

The Board of Public Works and Safety of Plymouth, Indiana, met in Regular Session at 6:00 p.m. on August 11, 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 Deputy Clerk-Treasurer Kyle Williams 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 July 28, 2025, as presented. The motion carried.

City Attorney Houin and Building Commissioner Dennis Manuwal Jr. made a last call for demolition quotes for The Pointe Apartments. The quotes were opened as followed:

Hunter Trans'l, LLC
12111 State Road 17
Plymouth, IN 46563 US
574369217
cta@huntertransit.com



Estimate

ADDRESS
City of Plymouth Building
Commissioner
1111 N. Center St.
Plymouth, IN 46563 US

SHP TO
Parcel : 50-32-93-202-
998.000-019
309 Gibson St. / 309
Kingston Rd.
Plymouth, IN 46563 US

ESTIMATE # 2641
DATE 08/10/2025

JOB LOCATION
Plymouth

DATE	DESCRIPTION	QTY	RATE	AMOUNT
Site Work	Demolish Structures - All structures at the address listed and as specified per the City of Plymouth Building Commissioner. This proposal includes testing for Asbestos. This proposal does not include remediation of Asbestos if required.	1	\$5,101.20	\$5,101.20
SUBTOTAL				\$5,101.20
TAX				0.00
TOTAL				\$55,101.20

Thank you for your business. Checks can be mailed to 12111 SR 17
Plymouth, IN 46563
Parcel : 50-32-93-202-998.000-019

Accepted By

Accepted Date

Wm. Beaver Excavating
20854 8th Rd
Plymouth, IN 46563

08/11/25

Bid

To: City Of Plymouth/ Board of Public Works
And Safety.

Re: Demolition of Structure Located at
309 Gibson St/ 309 Kingston Rd

Bid is for Demolition, Removal, of building at above address, and to
"specifications for bid demolition"
Request for Proposal.

With Exceptions of:
Owner/City responsible for the following additional and NOT included
in bid are.

*Asbestos Inspection and abatement on premises.
*Remediation of anything found to be of environmental hazard in
nature.

Any additional work shall be charged at normal and customary fees as time and
material. At the Discretion of the City of Plymouth.

**It is in opinion and after inspection that: Due to the Age of this structure and
after light inspection, no or minimal friable asbestos or other environmental
materials are present in this structure for remediation.

Quote #1 Bid Price for removal of building structure and placing to a
registered landfill and leaving ALL concrete slabs footers in place. (bid
includes terminating and capping water and sewer connections)

Structure Only Bid Price **\$ 78,000.00**

Quote#2 Bid Price for removal of Building Structure and ALL slabs'
footers, foundation, Termination of utilities, Back filling, Topsoil
Seeding of site.

Complete removal Bid Price **\$ 97,500.00**

Thank You *Wm Beaver / Beaver Excavating*

Manuwal explained with the price difference that he would like to review these quotes and take them under consideration.

Board members Ecker and Milner moved and seconded to allow the Building Commissioner to take the quotes under consideration. The motion carried.

Manuwal stated for Northgate MHC LLC, he did drive through there and they were given thirty days to board everything up. He stated the thirty days would end on Wednesday

of this week and they have boarded up some of the units. He stated the two units they were in discussion about have not been boarded up yet.

Ecker asked if they had not boarded them up if they believed they had the right to go and rent them out.

Manuwal replied that it would not and as of now he would still say they were unsafe to live in. He stated they needed to board the units at the very least, but he would like to have them demolished. He stated at the last meeting there was disagreement on what he considered fixable and what they considered fixable.

Ecker asked if these were 1971 and 1973 models. Manuwal agreed.

Mayor Listenberger asked for clarification that there was only two units that they had not boarded up.

Manuwal replied in agreement and stated that the grass had started to grow tall again.

Morrow asked about the other issues outlined in the original order. He listed the manhole cover as one of the issues.

Manuwal replied that they had not addressed the manhole cover.

Culp asked if all the pipes had been addressed.

Manuwal replied according to the contractor it had been addressed but he had not reached out to the contractor to verify everything. He stated it looked as if all of that had been addressed. He stated there were two units that were privately owned and the last time he was here he had served a demolition order to the owner, and they had not complied yet. He stated if the owner of the trailer does not comply, then it would fall on the property owner to remove it as it was sitting on their personal property. He stated they did see the letter and signed for it. He stated for the other unit, he had no response, so it had to be posted in the newspaper.

Manuwal stated for the Red Rock Inn, he was out there Friday, and the contractor was performing work.

Culp asked if the fine had been paid.

Manuwal replied that he had not received anything yet but would check with the Clerk's Office. He explained that he also did not have money in the unsafe building fund to do the demolition this year on the Pointe Apartments and would ask for additional appropriations to accomplish this.

Street Superintendent Jim Marquardt stated Garro, Seventh, W. LaPorte, and Nursery Streets had been milled and the base put back in. He stated they were paving Michigan Street

today and were still working at the time of this meeting. He stated they were milling Lincolnway East today and should be done with that now. He stated they were working on the curbs and sidewalks on Marlou Place. He stated they still had E. Lake, Gideon, and Roy Streets to do some deeper milling. He stated they missed a couple days of paving last week due to gas supply problems at their plant.

City Attorney Houin stated that he had received an email just that morning from Indiana Brownfields for the property at the corner of Michigan and Jefferson Streets (Old Subway). He stated they had completed all their testing and found some contamination with their deeper wells, and it appeared to be residual from the gas station that used to be there. He stated because it was deep and did not appear to be spreading that they did release the site and are requiring a restrictive covenant that would not allow any extraction of groundwater from the site. He asked the board for permission to have the Mayor sign this restrictive covenant so he could have it recorded and proceed with plans for that site.

Mayor Listenberger asked if they would be allowed to put a separate use on the property instead of the intended use.

Houin replied that the restriction was based upon the intended use as the city had indicated that it would be used as a recreational park property. He stated based upon that use, they had only asked for this one restriction. He explained if it were to be used for something different from the intended use then they would have to clear that with IDEM.

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

City Attorney Houin introduced a street closure request for the Blueberry Stomp from Anthony Witt. Anthony Witt was present to speak on behalf of this request.

Houin stated that when this was first sent to him, he was confused so he checked with Tracey Houin at the Blueberry Festival, and she was confused as well. He explained that they were not sure why they needed this form signed as it was a detour authorization, but INDOT told Witt that it needed signed. He stated he had never seen this form from INDOT before, and he had been involved in a lot of projects that work in the right-of-way or on a state highway and he had never seen this form. He stated the Blueberry Festival had already received all their permits for the parade, and they did not have to submit this form. He stated that INDOT sometimes changes the rules.

Ecker asked if this should be from Parkview to Jefferson or Parkview to LaPorte Street.

Witt replied that he only put to Jefferson Street as the Blueberry Parade covered the rest. He stated that this was not an issue until this year when this form came along that asked for signatures from the city. He stated he had reached out to INDOT and the best answer he received was that this person at INDOT oversaw 1,000's of permits every year and he cannot answer why some do and some others do not require this permit. He stated at the end of the day they were closing a State Highway and diverting to either city/county roads, so they needed permission from the city. He stated he could adjust the permit still to INDOT to encompass down to LaPorte Street.

Houin stated that it could be changed on the application and did not affect the authorization form that was requested.

Witt added that this was no different from what they had down over the last 51 years.

Board members Ecker and Milner moved and seconded to approve the request as amended Parkview to LaPorte Streets. The motion carried.

REQUEST FORM
CITY OF PLYMOUTH

Date: 8/5/25

Notice to BOARD OF PUBLIC WORKS AND SAFETY, CITY OF PLYMOUTH, INDIANA
Kindly review of the following request:

Appearance before the board to request approval for temporary
closure of SR 17 at Parkview to Jefferson on Sept 18 for
Blueberry Stamp Syndrome are required for INDOT to grant
permit.

Signed: [Signature] Phone Number 812-718-7171
Print Name Anthony Witt Address 15544 Menominee Dr Plymouth

In-Office Only:
Determination of Request
Agreement to close Michigan Street from Parkview Street to
LaPorte Street.
Approved by Board of Public Works & Safety, August 11, 2025

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

Signed: [Signature] Title Clerk-Treasurer

City Attorney Houin introduced a street closure request from Jo Fisher for Ben's Birthday Memorial Cruise-In. Jo Fisher was in attendance to speak on behalf of this request.

Culp asked why this had to be on Blueberry weekend?

Fisher replied that it was the only weekend that does not interfere with everyone else and things going on. She added that she was in clubs.

Culp stated that people come in for Blueberry on Jefferson Street and to him this would be dangerous.

Fisher replied that she contacted High Star Traffic Control and Sheriff Hassel.

Culp presumed that all the reserves would be working Blueberry.

Fisher stated the original date for the 26th was stormed out or else they would have held this event already.

Culp asked if they would stop traffic to have people cross Jefferson Street.

Fisher replied that it would only be if they used the south side of Jefferson Street. She stated they were not currently contemplating use of the south side but if it happens then they have the officers and contractors there.

Houin added that the request was only to block off the north side of Jefferson Street to Madison Street. Fisher agreed.

Morrow asked if she spoke with Servpro.

Fisher replied that she did, along with Overmyer Water and the church. She stated the only one she had not spoken with was Calvin Bailey because he had not called back. She stated they may not use the area though as it was down farther. She stated the Low Bob's had also given her permission.

Culp stated he would like to approve the request as written but if she were to want to cross Jefferson Street that he would like her to come back and ask them. He stated he would not approve crossing Jefferson Street due to the traffic. Fisher agreed.

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

Ben Fisher Memorial Foundation would like permission to block off Beerenbrook Street, north of W. Jefferson Street to W. Madison for our 6th Annual Ben's Birthday Memorial Cruise-in on August 29, 2025 from 5:00 p.m. – 10:00 p.m. (this date is the rescheduled date from July 26, 2025 which was rained out). We will supply cones, barrels and signs needed. We have also contacted Sheriff Hassel and High Star Traffic Control for help in directing traffic during our event. All businesses have been contacted on W. Jefferson Street and Beerenbrook Street that would be directly affected and permission received to use their drives and lots. This is a collaboration with Quick's Lanes – Owner Grant Holm (Lindsey Einspahr Coordinator)

REGULAR SESSION, BOARD OF PUBLIC WORKS AND SAFETY, August 11, 2025

REQUEST FORM
CITY OF FLYMOUTH

Date: 08/06/25

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

For review of the following request:

Ben Fisher Memorial Foundation would like permission to block off Beersbrook Street between W. Jefferson St. & 1024 + 1100 W. Jefferson (between the firehouse & the intersection of Beersbrook St.) for the 6th Annual Ben Fisher Memorial Cause in support of August 21st, 2025 from 5-10pm for our cause. We are participating in a 5K. We will supply cones, barrels, signs, needed. We have also contacted the firehouse to help with traffic control for the 5K.

Signed: Jo Fisher Phone Number: (574) 780-6802

Print Name: Jo Fisher Address: 1113 W. Adams St. Apt.

In Office Only
Determination of Request

Approved to close Beersbrook Street by Beersbrook St. & 1024 + 1100 W. Jefferson, August 11, 2025

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

Signed: Chris Fisher Title: Clerk

direction Traffic during our event. Also all businesses have been contacted on W. Jefferson St. & Beersbrook St. that would be directly affected and permission received to use their driveways & lots. This is a collaboration with Quick's Lanes - Corner Grant Blvd (Lindsay Ensign, Coordinator)

Thank you!

City Attorney Houin opened the discussion on the Historic Fire Station. He stated for the first update, the Mayor had formed a committee earlier that year to determine the best path forward for that building and it comprised of Kurt Garner and Brent Martin as architectural support, Dennis Manuwal Jr., and representatives of the Historical Society. He stated they just released a Request for Proposals (RFP) seeking public input for potential uses for the building. He stated it was modeled off what the county did with the Shady Rest Homes before David's Courage took over that property. He stated they thought the best way to seek public opinion would be to put it out there and see if anyone had an idea that they would like to propose and try to find the best use for the building. He stated they unfortunately had an incident last week on Monday when the preschool went in to continue for the next school year and found a significant water leak. He stated that it appeared that the water heater had rusted out on the bottom and a lot of water from the second floor made it through the roof and walls onto the first floor and parts of the ceiling collapsed. He stated the Servpro had been out there all last week and were drying it out. He stated the preschool had to find an alternate location and he was unsure if they finished moving everything out of there, but he wanted to bring this to their attention to discuss the current lease with His Small Wonders Preschool. He stated the most recent lease began in September, 2019 and went through the end of August, 2020. He stated the city continued to accept monthly rent payments from them, so it was converted to a month-to-month lease under the same terms. He stated because they could not provide a usable space under the lease, he recommended cancelling that lease. He stated under Indiana

Law, since this was a month-to-month lease, they had to give them one full lease period notice. He stated because this was not discovered until August 4, they could not provide notice for August so it would be for the month of September, so it would be terminated September 30th effectively. He stated that due to the loss of use, they had already paid their August rent but because they could not use it for the month of August, he would recommend that they approve refunding their August rent payment and waive the September rent payment.

Ecker asked if the move to where they were now would be their permanent location.

Houin replied that he did not know where their permanent location would be but from his understanding, it was that they moved to Crossroads Church, and they were hoping to work something out on a permanent basis. He added that was information that he had heard but could not verify.

Ecker asked if they were to come back if it would be a whole new lease.

Houin replied if they were that it would be very unlikely as the intention was to terminate the current lease by the end of the school year as they were already set up. He stated now that they moved out, it wouldn't make sense to come back.

Board members Ecker and Milner moved and seconded to approve the request to terminate the current lease effective September 30th, refund the August lease payment, and waive the September lease payment as presented. The motion carried.

Morrow asked if it was a recommendation by the committee to end the lease at the end of the school year.

Houin replied that it was a partial discussion with the committee as they know the building needs repairs and the reason for the RFP was because there were potential grant opportunities that would be available dependent upon the use. He stated not until they knew what would happen with the building, they did not know what funds were available. He stated trying to get set up for the immediate repairs and potential renovations, the committee felt one more year would be fine.

Morrow stated he was more curious about the vision for renovation, funding, etc. He asked if it would be city offices or what it would be.

Houin stated all options were still on the table and did not believe anything was ruled out. He stated what grants were available would depend upon the use. He stated the funding would be different if it was government use versus a private enterprise.

Culp asked if Kurt Garner declared that building a historic building and if it affected the uses allowed for that building.

Houin replied that he believed it was listed on the national register, but he was not entirely sure about that. He explained there were no restrictions based upon that registration. He stated there were certain historical preservation grants that place limitations on the use, but they were not aware of any restrictions on that building.

Board members Ecker and Milner moved and seconded to allow the payroll for July 31, 2025, and the claims for August 11, 2025, as entered in Claim Register #2025-15. The motion carried.


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

- August 11, 2025 Docket
- Building Department Activity Report – July 2025
- Code Enforcement Activity Report – July 2025

The motion carried.

There being no further business, Board members Ecker and Morrow moved and seconded to adjourn. Listenberger declared the meeting adjourned at 6:33 p.m.

APPROVED:


Robert Listenberger, Mayor


Lynn M. Gorski, Clerk-Treasurer