

The Board of Public Works and Safety of Plymouth, Indiana, met in Regular Session at 6:00 p.m. on June 23, 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 June 9, 2025, as presented. The motion carried.

City Engineer Dan Sellers stated that SESCO Group was asking for a waiver of the financial guarantees for the Phase Two Environmental Hazmat Study which is four soil borings along the front of Plymouth Foundry. He stated these would be done with a hand auger about three feet deep. He stated he had been notified that in the past they had typically waived financial guarantees for city projects as they would be the ones responsible for paying those financial guarantees.

Culp asked if there was a reason they were only doing the soil borings in front of the Plymouth Foundry. He asked if the sidewalk would be going out further into the road.

Sellers replied that they were putting the borings in a location that was easily accessible.

Morrow stated that his assumption would be that the contractor would pay the cost of the financial guarantee and asked if it was billed into the bid.

Sellers replied that they would typically do that, but the contractor would charge their client to cover those expenses.

Morrow asked if the project had already been bid.

Sellers replied there was no bid as it was an engineering study. He stated if they were to require the fees, then the City of Plymouth would have to pay and then reimburse themselves the fees. He stated the City typically holds the cash bonds until the project was complete and when the job was complete, then they would refund that back.

Culp asked if the money was available to cover this.

Gorski replied that it was not budgeted.

REGULAR SESSION, BOARD OF PUBLIC WORKS AND SAFETY, June 23, 2025

Houin stated the city was the client, so the city would be responsible for the fees, so we would be paying a financial guarantee to ourselves. He stated the request was to waive it in this case.

Board members Culp and Milner moved and seconded to waive the financial guarantee as presented. The motion passed by roll call vote.

In Favor: Culp, Milner, Listenberger

Opposed: Ecker, Morrow

Sellers stated at the last meeting he presented them with a change order to remove the section of asphalt along Lincolnway and Gibson Street and put in grass and a walkable path across in the amount of \$23,738.60. He stated that he spoke with INDOT and anything above the contract amount would be the responsibility of the City of Plymouth. He added there were some built-in amounts for unknowns they may encounter, and he spoke with the contractor, and he would allow them to wait until the end of the contract to see if there was any money left to do the extra work. He stated he would be asking the board for permission to have the contractor do this work at the stipulated price.

Mayor Listenberger added that it made sense to do this work while they were already in the area.

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

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

Opposed: N/A

Building Commissioner Dennis Manuwal Jr. provided photos he took of The Pointe that day to the council. He stated he did receive the report from their plumber, who was not a licensed contractor in the State of Indiana anymore. He stated the registration could not be located on the State website. He stated he did receive the air mold analysis at about 4:30 PM that afternoon and it passed. He stated they did not pass the hydro test because they did not have one done and the sprinklers were not correct. He stated he did contact their electrician and there was a miscommunication between the electrician and Mr. Collins. He stated they were waiting for Collins to contact them to let them know who their communication system needed to call out to, so a test had not been done on that. He stated there were still electrical issues that had not been addressed. He stated there were a multitude of items that still needed

to be addressed so as far as he was concerned, his original order still stood. He added that they did pay the fine that was issued.

Houin explained that the action taken at the last meeting gave the Building Commissioner the discretion to make this determination so there was no action required by the board tonight.

Manuwal stated the next item was Northgate MHC LLC and he did receive the report from The Boys. He stated they scoped the system and there were blockages that caused them to not be able to continue scoping. He believed that Abraham Anderson of Northgate MHC LLC was online. Anderson agreed. Manuwal stated he went out this afternoon and spoke to The Boys, and they should have most of the open sewer junctions capped. He stated they still needed to finish doing all the underground work as they could only inspect it so far due to the blockages. He stated for the plumbing inspection; they were notified about structures inside the park that these lines run into and some of them have overflowed in the past. He stated that The Boys said after scoping it out that they would jet it out and dig down and replace all of them if they had to. He stated some of those lines were underneath the mobile homes. He stated last week he was informed by one of the wastewater crew to look at the back corner on Lot 246 as they dug a trench from their unit toward the old railroad track to assumably run off greywater. He stated if the structures are plugged, then the sewer lines going out to our system would be plugged up as well, so it would help alleviate their system. He added that he did not see any raw sewage and it just looked like greywater so that would need to be addressed as well. He stated they were progressing with the mowing, and he was informed that they did hire one of the other residents to help with mowing. He stated he still felt that they were behind because the sewer lines should have been scoped and jetted out by now. He stated it was up to Anderson to let The Boys know that they needed to get this taken care of and it may come down to bringing another crew out there, but this needed to progress much faster.

Ecker asked if there should be dates assigned to some of these projects so that they stay on task. He stated there has been progress. Manuwal agreed. Ecker stated it was obvious that it was not at the speed he was looking for. Manuwal agreed. Ecker asked if there was something that could be done to improve that timeline.

Manuwal replied that they could do that by putting a date on it and imposing that the park places a bond and if they do not fulfill it within a certain amount of time it would relinquish those funds to the city to allow us to go in and hire someone.



Mayor Listenberger stated it looked as if they scoped the lines back on June 16<sup>th</sup>. Manuwal agreed. Mayor Listenberger stated with it being the 23<sup>rd</sup>, that they should have been jetting the lines by now.

Manuwal agreed and believed that The Boys were under the assumption that their main objective was to get all the open lines plugged and capped.

Anderson stated in discussions with Manuwal last week the three items that they had to get done by today was to get the lines scoped out and a report made, which was done. He then listed getting all the vacant lot sewer line risers put in and capped off, and all 62 of those were complete. He stated the last item was getting all the vacant lots that had electrical dead wires removed, and there were two left that The Boys were getting to as they were speaking. He stated apart from those two lots, that he was under the impression that he needed complete by today. He stated with the sewer scoping that was done, there were some blockages that they found and aside from the unit with the greywater, no tenants had informed them that this was bothering them. He stated the priority for The Boys was to get these items complete as it was a very large undertaking with 62 sewer risers installed and capped, 23 different electrical disconnects, and then the scoping of the lines and running of the report. He stated he had felt that they did meet all the items that he felt Manuwal had instructed them to have done by today. He stated they plan to get the blockages cleared this week and the following week and it had been almost every day that they needed multiple people on site to do this and by the last meeting they had spent about \$13,000 and these past two weeks they spent about the same amount. He stated they were committed to getting this done but he did feel they accomplished the three items they needed to have done by today. He stated the next step would be to address the blockages they learned about from scoping the lines.

Ecker asked how long it would take to clean the lines out.

Anderson replied that jetting them would not take that long as it could take a couple days. He stated there were sections of the line that would certainly have to be dug up and replaced due to age. He believed that everything in the report they believed could get done within the next two weeks. He stated if there were other items that needed to be addressed between here and there that he would ensure those get addressed.

Ecker asked if that would take care of all the sewer hazards.

Manuwal replied that they were all clay tiles, and he got to see inside the lids of one of the sewer structures so he could guarantee that many of them were bound full of roots. He

explained that they would have to be in there with an excavator digging them out and replacing them.

Anderson replied in agreement that with clay tile, they often have tree roots in the lines, and they must be augured out, so he was certain that was causing some of the blockages that were found.

Manuwal stated that it would need to be addressed, along with Lot 246 with greywater. He stated when he was out there today that one of the other units, on the north end, was discharging greywater out toward the street. He stated there were two different lots with greywater and The Boys just found out about them today, so they planned to investigate what they were. He stated in talks with Anderson, the Fire Department had been out there twice, one for a fire, and the other for carbon monoxide. He stated the water heater was leaking, it rotted the floor out, shifted and disconnected from the flue pipe, and thankfully they had a full home alarm system that notified the Fire Department.

Mayor Listenberger asked if the park owned that trailer.

Manuwal replied that the park did not own that trailer, but the residents did. He stated it would be up to the residents to get that fixed. He stated that NIPSCO went out there and shut the gas off.

Mayor Listenberger asked if the park owned any of the trailers out there.

Anderson replied that there were less than 10 trailers that they owned that were vacant. He stated as far as he was aware there was no home that was being lived in that the park owns. He added there was also an office on site.

Manuwal stated there were also five trailers that the park owned, that he would ask that they demolish. He listed Lot 22, 140, 150, 222, and 240 as being the ones requested to be demolished by the park. He stated he would also like to ask for permission to send demolition orders to two private residences. He listed the first unit he did not know who to send the mail to, as it was a unit that burnt down a couple of years back, and nobody was living there. He stated the other unit was the one that started this investigation. He stated it was no longer occupied so both were vacant.

Mayor Listenberger asked if he was aware of the whereabouts of the private residents.

Manuwal believed that one lived at the Economy Inn, and he believed that he came into the park every day to feed the cats. He stated for the one that burnt, he had no idea.

Mayor Listenberger asked for the property that burnt, if Anderson also had difficulty in tracking them down.

Anderson replied that they could not track them down and he had asked the previous owners too. He stated it burnt down before they took ownership of the park. He explained that they had mailed out the start of the eviction process for that residence so he would be happy if the city were to condemn that property so the park could tear it down. He stated in talks with his attorney, they would have to go through the normal eviction process otherwise, by going through the process of obtaining titles for the property, which could take up to six months, and then tear it down.

Houin stated it would not take as long for the city to condemn the property. He stated he would work with Manuwal, and it may take a month or so.

Manuwal stated he spoke with Anderson about these two private lots, as he would have to send the demolition order to them as well, as it was sitting on their lot. He stated this would drastically speed up the process for those properties.

Mayor Listenberger stated the good thing was that none of these properties were occupied at this time.

Anderson stated for the properties that the park owned, they were all secured, and nobody should be allowed into them.

Manuwal disagreed and stated the doors were wide open.

Anderson stated before they got condemned, he would like to have someone who knows more about rehabbing them than he did to see if there was a possibility of saving them. He believed that maybe two of them could be saved and if they can't then he would have no problem removing them. He stated he wouldn't want to tear down a home that could be rehabbed as bringing in a new home was upwards of \$70,000. He stated if they could be made nice again for \$15,000-\$20,000, then he would prefer that instead of tearing down.

Manuwal disagreed with the numbers on that as it would cost way more than that to rehabilitate any of those five units.

Anderson agreed as it may be the case. He explained they had recently brought in a new home at another park and the home wholesale was about \$50,000, with utility hookups being another \$20,000. He stated over the next two weeks he would like to see if any of those homes were worth saving and if not, he had no problem removing those.

Manuwal stated whoever comes down that he would want them to contact him to go through the homes. Anderson agreed.

Ecker asked what the vision was for Northgate.

Anderson replied that his first step was removing existing issues. He explained that all these items were preexisting, and they took it over like this. He stated at the time there were no code violations, and all of this started afterwards, which was bad timing for them. He stated they wished to resolve all the issues out there as far as infrastructure, clean up the property, and put an emphasis on rule enforcement for residents that live there currently with junk in yards and if they refuse to conform, then they get evicted. He stated after all that, they want to rehab the homes that could be saved and get them occupied, and once that was complete, they would bring newer units into the park. He stated it would either be brand new homes or used homes within the last 20 years or so that looked nice. He stated the goal would be to increase the amount of affordable housing units on the property and ultimately have a nice safe affordable place for people to live.

Ecker stated when he came before the council before, he made a comment about replacing it with new homes. He stated he had questioned him if he meant new or newer homes and it was stated new homes. He stated there was now the mention about pre-owned homes as a possibility.

Morrow stated that it was on his notes to ask as well as he remembered that.

Ecker stated he wanted to be clear because at one point Northgate, for a mobile home park, was a very clean and safe area for a lot of residents. He stated a lot had changed over the years, but he would like to see it brought back up to that status.

Anderson replied that he would like that as well. He stated they mostly bring new homes because it was very difficult to find nice homes that were used. He stated they do not sell very often so it may be one home for every twenty new homes if they find a used home that would be worth it. He stated if they do find one, they try to bring it in because the lower they can get the cost to fill a lot would make it a lower price point they could offer to someone who wants to own the home and live on the property.

Ecker asked how far along they were on getting their wholesale license for the State of Indiana.

Anderson replied that they were in the process of getting a mobile home dealer's license to purchase homes wholesale.



Morrow asked if they planned to bring in new homes anyway then why wouldn't they condemn the old lots they want to rehab and bring in nice looking homes.

Anderson replied whenever they have a home for sale, they sell it at cost or at a loss. He stated if they bring in a brand-new home, it was about \$70,000/unit so the cheapest to break even would be \$70,000. He stated if they had used homes that they could rehab in the park already, then they have a home that they could offer at a lower rate which was way more affordable than \$70,000 for a lot of people. He stated if the home was nice enough to bring back to life, then they do that as it would be a lower price point that they could offer for the home.

Morrow replied that he was agreeable to have Manuwal meet with your people to see if it could be rehabbed in his opinion. He stated they would leave that up to the Building Commissioner to decide that and bring back a report to them. He stated one of the other issues that was still not addressed was the manhole cover with the building block protecting it. He stated it was a dangerous situation and that was mentioned at the meeting two weeks ago, and it Manuwal's original report. He stated that it would need to be addressed. He stated another item brought up two weeks ago was the cats and he assumed they were feral cats, which was a health hazard. He stated he had been out there several times, and he had seen a lot of them. He explained there needed to be a plan to get them out of there as they had children playing out there. He asked if he had a plan for that.

Anderson replied that he was open to suggestions on that and he agreed that it was a problem as they were everywhere. He stated in other jurisdictions, the local animal control would be given free range to go and trap them on the property, spay or neuter them, and then remove them. He asked if Plymouth had an animal control that could do that.

Mayor Listenberger stated that Anderson could reach out to Humane Society, but he was not sure if they could take that on.

Morrow stated they would ask the question, but he did not believe they could do that. He stated the next question was that there were residents here two weeks ago that do not have leases, and he was told that there would be leases provided for the tenants. He asked what the progress was on that.

Anderson replied that they have the lease, and it was done. He stated it would be distributed this week, and they had several residents that have not paid any rent at all since they had taken over and those were the ones they were in the process of evicting. He said



everyone else would be provided with a lease that week. He asked regarding the cat situation, if the Humane Society was not able to take that on, he asked what they could do because they could trap them, but he did not know what to do with them after that.

Morrow replied that he should contact the Humane Society as he did not think it was our job. He stated they may go in for a fee and do that, but he does not know. He stated they may be able to help them find somebody as we were not a resource to give referrals.

Manuwal stated when he was out there, The Boys stated that a charity organization went out there and caught about 40 cats.

Milner stated she had some friends she had been assisting with that, and they were doing the absolute best they could as there was a difference between ferals and strays. She stated she had assumed that a good number of them are feral. She stated a Trap-Neuter-Return (TNR) program would be great, but they would still need a place to deposit these cats as they did not just want to dump them back, even if they were not reproducing.

Manuwal stated they did TNR some and microchip them before returning them and those were some that some residents were saying were private pets. He stated there were organizations trying to go out there and do this, but he still believed this was something that Anderson had to reach out and find his own sources on.

Houin stated for the separate motion he presumed Manuwal asked permission to proceed with a demolition order on the two properties not owned by the park.

Board members Ecker and Culp moved and seconded to approve the request to send demolition orders to the two residents not owned by the park as presented. The motion carried.

Manuwal stated for the other five homes owned by the park, he would meet with a representative from Northgate to review those homes. He recommended within the next two weeks; The Boys should have the entire septic system repaired.

Morrow stated for clarity purposes so they could have it in the minutes, he wished to compile a list of items to be addressed before the next meeting in three weeks on July 14, 2025. The list is as follows:

- Septic system is to be jetted and repaired. No raw sewage draining anywhere else.  
The greywater properties were addressed as part of this.
- Manuwal to meet with an associate regarding the five units to see if they were salvageable or if they needed to be demolished.

- A particular vacant lot next to lot 22/23 has a lot of debris on it. Debris to be removed. The Boys have a skid steer and trailer as reference.

Ecker asked if Anderson understood the list.

Anderson replied that he wrote down that the lines needed to be jetted and repaired, two homes found to have greywater to be fixed, one of the park representatives to meet with Manuwal to evaluate vacant homes, and the lot next to 22/23 needed to be cleaned up.

Ecker asked if they needed to act on that.

Houin replied that they did not need to because Manuwal wished to allow three weeks until the next meeting to come back with a report before action was to be taken.

Ecker wished to add that he wanted to see the residents receive their leases.

Anderson replied that it would happen that week.

Manuwal stated that they did vacate the second story of the Red Rock Inn at 2550 N. Michigan Street. He explained he did receive the structural analysis from the engineer, and he was waiting on them to start the work. He stated he did reach out to Mr. Patel and told him that his contractor needed to contact him and registered with the city. He stated he was still waiting for the change of use with the State. He also wished to publicly declare that he had not issued that they were going to demolish the building or that he was kicking anyone out of the first story yet. Mayor Listenberger agreed as he heard similar stories.

Fire Chief Steve Holm stated he had an update on employee status. He stated last week he had received an email with a resignation from Austin Bragg as he had chosen to accept a job with new St. Joseph Fire Territory. He stated the positive thing about that was that he had an applicant from the previous application process who was still in their pool, and he was already in the pension as a career Firefighter/EMT from another full-time department and he had accepted his offer to become employed with the city. He explained he was able to start the shift after Bragg leaves so there would be a seamless transition with their full-time employment. He stated the Clerk-Treasurer had already sent an intent to hire to pension so the whole deal was in progress.

Culp asked for an update on the three new employees.

Holm replied that all three have already started and they were being cleared to operate on their own for both the ambulance and fire engines.

Street Superintendent Jim Marquardt stated he did receive an email from Burke Richeson of Construction Management & Design (CMD) for Centennial Crossings stating that

the stripes were done, the stop sign was fixed and asked if there was anything else that needed to be done. He stated he had sent back an email asking for information on the street lighting to change that over to the city. He stated once they got information on how to pay NISPCO, then he would get with the Clerk-Treasurer and get that transferred. He stated they did get everything complete that he requested on his end.

He stated for their information the sidewalk projects are progressing Washington Street, from Park Jefferson to Fifth Street, and they were working on Lemler Lane. He added they also got the section between Family Express and Dollar General south of the city complete.

Culp asked if there was any update on Randolph Street Bridge.

Marquardt replied that they still did not have a completion date on that. He stated it sounded like they were content with progress being good and they should be installing beams within a week or two.

Park Superintendent Mike Hite stated that Greenways Trail Phase Three in River Park Square has happened. He stated they were getting close to completing the two rest areas and they were waiting on the lamps.

City Attorney Houin introduced Executive Order 2025-02, Regarding Partial Street Closure.

Morrow asked if this was just for the closure of the street once.

Houin agreed and stated there was another request tonight for more closures. He stated this was for the one-time closure that occurred on June 13<sup>th</sup>, 2025.

Morrow asked if this started at 6:00 PM.

Houin replied that this already occurred on June 13<sup>th</sup>.

Board members Morrow and Milner moved and seconded to approve Executive Order 2025-02, Regarding Partial Street Closure as presented. The motion carried.

REGULAR SESSION, BOARD OF PUBLIC WORKS AND SAFETY, June 23, 2025

EXECUTIVE ORDER 2025-02

CITY OF PLYMOUTH, INDIANA

REGARDING PARTIAL STREET CLOSURE

WHEREAS, within the interval between the last and the upcoming Plymouth Board of Public Works and Safety meetings, a request was received from Grant Holm Quick's Lanes to close Beerenbrook Street between Jefferson Street and Madison Street for the grand opening of KingPins on Friday, June 13, 2025 from 6:00 pm until 10:00 pm. The purpose of this order is to authorize the street closure as requested. The applicant will be responsible for any barricades and/or signage and shall coordinate with the City of Plymouth Street Department.

NOW, THEREFORE, by virtue of the authority vested in me as the Mayor of the City of Plymouth, in order to ensure the efficient government of the City, pursuant to Indiana Code § 36-4-5-3(7) and all other applicable law, it is hereby ordered as follows:

1. Grant Holm and Quick's Lanes are authorized to close Beerenbrook Street between Jefferson Street and Madison Street on Friday, June 13, 2025 from 6:00 pm until 10:00 pm. Grant Holm and Quick's Lanes shall coordinate with the City of Plymouth Street Department and provide all necessary barricades and signage during the period the sidewalks are closed.

DATED this 12<sup>th</sup> day of June, 2025.

CITY OF PLYMOUTH, INDIANA

/s/ Robert Listenberger

By: Robert Listenberger, Mayor

APPROVED AS TO FORM AND LEGALITY:

Jeffery R. Houin  
By: Jeffery R. Houin, City Attorney

Board members Ecker and Milner moved and seconded to take the Request to have a permanent dumpster to be placed in the parking lot at S. Center and W. LaPorte Streets for the French Press Coffee Company off the table. The motion carried. Cory Celmer was in attendance to speak on behalf of this request.

Celmer stated they would be conducting their business at 112 S. Center Street.

Mayor Listenberger stated a couple meetings ago they tabled the decision to place a dumpster on the LaPorte Street parking lot and in the meantime, they were working on solutions. He stated they did not have a solution at this time so he would request tonight as they were in construction currently to place a temporary dumpster for his purposes until otherwise notified to give time to figure out the actual plan for the dumpsters in that location. He stated Celmer needed this sooner than later and city administration was working on a long-term solution for it.

Houin stated there were some other dumpster locations around the downtown area that needed addressed and in the past the city allowed use of spaces in parking lots for different purposes, and they could go through that procedure, but it would take them some time to figure out the best way to address this and be prepared for future requests.

Mayor Listenberger stated he would also like to meet with Marquardt and show them exactly where to put it.

Ecker asked what size dumpster this would be.

Celmer replied that it would be a six-yard dumpster.

Board members Culp and Milner moved and seconded to approve a temporary dumpster placement until a MOU could be created and signed. The motion carried.



REQUEST FORM  
CITY OF PLYMOUTH

Date: 5/19/25

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

Kindly review of the following request:

The French Press Coffee Co. would like to have a  
 dumpster placed in the city parking lot at Laporte and  
Center Street.

Signed Cory Cehner

Phone Number (514) 323-7399

Print Name Cory Cehner

Address 112 S. Center St.

In-Office Only:

Determination of Request

6/23/2025 Board of Public Works & Safety approved  
a temporary dumpster until a mall could be  
created and signed

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

Signed Joe Gorski

Title Clerk-Treasurer

Clerk-Treasurer Gorski introduced street closure requests from Kingpin Corner Bar & Lounge. Lindsey Einspahr and Grant Holm were not in attendance to speak on behalf of this request.

Culp stated he was not sure how they could move forward without approval from Excise as they could not take alcohol off the premises.

Houin stated from his understanding, the request before them was simply to allow them to close the street for outdoor activities. He stated whether they can allow alcohol outdoors, was outside of the city's determination as that was entirely up to Excise. He stated they could close the street and have outdoor activities, but they would have to stay inside with their alcohol unless permitted by Excise, which included getting a modified floor plan approved through State Excise.

Mayor Listenberger believed with nobody here to answer questions, that they should table this.

Morrow stated there were three events between this meeting and next meeting.

Mayor Listenberger stated one event was the grand opening and they would surely want that event permitted. He stated they could vote on that date.

Morrow stated he was trying to picture where the alley was. He asked if it was behind the parking lot. He asked if Madison was the next street.

Gorski replied that the alley was at the back of their building going north.

Morrow asked for clarification that it was not going to restrict Servpro behind them.

Gorski replied that it would not be and that this request was from 6:00 PM to 11:00 PM.

Culp stated he did not understand why they needed so many dates because it sounded like they just wanted to close a public street to party. He suggested this be tabled until they hear from them.

Steve Holm stated the idea of what they wanted to do throughout the Summer was to have a night a week to have a cornhole tournament. He stated this would also bring notoriety to the new business.

Adley stated that he was speaking in relationship to conversations with Grant Holm. He stated they were looking at adding additional seating and capabilities within the project and part of which would be on the Beerenbrook side while the other would be on the opposite side to open for additional play spaces and additional seating outside at the facility as it was difficult to expand on the Beerenbrook side. He stated with the lounge in that corner; they would like to add additional seating on that side. He stated they were also looking at improvements on that side such as a mural. He stated from a scoping standpoint it was something they were working on within the last couple of months.

Morrow stated the idea of closing a city street on a regular basis doesn't sit well with him. He stated doing this for a special occasion like a grand opening that he was all for it but he did not believe it was fair for the people who use that street on a regular basis to be inconvenienced consistently throughout the rest of the Summer.

Ecker stated he shared the same sentiment and saw potential issues. He agreed with special occasions.

Culp agreed as well and stated if they planned on doing cornhole, why couldn't they use some of their parking lot.

Board members Ecker and Milner moved and seconded to approve only the Grand Opening on July 19, 2025. The motion passed by roll call vote.

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

Opposed: N/A

REQUEST FORM  
CITY OF PLYMOUTH

Date 06/17/2025

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

Kindly take care of the following request:

Kingpin Corner Bar and Lounge owned and operated by Grant Holm requests

the street at Beerenbrook/Jefferson <sup>North</sup> ~~South~~ to the alley be closed each

Saturday night 6pm-11pm for patrons to participate in events such as

cornhole tournaments. The dates are as follows: June ~~21~~, 28, 2025

July 5, 12, 19 (Grand Opening), 26, 2025. Aug. 2, 9, 16, 23, 30, 2025. Sept. 6, 2025.

Upon approval from Excise, alcohol beverages may be outdoors.

Lindsey Einspahr General Manager

1024 W. Jefferson St.

514-952-0726

Determination of request:

Board of Public Works & Safety only approved the street  
closure for July 19, 2025 at their meeting on June 23, 2025.

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

Lynn M. Gorski Clerk-Treasurer

Board members Milner and Morrow moved and seconded to allow the payroll for June 15, 2025, and the claims for June 23, 2025, as entered in Claim Register #2025-12. The motion carried.

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

- June 23, 2025 Docket
- June 10, 2025 Technical Review Committee Minutes
- Water Department Activity Report – May 2025
- Wastewater 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 7:06 p.m.

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

APPROVED:

Robert Listenberger  
Robert Listenberger, Mayor

**CITY OF PLYMOUTH WASTEWATER DEPARTMENT**  
**Board of Public Works and Safety**  
**May 2025 Monthly Report**

**PLANT OPERATIONS:**

1. Total flow in gallons	52,967,930
2. Average daily flow in gallons	1,708,643
3. Rainfall	4.13"
4. Monthly average in BOD removal	99.2%
5. Monthly average in TSS removal	97.0%
6. Monthly average in Ammonia removal	94.4%
7. Monthly average in Phosphorus removal	86.9%
8. General plant maintenance	
9. Work orders completed.	

**316- Wastewater Treatment Plant**

- Exercised 62 plant valves.
- Rebuilt polymer feed pump for the sludge thickener.
- Cleaned ultraviolet disinfection bulbs and refilled the cleaning acid system.
- Installed switch on HVAC unit for the pretreatment building. Allows flame starter to be activated/deactivated.
- Replaced chain links on bar screen.
- Installed new stem on control gate at the pretreatment wet well.
- Corrected communications error on turbine blower #1.
- Installed new door skins on the entry doors at the bio-towers.
- Removed blockage in Hydro-gritter.

**119- Vehicle/Mobile Equipment**

- Replaced the stabilizer bar on the engineering truck.
- Reattached upper radiator hose on T-21.
- Cleaned water filtering screens on T-6.
- Replaced the fuel pump on Case backhoe.
- Replaced the pump on the hydraulic power pack.

**83- Lift Stations**

- Adjusted impeller clearances on lift station pumps.
- Amp & meg all lift station pump motors.
- Replaced the level controller transducer at the Goshen – Michigan lift station.
- Removed debris from check valves at the Briarwood and Centennial Crossing lift stations.

**8 - Collection System**

- 0 - Eliminated structures
  - a.
- 0 - Replaced structures
  - a.
- 1 - Repaired structure
  - a. H4C209
- 0- Replaced / Repaired / Adjusted castings.
  - a.
- 0 - GIS data collection points.
  - a.
- 3 - New structure
  - a. 3 - new manholes for the Water St. Townhomes Project.
- 0 - Point Repairs
  - a.
- 4 - Miscellaneous
  - a. Cleaned ditch along Council Dr.
  - b. Removed animal grates at the storm sewer outlets behind the old Dorcas Society building on S. Center St.
  - c. Installed 232' of 8" sanitary sewer and 13 lateral connections for the Water St. Townhomes Project.
  - d. Installed 40' of 12" corrugated storm sewer for the Water St. Townhomes Project.

**COLLECTION SYSTEM GENERAL:**

1. Cleaned 6,550 feet of sewer lines:
  - 0 feet during service calls
  - 6,550 feet during preventive maintenance
2. Televised 5,343 feet of sewer lines.
3. Mechanically removed roots from 185 feet of sewer lines.
4. Removed approximately 12.04 tons of silt and debris during cleaning and inspections of sewers lines.
5. Used approximately 16,380 gallons of potable water during sewer cleaning.
6. Performed routine maintenance on 10 CSO's and seventeen pumping stations.

**MISCELLANEOUS**

- Continuing work on the Wastewater Department asset management plan.
- Dustin Brenton started on May 5<sup>th</sup> as new maintenance man.
- Two employees attended the American Waterworks Association section meeting in Logansport, IN on Friday May 16<sup>th</sup>.
- Received delivery of (2) new Dodge Ram HD 2500 pickup trucks from Auto Park.

**CITY OF PLYMOUTH WATER DEPARTMENT**  
**Board of Public Works and Safety**  
**May 2025 Monthly Report**

**PLANT OPERATIONS**

Water Treated - Ledyard Water Treatment Plant	23,080,794 gallons.
Water Treated - Pine Water Treatment Plant	<u>23,245,696 gallons.</u>
Water Treated - Total	46,326,490 gallons.
Water Treated - Daily Average - Ledyard Water Treatment Plant	744,542 gallons.
Water Treated - Daily Average - Pine Water Treatment Plant	<u>749,861 gallons.</u>
Water Treated - Daily Average - Combined	1,494,403 gallons.

- Backwashed filters at Ledyard Water Treatment Plant 9 times for a total of 756,000 gallons.
- Backwashed filters at Pine Water Treatment Plant 13 times for a total of 1,248,000 gallons.
- Total backwash usage for the month was 2,004,000 gallons.