

The Board of Public Works and Safety of Plymouth, Indiana, met in Regular Session at 6:09 p.m. on August 25, 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 Milner moved and seconded to approve the minutes of the regular session of the Board of Public Works and Safety meeting of August 11, 2025, as presented. The motion carried.

Building Commissioner Dennis Manuwal Jr. stated he would like to award demolition of The Pointe Apartments contingent upon additional appropriations in the amount of \$55,101.20. He stated in the bid it did specify that they would be dealing with asbestos testing and if there was asbestos that it would be an additional cost.

Mayor Listenberger asked if this included removal of the slab.

Manuwal replied that this took all hard surface out. He listed slab, parking lot, etc.

Ecker asked if this included complete removal of all building materials as well.

Manuwal agreed.

Board members Morrow and Milner moved and seconded to allow the Building Commissioner to award the Demolition Bid to Hunter Transit in the amount of \$55,101.20 contingent upon funds being additionally appropriated. The motion passed by roll call vote.

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

Opposed: N/A

Manuwal stated for Northgate MHC LLC, that Abraham Anderson was attempting to get connected to Microsoft Teams. He stated they were given 30 days to board up the units that they planned on saving and originally the two units they were in discussion about were supposed to have a contractor come in and do an evaluation on those. He stated they had since decided to demolish five units, which were three they originally agreed to, plus the two that were in question. He stated they did board up the other units they planned on keeping that they were never officially set up. He stated he did drive through today as Anderson called him on the 21st to let him know it was all taken care of. He stated there was still some debris they

were trying to get cleaned up and he had drove through today and took pictures and the grass was tall. He stated the yard maintenance person was out there trying to mow it and he provided the pictures. He stated the last photo was the privately owned unit that had a fire in it, and it was boarded up at the start of this process. He explained someone has since kicked in the doors and he had not been able to contact the owners. He stated notices have been published and that they would be addressing that at the following meeting. He explained that he had spoken with Anderson on the phone today as he did on Thursday and informed him that owner of Lot 23 had not complied, and it was on Northgate property, so it was the park's responsibility to demolish.

Morrow stated he was out there today too, and he agreed with Manuwal that some of the weeds growing up around the trailers were awful.

Manuwal stated he spoke with Abraham around 3:30-4:00 PM and told him that the mower they were using did not sound good.

Ecker asked if they had an on-site manager.

Manuwal replied that it was dependent upon who you spoke to on whether they have an on-site manager or not. There was some miscommunication between Anderson and the on-site manager regarding that.

Ecker stated the grass situation was out of control and they were aware of that since day one. He stated there had been a lot of progress but now it seemed to be stalling here and that concerned him. He asked what their plan was.

Anderson replied that he had just got audio about 30 seconds ago, so he heard grass mentioned and nothing else.

Ecker stated it was committed at one point to have a manager on site to oversee what was going on to ensure that progress was being made. He stated he did not want to take away from what was done at this point but at the same time they needed to ensure it was sustainable and able to move forward. He stated the other part that was concerning him was the grass and maintenance side of it. He stated he wanted to know the plan to get and keep this under control.

Anderson replied that at the last meeting they had there were five homes that needed to be boarded up and another five that they agreed to tear down. He stated it was 30 days to board up the homes and 60 days to demolish the other homes. He stated the homes have been boarded up and he spoke to Manuwal today and for one of the homes, the wrong type of board

was used to board it up. He stated that the boards need to be replaced and that they needed to be painted. He stated that it would all be done that week and they had already contracted with someone licensed, with the city, to tear down the other five trailers so that it would be completed within 60 days. He stated he was also told today that the grass was high, and they do have an on-site manager who also cuts the grass, but it sounds like they were going to have to get someone else to do the grass as this had become a reoccurring issue where it does not get done timely which was unacceptable. He stated the plan would be to hire someone from outside the property to make weekly cuts to the entire property.

Ecker stated he would prefer to see a timeline prepared and submitted to Manuwal so he could monitor it and avoid confusion to make sure they stay on task. He feels like he wants to commend him for what has been done so far but he felt like they take two steps forward and take a step back. He stated they need to keep moving forward so that the residents there know they have an owner who was committed to ensuring they were in a safe and clean environment. Anderson agreed. Ecker asked when they could have that prepared.

Anderson replied that he could speak to Manuwal when he was available.

Manuwal replied that he would like to have a timeline set prior to the next Board of Works meeting. He stated he would send a message tomorrow morning.

Manuwal stated the other item he wanted to address was 222 Shalley Drive. He stated when they were first working with the property owner there, they boarded the property up and they were supposed to keep it mowed. He stated they had not been maintaining all the way out to the road edge, and it was about 3 feet tall out by the road. He stated he allowed leeway with boarding it up because there was other factors in play, and they were given 60 days and if nothing happened, they were to paint all the boards. He stated that had not happened so he would like permission to send them a letter. He stated he tried to call the owner today with no response.

Houin stated the city council had passed a resolution expressing interest in purchasing the property and he had sent a proposed purchase agreement to the owner, and he had received no response from that, but he was told that the owner was very ill. He stated he was not sure if that was why they were receiving no response, but he did speak to him after he sent the purchase agreement and he was told that they planned on reviewing it, but he had heard nothing since.

Mayor Listenberger stated this could fall back to a demolition order as they had done one already. He asked if that would be the right move in this situation or not.

Manuwal stated he would send them a letter and ask him to come to the next Board of Works meeting with a timeline and the stipulations that he was not following through on, and he could discuss it then.

Manuwal stated the last item was 310 N. Michigan Street as he contacted them to remove their manlift parked there for the Blueberry Festival, but they were still working on the property.

Fire Chief Steve Holm provided an update for today. He stated they ran 8 calls during the day, 2 of which were traumas before they had their structure fire. He stated during the structure fire they had more full-time personnel come in off duty than they did volunteers, and during that call, they had a medical call where they needed an outside agency to take for them. He stated they had another medical call after that in which they had no personnel for, so he had to pull a medic off the fire scene with a delayed response with Bourbon coming in to make that call, and that lady passed away. He stated after that they had another fire alarm, with nobody to respond, so they had to send another ambulance off their fire scene to go to that. He stated those people just five minutes ago were released from the fire. He stated that was one example of their daily operations.

Mayor Listenberger stated he was witness to the structure fire and saw a well-orchestrated response and they were doing everything they could at that scene. He stated this was something that he did not know what the answer was for manning and keeping their staff of first responders. He stated they were having this conversation when the structure fire happened on Walnut Street. He stated it was something they needed to dive into and tackle for this. He stated they were in the middle of budget talks, and these were things to consider as these were reasons why you lose sleep in this job.

Street Superintendent Jim Marquardt stated the concrete was being finished today on Marlou Place and they would finish paving the next day. He listed that they still have Marlou Place, Roy Street, and the approach on Pennsylvania Avenue and Lincolnway to complete. He stated they had a few cuts that were holding water that they milled out so those needed to be fixed. He stated the paving should be done in the next few days. He stated The Airmarking Company, had all of Michigan Street and Lincolnway striped.

Park Superintendent Mike Hite stated the paved trail that goes into Price's Pond has been completed. He stated that the Greenways Trail Phase 3 walkthrough around River Park Square has been completed. He stated for those unaware that there was also a Blueberry Festival that weekend at Centennial Park.

Airport Manager Bill Sheley stated they completed the first four-inch layer of asphalt for the full length of the parallel taxiway today. He stated it included the two connectors to the runway and weather permitting, they would finish all the paving work by Wednesday. He stated The Airmarking Company was going to temporarily mark a center line on Thursday for use of that Sunday's pancake breakfast with the 4-H. He stated after that Michiana Contracting would start the lighting project for it and it would be a couple of weeks before it was complete.

Board members Ecker and Culp moved and seconded to allow the payroll for August 15, 2025, and the claims for August 25, 2025, as entered in Claim Register #2025-16. The motion carried.

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

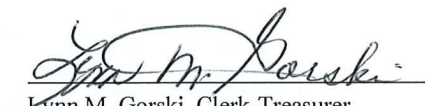
- August 25, 2025 Docket
- August 12, 2025 Technical Review Committee Minutes
- Fire Department Activity Reports – July 2025
- Water Department Activity Report – July 2025
- Wastewater Department Activity Report – July 2025

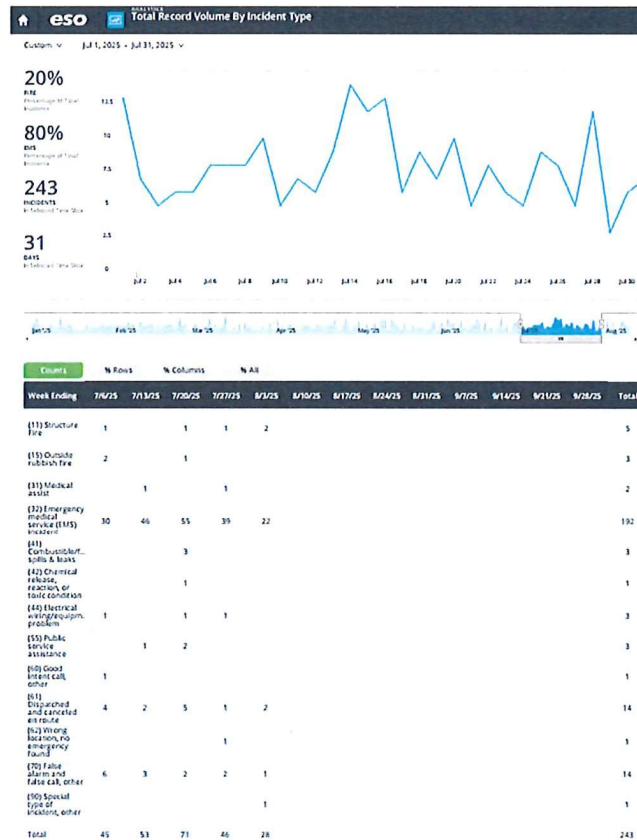
The motion carried.

There being no further business, Board members Ecker and Milner moved and seconded to adjourn. Listenberger declared the meeting adjourned at 6:32 p.m.

APPROVED:


Robert Listenberger, Mayor


Lynn M. Gorski, Clerk-Treasurer



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

PLANT OPERATIONS:

1. Total flow in gallons	53,093,060
2. Average daily flow in gallons	1,712,679
3. Rainfall	7.00"
4. Monthly average in BOD removal	96.8%
5. Monthly average in TSS removal	98.2%
6. Monthly average in Ammonia removal	99.6%
7. Monthly average in Phosphorus removal	84.5%
8. General plant maintenance	
9. Work orders completed:	

313- Wastewater Treatment Plant

- Exercised 2 plant valves.
- Inspected and adjusted ultraviolet disinfection system acid and wiper system.
- Repaired chlorine scales.
- Replaced buried yard valve at secondary digester.
- Repaired skimmer arm on north final clarifier.
- Cleaned and removed debris from all electrical boxes.
- Removed all debris from centrifuge gear box and replaced drive belts on the centrifuge.
- Repaired automatic sampler.
- Replaced O-ring in thickener sludge feed pump valve.
- Replaced input card on the centrifuge SCADA system.

76- Vehicle/Mobile Equipment

- Serviced John Deere Loader.
- Repaired air conditioning on T-18 and T-23.
- Completed replaced fluid coupler on T-20.
- Completed repairs to hydraulic power pack.

40- Lift Stations

- Rewired the battery backup system at Pioneer Dr. lift station.
- Repaired communications antenna on the Candy Ln. lift station.
- Installed new radar level controller on the Goshen Rd./Michigan St. lift station.

11 - Collection System

- 0 - Eliminated structures
 - a.
- 3 - Replaced structures
 - a. I6C154, I6M115, I6C118
- 0 - Repaired structure
 - a.

- 3 - Replaced / Repaired / Adjusted castings.
 - a. I6M338, I6M134, I6C118
- 0 - GIS data collection points.
 - a.
- 1 - New structure
 - a. W. Harrison St. & Broadway St. - Installed new manhole on storm sewer
- 2 - Point Repairs
 - a. 623 Richard St. - repaired sewer tap and root blockage.
 - b. N. Oak Dr. (Packard Woods lift station) - cross bore on sanitary by Metro Net.
- 2 - Miscellaneous
 - a. Reinforced spillway at the Neidlinger Park detention basin.
 - b. Repaired sink hole in alley beside the post office.

COLLECTION SYSTEM GENERAL:

1. Cleaned 15,089 feet of sewer lines:
 - 0 feet during service calls
 - 15,089 feet during preventive maintenance
2. Televised 659 feet of sewer lines.
3. Mechanically removed roots from 0 feet of sewer lines.
4. Removed approximately 7.54 tons of silt and debris during cleaning and inspections of sewers lines.
5. Used approximately 35,110 gallons of potable water during sewer cleaning.
6. Performed routine maintenance on 10 CSO's and seventeen pumping stations.

MISCELLANEOUS

- Two employees completed CPR training.
- All employees attended spill prevention training provided by Ken Vories, Engineering Technician/MS4 Coordinator.

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

PLANT OPERATIONS

Water Treated - Ledyard Water Treatment Plant	26,786,567 gallons.
Water Treated - Pine Water Treatment Plant	<u>25,303,284 gallons.</u>
Water Treated - Total	52,089,851 gallons.
Water Treated - Daily Average - Ledyard Water Treatment Plant	864,083 gallons.
Water Treated - Daily Average - Pine Water Treatment Plant	<u>816,235 gallons.</u>
Water Treated - Daily Average - Combined	1,680,318 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.

MAINTENANCE WORK ORDERS COMPLETED

- 18- Ledyard Water Treatment Plant Maintenance
 - Completed auxiliary generator test.
 - Completed temperature checks on high service pumps.
 - Cleaned and inspected chlorine injectors and analyzer.
 - Inspected the north and west water towers. AT&T is upgrading the antennas and communications equipment on the north water tower, which they rent space on.
 - Completed repairs to repairs to the sodium permanganate and chlorine feed systems.
 - Lightning strike on Saturday 7/26 damaged a SCADA control card causing wells not to pump at programed capacity. Repairs were completed that night and production resumed to normal levels.
- 10 - Pine Water Treatment Plant Maintenance
 - Completed auxiliary generator test.
 - Completed temperature checks on high service pumps.
 - Cleaned and inspected chlorine injectors.
 - Completed building storage rack.
 - Completed repairs to repairs to the sodium permanganate and chlorine feed systems.
- 15 - Mobile Equipment
 - W-2, W-3, W-6, W-9, T-10, W-10, W-13, E-15, W-16, W-18, W-19, W-20, W-23, W-28, and W-29.

WATER SAMPLING

- 10 Distribution system bacteria samples, IDEM required.
- 62 Distribution system chlorine residual samples, IDEM required.
- 5 Fluoride samples, ISDH required.
- 451 Process control samples and analysis at the Ledyard Water Treatment Plant include Ferrous Iron, Total Iron, Manganese, and Chlorine
- 429 Process control samples and analysis at the Pine Water Treatment Plant Samples include Ferrous Iron, Total Iron, Manganese and Chlorine
- 0 THM's Sets.
- 0 HAA5's Sets
- 0 VOC's sets
- 0 SOC/2nd Annual 1 for each plant set
- 0 Radionuclide
- 0 IOC- Metals-Radon
- 0 Lead & Copper Samples
- 0 Nitrate/Sampling for each Plant (sets)
- 0 Extra Sampling
- 0 Hardness/Corrosion
- 0 Set IDEM required PFAS sampling on both points of entry.

SERVICE

Utility Locates	258
Total Number of Work Orders	463
Service Disconnects	24
Service Disconnects for non-pay	61
Service Reconnects for non-pay	74
Blue Tags "Service Notice" left on door	26
Pink Tags "Insufficient Funds Notice" left on door	11
New Radio Read / Meter Installations	56
Accuracy Checks	211
After Hours Call Outs	3
Meter Repaired	0
Consumer Confidence Report Requested Hand Delivery	13

CONSTRUCTION ACTIVITIES

- (2) **Curb Stops Repaired / Replaced / Installed**
07-01-2025 501-509 Jackson Heights Rd.- Installed two new ¼" curb stops.
07-14-2025 807 W. Garros St.- Installed new ¼" curb stop.
- (0) **Curb Stops Located / Capped Off at Valves**
- (2) **New Taps Installed**
07-16-2025 1234 Fairbanks Ave.- New ¼" tap.
07-17-2025 1303 Fairbanks Ave.- New ¼" tap.
- (0) **New Mains Completed**
- (3) **Valves / Valve Boxes / Repaired / Replaced / Installed**
07-14-2025 815 W. Garro St. – Replaced old buffalo box with telescopic, box and rod.
07-15-2025 108 Shalley Dr.- Replaced curb stop box with telescopic box, and rod.
07-30-2025 1122 Richter Rd. – Replaced valve bonnet.
- (1) **Hydrants Repaired / Replaced / Installed / Serviced / Painted**
07-18-2025 Alexander St. and Bayless St.- Repaired hydrant (K-81).
- (0) **Valve Exercised**
- (2) **Main Breaks and Leaks Repaired**
07-07-2025 Franklin St. and Fairbanks Ave. – Installed 4" tee and removed old 4" cross to eliminate leaking 2" main.
07-29-2025 201 Airport Rd. – Repaired leaking corporation stop.
- (4) **Service Lines / New/ Repaired**
07-01-2025 708 Colony Ct. – Repaired leak at corporation stop.
07-09-2025 2007 Westgate Ave. – Repaired leak at corporation stop.
07-15-2025 755 Thayer St. – Replaced ¾" service line.
07-17-2025 1303 Fairbanks Ave. – Installed new ¾" service line and meter pit.

MISCELLANEOUS

- Water Improvement Projects continuing, Division 1 - TGB Unlimited water main improvements / Division 2 – O & J Coatings water tower renovation.
- Warranty inspection was completed by Dixon Engineering 7-9-25 for work completed last year during the painting and renovations to the west tower.
- Continuing with the city water meter replacement program.
- Phone system has been changed out at both water plants.
- All employees attended spill prevention training provided by Ken Vories, Engineering Technician/MS4 Coordinator.
- Two employees attended Alliance of Indiana seminar on "Sanitary Surveys and Consumer Confidence Reporting".
- G.I.S. data collection.
- Department received new Dodge Ram 2500 from Auto Park.
- One employee completed CPR training