

REGULAR SESSION, COMMON COUNCIL, OCTOBER 12, 2020

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on October 12, 2020. 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 6:30 p.m.

Mayor Senter led the Pledge of Allegiance and offered prayer, while attending the meeting virtually.

Senter presided for Council Members Greg Compton, Duane Culp, Jeff Houin and Shiloh Milner. As allowed by Governor Holcomb’s Executive Orders, Council Members Don Ecker, Robert Listenberger attended the meeting virtually. Council Member Longanecker was absent. City Attorney Sean Surrisi attended the meeting and Clerk-Treasurer Jeanine Xaver attended the meeting virtually.

Members Houin and Compton moved and seconded to approve the minutes of the Common Council regular session of September 28, 2020 as presented. The motion carried.

The following Legal notice was advertised on October 2, 2020.

<p><b>116 Legals</b></p> <p><b>NOTICE OF PUBLIC HEARING</b></p> <p>Notice is hereby given to the citizens of Plymouth, Marshall County, Indiana, that a public hearing will be conducted by the Common Council of the City of Plymouth on a request for tax abatement on personal property improvements by Jingu North America Corporation located at 2935 VanVactor</p>	<p><b>116 Legals</b></p> <p>Drive, Plymouth, IN. A statement of benefits is on file in the Clerk-Treasurer's office, 124 N. Michigan St., Plymouth, IN. The real estate has been designated within an Economic Revitalization Area pursuant to IC 6-1.1-12.1-1 on September 28, 2020. A description of the affected area is available and can be inspected in the County Assessor's Office.</p>	<p><b>116 Legals</b></p> <p>Said hearing will be held on Monday, October 12, 2020, in the Council Chambers of the City Building, located on the second floor at 124 N. Michigan St., (Garro Street entrance), Plymouth, IN at the Common Council meeting at 6:30 p.m. Persons appearing at such public hearing shall have the right to be heard on the proposed project.</p>	<p><b>116 Legals</b></p> <p>Disabled persons needing special accommodations, please contact the ADA Coordinator at 574-936-2948. Dated this 29th day of September 2020. Jeanine M. Xaver, IAMC / CMC Clerk-Treasurer City of Plymouth, Indiana October 2, 2020 PN317480 hspaxlp</p>
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Council Members Houin and Compton moved and seconded to open the public hearing. The motion carried and the mayor declared the public hearing open.

David Saylor of Jingu NA Corp. was present to answer any questions. He stated that many council members, the attorney, and the mayor had visited the plant.

Councilman Houin clarified that during the last meeting Saylor talked about how Indiana Wheel is a separate company with separate production that is sharing the building complex. Saylor confirmed this and added that 2935 VanVactor street is approximately 300,000 square feet that is actually 2 buildings. Half of the building is under long term lease by Indiana Wheel Corporation and the other building is where this investment is going. He said these two businesses are completely different markets and have different owners. The two business are also prohibited from competing against each other in an operations agreement.

There being no further comments or questions, Council Members Houin and Milner moved and seconded to close the public hearing. The motion carried.

City Attorney Surrisi presented Ordinance No. 2020-2170, An Ordinance on Appropriations and Tax Rates for third reading.

REGULAR SESSION, COMMON COUNCIL, OCTOBER 12, 2020

Council Members Ecker and Houin moved and seconded to approve Ordinance No. 2020-2170, An Ordinance on Appropriations and Tax Rates for third reading. It passed by roll call vote.

AYES: Compton, Culp, Ecker, Houin, Listenberger, Milner  
NAYS: None  
ABSENT: Longanecker

Clerk-Treasurer Xavier requested permission to fill the payroll position in lieu of a temporary employee. Xavier explained that since one of her employees transferred to the city attorney's office her office has the need for a new full-time employee to fill the payroll position.

Houin then asked that if in lieu of a temporary employee that meant that she would be getting a permanent employee to fill the position instead of a temporary employee to cover for the employee going on FMLA leave. Xavier confirmed the statement.

She was asked what she would like the council to do about this. Xavier replied that at the last meeting it was agreed that she could hire a temporary employee, but she needs to know if she could hire a permanent employee.

Councilman Ecker asked if this would be a full-time employee or a part time employee. Xavier answered that she would try to get by with a part time employee.

Houin asked if she should wait and come to that determination at a later time. Xavier asked if that meant that she could not hire someone.

Houin asked if it would make sense to start out an employee as a temporary and move them over to a permanent employee once that determination is made. Xavier responded that she believed this would limit the amount of people who would apply to the position due to the nature of it being temporary.

Ecker stated that he does not completely agree with Xavier's statement. He added that if you bring in a temporary employee in with the understanding that it will eventually be permanent you would be on the right track.

Councilman Compton disagreed with this stating that some people will avoid applying for the position or not accept the position due to the fact that they would not know if they have a permanent job or not. If the job were a permanent position, they would know that there would be benefits and they would have a permanent job.

Houin stated that their understanding when they created the HR manager position was that they were expecting the payroll position to remain a full-time position and he would like to grant Clerk-Treasurer Xavier the ability to hire a full-time permanent employee and if needed scale it down to a part time position. From this they could revisit it next year as they budget for 2022.

REGULAR SESSION, COMMON COUNCIL, OCTOBER 12, 2020

Council Members Houin and Compton moved and seconded to approve the request for permission to fill the payroll position. It passed by roll call vote.

AYES: Compton, Culp, Houin, Listenberger, Milner  
NAYS: Ecker  
ABSENT: Longanecker

Surrisi presented Ordinance No. 2020-2171, An Ordinance Amending Ordinance No. 2019-2062, the 2020 Salary ordinance, on first reading.

Council Members Houin and Milner moved and seconded to suspend the rules and consider both salary ordinances on the second and third reading. The motion passed by unanimous aye vote.

Council Members Houin and Milner moved and seconded to pass Ordinance No. 2020-2171, An Ordinance Amending Ordinance No. 2019-2162, the 2020 Salary ordinance, on all second and third readings. The motion passed by roll call vote.

AYES: Compton, Culp, Houin, Listenberger, Milner  
NAYS: Ecker  
ABSENT: Longanecker

Surrisi presented Ordinance No. 2020-2172, An Ordinance Amending Ordinance No. 2020-2166, the 2021 Salary ordinance, on all three readings.

Council Members Houin and Compton moved and seconded to pass Ordinance No. 2020-2172, An ordinance Amending Ordinance No. 2020-2166, the 2021 salary ordinance, on all three readings. The motion passed by roll call vote.

AYES: Compton, Culp, Houin, Listenberger, Milner  
NAYS: Ecker  
ABSENT: Longanecker

Surrisi presented Resolution No. 2020-921, A Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate to be Within an “Economic Revitalization Area” for Purposes of Personal Property Tax Abatement Pursuant to IC 6-1.1-12.1 et seq. (Jinju North American Corporation).

Councilman Houin and Compton moved and seconded to adopt Resolution No. 2020-921, A Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate to be Within an “Economic Revitalization Area” for Purposes of Personal Property Tax Abatement Pursuant to IC 6-1.1-12.1 et seq. (Jinju North American Corporation). It passed by roll call vote.

Houin referred to the discussion on this tax abatement and if it would be a 7 year or a 10-year plan. He believes that there needs to be a more consistent approach to the tax abatements in order to

be more successful in tracking growth and success. He added that he believes a 10-year plan would be appropriate for this type of scenario.

Compton added that he is in full support of the 10% declining tax abatement and that this is a very good investment for the city.

Councilman Listenberger asked what year this tax abatement would be for. David Saylor replied that this would be for 2021 payable in 2022.

Surrisi added that in the resolution for the tax abatement there are bounds to track the progress of the project. Also, there is a deadline that states the project must be completed within two years of when the second resolution is adopted.

Councilmen Houin and Compton confirmed their intent to adopt the resolution that was proposed for the 10% declining abatement over 10 years. The motion passed by roll call vote.

AYES: Compton, Culp, Houin, Listenberger, Milner  
NAYS: Ecker  
ABSENT: Longanecker

Senter opened the discussion on the proposed ordinance prohibiting parking in front yards.

Surrisi referred to parking restrictions in Nappanee, where they made the distinction of front yards and side yards.

Houin asked if the Ordinance from Nappanee is a Zoning Ordinance or just an Ordinance. He was worried that existing places would be grandfathered in and would only apply to new developments.

Surrisi then offered to create a draft for the Ordinance and get it in front of the council soon.

Senter then opened the discussion on the BIS Quote for video conferencing for the council chambers.

Xaver explained that the original quote that he sent was for the entire system that was already installed upstairs. In turn he had sent a new and corrected quote and offered to come and talk to the council about this.

Houin asked if this quote included software capabilities for video conferencing with department heads from the offices upstairs or just in the council chambers. He asked that the salesman be invited to the next meeting to discuss this.

Surrisi said that he attended a webinar on the Cares Act Fund. The state had recently changed the way that these funds are able to be used. Prior the funds could be used for personnel reimbursement for public safety that was in addition to what was already budgeted. Now, it is open for all personnel reimbursement for all public safety personnel expenses from March through

September. So, he would like to submit a claim for all of those expenses previously accrued. He then suggested using that money to fund this equipment in the council chambers.

Listenberger asked if these funds would be reimbursable as well. Surrisi confirmed it would be.

Surrisi gave an update on the Stellar Communities project. The meeting was rescheduled to take place after the quarterly meeting with OCRA. The park board at their last meeting approved the contract with the Troyer Group for the Construction and Engineering of Riverpark Square Phase Two. The Redevelopment Committee would be funding this project and will be approving the contract at the next meeting.

Mayor Senter offered the privilege of the floor.

Jerry Chavez is resigning his position at MCEDC and said he has enjoyed working with the City of Plymouth.

Members Houin and Ecker moved and seconded to accept the following communications:

- Minutes of the Board of Public Works and Safety meeting of September 14, 2020

The motion carried.

There being no further business to come before the Council, Councilmen Culp and Ecker moved and seconded to adjourn the meeting. The meeting was declared adjourned 7:12 p.m.

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Jeanine M. Xaver, IAMC, CMC  
Clerk-Treasurer

APPROVED

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Mark Senter, Mayor