to BOARD OF PUBLIC WORKS AND SAFETY, CITY OF PLYMOUTH, INDIANA
Kindly take care of the following request:
Close Michigan Street from Laporte Street to Adams Street on Saturday,
July 19th, 2025 from 6:00 am til 4:00 pm for the Annual Downtown Tractor
Show. INDOT permit has been secured.

Laura Mann Promotion of the City Coord.
124 N. Michigan St., Plymouth, IN 46563
574-936-6717

Determination of request:
Approved by Board of Public Works and Safety
on June 9th, 2025

Return original form to Clerk-Treasurer's Office after determination is complete. Gyza M. Gorski
Clerk-Treasurer

Clerk-Treasurer Gorski introduced a street closure request for the Annual Downtown Kick-Off to Summer Event.

Board members Ecker and Milner moved and seconded to approve the request as presented. The motion carried.

REQUEST FORM
CITY OF PLYMOUTH

Date 06/04/2025

Notice to BOARD OF PUBLIC WORKS AND SAFETY, CITY OF PLYMOUTH, INDIANA
Kindly take care of the following request:
Close Michigan Street from Laporte Street to Adams Street on Thursday,
June 19th, 2025 from 4:00 pm til 8:00 pm for the Annual Downtown
Kick-Off to Summer event. INDOT permit has been secured.

Laura Mann Promotion of the City Coord.
124 N. Michigan Street, Plymouth, IN 46563
574-936-6717

Determination of request:
Approved by Board of Public Works and Safety
on June 9, 2025

Return original form to Clerk-Treasurer's Office after determination is complete. Gyza M. Gorski
Clerk-Treasurer

Clerk-Treasurer Gorski introduced a request for prepayment of entertainers on the night of their performance for Mayor's Summer of Music.

Board members Culp and Milner moved and seconded to approve the request as presented. The motion carried.

REQUEST FORM
CITY OF PLYMOUTH

Date 06/04/2025

Notice to BOARD OF PUBLIC WORKS AND SAFETY, CITY OF PLYMOUTH, INDIANA

Kindly take care of the following request:

Request payment checks to Mayor's Summer of Music Concert Series

acts to be made available early so the entertainers can be paid

on the night of their performance. Show dates are; July 4,11,18,25 and

August 1, 8, 15, 22, 29 and September 5.

Laura Mann Promotion of the City Coord

124 N. Michigan St., Plymouth, IN 46563

574-936-6717

Determination of request:

Approved by Board of Public Works & Safety
on June 9, 2025

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

Lynn M. Gorski
Clerk-Treasurer

Board members Milner and Ecker moved and seconded to allow the payroll for May 30, 2025, and the claims for June 9, 2025, as entered in Claim Register #2025-11. The motion carried.

Board members Culp and Ecker moved and seconded to accept the following communications:

- June 9, 2025 Docket
- May 27, 2025 Technical Review Committee Minutes
- Order to Vacate Second Story – Red Rock Inn
- Building Department Activity Report – May 2025
- Fire Department Activity Report – May 2025

The motion carried.

There being no further business, Board members Ecker and Milner moved and seconded to adjourn. Listenberger declared the meeting adjourned at 7:39 p.m.

APPROVED:

Robert Listenberger, Mayor

Lynn M. Gorski
Lynn M. Gorski, Clerk-Treasurer

