

The Board of Public Works and Safety of Plymouth, Indiana, met in Regular Session at 6:00 p.m. on September 8, 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, Shiloh Milner, and Dave Morrow, who were physically present. Board Member Don Ecker Jr. attended virtually. 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 25, 2025, as presented. The motion passed by roll call vote with all in favor.

Utility Superintendent Donnie Davidson stated they revisited the detention basin by the Neighborhood Center on W. Garro Street, and it has been there for little over a year now. He stated there were some areas that were continuously wet, and they cannot maintain it properly, so he had been working with Jodie Overmyer from the Marshall County Soil and Water Conservation District. He explained that she drew up a proposal for them to plant some native grasses/plants on the south end that would fit the area nicely and assist in some of their long-term maintenance. He stated the proposal she provided was \$14,200 for the installation of the rain garden and a one-time maintenance fee of \$4,000 but the good part was they would split this 50/50 with them so they could have those improvements for approximately \$9,100. He believed this would be a benefit and they also have intentions of utilizing that with some signage to identify the native plants for the public which would help satisfy the public education requirement that we have in our MS4 program. He stated there was multiple benefits and he did not believe they would get a better deal, so he asked for permission to proceed with this proposal.

Morrow asked if the one-time maintenance fee of \$4,000 would be annually.

Davidson replied that it would be during the first year of growth so they could get everything active and healthy and at that point they would be trained to go in there occasionally and take out the invasive plants that shouldn't be there.

Board members Culp and Milner moved and seconded to approve the proposal as presented. The motion passed by roll call vote.

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

Opposed: N/A

Davidson stated next item he had was an update on the water main project and railroad permit. He stated on August 28<sup>th</sup>, they did receive the right of entry agreement from the railroad from Genesse & Wyoming who's subleasing it from CSX, but they put a time limit of 60 days. He stated they cancelled out with our subcontractor so many times that the schedule was filled in so they could not get with them until the end of the year, so he had already started the process of doing an extension. He stated they did inform them that additional fees may be associated with the extension so they cannot get this done soon enough. He added that Jefferson Street was moving at a snail's pace, and he was very disappointed in the speed of it and the inconvenience that the public has constantly had. He stated they were working with them closely to speed things up but if it was the Water Department's own job they would have had it done a long time ago with their own staff.

Building Commissioner Dennis Manuwal Jr. stated for 516 Pennsylvania Avenue that it was not exactly a hearing but more so informing the board about what was happening there. He explained that the owner had not complied with anything and continued to refuse mail causing him to publish it. He stated the owner had still not complied with the order so he would like to impose a \$2,500 fine and hopefully get something accomplished at the property. He stated he was going to give him a 15-day notice and if he had not complied within those 15 days and paid the \$2,500 fine, then he would have no choice but to shut down his second story.

Manuwal stated for the hearing on 1535 N. Michigan Street Lot 228 in Northgate Trailer Park, that he did not believe the unit owner was here. He stated he did speak with the property owner that day and they had their contractor come in and pull seven demolition permits which included the five original, plus the two privately owned. He stated the park planned on demolishing all seven of those units.

Morrow stated that two weeks ago they asked Anderson to provide a timeline for getting these projects done. He asked if they provided that.

Manuwal replied that he did not, but Anderson called today and apologized about not having it ready. He stated they had spoke several times since the last meeting and Anderson was going to talk to his contractor to see if they could clean up some of the debris that was left on some of the other lots from a past home that was demolished. He stated he was worried about fixing the catch basin in the road because they bought this park without realizing how

much money they were going to have to dump into it right off the bat and they were running out of money. He stated that Anderson wanted to know if he could just rope it off and put that on the spring agenda so they could have that done with the roads.

Morrow stated he still believed that they needed to provide a timeline.

Manuwal replied in agreement and informed Anderson that he still needed the timeline in writing.

Ecker agreed with Morrow that the plan needs to be presented, agreed upon, and as things change, the plan needs to be updated with revisions each time. He trusted that Anderson would agree with that.

Manuwal replied with the way they spoke that morning, that Anderson would be agreeable. He stated Anderson was worried about that catch basin and not being able to get it done that year. He stated that Anderson was wanting to put something around it until it can be fixed.

Morrow added that they needed to put in something reflective because if a car hits that then it would be some major damage to their vehicle.

Culp asked if Red Rock Inn had ever paid their fine.

Gorski replied they had not.

Culp stated they ought to do something about that.

Manuwal believed a lien was put on the property.

Culp suggested we do something or take them to court as they need to follow suit.

Houin stated he would follow up with Manuwal to figure out the status on it and the best way to take action.

Morrow asked if they needed a motion for 516 Pennsylvania Avenue.

Houin replied that they did not need to take any action as the Building Commissioner has discretion to impose the fine. He stated if the owner wished to appeal the fine, they would come back to them where the board can decide whether to affirm or change the fine.

Manuwal stated one of the reasons he was imposing the maximum amount for the fine was because this property owner had been issued notices multiple times over the years on more than just this property.

Ecker added this was the third time.

Houin stated for 1535 N. Michigan Street Lot 228, that even though Manuwal had indicated that the property owner intended to demolish the property, that he would



recommend they take some action as it was scheduled for a hearing that night. He stated it would be like the previous hearings where Manuwal can present any information he had, the owner could present information if they were here, and then their options were to affirm the order, rescind the order, or modify the order. He recommended some form of action so if they have to follow up that they do not have to readvertise for the hearing.

Board members Morrow and Milner moved and seconded to affirm the demolition order for 1535 N. Michigan Street Lot 228 as presented. The motion passed by roll call vote.

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

Opposed: N/A

Fire Chief Steve Holm stated their meetings with American Structurepoint had been going well as far as new stations and it had been encouraging to meet with them to see what the potential was for them as they go forward. He believed that Police Chief John Weir shared that same sentiment with him as well. He stated he would like to clear up some concerns from a couple weeks ago when he mentioned a house fire they were on. He stated by no means did he say that to demean anyone or any group, especially the volunteers. He explained he was just making a statement to let them know that we need help in one way or another. He listed they need help with personnel, call volumes, etc. He stated it was not a bash on anybody but strictly asking for help.

Airport Manager Bill Sheley wished to update the board on the newly paved parallel taxiway. He stated the paving contractor finished up with edge grading today and had a couple of days of cleanup in their staging construction area to level off some of the dirt mounds. He stated they would be stockpiling the stone they placed for the parking area of their equipment so they would have a large stockpile of stone that other departments were welcome to as they need. He stated another contractor was closing their fence where they opened it up for drainage and he expected them to pour concrete for the new fence posts. He stated the hydro seed company should be in the next few days and then the project would be turned over to the lighting contractor. He stated he was hoping to possibly open it up temporarily for use as it looked wonderful. He stated Contractor started out on his bad side at the beginning of the summer by delaying a month, but they have more than made up for it with the job they have done and the extra work they did for them to help make the place nice. He stated he was appreciative of what Milestone Contractors had done. He stated he asked for this project seven years ago and it took a couple of years to get the first grant and then four to get the second

one. He stated he was hoping to have the grand opening in the next 30 days or so with a ribbon cutting on a Saturday morning at the request of the Board of Aviation Commissioners so some of them could be there that normally wouldn't be able to attend. He also added that all the grant paperwork had been signed for their snow removal equipment.

City Attorney Houin introduced Executive Order 2025-03, Regarding Use of Water Tower.

Board members Culp and Milner moved and seconded to ratify Executive Order 2025-03, Regarding Use of Water Tower as presented. The motion by roll call vote with Mayor Listenberger abstaining.

**EXECUTIVE ORDER 2025 03**

**CITY OF PLYMOUTH, INDIANA**

**REGARDING USE OF WATER TOWER**

WHEREAS, within the interval between the last and the upcoming Plymouth Board of Public Works and Safety meetings, a request was received from Plymouth-Kilwinning Lodge #149 to use the fenced-in area of the city water tower at 305 Parkview Street for the duration of the Blueberry Festival. The purpose of this order is to authorize the use of the fenced-in area of the water tower as requested. The applicant shall be responsible for any damage to city property resulting from this use.

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

1. Plymouth-Kilwinning Lodge #149 is granted permission to use the fenced-in area of the city water tower at 305 Parkview Street for the duration of the 2025 Blueberry Festival and shall be responsible for any damage to city property resulting from this use.

DATED this 27<sup>th</sup> day of August, 2025.

CITY OF PLYMOUTH, INDIANA

/s/ Robert Listenberger

By: Robert Listenberger, Mayor

APPROVED AS TO FORM AND LEGALITY:

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

City Attorney Houin introduced a proposal for streetlights in front of the new Water Street Townhomes by Easterday Construction.

Houin stated the Mayor noticed that the old poles that were there with the Cobra lights were unsightly for the new development and NIPSCO quickly removed those. He stated he asked Kevin Berger of Easterday Construction to investigate what it would take to put up some streetlights to match what was further down Water Street across from River Park Square. He stated after some research we got this proposal back and in talking to the Clerk-Treasurer, there may be just enough money in budget from power and lights to cover this cost. He stated they wanted to get this done rather quickly as they wanted to put in new sidewalks so they should do the electrical and get it ready for the streetlamps before they pour that sidewalk.

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Board members Morrow and Culp moved and seconded to approve the proposal as presented. The motion by roll call vote with all in favor.

Clerk-Treasurer Gorski introduced a parking space request from Hinterland Bookery LLC. Joseph Germick was in attendance for this request.

Germick stated he had a mobile bookstore in a 60-foot-enclosed trailer and in chatting with Sarah and Ron Houin from Ivy Terra Plant Café, they wanted to cross promote each other's businesses, so he requested two parking spaces to hold the mobile bookstore.

Mayor Listenberger asked how long it would be.

Germick replied the event was from 8 am to 2 pm on September 20<sup>th</sup>, so he may need 6 am to 3 pm to set up and tear down.

Board members Milner and Morrow moved and seconded to approve the request as presented. The motion passed by roll call vote with all in favor.

**REQUEST FORM**  
**CITY OF PLYMOUTH**

Date: 9/3/2025

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

Kindly review of the following request:

Hinterland Bookery (Joe Germick) would like to occupy  
2 parking spots in front of Ivy Terra Plant Cafe  
113 E Maple St. Plymouth, IN 46563 on Sept. 20,  
2025

Signed [Signature] Phone Number 667-972-1173

Print Name Joseph Germick Address 1021 Adams St. Plymouth IN 46563

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In Office Only:  
Determination of Request

Approved by Board of Public Works & Safety for the times of  
6:00 am - 3:00 pm on September 20, 2025  
Approved September 8, 2025

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

Signed [Signature] Title Clerk-Treasurer

Board members Milner and Culp moved and seconded to allow the payroll for August 29, 2025, and the claims for September 8, 2025, as entered in Claim Register #2025-17. The motion passed by roll call vote with all in favor.

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

- September 8, 2025 Docket
- August 26, 2025 Technical Review Committee Minutes

- Building Commissioner Activity Reports – August 2025
- Code Enforcement Activity Report – August 2025
- Fire Department Activity Reports – August 2025

The motion passed by roll call vote with all in favor.

There being no further business, Board members Morrow and Milner moved and seconded to adjourn. Listenberger declared the meeting adjourned at 6:23 p.m.

  
Lynn M. Gorski, Clerk-Treasurer

APPROVED:   
Robert Listenberger, Mayor

**BUILDING COMMISSIONER**  
**Code Enforcement**  
**Activity Report Summary 2025**

Type	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
Tall Grass				1	13	32	21	26					
Owner Complied				1	5	23	16	10					
City Action (Mowed)					2	9	1	6					
Action Pending					6		4	10					
Abandoned or Junk Vehicles													
Owner Complied													
City Action (Towed)													
Action Pending													
Debris/Junk on Property	9	3	7	5		9	2	10					
Owner Complied	7	1	4	2		7		9					
City Action (Cleaned)	2			1		1		1					
Action Pending		2	3	2		1	2						
Fowl/Livestock													
Owner Complied													
City Action													
Action Pending													
Signs in Public Right of Way (Removed)						4	7						



