

REGULAR SESSION, COMMON COUNCIL, July 14, 2025

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on July 14, 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 7:22 p.m.

Councilwoman Starr 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 Starr and Ecker moved and seconded to approve the minutes of the regular session of the Common Council on June 23, 2025, and the special session of the Common Council on June 30, 2025, as presented. The motion carried.

Council members Longanecker and Milner moved and seconded to open the public hearing for the Additional Appropriations Resolution. The motion carried.

Clerk-Treasurer Gorski stated this was an additional appropriation in the general fund for the Fire Department Capital Outlays. She stated this was for 15 radios to be installed in vehicles then reimbursed by the County and Townships. She listed the amount as \$57,625.

Council members Longanecker and Krathwohl moved and seconded to close the public hearing for the Additional Appropriations Resolution. The motion carried.

Longanecker listed:

- Fire/EMS activity report listed that 82% of calls are EMS calls and there was 192 of them in June alone. May was 194 and January was 196. He also added that there were 17 dispatch calls cancelled en route.

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

Houin stated the new Cherrywood edition to the Cemetery was open, along with some minor updates to the existing ordinance.

Council members Culp and Starr moved and seconded to approve Ordinance No. 2025-2242, An Ordinance Regarding Cemetery Fees for the City of Plymouth on second reading. The motion passed by roll call vote.

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

Councilman Opposed: N/A

REGULAR SESSION, COMMON COUNCIL, July 14, 2025

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

Council members Longanecker and Milner moved and seconded to approve Ordinance No. 2025-2242, An Ordinance Regarding Cemetery Fees for the City of Plymouth on third reading. The motion passed by roll call vote.

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

Councilman Opposed: N/A

**ORDINANCE NO. 2025-2242**  
**AN ORDINANCE REGARDING CEMETERY FEES**  
**FOR THE**  
**CITY OF PLYMOUTH**

Statement of Purpose and Intent

The Plymouth Common Council must approve in ordinance form all fees and charges imposed by the City of Plymouth through its various departments for the myriad of services it provides to individuals. Cemetery Sexton Mike Collins has recommended establishing prices and regulations for the newly completed Cherrywood Addition to Oak Hill Cemetery. The purpose and intent of this ordinance is to adopt the recommended fees and regulations.

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

Section 1. Title IX, entitled General Regulations, Chapter 93, entitled Cemeteries, § 93.13 RATES, CHARGES, Subsection (A) is amended by the following deletions and additions as follows:

**§ 93.13 RATES, CHARGES**

(A) The price for individual grave spaces, mausoleum spaces, columbarium niches, and the rates and charges for cemetery services shall be as follows:

(1) Lot Prices:

- (a) A grave space anywhere in the Cemetery with the exception of Memorial Gardens Addition and Cherrywood Addition in New Oakhill Cemetery \$500.00
- (b) A grave space in Memorial Gardens Addition in New Oakhill Cemetery \$200.00
- (c) A grave space in Cherrywood Addition in New Oakhill Cemetery \$1,000.00
- (e) (d) A private mausoleum space in Edgewood Addition in New Oakhill Cemetery \$6,000.00  
These are for private mausoleums only; no burials permitted.
- (d) (e) A niche in a columbarium that may contain up to 2 urns or other containers of cremated remains \$1,000.00

The Clerk-Treasurer will record the deed at the Marshall County Recorder's Office. There will be an additional charge for recording fees at the time of purchase based upon the fees charged by the Recorder.

Section 2. Title IX, entitled General Regulations, Chapter 93, entitled Cemeteries, § 93.05 VASES, BASKETS, AND THE LIKE, is amended by the following deletions and additions as follows:

**§ 93.05 VASES, BASKETS, AND THE LIKE.**

- (A) One or 2 inverted, permanent type flower vases may be set next to a marker or 2 markers, and when the flowers have withered or become stale the Sexton shall remove the flowers and put the cover on the inverted type flower vase, which top shall stand flush with the ground.

(A) Within Cherrywood Addition in New Oakhill Cemetery, all vases, baskets, and other allowed decorations shall be placed only on the monument or foundation.

(B) The use of wire baskets and urns will not be permitted. Only 1-potted plant will be permitted on a grave at any time, except on Mother's Day, Father's Day, Easter and Memorial Day. All potted plants shall be removed as soon as they are through blooming.

(C) (B) Flowers may be set at the base of a columbarium on the day of entombment and on or up to 3 days after the entombment. On the fourth day after the entombment the Sexton shall remove the flowers. No flowers shall be on a columbarium or any of its niches. No other decorations shall be permitted around or on a columbarium or any of its niches.

Section 3. The fees, charges, and regulations listed in this ordinance above are hereby approved. Accordingly, the applicable Department(s) of the City of Plymouth are authorized to charge and collect said fees and charges.

Section 4. This ordinance shall become effective after passage, due attestation, and publication as required by law. Further, this ordinance shall remain in effect until amended or repealed by the Common Council.

PASSED AND ADOPTED this 14<sup>th</sup> day of July, 2025.

ATTEST:

  
Lynn M. Gorski, Clerk-Treasurer

Presented by me to the Mayor of the City of Plymouth, Indiana on the 14<sup>th</sup> day of July, 2025, at 8:30 o'clock p.m.

Approved and signed by me this 14<sup>th</sup> day of July, 2025.

  
Robert Listenberg, Mayor

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

Houin stated representatives of Lochmueller Group were present if they had any questions.

Council members Longanecker and Starr moved and seconded to approve Ordinance No. 2025-2243, An Ordinance to Amend Stormwater Management Regulations for the City of Plymouth on second reading. The motion passed by roll call vote.

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

Councilman Opposed: N/A

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

Council members Culp and Krathwohl moved and seconded to approve Ordinance No. 2025-2243, An Ordinance to Amend Stormwater Management Regulations for the City of Plymouth on third reading. The motion passed by roll call vote.

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

Councilman Opposed: N/A

**ORDINANCE NO. 2025-2243**

**AN ORDINANCE TO AMEND  
STORMWATER MANAGEMENT REGULATIONS  
FOR THE  
CITY OF PLYMOUTH**

**Statement of Purpose and Intent**

The City of Plymouth, with assistance from Lochmueller Group, has completed a comprehensive review of the city's stormwater management regulations. The purpose and intent of this ordinance is to amend the Stormwater Management Ordinance based on the recommendations of Lochmueller Group and the City Engineer.

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

**Section 1.** Title V, entitled Public Works, Chapter 53, entitled Stormwater Management Regulations, shall be amended as follows:

CHAPTER 53 STORMWATER MANAGEMENT REGULATIONS is repealed in its entirety and replaced by the attached City of Plymouth Stormwater Management Ordinance, Version 1.0 (June 2025).

**Section 2.** This ordinance shall become effective after passage, due attestation, and publication as required by law. Further, this ordinance shall remain in effect until amended or repealed by the Common Council.

PASSED AND ADOPTED this 14<sup>th</sup> day of July, 2025.

  
Robert Listenberger, Presiding Officer

ATTEST:

  
Lynn M. Gorski, Clerk-Treasurer

Presented by me to the Mayor of the City of Plymouth, Indiana on the 14<sup>th</sup> day of July, 2025, at 8:30 o'clock p.m.

  
Lynn M. Gorski, Clerk-Treasurer

Approved and signed by me this 14<sup>th</sup> day of July, 2025.

  
Robert Listenberger, Mayor

Clerk-Treasurer Gorski explained that the city had received two donations: The first in the amount of \$1,000.00 from 1<sup>st</sup> Source Bank to be used for the Mayor's Summer of Music. The second donation in the amount of \$650.00 from Geenex Solar to be used by the Fire Department to purchase iPads. 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.



REGULAR SESSION, COMMON COUNCIL, July 14, 2025

City Attorney Houin introduced Ordinance No. 2025-2244, Fixing Salaries of Appointed Officers and Employees, Fire and Police Personnel of the City of Plymouth, Indiana for the Year 2026 on first reading.

Houin stated that for Ordinances 2025-2245 and 2025-2246, they were updates to the city's current ordinances and because of a new statute this year, the Clerk's Office was working to ensure that all the appropriate information was correct on the city's website for various board members, their terms, and appointing authorities. He stated during that, some discrepancies were found with current state law and our city ordinances for both the Park and Recreation Board and Board of Aviation Commissioners. He stated these ordinances were just to amend the city ordinance to bring it in line with the current state statute regarding those boards. He stated because both of those boards were technically out of compliance, and they were amending them to reflect the current make-up of those boards; he would ask that the council suspend the rules and pass both of those ordinances on all three readings that night so they could tell those board members that they can stay in their seats.

Council members Longanecker and Milner moved and seconded to suspend the rules and hear Ordinance No. 2025-2245, An Ordinance Regarding Appointments to the Park and Recreation Board on all three readings. The motion passed by roll call vote.

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

Councilman Opposed: N/A

City Attorney Houin introduced Ordinance No. 2025-2245, An Ordinance Regarding Appointments to the Park and Recreation Board on first reading.

City Attorney Houin introduced Ordinance No. 2025-2245, An Ordinance Regarding Appointments to the Park and Recreation Board on second reading.

Council members Longanecker and Culp moved and seconded to approve Ordinance No. 2025-2245, An Ordinance Regarding Appointments to the Park and Recreation Board on second reading. The motion passed by roll call vote.

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


Councilman Opposed: N/A

City Attorney Houin introduced Ordinance No. 2025-2245, An Ordinance Regarding Appointments to the Park and Recreation Board on third reading.

Council members Longanecker and Starr moved and seconded to approve Ordinance No. 2025-2245, An Ordinance Regarding Appointments to the Park and Recreation Board on third reading. The motion passed by roll call vote.

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

Councilman Opposed: N/A

ORDINANCE NO. 2025-2245  
AN ORDINANCE REGARDING APPOINTMENTS  
TO THE  
PARK AND RECREATION BOARD  
Statement of Purpose and Intent  
During a recent review of Plymouth City Code, certain discrepancies were discovered between the Code and the Indiana Statute regarding the eligibility of members appointed to the Park and Recreation Board. The purpose and intent of this ordinance is to update the Plymouth City Code to align with the current Indiana Statute.  
**NOW, THEREFORE, BE IT ORDAINED**, by the Common Council of the City of Plymouth, Indiana, as follows:  
**Section 1.** Title III, entitled Administration, Chapter 33, entitled Departments, Boards, and Commissions, § 33.126 PARKS AND RECREATION COMPOSITION, APPOINTMENT OF MEMBERS is amended by the following deletions and additions as follows:  
§ 33.126 COMPOSITION, APPOINTMENT OF MEMBERS.  
The Park and Recreation Board shall be composed of  
(A) Four members appointed by the Mayor on the basis of their interest in and knowledge of parks and recreation. No more than 2 members shall be of the same political party.  
(B) One member selected by from the Board of Trustees of the Plymouth School Corporation. That member shall be: selected by the School Board  
(a) a member of the School Board; or  
(b) an individual who resides in the school corporation.  
(C) One member selected by of the Board of Trustees of the Plymouth Public Library Board. That member shall be: selected by the Library Board.  
(a) a member of the Library Board; or  
(b) an individual who resides in the library district.  
(D) The member selected by the School Board and the Library Board shall not be of the same political party.  
**Section 2.** This ordinance shall become effective after passage, due attestation, and publication as required by law. Further, this ordinance shall remain in effect until amended or repealed by the Common Council.  
**PASSED AND ADOPTED** this 14<sup>th</sup> day of July, 2025  
  
Robert Listenberger, Presiding Officer

ATTEST:

  
Lynn M. Gorski, Clerk-Treasurer

Presented by me to the Mayor of the City of Plymouth, Indiana on the 14<sup>th</sup> day of July, 2025, at 8:22 o'clock p.m.

  
Lynn M. Gorski, Clerk-Treasurer

Approved and signed by me this 14<sup>th</sup> day of July, 2025.

  
Robert Listenberger, Mayor

Council members Longanecker and Milner moved and seconded to suspend the rules and hear Ordinance No. 2025-2246, An Ordinance Regarding Appointments to the Board of Aviation Commissioners on all three readings. The motion passed by roll call vote.

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

Councilman Opposed: N/A

City Attorney Houin introduced Ordinance No. 2025-2246, An Ordinance Regarding Appointments to the Board of Aviation Commissioners on first reading.

City Attorney Houin introduced Ordinance No. 2025-2246, An Ordinance Regarding Appointments to the Board of Aviation Commissioners on second reading.

Council members Longanecker and Ecker moved and seconded to approve Ordinance No. 2025-2245, An Ordinance Regarding Appointments to the Park and Recreation Board on second reading. The motion passed by roll call vote.

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

Councilman Opposed: N/A

City Attorney Houin introduced Ordinance No. 2025-2246, An Ordinance Regarding Appointments to the Board of Aviation Commissioners on third reading.

REGULAR SESSION, COMMON COUNCIL, July 14, 2025

Council members Longanecker and Milner moved and seconded to approve Ordinance No. 2025-2246, An Ordinance Regarding Appointments to the Board of Aviation Commissioners on third reading. The motion passed by roll call vote.

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

Councilman Opposed: N/A

ORDINANCE NO. 2025-2246

AN ORDINANCE REGARDING APPOINTMENTS  
TO THE  
BOARD OF AVIATION COMMISSIONERS

Statement of Purpose and Intent

During a recent review of Plymouth City Code, certain discrepancies were discovered between the Code and the Indiana Statute regarding the eligibility of members appointed to the Board of Aviation Commissioners. The purpose and intent of this ordinance is to update the Plymouth City Code to align with the current Indiana Statute.

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

**Section 1.** Title III, entitled Administration, Chapter 33, entitled Departments, Boards, and Commissions; AVIATION BOARD is amended by the following addition of a new section § 33.019 MEMBERSHIP as follows:

**§ 33.019 MEMBERSHIP**

(A) The Board of Aviation Commissioners shall be composed of five (5) members appointed by the Mayor.

(B) To be eligible to be a member of the Board of Aviation Commissioners, a person must:

- (1) Be at least eighteen (18) years of age;
- (2) Be a resident of Marshall County, Indiana; and
- (3) Not be actively engaged as:
  - (a) a principal owner;
  - (b) a majority member or majority shareholder;
  - (c) a director;
  - (d) an officer; or
  - (e) an employee with managerial or supervisory responsibilities; of any entity engaged in commercial aeronautics in Marshall County, Indiana.

Authority, see IC § 8-22-2

**Section 2.** This ordinance shall become effective after passage, due attestation, and publication as required by law. Further, this ordinance shall remain in effect until amended or repealed by the Common Council.

PASSED AND ADOPTED this 14<sup>th</sup> day of July, 2025.

  
Robert Listenberger, Presiding Officer

ATTEST:

  
Lynn M. Gorski, Clerk-Treasurer

Presented by me to the Mayor of the City of Plymouth, Indiana on the 14<sup>th</sup> day of July, 2025, at 8:20 o'clock p.m.

  
Lynn M. Gorski, Clerk-Treasurer

Approved and signed by me this 14<sup>th</sup> day of July, 2025.

  
Robert Listenberger, Mayor

City Attorney Houin introduced Resolution No. 2025-1162, Additional Appropriations Resolution.

Council members Ecker and Krathwohl moved and seconded to approve Resolution No. 2025-1162, Additional Appropriations Resolution as presented. The motion passed by roll call vote.

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

Councilman Opposed: N/A

REGULAR SESSION, COMMON COUNCIL, July 14, 2025

RESOLUTION NO. 2025-1162

RESOLUTION FOR ADDITIONAL APPROPRIATIONS

WHEREAS, it has been determined that it is now necessary to appropriate more money than was appropriated in the annual budget; now, therefore:

Sec. 1. Be it resolved by the Common Council of the City of Plymouth, Marshall County, Indiana, that for the expenses of the taxing unit the following additional sum of money is hereby appropriated out of the funds named and for the purpose specified, subject to the laws governing the same:

	AMOUNT REQUESTED	AMOUNT APPROVED BY FISCAL BODY
Fund Name: General - Fire Department		
Major Budget Classification: Capital Outlays	\$7,625.00	\$7,625.00
TOTAL for Capital Outlays	<u>\$7,625.00</u>	<u>\$7,625.00</u>

Passed and adopted this 14th day of July, 2025.

NAY

AYE

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Attest:

\_\_\_\_\_  
Lynn M. Gorski  
Clerk-Treasurer

City Attorney Houin introduced Resolution No. 2025-1163, A Resolution of the City of Plymouth to Purchase Real Property.

Houin stated this was about the property at 222 Shalley Drive that had been vacant since the flood of 2018. He stated he tried to explain it well in the text of the resolution. He stated they had some discussions with the property owner and there was an interest in selling the property to the city. He stated the administration believed it would be good for the city to acquire and demolish the building. He added that it would expand the park in that area as it wasn't feasible to repair that house or build anything else there. He stated that for that to happen, the first step in the process was for the fiscal body to pass a resolution expressing interest in purchasing the property and get two appraisals. He stated they had already received the two appraisals so the next step would be to prepare a purchase agreement and finalize all the details with the owner so they then could go to the Board of Public Works and Safety to approve the actual purchase. He stated he did not want to disclose any numbers at a public meeting until they had finalized an agreement, but the purchase price was well within what was budgeted for land acquisition for the city.

Longanecker asked if this would be turned into green space.

Houin replied that it would be the only feasible use for the property because of the flood zone.

Longanecker asked what the additional maintenance cost would be for the Park Department.

Houin replied that it was not calculated as once the property was demolished, it would only be a matter of mowing a little additional area.



REGULAR SESSION, COMMON COUNCIL, July 14, 2025

Longanecker stated that a lot of property was handed to the Parks Department, and he was not sure they would not take the mowing maintenance into consideration.

Houin replied they could certainly include more information, but this resolution was just the first step in the process.

Morrow asked when the next FEMA money may be available.

Houin replied that he was not sure but for the amount of money they were discussing, he did not believe it met the FEMA guidelines as it was such a small purchase price. He stated this property was included in a previous FEMA grant for a significantly larger purchase price and there was no agreement reached with the property owner so unfortunately, they missed out on that opportunity.

Council members Morrow and Culp moved and seconded to approve Resolution No. 2025-1163, A Resolution of the City of Plymouth to Purchase Real Property 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. 2025-1163

RESOLUTION OF THE CITY OF PLYMOUTH  
TO PURCHASE REAL PROPERTY

The real property located at 222 Shalley Drive in Plymouth, Marshall County, Indiana, parcel number 50-42-92-304-588.000-019, contains one single-family house which sustained extensive flood damage during the historic flood in February, 2018. Since that time, the house has remained vacant and has been the subject of numerous reports of unauthorized entry and vandalism. The City of Plymouth Building Commissioner has issued Orders to Take Action, resulting in the house being secured and entry prohibited.

After review by the Building Commissioner and Planning Director, it has been determined that the house cannot be repaired due to its location in the flood plain. The current owners of the real property have entered into discussions with the city administration and have expressed a willingness to sell the real property to the City of Plymouth. The purpose of this resolution is to express the City's interest, pursuant to IC § 36-1-10.5-5, to purchase the specific real property.

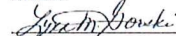
**THEREFORE, BE IT RESOLVED** by the Common Council of the City of Plymouth, Indiana, as follows:

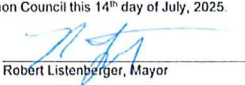
**Section 1.** The Common Council, as the fiscal body of the City of Plymouth, Indiana, is interested in purchasing the real property located at 222 Shalley Drive, Plymouth, Indiana

**Section 2.** The Board of Public Works and Safety, as the purchasing agency for the City of Plymouth, shall obtain two (2) appraisals for the subject real property and shall negotiate a purchase agreement for the real property. The purchase price shall not exceed the average of the two (2) appraisals pursuant to IC § 36-1-10.5-6.

**PASSED AND ADOPTED** by the Common Council this 14<sup>th</sup> day of July, 2025.

ATTEST:

  
Lynn M. Gorski,  
Clerk-Treasurer

  
Robert Listenberger, Mayor

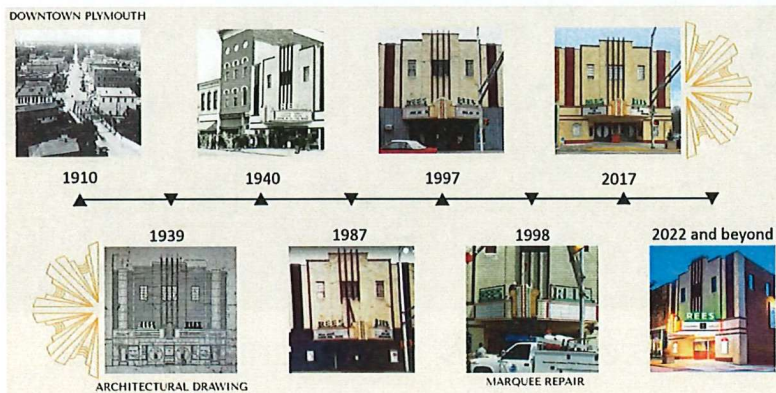
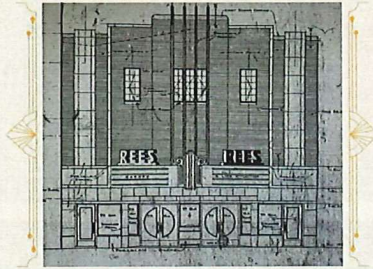
Randy Danielson, Donna Pontius, Pat Popa, and Brian Teall gave a presentation for the REES Theatre requesting monetary support.





## A Community's Tapestry Evolves...

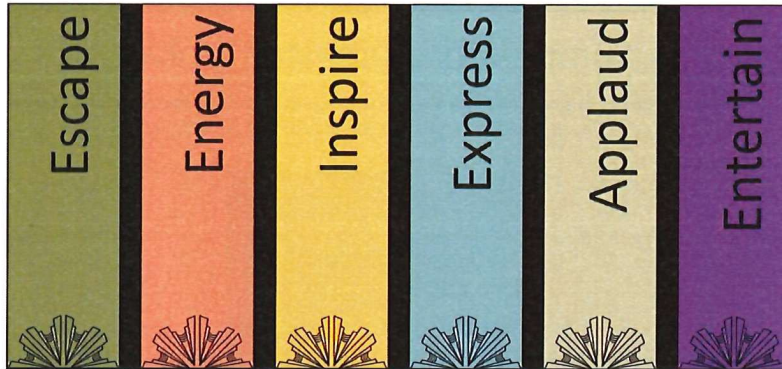
The retail tapestry of a community is always evolving—but what has transpired on Lot #1 of the original 1836 Plymouth plat map is truly remarkable.



## Historical Significance



Our Mission is to provide a conduit for the support and promotion of artistic, educational, and cultural events in the region as well as offer a venue to celebrate life and community milestones.



## A Legacy of Impact

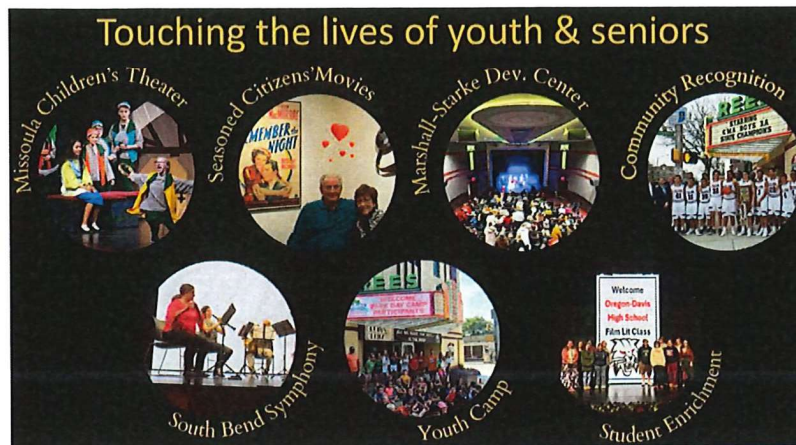


## Economic & Community Impact

Increased city activity is a positive impact for all of Plymouth







"One word: Beautiful. Once you see a movie, play, or concert here you'll want to come back again and again. I'm so glad this jewel of Marshall County was saved."  
- Orion L.

"This place is beautiful! Very tastefully restored. The whole building is awesome! Modern amenities worked into the wonderful restoration. And, they have great musicians! Dueling pianos, bands, comedy acts. Check it out, you won't be disappointed!"  
- Jennifer S.

## Now Underway at the rees

- Stewie & Opal's Hideaway – 3<sup>rd</sup> floor gathering space named after The REES's original owners
- Updated Admin space
- Enable livestreaming of performances to nursing and assisted living facilities
- Support increased private event revenue



Visual inspiration for Stewie & Opal's Hideaway

## Looking to the Future

Acquire the NaRie building to the north

- OCRA supports The REES; hosted regional Mainstreet 101 on June 6

### 2027 GOAL

City/REES applies for Indiana State Community Development Block Grant to restore and utilize NaRie building for retail & support space.

## A community's investment

Total Investment: \$4.2M

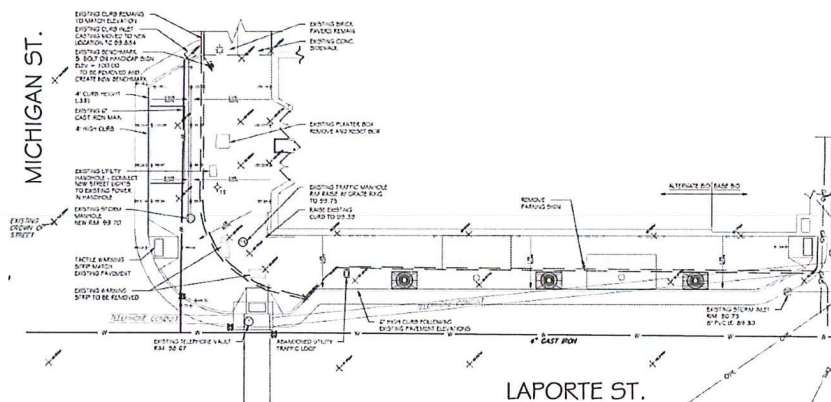
### Government-based funding:

- \$2,115,000 total
- Includes federal, state, & municipal funding
- 2 City Façade grants of \$25,000 each

### Private Donor Support

- \$2,085,000 total
- \$1,485,000 in private donations
- \$600,000 in-kind services & materials

## Streetscape Vision





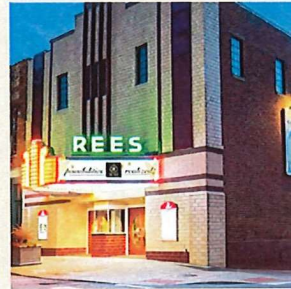
## Item 1: Streetscape Project

### East LaPorte Streetscape Project

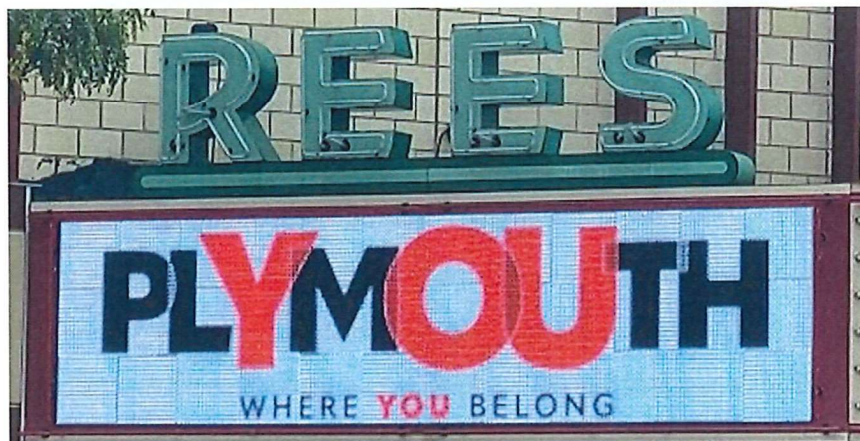
- Estimated Cost: \$150,000
- Local Contractors: James Stone, Stone Excavating, and Jason Hundt, Hundt Concrete are offering in-kind support for The REES & the community
  - Contractors will cover up to half of the cost in services
  - Includes widened sidewalk, tree wells, decorative lighting, brick inlays with donor inscriptions (provided by The REES)
- Asking for city investment up to \$75,000

## Item 2: debt relief

- The REES Theatre Inc, a 501(c)3 Public Charity, exists to uplift the Plymouth and surrounding communities
- Financial Status:
  - Existing debt: \$390,000
  - \$32,000 interest dollars
  - Seeking to achieve an even operating balance



FUNDING THE REES IS NOT JUST AN INVESTMENT IN A BUILDING—IT'S A COMMITMENT TO PRESERVING A CULTURAL CORNERSTONE FOR GENERATIONS TO COME.



Ecker stated there had been discussion about the Downtown Streetscape Project and asked how it would be impacted if something like this moved forward.

Mayor Listenberger replied that the REES Theatre spurred this on a year ago to start looking at Downtown Streetscape because they wanted to do this project. He stated they did not want them to do anything that would take away from what they were doing. He stated this would only be a part of the bigger picture that we would someday get it. He stated this tied in beautifully to the renderings that they had drawn up. He believed we would be spending a whole lot more on the rest of the downtown so if this was funded then that part would already be done.

Culp asked if they were putting this down the south side of the building for that reason.

Danielson replied in agreement as there was a natural way to transition at the top of the hill that they could tie right into what the other streetscape may be.

Mayor Listenberger stated this would be the south side only and it would not come to the front.

Danielson agreed and stated that it widened that entire sidewalk by about two feet. He described down by their entry service doors at the bottom of the hill; the City of Plymouth had already poured that concrete right outside those doors. He explained that it would be how wide the entire walkway would be to accommodate the tree wells and the lighting. He stated there would be two, possibly three, ribbons of the brick inlays that would mimic what they already had on Michigan Street now. He stated those may change but these were inscribed bricks by the donors that had done so much for the REES Theatre.

Mayor Listenberger asked if Jones Petri Rafiniski (JPR) was working with them.

Danielson replied that Brent Martin was in contact with them for the transition to make sure the elevation was where they needed it to be. He explained that the State required different approaches for sidewalks but those were transitioned on their side of the street some years ago so it should transition very well.

Morrow asked how paying off the debt would benefit the operation moving forward especially when being able to offer more services and create more revenue.

Danielson replied that in their packets, with the interest of \$32,000 going out, their financial picture was -\$36,000. He stated it was rough, so it caused them to do many fundraisers and ties their hands like a ball and chain. He explained that the REES Theatre was truly a public charity, and it would never be a financial money maker, but they do want to reach the break even. He stated the author of their business plan, Jack Davis, put a lot of work into the plan that they received separately from their packet. He stated the sustainability was there and they had not even mentioned the solar



on the roof, which was the first solar installation in Downtown Plymouth. He explained that it was easily producing 70% of their power to operate that building. He stated that the entire solar array was one single gift from an industrial family here in Plymouth. He stated the over \$600,000 support throughout the community was truly humbling.

**Jack Davis (14083 Lawrence Lake Drive, Plymouth, IN 46563)**

Davis stated as a member of the Plymouth Economic Development Corporation (PEDC), he was happy to share his thoughts on the REES Theatre. He stated that several years ago PEDC emphasized support in the development of downtown. He stated 10-12 years ago downtown looked way different compared to today. He stated their whole idea was that they needed to support a vibrant downtown as that made a vibrant community. He stated you can see the focus and importance of downtown through activity, opportunities, and active storefronts. He stated he recently had a conversation with one of the active storeowners who was moving into a new building enlarging what they were doing, and he said that the building they were currently in was already leased and he would not be out for a couple months. He stated that would not have been the case nine years ago, but people were looking for places downtown to have their businesses now. He stated he shared all that because the REES Theatre, Wild Rose Moon, Heartland Art Center, and Marshall County Museum were keys to that development. He stated the REES Theatre had played a important role and continued to be a strong link to the community success and development by increasing community support and expanding their draw to others outside their community. He stated the days are gone where you can be successful by being stagnant but instead you had to be creative or in tune with the wishes of the citizens and clientele while trying to be a leader. He stated this meant you needed to take calculated challenges with some being successful and others not as successful so that they must try some things differently. He stated their success brings success to our community. He urged them to give strong consideration to the REES proposals and continue to make their dreams come true.

**Mark Senter (116 Pearson Place, Plymouth, IN 46563)**

Senter thanked the Mayor, Clerk-Treasurer, and Common Council for their time this evening. He stated he came before them that night to ask for more funding for our beautiful REES Theatre that, after nearly three years since our re-grand opening, has been a stunning transformation of our beautiful downtown. He stated in his 16 years as Mayor of Plymouth they saw many positive changes with River Park Square being one example that beautified an ugly eyesore east of downtown. He stated within River Park Square; they have brought the Mayor's Summer of Music with ten concerts on Friday nights as well as the weekly Farmer's Market. He stated that in

REGULAR SESSION, COMMON COUNCIL, July 14, 2025

September of 2019, when they brought the Vietnam Wall that it was one of Plymouth's finest weekends memorializing those who died in that conflict. He stated beyond River Park Square was the REES Theatre, a dream of a few that wanted to bring back what started decades ago. He stated with the leadership of Randy Danielson, Donna Pontius, and their vast committee, this was accomplished after eight years on October 1, 2022, which became another great day for Plymouth, Indiana. He stated the downtown was surging with a block-long dinner table, celebrations, speeches, concerts and of course a ribbon cutting. He explained that he couldn't say enough about that weekend and more importantly those that dreamed about this for so many years. He stated it was truly a remarkable few days that they had just three years ago and what has happened since was also remarkable with many concerts, comedians, receptions, luncheons and meetings. He stated the Common Council and Redevelopment Commission had a lot to do with that and was truly appreciated by many. He asked the council to act again with their hearts and help the REES Committee financially to keep the heart of our wonderful downtown beating.

Mayor Listenberger stated they had specific asks, and they could work on those that night or table it to better put more thoughts into it. He stated he did not get a vote, but they could not stop as they had momentum. He applauded the Council and Redevelopment for all they have done over the last few years. He believed there was a financial way to accomplish this task, but he would like to take a little more time to delve into that with the Clerk-Treasurer and City Attorney, but he did support this.

Morrow agreed with Mayor Listenberger and stated they needed to find a way to help the REES Theatre as it was important to the downtown, along with the Heartland Arts Center and Wild Rose Moon. He believed those were the future of downtown. He stated the economic vibrancy of downtown since the project was started had been incredible. He stated he would hope and encourage the board to support it and find a way to make it happen.

Ecker wished to table the request with the focus and understanding that they would move forward to find the funding. He stated they could not commit at this point as it just came up, but they had to be careful where they pulled the money from if they chose to go this path. He asked the city administration to work with the Clerk-Treasurer to find a way.

Culp stated that everyone involved in this had done a fantastic job with what they were doing. He believed it was overwhelming what they had brought to the City of Plymouth, along with the Heartland Arts Center. He believed the downtown changed drastically from ten years ago thanks to the REES Theatre, Opie's Deli, Wild Rose Moon, etc. He wished to echo what the rest of the



REGULAR SESSION, COMMON COUNCIL, July 14, 2025

Council was saying as they need to support this. He stated the council needed to get the job done and help them. He felt confident with the upcoming city meetings that they could get this job done.

Longanecker stated without the REES Theatre, they would not have seen the Yellow River Brewing Company, Water Street Townhomes, etc. He believed the REES sparked all of it and for them to let that go would be a tragedy. He stated he had been to several events and every time you go you feel at home. He stated there were other priorities, but it would be a benefit in the long term. He stated they need to find where the funds were.

Mayor Listenberger stated the Plymouth Building was being reinvested in currently and he asked him why and it was because of all they saw going on downtown. He believed the REES was a huge part of why these folks from South Bend and out of the area are wanting to reinvest in our downtown. He stated there was all this momentum.

Starr stated when she looked around the room, she saw many people who had been involved in all aspects in one way or another. She stated it was an emotional issue for her because she was on the board for the REES and on the executive committee. She stated she would not be able to vote but this has integrity. She stated the REES had so many different capabilities aside from showing movies. She believed it was such a different concept for people visiting for the first time and it was a wonderful place to have a special event. She stated she had not been on as long as others, but she could not say enough for the people and the mission of the REES.

Longanecker stated his daughter graduates in three years, and he would be having her graduation party there.

Krathwohl thanked the REES for their free movies for kids, senior movies for the elders, and they were reaching everybody in the community. She stated they were not just helping one person or another. She believed it was awesome that they had been so amazing for the community, and they had her support.

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

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

Councilman Opposed: N/A

Councilman Abstained: Starr

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

There were no updates on the Comprehensive Plan Committees.

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

REGULAR SESSION, COMMON COUNCIL, July 14, 2025

- Minutes of the Board of Public Works and Safety meeting of June 23, 2025
- July 14, 2025 Check Register
- Baker Tilly Financial Management Reports for Water and Wastewater
- Stormwater Management Ordinance
- Stormwater Technical Standards Manual
- REES Theatre – Supporting Documentation
- June 24, 2025 Technical Review Committee Minutes
- July 8, 2025 Technical Review Committee Minutes
- May 20, 2025 Redevelopment Commission Minutes
- June 17, 2025 Redevelopment Commission Minutes
- June 3, 2025 Plan Commission Minutes
- June 3, 2025 Board of Zoning Appeals Minutes
- June 10, 2025 Board of Aviation Commissioners Minutes

The motion carried.

There being no further business to come before the Council, Council members Longanecker and Milner moved and seconded to adjourn. Mayor Listenberger declared the meeting adjourned at 8:20 p.m.

  
Lynn M. Gorski  
Clerk-Treasurer

APPROVED  
  
Robert Listenberger, Mayor