

REGULAR SESSION, COMMON COUNCIL, June 23, 2025

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session 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, and was called to order at 7:13 p.m.

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

Mayor Listenberger presided over Council members Duane Culp, Don Ecker Jr., Kayla Krathwohl, Randy Longanecker, Shiloh Carothers Milner, Dave Morrow, and Linda Starr, who were physically present. City Attorney Jeff Houin and Clerk-Treasurer Lynn Gorski were also present. The public was able to see and hear the meeting through Microsoft Teams and streamed live at <https://www.youtube.com/@CityofPlymouth>.

Council members Culp and Longanecker moved and seconded to approve the minutes of the regular session of the Common Council on June 9, 2025 as presented. The motion carried.

Council members Longanecker and Ecker moved and seconded to open the public hearing for the tax abatement for Hoosier Racing Tire. The motion carried.

Greg Hildebrand of Marshall County Economic Development Corporation (MCEDC) stated this was for \$16.8 million worth of equipment and that this was a prelude to a larger expansion. He stated that Hoosier Tire had been a long-term member of the community in Plymouth. He stated that Mark Spence and Scott Barry were there from Hoosier Tire if there were any questions.

Culp asked if this was a seven-year phase in.

Hildebrand replied that it was a seven-year phase in on personal property.

Ecker asked how long it would take to bring equipment in and get it up and running.

Spence introduced himself as the VP for manufacturing at Hoosier Racing Tire. He replied that the equipment would be phased in a three-year timeframe. He stated the biggest investment, which was the first phase, would be in the next six months.

Council members Longanecker and Starr moved and seconded to close the public hearing for the tax abatement for Hoosier Racing Tire. The motion carried.

Starr stated she was crossing Michigan Street going west on LaPorte Street and there was a tree pushing the grate up out of the ground and it was an accident waiting to happen. She asked whose responsibility it was and how they could remedy it.

Marquardt replied that they could look at the grate to see what they could adjust as some of these grates lacked much room to adjust. He stated they may have to take the grate out and put mulch down. He stated there were discussions on the Tree Committee about future downtown work not including tree grates as they were bad.

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Mayor Listenberger stated that it raised a good point as the trees were facing the end of their time and the grates were becoming a problem. He stated it was part of their project list to work on the Downtown Streetscape, and they had to remove a tree last year.

Longanecker listed:

- Addressed concerns about Go Kart and Motor Bikes.
- Addressed concerns about Golf Carts on Greenways Trail. Crossing bridges as stoppers are offset enough to go around them.
- River Park Square has exposed outlet on pavilion. Railing issues to address as well.
- Wants to address parking on Dora Lane near Marshall County Health Department.
- Brass Rail has outdoor seating and lighting outside again and did not contact the Building Commissioner to ensure it was appropriate.

Clerk-Treasurer Gorski explained that the city had received two donations: The first in the amount of \$1,000.00 from Hoosier Racing Tire to be used for the Mayor's Summer of Music. The second donation in the amount of \$100.00 from 1<sup>st</sup> Source Bank to be used for the Downtown Tractor Show. She asked if they wished to accept the donation with the restricted terms, conditions, and purpose attached to the donation. She added the donations would be receipted into the Monetary Gift Fund.

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

Clerk-Treasurer Gorski added that she was informed today that the State Board of Accounts (SBOA) would be conducting their annual audit starting Wednesday, June 25, 2025.

City Attorney Houin introduced Ordinance No. 2025-2242, An Ordinance Regarding Cemetery Fees for the City of Plymouth on first reading.

City Attorney Houin introduced Ordinance No. 2025-2243, An Ordinance to Amend Stormwater Management Regulations for the City of Plymouth on first reading.

City Attorney Houin introduced Resolution No. 2025-1161, A Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate to be Within an "Economic Revitalization Area" for Purposes of Personal Property Tax Abatement Pursuant to I.C. 6-1.1-12.1 et. seq. (Hoosier Racing Tire Corp.)

Council members Longanecker and Starr moved and seconded to approve Resolution No. 2025-1161, A Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate to be Within an "Economic Revitalization Area" for

Purposes of Personal Property Tax Abatement Pursuant to I.C. 6-1.1-12.1 et. seq. (Hoosier Racing Tire Corp.) as presented. The motion passed by roll call vote.

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

Councilman Opposed: N/A

RESOLUTION NO. 2025-1161

RESOLUTION OF THE CITY OF PLYMOUTH  
CONFIRMING THE ADOPTION OF A DECLARATORY RESOLUTION  
DESIGNATING CERTAIN REAL ESTATE  
WITHIN THE CITY OF PLYMOUTH TO BE WITHIN AN  
"ECONOMIC REVITALIZATION AREA" FOR PURPOSES OF  
PERSONAL PROPERTY TAX ABATEMENT  
PURSUANT TO I.C. 6-1.1-12.1 et. seq.  
(Hoosier Racing Tire Corp.)

WHEREAS, on June 9, 2025, the Common Council of the City of Plymouth, adopted Resolution No. 2025-1159, entitled a "Resolution of the City of Plymouth Declaring Certain Real Estate to be within an 'Economic Revitalization Area' Pursuant to I.C. § 6-1.1-12.1 et seq.," and,

WHEREAS, the Declaratory Resolution found that a certain area in the City of Plymouth was an economic revitalization area within the meaning of I.C. § 6-1.1-12.1, (the Act) as amended, for the purpose of allowing deductions from the assessed value of real property improvements and the personal property acquisitions; and,

WHEREAS, pursuant to Sections 2.5(b) and 2.5(c)(2) of the Act, the Clerk-Treasurer has filed the Declaratory Resolution, and related documents with other appropriate taxing units and the Marshall County Assessor; and,

WHEREAS, pursuant to Section 2.5(c)(1) of the Act, notice of the adoption and substance of the Declaratory Resolution has been published in accordance with I.C. § 5-3-1; and,

WHEREAS, at a public hearing held by the Common Council on the 23<sup>rd</sup> day of June, 2025 at 6:30 p.m., in the Council Chambers, City Hall, 124 N. Michigan St. (Garro St. Entrance, Second Floor), Plymouth, Indiana, the Council heard all persons interested in the proceedings and received any written remonstrance and objections, and considered the same, if any, and all other evidence presented; and,

WHEREAS, the Common Council now desires to take final action and make the necessary findings in accordance with Section 3 and Section 4.5 of the Act

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

**Section 1.** After consideration of the evidence presented at the public hearing on the 23<sup>rd</sup> day of June, 2025, the Common Council finds the qualifications for an economic revitalization area have been met, and waives any noncompliance for failing to designate the area as an economic revitalization area before the initiation of the eligible improvements.

**Section 2.** Accordingly, the Common Council hereby confirms the Declaratory Resolution designating the area described as an economic revitalization area for the purposes of tax abatement. This designation is for personal property tax abatement and is limited to two (2) calendar years from June 9, 2025, the date of the adoption of the Declaratory Resolution

**Section 3.** Based upon the totality of benefits of this project, as evidenced in the currently submitted Statement of Benefits, and pursuant to Section 17 of the Act, the Common Council hereby determines the property owner is qualified for and is granted personal property tax abatement for a period of seven (7) years, according to the following schedule:

YEAR OF DEDUCTION	PERCENTAGE
1 <sup>st</sup>	100%
2 <sup>nd</sup>	85%
3 <sup>rd</sup>	71%
4 <sup>th</sup>	57%
5 <sup>th</sup>	43%
6 <sup>th</sup>	29%
7 <sup>th</sup>	14%

**Section 4.** By the Common Council determining the public utility and benefit of the proposed real and personal property improvements in the revitalization area, this resolution constitutes final action pursuant to Section 2.5(c) of the Act. Further, this resolution shall be in full force and effect from and after its adoption by the Common Council, approval by the Mayor, and due attestation.

PASSED AND ADOPTED by the Common Council this 23<sup>rd</sup> day of June, 2025

  
Robert Listenberg, Presiding Officer

ATTEST:

  
Lynn M. Gorski, Clerk-Treasurer

City Attorney Houin stated there was no update on ONE Marshall County.

Plan Director Ty Adley updated the council on the Comprehensive Plan Committees. He listed the following:

- Zoning Subcommittee – Working on amendments. Trying to allow opportunities to promote Art around the community. Currently if a mural was to be added to your property or business, you were limited to only 30% of your wall and could only talk about your business.
- Marketing Subcommittee – Working on postcards with Michiana Area Council of Government (MACOG) for promotional opportunities.


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

- Minutes of the Board of Public Works and Safety meeting of June 9, 2025
- June 23, 2025 Check Register
- Stormwater Management Ordinance
- Stormwater Technical Standards Manual
- June 10, 2025 Technical Review Committee Minutes
- May 13, 2025 Board of Aviation Commissioners Minutes
- May 21, 2025 Urban Forest and Flower Committee Minutes

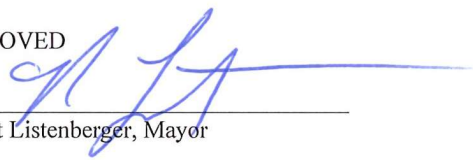
The motion carried.

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There being no further business to come before the Council, Council members Longanecker and Milner moved and seconded to adjourn. Mayor Listenberger declared the meeting adjourned at 7:32 p.m.

  
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Lynn M. Gorski  
Clerk-Treasurer

APPROVED

  
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Robert Listenberger, Mayor