

REGULAR SESSION, COMMON COUNCIL, April 25, 2022

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on April 25, 2022. 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 Councilmen Ecker offered prayer.

Mayor Senter presided for Council members Shiloh Carothers Milner, Duane Culp, Greg Compton, Don Ecker Jr, Robert Listenberger, Randy Longenecker, and Jeff Houin. City Attorney Surrisi and Clerk-Treasurer Gorski were present. The public was able to see and hear the meeting through Microsoft Teams.

Council Members Culp and Listenberger moved and seconded to approve the minutes of the regular session of the Common Council on April 11, 2022, as presented. The motion carried.

Public Hearing:

HP Plymouth LLC Tax Abatement Public Hearing

<p>116 Legals</p>	<p>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 improvements by HP Plymouth LLC located at VanVactor Farms, Inc. PUD Phase VIII Lot 5 represented as parcel# 50-41-36-000-001.008-020 and Lot 6 represented as parcel# 50-41-36-000-001.009-020, 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 March, 28, 2022. A description of the af-</p>	<p>ected area is available and can be inspected in the County Assessor's Office. Said hearing will be held on Monday, April 25, 2022, 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 574-936-2946. Dated this 29th day of March 2022. Lynn M. Gorski Clerk-Treasurer City of Plymouth, Indiana April 14, 2022 - P April 14, 2022 PWS34237 HSPMLP</p>
-------------------------------------	--	--

Council Members Ecker and Compton moved and seconded to open the public hearing for

HP Plymouth LLC Tax Abatement. The motion carried.

City Attorney Surrisi states that later during this meeting the Council will be asked to consider Resolution No. 2022-1001 confirming the resolution for the tax abatement for HP Plymouth and it is proposed as a 10-year declining tax abatement on Real Property going down 10% each year. He states that is all he has to add and if there were any questions that the applicant is in the audience as well as Laura Walls with MCEDC.

Mayor Senter asks if Ms. Walls has anything to add. She states that she gave her piece last meeting but would be happy to answer any questions.

REGULAR SESSION, COMMON COUNCL, April 25, 2022

WHEREAS, the City intends to provide the proposed annexed area with **Non-Capital Services** including police protection, fire protection and emergency medical service, street and utility maintenance, and other non-capital services normally provided within the corporate boundaries. Said services shall begin immediately upon annexation, or at least within one (1) year, and will be provided in a manner equivalent in standard and scope as those currently provided to areas within the corporate boundaries. Due to the fact that the proposed annexed area consists of only approximately 0.41 acres of territory, which is essentially surrounded by existing portions of the City, the estimated cost of providing some such services is anticipated to be nominal. All such additional nominal costs incurred in the provision of such services would be financed through the existing budgets of the Police, Fire, Street, and Utilities Departments, or other applicable City Departments; and,

WHEREAS, based upon the land owner, James D. Masterson's, representations that the proposed annexed area will be combined with the two (2) parcels to its west, which are already within the City boundaries, the City does not foresee the need to provide any particular **Capital Improvement Services** specifically for the benefit of this parcel. Any additional services found to be needed shall begin immediately upon annexation and will be provided in a manner equivalent in standard and scope as those currently provided to areas within the corporate boundaries, with such costs anticipated to be nominal. Any such additional nominal costs incurred in the provision of such services would be financed through the existing budgets of the applicable City Departments; and,

WHEREAS, the property identified for annexation is owned by the voluntary petitioner, James D. Masterson. At the time the annexation ordinance was introduced, the property is identified as Parcel ID# 50-42-91-000-099.000-018. Its most recent assessed value totaled approximately \$2,200.00. Given the parcel's relatively small size and its assessed value, the proposed annexation is anticipated to have only a nominal effect on the taxpayers in each of the political subdivisions to which the proposed annexation applies, including tax rates, tax levies, expenditure levels, service levels, and annual debt service payments for the four (4) years after the effective date of the annexation. Similarly, the estimated effect of the proposed annexation will have on municipal finances for the four (4) years after the effective date of the annexation is minimal, with municipal tax revenues anticipated to be nominally enhanced. Again, given the parcel's small size and its assessed value, the estimated effect of the proposed annexation on political subdivisions in the County that are not part of the annexation and on the taxpayers therein is anticipated to be nominal for the four (4) years after the effective date of the annexation; and,

WHEREAS, a waiver of the right to remonstrate on the parcel does not exist, as this is an annexation on a voluntary petition, which, pursuant to Indiana Code § 36-4-3-5.1(i), does not provide the right to remonstrate.

NOW THEREFORE, BE IT RESOLVED, by the Common Council of the City of Plymouth, Indiana, as follows:

Section 1. That this written fiscal plan and policy for the proposed annexed territory legally described herein, is hereby approved and adopted.

PASSED AND ADOPTED this 25th day of April, 2022.


Mark Senter, Presiding Officer

ATTEST:


Lynn M. Gorski, Clerk-Treasurer

Mayor Senter then asks Mr. Phair if he has anything to add. He states that they are excited for the opportunity to be here and think that this will be a great project and Renewal by Anderson will be an excellent addition to the community. He adds that Keith Hicks is on Microsoft Teams if there are any questions or any further information. He states that last meeting they did hit the highlights that this facility is a 25,000 square foot facility and it is roughly a \$3.7 million project cost with investment and Renewal by Anderson will be creating 85 jobs in the area. He states that he will be happy to answer any questions.

Mayor Senter jokingly asks if there are any sample products.

Mr. Phair states not with him today but he is now a Renewal by Anderson client and he is happy to report that.

Council Members Houin and Listenberger moved and seconded to close the public hearing for HP Plymouth LLC Tax Abatement. The motion carried.

Councilmen Listenberger would just like to thank the Volunteer Fire Department for coming out Sunday morning. He states that they sprayed down all the curbs and street along the street on Michigan Street so he thanks Fire Chief Holm and Utility Superintendent Davidson for allowing this to happen.

City Attorney Surrisi would like to add before the upcoming Ordinance on second and third reading that he had forgotten to get to the Council Members on the packet and that is Resolution No. 2022-1004, Fiscal Plan for Providing Municipal Services of a Capital and Non-Capital Nature in Support of Annexation of Approximately 0.41 acres of real estate located immediately adjacent to the Northern Corporate Boundary of the City of Plymouth, Indiana.

RESOLUTION NO. 2022-1004

**FISCAL PLAN
FOR PROVIDING MUNICIPAL SERVICES OF
A CAPITAL AND NON-CAPITAL NATURE
IN SUPPORT OF ANNEXATION OF
APPROXIMATELY 0.41 ACRES OF REAL ESTATE
LOCATED IMMEDIATELY ADJACENT TO THE
NORTHERN CORPORATE BOUNDARY OF THE
CITY OF PLYMOUTH, INDIANA**

WHEREAS, the City of Plymouth has introduced Ordinance 2022-2194 proposing the annexation of land and containing approximately 0.41 acres, all of which is located adjacent to the northern corporate boundary, to the east of the property commonly known as 2200 N. Michigan Street, Plymouth, Indiana 46563, and which is legally described in the attached Exhibit A; and,

WHEREAS, pursuant to Indiana Code § 36-4-3-3.1(b), the City must develop and adopt by resolution a written fiscal plan establishing its policy to provide municipal services of a capital and non-capital nature in support of annexation; and,

Exhibit A

Commencing at the Northwest corner of the Northeast fractional one quarter (NE $\frac{1}{4}$) of Section Twelve (12), Michigan Road Lands East of the Michigan Road and on the East line of the Michigan Road; thence South along the East line of the Michigan Road a distance of Sixty (60) feet; thence East a distance of Three Hundred Fifty (350) feet parallel with the North line of said Section Twelve (12) Michigan Road Lands; thence North Sixty (60) feet parallel with the East line of the Michigan Road to the North line of said Section 12, Michigan Road Lands; thence West along the North section line of Section 12, Michigan Road Lands to the place of beginning, except that real estate granted to the Indiana State Highway Commission by a right-of-way grant.

At SO, beginning at a point on the South line of Section Eleven (11), Michigan Road Lands, a distance of Two hundred Forty (240) feet East of the Southwest corner of the Southeast Fractional Quarter (SE $\frac{1}{4}$) of said Section 11; thence in a Northerly direction parallel with the East line of the Michigan Road, now U.S. Highway Number Thirty-one (31), Eight Hundred (800) feet; thence East One Thousand Four Hundred Two (1,402) feet; thence in a southerly direction on a line parallel with said U.S. Highway #31, a distance of Seven Hundred Eighty-two (782) feet to the South line of said Southeast Fractional Quarter (SE $\frac{1}{4}$); thence West on the

section line a distance of One Thousand Four Hundred Two (1,402) feet to the place of beginning, expect that real estate granted to the Indiana State Highway Commission by a right-of-way grant. Situate part in Plymouth and part in Center Township, Marshall County, Indiana.

EXCEPT THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE: A part of the South Half of Section 11, Michigan Road Lands, Center Township, Marshall County, Indiana, described as follows: Commencing at the intersection of the South line of said Section 11, Michigan Road Lands and the Easterly line of Michigan Road (100 feet wide); thence North 80-15-35 East (record bearing) 550.00 feet along said South section line to the point of beginning; thence North 6-22-21 West 252.33 feet to the Southerly right-of-way line of U.S. Highway No. 30; thence North 54-25-46 East 69.07 feet along said Southerly right-of-way line; thence North 26-29-12 East 267.73 feet along said Southerly right-of-way line; thence North 79-22-00 East 477.37 feet along said Southerly right-of-way line; thence North 85-55-50 East 227.54 feet along said southerly right-of-way line; thence North 79-35-39 East 173.85 feet along said Southerly right-of-way line to an established line of possession; thence South 6-41-50 East along said line of possession a distance of 637.48 feet to said South line of Section 11, Michigan Road Lands; thence South 88-15-35 West 1089.57 feet to the point of beginning.

Surrisi adds that this is one of the requirements prior to adoption of annexation ordinance is that they take a critical look at what impact the annexation will have both on the city in terms of cost for providing services and what impact it will have on the other taxing entities. He states that it is very simple here and they have already reviewed it and there is not going to be any more than a nominal impact in any of the categories as Mr. Masterson had shared his intent to combine this parcel with his other two parcels to the west that are already within the city limits. He states one of which already has city services so there will be no cost incurred for city services. He adds that there will be no additional cost for roadway extension or anything like that. He states that the final clause

speaks about the approximate assessed value of the property now is just \$2,200.00. He states that over the next couple of years that the taxes generated off of that and any changes by annexation shouldn't have any more than a nominal impact on the other taxing entities in the county. He also wishes to add that this is a voluntary annexation with a single property owner so there is not any of the other formal steps that are required with a broader annexation.

Mr. Masterson states that all of his property except this portion was annexed into the city so that is his reason for this.

Council Members Ecker and Longanecker moved and seconded to approve Resolution No. 2022-1004, Fiscal Plan for Providing Municipal Services of a Capital and Non-Capital Nature in Support of Annexation of Approximately 0.41 acres of real estate located immediately adjacent to the Northern Corporate Boundary of the City of Plymouth, Indiana as presented. The motion passed by roll call vote.

Councilmen in favor: Compton, Culp, Ecker, Houin, Listenberger, Longanecker, Milner
Councilmen opposed: None

City Attorney Surrisi presented Ordinance No. 2022-2194, An Ordinance to Annex Approximately 0.41 acres of Real Estate Located Immediately Adjacent to the Northern Corporate Boundary of the City of Plymouth, Indiana on second reading.

ORDINANCE NO. 2022-2194

AN ORDINANCE TO ANNEX APPROXIMATELY 0.41 ACRES OF REAL ESTATE LOCATED IMMEDIATELY ADJACENT TO THE NORTHERN CORPORATE BOUNDARY OF THE CITY OF PLYMOUTH, INDIANA

Statement of Purpose and Intent

The purpose and intent of this ordinance is to annex into the corporate boundary of the City of Plymouth the proposed territory owned by petitioner James D. Masterson.

NOW, THEREFORE, BE IT ORDAINED, by the Common Council of the City of Plymouth, Indiana, as follows:

Section 1. Pursuant to Indiana Code § 36-4-3-4(a)(1), the real estate legally described in the attached Exhibit A is hereby annexed to the City of Plymouth, Marshall County, Indiana.

Section 2. The approximate number of acres in the territory to be annexed is 0.41 acres, more or less.

Section 3. The territory to be annexed is owned by James D. Masterson, who has petitioned for voluntary annexation under Indiana Code § 36-4-3-5.1; therefore, no additional terms and conditions, pursuant to Indiana Code § 36-4-3-8, are provided as part of this ordinance.

Section 4. Pursuant to Indiana Code § 36-4-3-8.5, no applicable real property tax abatements are adopted as a part of this ordinance.

Section 5. The real estate legally described in Section 1 is hereby assigned to the First District for purposes of electing members to the Plymouth Common Council.

Section 6. The Clerk-Treasurer shall cause a copy of this ordinance to be recorded in the Office of the Recorder of Marshall County, Indiana; shall cause a copy of this ordinance to be filed with the Marshall County Auditor, the Marshall County Circuit Court Clerk, the Marshall County Voter Registration Board, and if applicable, the Indiana Secretary of State and the United States Office of Census Data. Further, the Clerk-Treasurer shall cause a copy of this ordinance to be published in the *Plymouth Pilot News* one (1) time with proof of publication being returned to the Clerk-Treasurer.

PASSED AND ADOPTED this ____ day of ____, 2022.

Mark Senter, Presiding Officer

ATTEST:

Lynn M. Gorski, Clerk-Treasurer

Presented by me to the Mayor of the City of Plymouth, Indiana on the ____ day of _____, 2022, at ____ o'clock ____ m.

Lynn M. Gorski, Clerk-Treasurer

Approved and signed by me this ____ day of ____, 2022.

Mark Senter, Mayor

Exhibit A



Commencing at the Northwest corner of the Northeast fractional one quarter (NE $\frac{1}{4}$) of Section Twelve (12), Michigan Road Lands East of the Michigan Road and on the East line of the Michigan Road; thence South along the East line of the Michigan Road a distance of Sixty (60) feet; thence East a distance of Three Hundred Fifty (350) feet parallel with the North line of said Section Twelve (12) Michigan Road Lands; thence North Sixty (60) feet parallel with the East line of the Michigan Road to the North line of said Section 12, Michigan Road Lands; thence West along the North section line of Section 12, Michigan Road Lands to the place of beginning, except that real estate granted to the Indiana State Highway Commission by a right-of-way grant.

ALSO, beginning at a point on the South line of Section Eleven (11), Michigan Road Lands, a distance of Two hundred Forty (240) feet East of the Southwest corner of the Southeast Fractional Quarter (SE $\frac{1}{4}$) of said Section 11; thence in a Northerly direction parallel with the East line of the Michigan Road, now U.S. Highway Number Thirty-one (31), Eight Hundred (800) feet; thence East One Thousand Four Hundred Two (1,402) feet; thence in a southerly direction on a line parallel with said U.S. Highway #31, a distance of Seven Hundred Eighty-two (782) feet to the South line of said Southeast Fractional Quarter (SE $\frac{1}{4}$); thence West on the

REGULAR SESSION, COMMON COUNCIL, April 25, 2022

section line a distance of One Thousand Four Hundred Two (1,402) feet to the place of beginning, expect that real estate granted to the Indiana State Highway Commission by a right-of-way grant. Situate part in Plymouth and part in Center Township, Marshall County, Indiana.

EXCEPT THEREFROM THE FOLLOWING DESCRIBED REAL ESTATE: A part of the South Half of Section 11, Michigan Road Lands, Center Township, Marshall County, Indiana, described as follows: Commencing at the intersection of the South line of said Section 11, Michigan Road Lands and the Easterly line of Michigan Road (100 feet wide); thence North 80-15-35 East (record bearing) 550.00 feet along said South section line to the point of beginning; thence North 6-22-21 West 252.33 feet to the Southerly right-of-way line of U.S. Highway No. 30; thence North 54-25-46 East 69.07 feet along said Southerly right-of-way line; thence North 26-29-12 East 267.73 feet along said Southerly right-of-way line; thence North 79-22-00 East 477.37 feet along said Southerly right-of-way line; thence North 85-55-50 East 227.54 feet along said southerly right-of-way line; thence North 79-35-39 East 173.85 feet along said Southerly right-of-way line to an established line of possession; thence South 6-41-50 East along said line of possession a distance of 637.48 feet to said South line of Section 11, Michigan Road Lands; thence South 88-15-35 West 1089.57 feet to the point of beginning.

Council Members Ecker and Compton moved and seconded to approve Ordinance No. 2022-

2194, An Ordinance to Annex Approximately 0.41 acres of Real Estate Located Immediately

Adjacent to the Northern Corporate Boundary of the City of Plymouth, Indiana on second reading.

The motion passed by roll call vote.

Councilmen in favor: Compton, Culp, Ecker, Houin, Listenberger, Longanecker, Milner

Councilmen opposed: None

City Attorney Surrisi presented Ordinance No. 2022-2194, An Ordinance to Annex

Approximately 0.41 acres of Real Estate Located Immediately Adjacent to the Northern Corporate Boundary of the City of Plymouth, Indiana on third reading.

Council Members Culp and Longanecker moved and seconded to approve Ordinance No.

2022-2194, An Ordinance to Annex Approximately 0.41 acres of Real Estate Located Immediately

Adjacent to the Northern Corporate Boundary of the City of Plymouth, Indiana on second reading.

The motion passed by roll call vote.

Councilmen in favor: Compton, Culp, Ecker, Houin, Listenberger, Longanecker, Milner

Councilmen opposed: None

City Attorney Surrisi presented the CF-1's for both personal and real property for tax abatement for AK Industries Inc. and is looking for approval on those.

Councilmen Ecker states that he would just like to make the comment that it is very encouraging and exciting to see their estimates when they submit these and you see the actual numbers and exceed them. He states that is a credit to the management of AK Industries.

Council Members Ecker and Listenberger moved and seconded to approve the CF-1's from AK Industries Inc. as presented. The motion carried.

City Attorney Surrisi presented Resolution No. 2022-1001, A Resolution of the City of Plymouth Confirming Adoption of a Declaratory Resolution Designating Certain Real Estate Within

the City of Plymouth to be Within an "Economic Revitalization Area" for the Purposes of Real Property Tax Abatement Pursuant to I.C. 6-1.1-12.1 et seq. (HP Plymouth, LLC)

RESOLUTION NO. 2022-1001

A RESOLUTION OF THE CITY OF PLYMOUTH
CONFIRMING THE ADOPTION OF A DECLARATORY RESOLUTION
DESIGNATING CERTAIN REAL ESTATE
WITHIN THE CITY OF PLYMOUTH TO BE WITHIN AN
"ECONOMIC REVITALIZATION AREA" FOR PURPOSES OF
REAL PROPERTY TAX ABATEMENT PURSUANT TO I.C. 6-1.1-12.1 *et seq.*
(HP PLYMOUTH, LLC)

WHEREAS, on March 28, 2022, the Common Council of the City of Plymouth, adopted Resolution No. 2022-999, entitled a "Resolution of the City of Plymouth Declaring Certain Real Estate to be within an 'Economic Revitalization Area' Pursuant to I.C. § 6-1.1-12.1 *et seq.*," and,

WHEREAS, the Declaratory Resolution found that a certain area in the City of Plymouth was an economic revitalization area within the meaning of I.C. § 6-1.1-12.1, (the Act) as amended, for the purpose of allowing deductions from the assessed value of the real property improvements; and,

WHEREAS, pursuant to Sections 2.5(b) and 2.5(c)(2) of the Act, the Clerk-Treasurer has filed the Declaratory Resolution, and related documents with other appropriate taxing units and the Marshall County Assessor; and,

WHEREAS, pursuant to Section 2.5(c)(1) of the Act, notice of the adoption and substance of the Declaratory Resolution has been published in accordance with I.C. § 5-3-1; and,

WHEREAS, at a public hearing held by the Common Council on the 11th day of April, 2022 at 6:30 p.m., in the Council Chambers, City Hall, 124 N. Michigan St. (Garro St. Entrance, Second Floor), Plymouth, Indiana, the Council heard all persons interested in the proceedings and received any written remonstrance and objections, and considered the same, if any, and all other evidence presented; and,

WHEREAS, the Common Council now desires to take final action and make the necessary findings in accordance with Section 3 of the Act.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Plymouth, Indiana, as follows:

Section 1. After consideration of the evidence presented at the public hearing on the 11th day of April, 2022, the Common Council finds the qualifications for an economic revitalization area have been met.

Section 2. Accordingly, the Common Council hereby confirms the Declaratory Resolution designating the area described as an economic revitalization area for the purposes of tax abatement. This designation is for real property tax abatement and is limited to two (2) calendar years from March 28, 2022, the date of the adoption of the Declaratory Resolution.

Section 3. Based upon the totality of benefits of this project, as evidenced in the currently submitted Statement of Benefits, and pursuant to Section 17 of the Act, the Common Council

hereby determines the property owner is qualified for and is granted real property tax abatement for a period of ten (10) years, according to the following schedule:

YEAR OF DEDUCTION	PERCENTAGE
1 st	100%
2 nd	90%
3 rd	80%
4 th	70%
5 th	60%
6 th	50%
7 th	40%
8 th	30%
9 th	20%
10 th	10%

Section 4. By the Common Council determining the public utility and benefit of the proposed real property improvements in the economic revitalization area, this resolution constitutes final action pursuant to Section 2.5(c) of the Act. Further, this resolution shall be in full force and effect from and after its adoption by the Common Council, approval by the Mayor, and due attestation.

PASSED AND ADOPTED by the Common Council this 25th day of April, 2022.

ATTEST:


Lynn M. Gorski, Clerk-Treasurer


Mark Senter, Presiding Officer

REGULAR SESSION, COMMON COUNCIL, April 25, 2022

Councilmen Houin and Culp moved and seconded to approve Resolution No. 2022-1001, A Resolution of the City of Plymouth Confirming Adoption of a Declaratory Resolution Designating Certain Real Estate Within the City of Plymouth to be Within an "Economic Revitalization Area" for the Purposes of Real Property Tax Abatement Pursuant to I.C. 6-1.1-12.1 et seq. (HP Plymouth, LLC) as presented. The motion carried by roll call.

Councilmen in favor: Compton, Culp, Ecker, Houin, Listenberger, Longanecker, Milner

Councilmen opposed: None

City Attorney Surrisi presented Resolution No. 2022-1002, A Resolution of the Common Council of the City of Plymouth Pledging Financial Support for the Marshall County Blue Zones Project. Surrisi states that the executive director of the United Way and Marshall County Community Foundation Linda Yoder is here to speak on behalf of the proposed Resolution.

RESOLUTION NO. 2022-1002

**A RESOLUTION OF THE COMMON COUNCIL OF THE
CITY OF PLYMOUTH
PLEDGING FINANCIAL SUPPORT FOR THE
MARSHALL COUNTY BLUE ZONES PROJECT**

WHEREAS, the Marshall County Crossroads Regional Planning Team in cooperation with the Marshall County Community Foundation is pursuing a large-scale Blue Zones Project implementation in Marshall County. Blue Zones is a nationally recognized and tested public health program designed to improve the quality of life for everyone in Marshall County. Through community collaboration and empowerment, Blue Zones ensures the healthy choice is the easy choice, making improvements targeted at the following areas: People; Places; and Policy. The Blue Zones Project will unfold over an approximately 4-year period and will require an investment of up to \$6.1 million in resources. Far beyond the initial investment and implementation period, Blue Zones communities have seen significant positive increases in their residents' well-being, and measurable savings in healthcare costs, productivity, and economic development. The purpose and intent of this resolution is to pledge financial support to the Blue Zones Project, utilizing a portion of the funds that the City of Plymouth received through the American Rescue Plan Act of 2021 ("ARPA").

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Plymouth as follows:

Section 1. The City of Plymouth pledges twenty-five percent (25%) of its funds received under ARPA, an amount totaling Five Hundred Twenty Thousand Dollars (\$520,000.00), to the Marshall County Crossroads Regional Planning Team's and the Marshall County Community Foundation's Blue Zone Project.

PASSED AND ADOPTED this ____ day of ____, 2022.

ATTEST:

Mark Senter, Presiding Officer

Lynn M. Gorski, Clerk-Treasurer

Mrs. Yoder states that she appreciates the city considering this proposal and it would help position Marshall County for a READI Grant submission. She states that the READI Grant Committee for Marshall County has been meeting and working to put that plan together. She states that even though there are no deadlines for those applications for the regional READI Grant proposals that a lot of good work has taken place already. She states that at the last meeting Troyer

Group has looked up all of the projects that they have done so far and decided to use Blue Zones as the umbrella project to fold over everything that is being submitted to Marshall County. She clarifies that it is about all the projects that are related to increasing physical activity and promoting health and wellness will be identified within that proposal as a Blue Zones Project.

She wishes to thank the Council again for the opportunity to come and speak with them. She believes this is a great start to jump start community transformation and if they can get approval for this that it will get them in a good position to align with the READI Grant deadline. She states that it will help them get started right away with the policy pieces of it.

Mayor Senter states that he believes the Council and the Clerk-Treasurer have some concerns and questions on this proposal.

Council Members Houin and Milner moved and seconded to approve Resolution No. 2022-1002, A Resolution of the Common Council of the City of Plymouth Pledging Financial Support for the Marshall County Blue Zones Project as presented. The motion fell quiet after much discussion.

Councilmen Compton states that he has some comments and some questions as well. He states that this proposal is talking about \$520,000. He states that the city is receiving more ARPA money which he believes the city has \$1.6 million of that currently and the city is due another million of that later this year. He states that they have already designated part of that money which he believes is \$500,000 for the Wastewater Solar Project. He states that there have also been discussions of buying an ambulance and a fire engine. He states that there has also been discussion of financing the fire engine but he was thinking in terms of some of this money of being used to purchase the ambulance. He states that he thinks the ambulance is \$380,000 total or about that.

Fire Chief Holm states that it is closer to \$325,000.

Compton states that he does not want to come across as someone who is anti-health and he adds that he is not at all. He states that the total investment in the span of three years is going to be \$6.1 million. He states that what that does in three years is that it is going to hire three consultants to come in and spend a year in Marshall County. He states that it is going to hire five individuals, an executive and four other individuals. He states that it is going to pay their marketing cost. He states that it is going to pay for them to get an office and equipment in the office. He states that he read through some of the proposal and there were some great things like more sidewalks and hiking trails but the \$6.1 million doesn't go to any of that. He states that it goes strictly to the hiring of the people, the startup, and the marketing. He states he believes all of that will be spent after three years and then they will need to come up with more money to continue the program.

Compton states that he does not see that improving our health in Marshall County and he believes that new numbers have come out this week from the State Health Department and Indiana did improve very slightly and he thinks Marshall County was a little ahead of the average of Indiana. He did add that his doctor did tell him that they did not want to be just average. He states that he has thought a lot about this and he has been meeting with people like the Linda Yoder, the Mayor, and the City Attorney who were willing to spend an hour and a half discussing with him about this. He adds that he appreciates that. He describes seeing a lot of people out in the park the past weekend on the trails, at the tennis courts, and at the baseball diamond and explains encouraging that is what health is really about. He states that he believes there is a need to maybe hire an individual to head up health in Marshall County to get people to be active and quit smoking. He adds that to go out and bring in three consultants from another state and pay them for a year and hire and executive and four other people to do this isn't necessary at all. He reclarifies that \$6.1 million is a whole lot of money and that it will be spent in three years-time without buying a single jump-rope or a vitamin.

He states that in the booklet it describes social gatherings such as churches that really help people's health in general. He states that Marshall County has 60% of their population unchurched. He states that Vanderbilt University did a study of people who go to churches have a 55% less mortality rate. He wishes to clarify that he is not just talking about Christian churches but organizations that they are involved with. He adds that Ohio State did a study that by attending a church or organization it increased your lifespan by 10 years. He believes that Marshall County has come a long way in the last ten years in improving social things. He adds that the Mayor's Month of Music is a great social event. He states that Beerfest is a great social thing. He states that spending \$6.1 million in spending will never put the city in the category of living to 110 years old because they live up in the Himalayas and all that but this is not that, he clarifies that this is Indiana.

Compton states that he is all for people to get healthier and he still walks every Monday at 7:30 a.m. and states that they all meet at 713 N. Michigan Street and anybody that wants to walk with him can walk with him.

Councilmen Culp states that he has one question for the Clerk-Treasurer. He states that the city is due \$2.08 million ARPA money and asks for assurance on that. The Mayor, City Attorney, and Clerk-Treasurer agree. He states that as of now they have \$1.26 as of now and asks for assurance on that. Gorski agrees. He asks if there is a possibility that they may not receive that money that is due in June or July. He asks if the State could say no and not give it to them.

Clerk-Treasurer Gorski states that she is unaware. She states could the Federal Government decide that they want to use it for the war in Ukraine or something else, that she is unaware.

City Attorney Surrisi states that is pretty unlikely and the way that they intended the Resolution to be set up is the ARPA funds are used as a benchmark to set the value that the city was pledging but the money does not have to come from ARPA. He states that they have not appropriated the existing \$1.26 million they have to be able to spend it as of now. He states that once they get the new \$1.26 that they will have to appropriate that. He states that when it comes time for Mrs. Yoder to state that she needs some of this money that an appropriation will have to be done and they could choose to pick from a different fund rather than the fund that was created to hold the ARPA money. He states that the city took that ARPA money which is roughly a \$2 million amount to use that as a benchmark. He states that Mrs. Yoder used that as part of budgeting for this program to look at the amounts that were allocated for all the different communities and that is what she was seeking. She states that she can fill that need in her budget by all the communities giving 25% of what they were promised in their ARPA funding regardless of where they pull their funds from that it would meet her needs.

Councilmen Houin believes that is a good point and another thing that he can compare it to is previous projects that the city has supported like the Boys & Girls Club and Tennis Court Project. He adds that those are two that come to mind immediately where the city reinvested a significant amount of money to move those projects forward because of the benefit to the community. He states that he is aware that the \$6.1 million number is repeated multiple times but he explains that is the total cost countywide over four years and that can be made up with not just government contributions but a lot of private funding also. He states that he has had conversations with the representatives from other municipalities in the county and some of them are looking to Plymouth waiting to see what the city does. He states that from talking to Mrs. Yoder that he isn't draining any confidence when he says that there are significant private funders who are waiting to make sure that the communities are supporting this and are waiting to see what the City of Plymouth does before, they make their commitment as well. He clarifies that whether it comes from ARPA money or some other source that making this contribution is going to have a significant effect on multiplying the funding for the project to move it forward.

Houin clarifies for that as far as the value of Blue Zones, that they are not going to answer the questions in depth or probably change anyone's mind tonight in the span of this meeting but the Blue Zones Proposal has been coming for quite some time. He states that a lot of meetings, a lot of

information, and a lot of resources have brought them to this point. He states that he cannot do a sufficient good in convincing anyone that Blue Zones is a worthwhile project but all he can state is that over the time and his involvement and all of the information that he has seen that he is convinced. He explains that this proposal has an immediate benefit but it is a long term, life long, and generation long benefit for the community to start through work of creating the right policies and the right programs and putting things in place that are going to have cumulative effect of increasing the quality of life in Marshall County for generations to come. He reclarifies that he supports the investment for that reason and he reclarifies that whether it is ARPA money or not that he thinks it is well worth the investment of \$520,000 to create the multiplier effect that ultimately benefits the project.

Surrisi would like to add a couple of comments with regards to the only commitment that has been made so far with regards to ARPA funding is the Wastewater Solar Project that the city just learned this meeting that the funding for that has been roughly cut in half. He states that it is yet to be seen where that funding will be drawn. He adds that both the Common Council and the Redevelopment Commission committed approximately \$500,000 when they thought it was going to be a \$2 million project so between the Redevelopment Commission and the Common Council that it would have amounted to \$1 million. He adds that whether they proportionally reduce each of the contributions by half to \$250,000 or the Redevelopment wishes to step up and do more. He states that either way it is rounded that there is potential for less ARPA funding being spent on the Wastewater Solar Project.

Surrisi states that the next thing that he wants to add is that like Councilmen Houin he has had a lot of exposure to this over the last year and a half and more recently through his involvement with the executive leadership of the Crossroads Organization that it could be a great benefit to the county. He states that he is aware that Mrs. Yoder shared the overall health statistics for the state are not that great and that there is a lot of room to improve. He states that last week in the news the CEO of Eli Lilly talking about billions of dollars in investments that they made in other states and one of the factors in that was the health of the work force and the high cost of healthcare in the State of Indiana that was discouraging them from making those big investments here where their corporate headquarters is. He states that it is a big economic development issue beyond just quality of life and health. He states that he is unaware of the value and agrees with Councilmen Compton that it is a mystery on how the promotional work of Blue Zones will do anything. He states that it is pavement

on the ground and trails but connecting how that actually makes an impact is a question. He states that from what they have seen in the other communities that have done this have had a lot of success.

He adds that one experience that he can draw upon here in Marshall County through the work with Stellar and Regional Cities is that they work a whole lot better together. He states that as a whole thanks to Midwestern humbleness that they are not good at tooting their own horn and telling their story. He states that they have gotten better at that but to a certain degree around health that Blue Zones provides a lot of support for how they can elevate this to an issue that they realize is important and health needs to be talked about. He states for the counties own good that they need to figure out how to be healthy and that there is a value to the promotional aspect to that. He adds that Marshall County would be the first county to do this and he believes that it will be a major economic development issue to leverage. He states that with being able to leverage the dollars of Mrs. Yoder going after the READI Grant that at least for a portion of the ARPA funds that it would be great to see it be turned into a lot more money for the community rather than spending it directly on one asset. He states that he fully supports the Solar Project and the Fire and Ambulance issue but he states to be able to turn the dollars into multiples of what the city has is an advantageous one.

Compton states that ARPA funds have already been balanced with the state and that money is the cities to spend on whatever they want to.

Gorski states as long as a plan is made.

Compton states that \$520,000 can put sidewalks in front of 500 homes in Plymouth. He states that is a lot of extra walking that can be done for the community's health. Compton asks the Utility Superintendent if it was really half of the \$500,000 that was going to be given to the Solar Project or if the project will be halved or if that is half the money.

Utility Superintendent Davidson states that originally the project was presented as \$1.6 million but the project crept up to \$1.9 million so the initial estimate was more than what was anticipated. He states that the project has dropped to \$1 million from the original starting point of \$1.6 million. He states that for the three entities that are contributing to the project that it would be around \$350,000 if they go that route.

Mayor Senter asks Mrs. Yoder if this \$520,000 will be needed now or over the course of a four-year period.

Mrs. Yoder states that it can be over a four-year period as long as there is a commitment. She would like to add to the point about the money being used for sidewalks is that she heard two things from the communities that they interviewed that initiated a Blue Zones transformation. She states

REGULAR SESSION, COMMON COUNCIL, April 25, 2022

that the first thing is that this is like building a comprehensive plan for health and wellness and that it is something that can be used as a roadmap to other funding sources and state here is what is happening and it sets the stage for additional grant funding. She states the second thing is smoking cessation and Marshall County has that. She states that they have had that for a while but it is not working. She states that it is like one person battling uphill on a pretty big problem. She states that they have tried that in silos and it hasn't worked for them so what they heard from other communities is that if you think you can do this on your own that you are wrong. She states that you should jump in as soon as you can and as hard as you can to see what kind of difference can be made. She also adds that the one thing they all wished they could have done was start earlier and put more resources towards it from the start.

Councilmen Ecker states that he supports the concept of Blue Zones but he is questioning the dollar amount. He states that he wishes to propose a revision of the amount down to \$300,000. He states that then utilizing the balance of that fund to other needs that would help improve the community such as sidewalks. He states that he understands that sidewalks are such a broad-based statement but as an example he knows that they got streets that need repaired too. He states that he has absolutely no problem supporting Blue Zones but he will admit that he is nervous about the dollar amount of \$520,000. He reclarifies that he will support \$300,000.

Councilmen Listenberger asks Mrs. Yoder if she can speak towards the attracting grants in the future after receiving the recommendation.

Mrs. Yoder states that she has seen that happen already with Stellar and that they were told from the start that this would be an opportunity to bring in \$16-\$18 million into the community through the Stellar Program itself but it would also lead to other funding opportunities. She states that this concept holds true here as well and that she is hearing it from every community that imitated a Blue Zones transformation.

Councilmen Listenberger states that this is evidence based and it is measurable. He states that he thinks the city should have done this 30-years ago. He states that they are sending a message to the rest of the communities and he believes that they should step up with the full \$520,000. He states that at this table, none of them may benefit from this, but he brings up the fact that he has grandchildren now and he can see where this will benefit them. He states that he goes to a fitness workout class 4-5 times a week but he missed the messages when he was growing up. He states he didn't get the nutrition message or the health and fitness message that he wish today he had. He adds that the message wasn't ingrained in him but these are the policies that need to be ingrained in the

workplaces, in the schools, and in the policies that they set here. He restates that he thinks that they should start now since it should have been done 30-years ago. He states that it is hard to explain what this really is and that he can't articulate it well but he wants to fully support this at \$520,000.

Mayor Senter states that every community including the county is going to put in 25% and asks for assurance on that.

Mrs. Yoder agrees that is what they are proposing. She goes on with Listenberger's point that this all starts with policy. She states that this is about policy, people, and places but it starts with policy. She states that is the approach they are taking here in Marshall County for sure. She states like Houin stated that there are funders watching to see if there is an appetite for policy change and that sends a big statement if there was commitment from the cities and counties.

Mayor Senter asks if there is any feedback from the county.

Mrs. Yoder states not publicly but there are a lot of private conversations.

Mayor Senter asks how much they received in ARPA funds.

Mrs. Yoder states about \$9 million and that they have some allocated already but as the City Attorney stated it doesn't have to be ARPA money and that it can be other types of funds.

Mayor Senter asks for clarity that if they vote on this tonight that they are not voting on ARPA money.

Surrisi states that it is pledging support and asks Mrs. Yoder when she would first need the first dollars.

Mrs. Yoder states that it will probably be towards the third or fourth quarter of the year.

Surrisi states that there would be plenty of time to sort all of that out.

Mayor Senter asks if the wordage ARPA is in the Resolution or not.

The Council states that it is and Compton adds that it says 25% of the funds as well.

Houin states that he would like to add one more thing and be brief about it. He states that in addressing the comments about sidewalks is that it isn't any secret that he supports spending more money on sidewalks. He states that he serves on the Complete Streets Committee and he has been involved in the Blue Zones infrastructure tour. He states that he spends a lot of time thinking and researching about development for walking and biking and he lives it as well. He states that he rides his bike to work and that he spends a lot of time biking and walking throughout the community. He states that one of the things that really struck him on the infrastructure walk was that it is one thing to put a lot of money into improving the sidewalks that they currently have but he admits that they have struggled with this on the complete streets community that without knowing how to prioritize

REGULAR SESSION, COMMON COUNCIL, April 25, 2022

the projects and how to design the infrastructure to make it more effective, make it more useable, and to encourage people to get out walking and biking that it is just putting more money after the same thing that they have already done. He states that the idea that part of what the benefit of Blue Zones is that it brings those consultants, brings the experts, brings the policy and planning guidance that is going to help the community not just put down more feet of concrete but help determine where those feet are going to be most effective and how can they use that to create a positive influence on the community. He states that by scaling back the Blue Zones investment and putting that money into sidewalks to him seems a little short-sighted. He states that it is just continuing to do the same thing that was always done and improve the results. He states that he believes there needs to be a better approach and he believes Blue Zones offers that better approach that they need.

Compton asks when the last time an extra \$520,000 was put into sidewalks and asks if that is what was always done. He states that the sidewalks are just an example of what could be done with the money. He wishes to clarify that he wasn't saying he was proposing that.

Houin states that it is just an example of how they can plan to improve the community. Compton states that what they have always done isn't that.

Councilmen Listenberger states that there needs to be a discussion on alternative spending options for the Fire Engine. Compton states to finance it. He states that it seems as if more funds could become available with the Wastewater Solar Project. He states that people shouldn't get hung up on the idea of out of pocketing the \$800,000 for the fire engine and \$320,000 for an ambulance. He adds that there are other alternatives to out of pocketing so it has to be discussed.

Clerk-Treasurer states that this is money being spent that the city does not have yet. She states with the cost of living, supplies, and materials and the length of time that people are waiting to get these supplies and materials that nobody knows what is going to raise next. She states that we need gas for the city's vehicles, how much of this money could be spent on gas for the vehicles because the cost of gas went up. She adds that could go for the cost of any of the supplies that are needed in the city. She adds that she had a resident speak to her at the bank today who requested a sidewalk 4-5 years ago and still doesn't have it. She states the lady at the bank told her that it was a 5-7 year waiting period before she could get a sidewalk. She restates that the city is planning to spend money that it doesn't have yet.

Mayor Senter asks if she is referring to the ARPA money.

Gorski agrees because the city hasn't received the second draw yet. She states that things can change and they won't get it.

REGULAR SESSION, COMMON COUNCIL, April 25, 2022

Councilmen Ecker asks the City Attorney if the \$520,000 that is being requested is not at the end of this year that they would be expected to pay the full amount. He asks if it would be proportioned and gives an example that it can be \$125,000 each over the next four years.

Surrisi states that it may not be the same amounts each time but agrees.

Councilmen Listenberger and Houin moved and seconded to approve Resolution No. 2022-1002, A Resolution of the Common Council of the City of Plymouth Pledging Financial Support for the Marshall County Blue Zones Project with the amendment to remove the verbiage of ARPA from the Resolution. The motion did not pass.

Councilmen in favor: Houin, Listenberger, Milner

Councilmen opposed: Compton, Culp, Ecker, Longanecker

Houin states that now the motion including the ARPA needs to be voted on. Mayor Senter agrees.

Councilmen Listenberger asks would they be saying if they do not receive the ARPA funds that they will not go forward with this and asks if that is what that means.

Mayor Senter asks who is saying that we will not be receiving the ARPA funds.

Surrisi states that the President who doesn't have the greatest approval ratings has passed a transportation bill and this and he believes that they are not going to fail on providing these dollars because there are lots of communities around the state are already excited about spending. He states that he believes it is a 0% chance that they are not going to provide the ARPA money.

Compton states that he doesn't think anyone said that they were not going to receive it but rather that not all the money has arrived yet.

Houin states that the money is going to arrive before they actually have to pay anything.

Surrisi states that he does not believe that they have an exact date but the guidance from the State says that they won't receive it any earlier than a year from when they got the first distribution and that was in August of last year so he anticipates August.

Houin states that in fairness if they believe that they are actually going to receive the money that they told them they were going to receive then it is no different than the way they budget every year which is two draws from the State every year and they budget and commit funds in anticipation of their tax levies. He states that this is no different then how they do all of their budgeting and spending.

REGULAR SESSION, COMMON COUNCIL, April 25, 2022

Councilmen Culp states that he believes that the city has got a lot to purchase at the moment and it is not that the program is bad or anything but if the economy gets any worse or something and the money is not there then where is the city at. He states that is what his concerns are.

Houin states that what he thinks it comes down to is either that you believe in Blue Zones as a worthwhile investment or you don't. He states that he believes that is what they are voting on.

Ecker wishes to make an amendment to the Resolution to modify the amount to an even \$320,000 as opposed to the \$520,000.

Councilmen Ecker moves to approve Resolution No. 2022-1002, A Resolution of the Common Council of the City of Plymouth Pledging Financial Support for the Marshall County Blue Zones Project with the amendment to modify the amount to \$320,000. The motion died with lack of second.

Mayor Senter asks for any suggestions.

Ecker states that either they vote on the motion or table it. He then asks what the mayor's position on this is.

Mayor Senter explains that after speaking with the Clerk-Treasurer in the morning that he does have some concerns. He states that he wouldn't have a problem if this was tabled and had a broader discussion.

Councilmen Ecker and Culp moved and seconded to table Resolution No. 2022-1002, A Resolution of the Common Council of the City of Plymouth Pledging Financial Support for the Marshall County Blue Zones Project. The motion carried with Councilmen Compton opposing.

City Attorney Surrisi presented Resolution No. 2022-1003R, A Resolution of the Common Council of the City of Plymouth to Approve the Application of George Schricker for a Commercial Revitalization Rebate Program Grant. Surrisi states that Mr. Schricker is here to discuss more on the project and answer any questions that the Council may have.

Surrisi wishes to state one thing for the Council since this revision was written a little differently than the usual Commercial Revitalization Rebates. He states that in meeting with Mr. Schricker that he made a fair point about the nature of roof projects that there could be unknowns into tearing into the roof and the request is for 25% of the final amount that could include some additions such as replacement of deck or other associated unknown costs that would be in the realm of possibilities of getting a new roof.

REGULAR SESSION, COMMON COUNCIL, April 25, 2022

RESOLUTION NO. 2022-1003R

A RESOLUTION OF THE COMMON COUNCIL OF
THE CITY OF PLYMOUTH TO APPROVE
THE APPLICATION OF GEORGE SCHRICKER
FOR A COMMERCIAL REVITALIZATION REBATE PROGRAM GRANT

WHEREAS, the City has established the Commercial Revitalization Rebate Program to encourage property owners to renovate existing buildings and to make other real property improvements. The encouragement is in the form of a rebate to the property owner of an amount not to exceed twenty percent (20%) of the actual project costs directly related to the eligible improvements, not to exceed Twenty-Five Thousand Dollars (\$25,000.00); and

WHEREAS, George Schricker, has made application to the Plymouth Common Council for a Commercial Revitalization Rebate Program grant to assist in the renovation of commercial property at 113 & 115 N. Michigan St. for a new roof. The Council met in a public meeting on April 25, 2022, and heard evidence on the application demonstrating eligible expenses for the renovation with a bid totaling \$27,243.09, including a skylight lens. The purpose and intent of this resolution is to approve the application as set forth below.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Plymouth as follows:

Section 1. George Schricker's application for a Commercial Revitalization Rebate Program grant for 113 & 115 N. Michigan St., Plymouth, Indiana is hereby approved.

Section 2. The Clerk-Treasurer is authorized to disburse from the appropriate fund, and in accordance with established procedure, a rebate to the applicant consisting of Twenty Percent (20%) of the actual cost incurred by the applicant for eligible expenses for the renovation completed on 113 & 115 N. Michigan St., Plymouth, Indiana. It is acknowledged that the minimum amount of the rebate, based upon twenty percent (20%) of the base bid amount, will be Five Thousand Four Hundred Forty-Eight Dollars (\$5,448.61), however, the rebate amount may be proportionally increased in the event that the applicant's actual cost incurred exceeds the base bid amount for any deck replacement or other now unknown, but reasonably foreseeable, additional repair costs that may be identified during the roof replacement project.

Section 3. The Clerk-Treasurer is further authorized to transfer money from the City Development Fund to the Community Improvement Fund in an amount necessary to cover the costs of the eligible expenses approved by this resolution.

PASSED AND ADOPTED this 25th day of April, 2022.


Mark Senter, Presiding Officer

ATTEST:


Lynn M. Gorski, Clerk-Treasurer

Mr. Schricker states that he originally asked for this money a couple years ago but did not spend it. He does appreciate the Council granted his request in the past and that between these two bids, he would like to accept the Morris & Sons bid if he could. He mentions that it does mention a new skylight lens in this which is not in the original resolution but if it is possible to have an addendum added to the Resolution. He states that the new commercial lens \$718 and he would like to be able to include that as well but if he cannot then he states that is okay.

Mayor Senter asks what the sky lens is.

Mr. Schricker states that the sky light is already there but it just needs replaced and that it is part of the roof. He states that he would like to replace the old lens with a new lens.

Ecker asks how much the new lens is.

Mr. Schricker states that it is \$718.09.

REGULAR SESSION, COMMON COUNCIL, April 25, 2022

He states that it is just a Lowe's lens and it will go on the curb that the roofers will install but he will build to specifications with an insulated curb and also a flash insulated curb which will raise the skylight off the deck by a greater amount then what is present.

Houin states that if his math is right that 25% of the total is \$143.62 which would put the estimated rebate at \$5,448.62 and then there is language in the resolution for unknowns to increase that.

Mr. Schricker states that he would be okay if they wished to put a limit on that. He states that the last time he did a roof, which was his top roof, that it ran for \$30,000. He states that there was \$5000 of surprises and that is typical in roofing work. He states that if the intent of the program is to reward the continued maintenance of the historical structure, then that was just his proposal that it may contain those things. He states that regardless he would be happy with whatever the Council decides.

Houin states that he would suggest that if they amend the amount in this to reflect the skylight lens but then rather than just give a blanket approval for cost over runs that they keep it open. He states that once the project is done and it does end up costing more that Mr. Schricker would be able to come back and request 20% of the overage.

Ecker states that his thought was that they put a cap of \$5000 additional and then it would be an additional 20% out of that \$5000. He asks if he is suggesting no cap and take it up to a certain point.

Houin states that he is saying that they approve it at 20% of the estimate but rather than say that is the cap that if he wants more that they will allow him to come back and show them that it cost more and they can decide whether or not to approve that. Ecker agrees.

Surrisi asks for clarification on adding in the additional \$718.09 and that there is no additional allowance.

Mr. Schricker states that the Council is allowing him to come back if there is an overage and to explain that overage.

Councilmen Compton and Milner moved and seconded to approve Resolution No. 2022-1003R, A Resolution of the Common Council of the City of Plymouth to Approve the Application of George Schricker for a Commercial Revitalization Rebate Program Grant with the amendment of the skylight and as estimated. The motion carried.

City Attorney Surrisi states that for Stellar Communities the Troyer Group is under contract from Preliminary Engineering for Greenways Trail Phase Three and awaiting on approval for that

agreement. He states that they are waiting on a construction schedule for River Park Square Phase Two which should be starting within the next month or so. He states that the Rees Theatre is moving along with cooperation from the Redevelopment Commission and that they are going to apply for a Civic Center Alcoholic Beverage Permit. He states that Mr. Berger is here to share some information on Stellar Communities.

Mr. Berger states that there will be a groundbreaking ceremony for what they are calling LaPaz Commons on May 2nd at 11 a.m. He adds that he believes this is the first new housing development in LaPaz in decades.

Fire Chief Holm states that after the last meeting in which they discussed the need for a new ambulance and new fire truck that he was asked to go back and gather more information. He states that he sent out an email with some attachments on April 15th to everyone. He states that he wanted to talk more about that and get the Council's opinion on it. He adds that Dave Polkow with McQueen Emergency is on Microsoft Teams and he is the sales representative for the Fire Engine that is in discussion for this meeting.

He states that when he got the final bid from Sourcewell that it came in under the original budgetary amount that they talked about. He asks Mr. Polkow what the amount was.

Mr. Polkow states that the amount is \$784,400.

Holm states that in the email he sent to the Council that he still hopes to budget somewhere in the \$800,000 range just to look for anything that may not come with the Sourcewell bid since it is close to what they are looking at.

Culp asks if they will need new equipment.

Holm states that there will be some loose equipment that will need to go with it that will increase the price.

Holm adds that there is a major price increase going across the board in May that is actually going to affect this price by roughly \$59,000 between ordering now and ordering it on Monday a week from the day of this meeting.

Ecker asks what the wait time is on the fire engines.

Holm states that they are about 24 months on wait time. He states that if it is ordered now that it locks in the price and that nothing is actually due until the city takes possession of the apparatus.

Ecker asks if there is a down payment required. Holm states that there isn't.

REGULAR SESSION, COMMON COUNCIL, April 25, 2022

Holm states that by holding onto the money over the two years may be better than trying to put money down and it gives the city a couple years to come up with the money for that.

Compton asks what needs to be done to come up with the money for this and place the order.

Holm states that he would need a commitment that they are going to be able to pay for the fire truck so that he may work up the paperwork and get it signed.

Compton asks if they add on inflation. He adds even if the cost of goods goes up for them.

Holm agrees.

Holm double checks with Mr. Polkow that he is correct in agreeing with Compton.

Mr. Polkow says that the price is what it is now as the chief alluded to. He reclarifies that there is a price increase coming on May 1st which Pierce is going to be covering some of those price increases from their main component suppliers. He states that the price now is the price it will be when you take delivery in the Spring of 2024.

Holm states that the only thing that would change is if they would decide that they need something added or even subtracted. He states that throughout the process a pre-plan is done on the build.

Listenberger states that a commitment tonight would save the Fire Chief \$60,000. Holm agrees. Listenberger states that in discussion with the Fire Chief earlier in the day that the Parks Department have their own program where when they trade in their mowers that there is a trade in value to it. He asks if the city should be looking at a program where they would get a trade in value on their Fire Trucks.

Holm states that the values for trade-ins on emergency services are depreciated quite a bit.

Listenberger states that what he is getting at is that there may need to be a schedule so that in 2027 they know they need to be looking at updated vehicles so that it is not a surprise. He states that this may not be a surprise to the rest of the Council but it was a surprise to him.

Ecker states that it is not a surprise and that this is something that they have been talking about since at least 2017 when they did an evaluation of the Fire Department. He states that Chief Holm's predecessor Chief Miller was very forthcoming that this was going to happen. He states that this is a situation that when it comes to emergency services that they have to make sure that they are taken care of. Ecker wants to reassure Listenberger that it has never been a surprise that they were going to come to this point.

Culp adds that they are also looking down the road at updating the ladder truck. Holm agrees but is unsure of when that will be since that will be costly.

REGULAR SESSION, COMMON COUNCIL, April 25, 2022

Compton asks Surrisi what they will need to do tonight to place this order.

Surrisi states that he will need the Council's approval and he can then engage with McQueen.

He states that then the Council will have some time to figure out whether that is just writing it into the budget two years from now or coming up with another financing method. He states that there is time to look at options once they have a better picture.

Listenberger states that he would be willing to help and be willing to study that finance option but regardless tonight they need to say something.

Council Members Longanecker and Milner moved and seconded to allow the Fire Chief to proceed with the purchase of the Fire Truck. The motion carried.

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

communications:


- Minutes of the Board of Public Works and Safety meeting of April 11, 2022
- April 25, 2022 Check Register
- April 12, 2022 Technical Review Committee Minutes
- Commercial Revitalization Rebate – 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 7:45 p.m.


Lynn M. Gorski
Clerk-Treasurer

APPROVED


Mark Senter, Mayor