

REGULAR SESSION, COMMON COUNCIL, OCTOBER 11, 2021

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on October 11, 2021. 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 Councilman Ecker offered prayer.

Senter presided for Council members Greg Compton, Don Ecker, Jeff Houin, Shiloh Carothers Milner, Robert Listenberger and Randy Longanecker, all of who attended the meeting in person. Council Member Duane Culp attended the meeting virtually through Microsoft Teams. City Attorney Surrisi and Clerk-Treasurer Xavier were also present. The public was able to see and hear the meeting through Microsoft Teams.

Council Members Houin and Compton moved and seconded to approve the minutes of the last regular Common Council session on September 27, 2021, as presented. The motion carried.

The following Legal Notice was advertised in the Pilot Newspaper on October 1, 2021

NOTICE OF PUBLIC HEARING

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 real property and personal property improvements by B&D Realty Holdings, LLC, DBA Complexus Medical, located at 2925 Gary 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 27, 2021. A description of the affected area is available and can be inspected in the County Assessor's Office. Said hearing will be held on Monday, October 11, 2021, 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. Disabled persons needing special accommodations, please contact the ADA Coordinator at 574-936-2948. Dated this 27th day of September, 2021
Jeanine M. Xavier
Clerk-Treasurer
City of Plymouth, Indiana
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Council Members Ecker and Longanecker moved and seconded to open the public hearing

for B&D Realty Holdings, LLC DBA Complexus Medical Tax Abatement. The motion carried and the mayor declared the public hearing open.

Laura Walls of MCECDC spoke on behalf of the company. She stated that two weeks ago the council had approved a Resolution declaring the property on Gary Drive now owned by Complexus Medical an economic development area. This would be a medical device manufacturing facility.

Tonight, the council would be considering a seven-year real property tax abatement and a seven-year personal property tax abatement. She stated that she had ran the numbers on what the total abatement savings would be to Complexus Medical if the council were to approve the abatements. She stated that the rough estimate would be approximately \$260,000.00. This will be figured off of assessed value, which was not available at the time.

Ecker asked for Walls to confirm the expected number of new employees. Surrisi stated that there would be 10 new employees and retaining 90 total employees employed in St. Joseph County.

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He stated that he had heard from the company, and they wanted to ramp up the number of employees soon after settling in.

Walls stated that MCEDC was working with Complexus Medical on a questionnaire for the Plymouth wastewater department. This seemed to be moving along nicely.

Council Members Houin and Longanecker moved and seconded to close the public hearing.

The motion carried.

City Attorney Surrisi presented Ordinance 2021-2185, An Ordinance for Appropriations and Tax Rates for 2022, on second reading.

Council Members Ecker and Houin moved and seconded to pass Ordinance 2021-2185 An

Ordinance for Appropriations and Tax Rates for 2022, on second reading. The motion passed by roll call vote.

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

City Attorney Surrisi presented Ordinance 2021-2185 An Ordinance for Appropriations and Tax Rates for 2022, on third reading.

Council Members Houin and Ecker moved and seconded to pass Ordinance 2021-2185 An

Ordinance for Appropriations and Tax Rates for 2022, on third reading. The motion passed by roll call vote.

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

Clerk-Treasurer Xavier reported that the city had received the following donations:

- \$800 from Ivy Tech for the Latino Festival
- \$100 from Marshall County Democratic Central Committee for the Latino Festival

Xaver asked if the council wished to accept the donation with the restricted terms, conditions, and purposes attached to the donation. If so, the donation would be receipted into the Monetary Gift Fund.

Council Members Ecker and Compton moved and seconded to accept the donations with the restricted terms, conditions, and purposes attached to the donation. The motion carried.

City Attorney Surrisi presented Resolution No. 2021-975, 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" Pursuant to IC 6-1.1-12.1 et seq for B&D Realty Holdings, LLC, DGA Complexus Medical.

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Compton stated that he had been traditionally opposed to long term tax abatements on personal property. After reading about the product and how long the product holds value, he stated that he was in favor of this seven-year tax abatement.

Council Members Ecker and Milner moved and seconded to approve Resolution No. 2021-975, 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" Pursuant to IC 6-1.1-12.1 et seq for B&D Realty Holdings, LLC, DGA Complexus Medical. The motion passed by roll call vote.

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

City Attorney Surrisi presented Resolution No. 2021-976, A Resolution of the City of Plymouth Creating New Funds.

Clerk-Treasurer Xaver explained that the airport had recently received grant money in the amount of \$112,883. The City had paid Woolpert Engineers up front from the Cumulative Capital Development Fund; at the time of the payments, the project was not part of a grant. This reimbursement was for the preliminary engineering design and design engineering for the parallel taxiway Phase 1 Grade and Drain Project. She stated that the second grant was an Airport Grant from the FAA in the amount of \$32,000 and reimbursed the city for fuel purchased.

Council Members Longanecker and Milner moved and seconded to adopt Resolution No.

2021-976, A Resolution of the City of Plymouth Creating New Funds. The motion passed by roll call vote.

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

City Attorney Surrisi updated the Council on the Stellar Communities projects. He stated that the quarterly newsletter was included in the packets sent out the to council members. He added that at a future meeting there will be an additional appropriation coming before the council, and a part of that would be a \$5,000 request for funding for administrative costs for the crossroads committee.

Kevin Berger stated that he had submitted the plans for their Stellar Communities Project to the City and City Engineer Rick Gaul. They hope for a speedy turn around.

City Attorney Surrisi updated the Council on the city employee benefits for the next year. He stated that they had been working with Gibson on the health benefits plans. They explored many options and were highly considering moving to a partially self-funded health program. At this time that was not the right move, but United Health Care's option of no increase or changes in the plan

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was the best option for the next year. He stated that Human Resource Manager Jen Klingerman had been working with Gibson on an employee portal which they hope to launch for the open renewal period.

Mayor Senter offered the privilege of the floor.

Michael Delp voiced concerns about the Council denying the Veteran's Parkway Extension.

He asked for the members of the council who voted no to please reach out to him and explain why they had voted no.

Council Members Houin and Ecker moved and seconded to accept the following

communications:

- Minutes of the Board of Public Works and Safety meeting of September 27, 2021
- 10.11.21 Check Register
- 8/31/21 Financial Management Report for Wastewater Treatment Facility
- 8/31/21 Financial Management Report for Water Utility
- Minutes of the Park and Recreation Board meeting of August 2, 2021
- Minutes of the Park and Recreation Board meeting of September 7, 2021
- September 28, 2021 Technical Review Committee Notes
- Stellar Quarterly Newsletter 10-1-2021
- IDEM Memo

The motion carried.

There being no further business to come before the Council, Council Members Longanecker and Milner moved and seconded to adjourn, Mayor Senter declared the meeting adjourned at 6:55 p.m.

Jeanine M. Xavier
Jeanine M. Xavier, IAMC, CMC, ACPFIM
Clerk-Treasurer

APPROVED

Mark Senter
Mark Senter, Mayor