

REGULAR SESSION, COMMON COUNCIL, May 9, 2022

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on May 9, 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 Longanecker, and Jeff Houin. City Attorney Surtisi and Clerk-Treasurer Gorski were present. The public was able to see and hear the meeting through Microsoft Teams.

Council Members Culp and Compton moved and seconded to approve the minutes of both the regular and executive session of the Common Council on April 25, 2022, as presented. The motion carried.

Mayor Senter calls up Art Jacobs and states that he has something for the Council.

Mr. Jacobs states that he appreciates this opportunity to come before the Council and as a part of the volunteer fire department he wanted to thank the Council for the support that they give them. He states that it means a lot to them. He adds that they do a lot for the community but it makes it a lot easier with the support of the Council. He states that he would also like to thank the assistant chiefs, Chewy (Jesus) Garcia and Mike Jernstrom. He would also like to thank their chief Steve Holm for all of the support that they give them. He states that without their support that they couldn't do what they do either. He states that he also appreciates the support of the full time Fire Department.

Board Members Houin and Ecker moved and seconded to take 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 off the table. The motion carried.

Councilmen Houin would like to start this off by saying that he is aware that there is a lot of conversations and information as a Council. He states that they have all heard quite a bit from members of the public and other representatives. He states that after some of those conversations that there are still some unanswered questions and he does not believe the Council is ready to make a decision tonight but he thinks that there are some people in the audience tonight who would like to speak. He adds that the reason he asked to take it off the table was to hear from anyone on the council or from the public who wants to speak on this resolution.

Councilmen Compton states that he does have some questions for Linda Yoder.

Houin states that was his intent and he states that not unless something changes that he doesn't think the Council is ready to make a decision tonight but he wanted to make sure they had an opportunity to hear what people have to say.

Councilmen Houin and Listenberger 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 understanding that they may put it back on the table.

Linda Yoder states that she appreciates the Council for considering this request and she is aware that this is a big ask given that the city has a lot of tough decisions to make and a lot of challenges in the city. She states that there are a lot of good things that the city has accomplished in the past and she appreciates them taking their time. She states that one thing that she would like to remind the Council tonight of is that this is a Crossroad's proposal and that it is not coming from the Marshall County Community Foundation or the United Way. She restates that this is coming from the Marshall County Crossroads Regional Planning Team. She states that this is an opportunity to leverage local funds and bring around outside resources. She states that there are other things that differentiate this from some of the other proposals that they are looking at is that there is an opportunity to bring some outside dollars into the community and the READI proposal would require a public match. She states this would help to secure those READI Grant dollars. She states that the amount that proposal is \$6.1 million and 20% for READI would be \$1.22 million and local public funding would be \$1.22 million as well as a match.

She states that the numbers are startling and that is really what caught their attention. She states that there are a lot of really great folks doing a lot of great things in the community and they have been doing that for a long time and they are not seeing the numbers improve. She states that she just had a talk with Mary Holm from the Lifeplex today and she is one of the people along with the local hospital system that are doing great work but they are still not seeing the numbers move. She states that is why they are looking at a comprehensive approach that was inclusive and required all sectors of the community working together to really make a difference. She states that is one of the big differentiators with this. She states that they look at a lot of different work that is going on in the community and one of the things that they look for identifying the root cause. She asks if there are ways that they can fix this without putting money towards temporary fixes and that is what they are proposing here. She states that they look at the root causes and the cultural shifts that they may be able to accomplish just by taking a different approach.

She states that it is an investment in preventative medicine and she thinks that is especially important with the high cost of health care in their state and in their region. She states that the differentiator with Marshall County is that there is this Crossroads Regional Planning Team where they have Community Leaders from across the County coming together to address a lot of different things like housing and affordable housing. She states that she cannot think of a better time to focus more on the mental health of their folks all across the county. She states that the signs are showing and there is no better time to start then now.

Councilmen Compton asks what the timeline is that if they can get the money to start up. Yoder states that she would like to start up this year. She states that securing the local funding for the READI proposal is their primary goal right now and the next stage is to close the private funding that they would need to start with activate two and it would help them do the foundational work where they bring in a team to work with them on policy issues specifically. She states that after the eight-month period that they would build a blueprint for the next three years for what they are going to focus on as a community over the next three years.

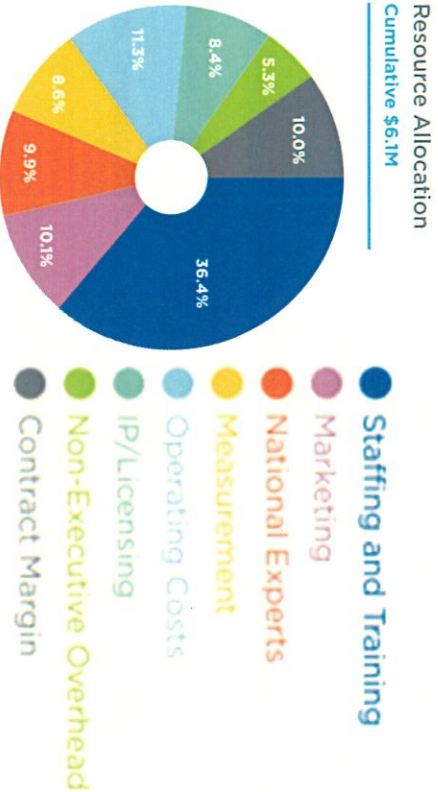
Compton states that his next question is about the three consultants that are going to be hired for a year. He asks what the budget for paying these consultants are.

Yoder states that those consultants would be available to them throughout the process. She states that there is a team of Blue Zones people they work with through the community development readiness assessment process so it would be a mix of them being here in person and remote work. She states that they also have access to build environment and food policy experts that would be another level of support from blue zones. She states that the direction they take is determined as they come together as a community and talk about what the blueprint for Marshall County looks like.

Compton asks what the budgeted cost is. Yoder asks for clarification.

Compton asks for the budgeted cost for hiring the consultants to come in.

Yoder states that it was included in the proposal and she can break it down for him. She states on page 12. See attached image below:



REGULAR SESSION, COMMON COUNCIL, May 9, 2022

Yoder states that 36.4% is on staffing and training.

Compton asks if it will be 36.4% of \$6.1 million of what they pay over three years.

Yoder says three years and nine months. She adds that the staffing and training also includes the local team and the national team. She states that the 9.9% that states national experts is the built environment and the food policy experts.

Compton asks what the budgeted amount to hire the executive director.

Yoder states that it is included in the staffing and that she can get him the breakdown. She adds that varies from community to community. She states that their staffing in Indiana is going to look different from their staffing cost in California, Texas, Minnesota, etc.

Compton states that she does not have the budgeted line item at this time. She states that she does not.

Mayor Senter says that there are still some Council Members still want to speak with her and it may be tabled again.

Yoder states that she is available anytime to meet with the Council and have those conversations.

Councilmen Culp states that he has reached out to Mrs. Yoder and spoke with her and she was busy over the weekend which he understands but he would like to get with her this week and sit down so he can truly and fully understand this. He states that money is huge and it is taxpayers' money. He states that he wants to make sure that if they go forward with this that it is the right decision.

Yoder states that her committee spent two plus years on this so she understands that given it is a lot of money and that they are looking at it as an opportunity for success.

Culp asks if they were to donate the money and they have a shortfall, then who would make up the shortfall on the money.

Yoder states that there is private investment even with the READI grant proposal and that they are expecting that this would be a large component of those two. She states that what they are wanting to do is set the framework. She adds that there are a couple of potential large contributors to this project that are waiting to see that they have an appetite for policy change. She states that with the commitment from city, town, and county council that it speaks loudly to those folks that are watching to see if Marshall County has an appetite for policy change.

Culp asks if this project goes by the way side if they were to not meet their \$6.1 million investment.

REGULAR SESSION, COMMON COUNCIL, May 9, 2022

Yoder states that there may be room to negotiate with Blue Zones on pricing. She states that they have the opportunity to break this down into two phases. She states that they can approach that first foundational period in the direction that they would like to take and wait to see the proof of that and then proceed on to the next phase of that.

Culp states that there are a couple of them that would like to meet with them and they are hoping that after this meeting they can get a time this week so they can decide whether or not to move forward.

Mayor Senter asks who has not met with Mrs. Yoder yet and two Council Members have not yet.

Compton would like to ask a clarifying question by stating that the political atmosphere of the county is not favorable as of now towards pledging upwards of \$2 million from them. He asks if for some reason they were to decline to go along with this but the city does then what happens to their money.

Yoder states that she would get very aggressive with the private investment piece of it. Compton asks if there would be any point where she may think that they would need to give that money back or would it always be part of the Blue Zones Proposal.

City Attorney Surrisi states that by the wording of the Resolution that it states they are pledging the money. He states that the money must first be appropriated and that it would not be until the Crossroad's organization was at a point where they knew they had the money gathered to actually engage Blue Zones company to start the project that money would first start being disbursed. He states that this Resolution is just stating that they are there to support it if everything else is lined up.

Compton asks Yoder if that is correct. She agrees. Compton asks if Culver did the same thing when they committed \$75,000.

Yoder states that they passed a Resolution stating the same thing.

Culp states that if they pledge the \$520,000 that nothing takes place or appropriations until their money is in place.

Surrisi states that if they see that things are in motion and they are getting close to achieving enough funding that it may be prudent to get the appropriation ready so that they would be able to cut a check when it is needed. He adds that whatever amount that they settle on like they spoke about that it will be paid over the course of three years and eight months. He states that the first dollar of that won't be paid until they knew that it was actually going to happen. He states that you may

REGULAR SESSION, COMMON COUNCIL, May 9, 2022

pledge this today or two weeks from now and if everything were to fall apart and things were not to happen that they would never spend any of that money. He states that it may be a couple more months from now that all the organization has happened and they have assembled enough funds so that sometime later this year like Mrs. Yoder suggested that the contracting with Blue Zones would be getting started and then the city would start seeing invoices for that.

Mayor Senter asks for Eric Holsopple to step forward and speak on this.

Mr. Holsopple thanks the Council for the opportunity to come in and speak on this. He states that Blue Zones is truly a unifier for a lot of different parties between the city and the county. He states that this allows them to draw upon strength in different areas and that it is not just a health thing. He states that this does impact the social determinants of health and it is going to be a great way to recruit to their area for employers. He states that it is a great way to build up the downtown further and it has a lot more than just health. He adds the social determinants have not gotten better as Mrs. Yoder had mentioned. He states that they are seeing an increase in mental health issues, an increase in smoking, obesity, etc. He states that nobody wants to pay for any diet until there are results from that diet. He states that this is really going to allow them to have more weight behind that.

Mayor Senter states that he is certain most of the people know who he is but would still like for him to give an introduction of himself.

Mr. Holsopple states that he is the Hospital Administrator for Saint Joseph Regional Medical Center with a background in physical therapy.

Mayor Senter asks for Gary Neidig to step forward and speak on this.

Mr. Neidig states that he has been involved with quite a bit of regional economic development over the last couple of years primarily with entrepreneurship but he is sitting on the South Bend Partnership Executive Board as well. He states that the READI grant offers a great opportunity for them to really leverage the money that the city is putting forward. He states that albeit \$1.2 million as a group, he states that they were trying to figure out the pro rata on how they would ask for that. He states that the \$520,000 he believes would be multiplied manyfold not only in the health benefits but from an economic attraction standpoint. He states that it is a way to differentiate Marshall County from all the other counties from Northern Indiana as well as Indiana specifically. He states that this is cutting edge and that this is something that no-one else is doing in the State of Indiana. He thinks that St. Joseph County and Elkhart County look to become more commuter friendly places that they are going to be able to acquire more distant learners and distant

REGULAR SESSION, COMMON COUNCIL, May 9, 2022

workers in Marshall County as they continue to build their internet and broadband up. He states that these people are looking for quality of place, a place where there are better walking paths, which is all of the things that Marshall County is beginning to do. He states that a coordinated effort would really help with putting a plan into place. He states that if they were to not look at this plan that they should still look for something. Whether it is Blue Zones or Red Zones that it would be better to be proactive on this. He states that they would not want to be punitive towards the citizens because that never works. He states that you shouldn't change all the restaurant menus just because it is healthier but by adding incentives to those restaurants to be able to put those kinds of healthy choices out there that more people young or old will become more conscience of that.

Mayor Senter asks for Mary Holm to step forward and speak on this.

Mrs. Holm states that she didn't really plan on speaking because she has more questions than she does positive comments. He states that if she was sitting where the Councilmen were sitting that she would be asking a lot more questions at this time. She states that she has spent at least four decades helping people be healthier and enabling them to have those tools to be healthier. She states Mrs. Yoder had already mentioned that they had a discussion today and one of the things that she pointed out from this is that health is a very individualized thing. She states that some of the things that they are speaking about is policy change and she admits that is good. She thinks that in this town and county that there are a lot of extraordinary intelligent, motivated, organized, passionate people about health and wellness. She states that she honestly thinks that they can probably do what Blue Zones does if they have the ability for a leader to bring together those honest and intelligent driven people. She states that from what has already been mentioned that there are a lot of many good things going on in Plymouth already that makes it a quality of place, quality of life, and improves the health of their community.

She states that she does see that Blue Zones has the Power of Nine and she hopes that everyone here has studied the Power of Nine. She states that one of her questions for Blue Zones is how far Blue Zones expands beyond the Power of Nine and which is increasing activity in normal ways, eating more plant-based diets, and eating every meal until you are only 80% full. She states that last one is a good one because she still has yet to fully figure out how to do that one. She states that it is also about drinking wine five times a week, going to a worship service once a week, and the next five she states that she is in love with but they are not necessarily things that can be changed by policy in the community which she believes is interesting. She states that beyond worshipping once a week that it is finding a group with whom you are comfortable, compatible, and trustworthy with

that may be in a church, a tennis group, or a yoga group. She states that finding a group is important as human beings. She states that she doesn't believe that can be put into a policy. She states that the other thing is to meditate and those are blue zones concepts. She lists praying, yoga, take a nap, read the bible, meditate, or connect with your creator. She states those are a concept. She states that the other one is finding a purpose for your life and that there is not a way to make a policy for that either. She states that the last one is to make your family a priority but you have to decide that. She states that there are two points to that. The first is that the whole Blue Zones program is a very individualized decision and this is what they found across the globe. She states that these people were living in those communities and making those decisions and they are very different communities than what we have here. She states that everything has to be adapted to a community in the middle of the United States to make that concept work. The other thing that she would like answered is how far reaching are the projects that make this Power of Nine work. She brings up that broadband and facelifts for the downtown have already been mentioned in this room but those are not in the Blue Zones Power of Nine.

She asks about the healthcare in the community. She states that she knows that Marshall County is towards the bottom of numbers of persons in their area compared to number of caretakers. She states that would include physicians, providers, dentists, and so on. She states that there is an exorbitant amount of people to be taken care of by one caregiver. She states that she is unaware if Blue Zones does anything about that.

She states that other issues that other groups talk about is transportation. She states that if you look at any health needs assessment that transportation is huge. She adds that Saint Joseph County does one every three years. She states that if you cannot get from your home easily and you are ten miles out from the country and you can't use the trails because you have no transportation to the trails that you have a problem. She states that transportation, health, and housing are all issues. She states that if you have 15 people in your house and they all work different shifts and you can't get sleep then that is not healthy. She states that there are so many other measurables to good health of a community that she does not see right now that are touched by Blue Zones. She states that maybe they are but she may not know that. She states that she has been at every public meeting she knows that has existed to learn about Blue Zones that as a citizen she still has a lot of questions. She reclarifies that she has spent her entire professional career in healthcare and has a lot of experience in trying to convince industries. She adds that she has spent a lot of time in schools trying to get children to think more wellness and not more recess. She states that there is nothing wrong with

REGULAR SESSION, COMMON COUNCIL, May 9, 2022

recess but she knows the grass roots of one-on-one efforts and how sometimes it is much more difficult than it sounds.

Compton would like to make a comment in regard to Mary Holm and Doctor Holm that they have dedicated their life to the health and wellbeing of Marshall County. He adds not just by being out there and telling people to get healthy but they put their money where their mouth is by doing extraordinary things for the community. He states as a retired banker he remembers having a meeting with them when he wanted to talk about banking and they wanted to talk about Health and welfare. He states that is how they live and breathe and he cannot thank them enough for what they do for the community.

Mrs. Yoder states that she is right and that it takes more than policy. She states that the three focus areas for Blue Zones is on people making those connections like when Mrs. Holm talked about the Power of Nine. The second is places where people spend a majority of their time such as work, school, grocery stores, restaurants, etc. She states that it does cover those areas in different ways. She states that the discussion tonight has focused in on policy. She appreciates Mrs. Holm's discussion today and would be more than happy to continue dialogues about this at any time.

Mayor Senter asks for Ginny Munroe to step forward and speak on this.

Mrs. Munroe would like to state that it is really nice to meet Mrs. Holm tonight because she absolutely worships her husband because he changed her family's life. She states that she is a member of the Marshall County Crossroads Team and that she loves that Mrs. Holm brought up the idea of someone bringing people together to address health and wellness. She states that is her team and what they are doing. She states that they are addressing health and wellness as well as quality of life. She states that for transportation they have an active group working on transportation and trails, a housing community, a quality of place committee, a health and wellness committee, and an arts and culture committee. She states that they have 150 people working all across the county. She states that they have secured funding from Stellar Communities and they didn't want to stop at Stellar Communities but rather make it a permanent planning team. She states that they saw the value of collaborating and bringing people together. She states that this addresses issues that as municipalities and individual silos can't address alone. She states that they have already brought \$16-\$18 million into the county and it is going to help build more trails, build more housing, and address issues just like this one. She states that there is no doubt in her mind that there is not anything that this team can't do. She states that they are not only going to address health and wellness. She states that their health and wellness committee has already addressed the Opioid Addiction and secured a grant for

that. She states that not many people realize but after Stellar they secured two more Covid grants. She states that they raised half a million dollars for Fund the Essentials in nine days. She states that is the power of a collaborative team. She states that they are going to attack health and wellness through this project. She states there is a quality-of-life plan, a trails and transportation plan, and they would like to have a health and wellness plan as well. She states that she happens to be the Town Manager of Culver after serving 14 years as an elected official. She states that the town council of Culver does support this project and they have been learning about it as they have been as well. She states that it is a risk but asks to the Council to take a risk on this team.

Mayor Senter asks for clarification that Culver had already promised \$75,000. She agrees. Mayor Senter asks if that was the ask. Mrs. Munroe agrees and that it was 25% of their ARPA funds if not slightly more.

Mayor Senter asks for Building Commissioner Keith Hammonds to step forward and speak on this.

Mr. Hammonds states that as a taxpayer he is against funding this project. He states that he believes there are a lot of other priorities in the City of Plymouth that need taken care of. He mentions specifically the fire department with the fire truck and ambulance as well as sidewalks for the city.

Councilmen Longanecker asks if they have received anymore ARPA funds.

Clerk-Treasurer Gorski says that they have not received their second draw yet.

Surrisi states that it won't come any sooner than August so it is not that it is late.

Culp states that he really wants to meet with Mrs. Yoder so he would suggest tabling this for another two weeks so he can get some good education and understand this. He adds that he wants to be able to make a decision that is wise for the City of Plymouth.

Mayor Senter states that he does not want to put other communities on the spot but asks how it is going with other communities.

Mrs. Yoder states that Bremen Town Council is meeting today and they have a proposal but they are putting together a rural plan so they are not ready at the moment to have a presentation to make a motion on it. She states that she has spoken to some of the other cities and Argos has a proposal but they have not heard back from them on where they are at with their plan.

Compton wishes to state that he appreciates all the work that the Crossroad's Committee has done. He adds that the volunteers have worked very hard to help the communities. He states that he does not believe that the Blue Zones Project is the answer to the health and wellness and he thinks

that Mrs. Holm covered a lot of the points she addressed as well. He states that there have been some remarkable changes and the statistics have improved and just last week they were released in Marshall County and Indiana increased a little bit. He states that \$6.1 million is a huge expense to go out to hiring consultants to hiring people, doing marketing, and to get the base ready for what they wish to accomplish. He states after that they are going to be approached again and again to continue to support that and he thinks if it is viable that they will support it wholeheartedly but this is a big unknown. He states that Naples is a different community than what Indiana is. He states that one of the highlights for longevity of age is out in California. He states that community is fairly religious and wealthy and they are naturally going to have healthier life's and live longer. He states that putting up this upfront money when they really don't know what it will really accomplish. He states that in Minnesota they bragged about in one year's time they increased the lifespan by 2.9 years and he can't get that around his head with how that would work.

Surrisi states that one thing he would like to clarify from his handout today is that he put that it is only in seven communities in the United States but it is his understanding that it is around 61 communities. He states that Loma Linda, California and Naples, Florida are unique and not very similar to Plymouth but in those 61 communities there are a lot in rural Iowa and Minnesota that are closer in similarities.

Compton states in surprise that there is more than seven. He states that when he was on the website that it said seven communities and it listed all of them.

Mrs. Yoder states that there are at least 61 communities and some of the ones that they were most interested in were learning from were Albert Lea, Minnesota because in its pilot that it was similar in demographics in size to Marshall County. She adds that there is also a recent one out in Pennsylvania that is very similar to Marshall County and they can share that roadmap with him to show what it is like. She states that each roadmap is different because they're taking community input. She states that they do not come in and tell you how to do stuff but rather they work within the community to see where everyone has the best opportunity to make the most difference.

Surrisi states that it is very far that they are not going to be like Naples, Florida but there are a lot of other rural communities with success rates.

Councilmen Culp and Houin 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.

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.

Mark Senter, Presiding Officer

ATTEST:

Lynn M. Gorski, Clerk-Treasurer

City Attorney Surrisi presented the following CF-1 Forms for determination if the property

owners have substantially complied with the Statement of Benefits.

- CF-1 RP – Farm Innovators Inc. – Resolution No. 2017-726
- CF-1 PP – Vigilant Holdings – Resolution No. 2019-856
- CF-1 RP – Vigilant Holdings – Resolution No. 2019-852
- CF-1 PP – Hoosier Racing Tire – Resolution No. 2019-857
- CF-1 RP – American Containers – Resolution No. 2014-598
- CF-1 RP – American Containers – Resolution No. 2017-765
- CF-1 PP – American Containers – Resolution No. 2014-598
- CF-1 PP – American Containers – Resolution No. 2017-765
- CF-1 PP – American Containers – Resolution No. 2018-826

Councilmen Compton and Ecker moved and seconded to approve the CF-1 Forms as presented. The motion carried.

Eric Walsh with Baker Tilly presented a utility rate adjustment for sewage and water. He states that the last time rate adjustments were discussed that only a couple of the current councilmen were present back when Del Monte and Bay Valley left the city back in 2017. He states that they

REGULAR SESSION, COMMON COUNCIL, May 9, 2022

phased in the sewage work at that time as a three-year phase in. He states that the last phase was back in 2019 when water was all one phase at that point. He states that sets the stage of five years since the last time utility rates were discussed. He states that there is no ordinance at this time but rather just an introductory conversation and two formal meetings will need to occur after this before any real action can be taken.

Tyler Coffel states that he is going to walk through the details of the memo that was provided to the Council. He states that he will start on sewer and restates what Walsh said about the last adoption of a utility rate adjustment was 2017 with the final phase being effective in 2019. He states that what they are proposing here is a two-phase increase of 5% each phase starting this year. He states that what they looked at for these were four big components. He lists operating revenue, operating disbursements, debt service, and capital. He states that when they looked at rate adjustments, they looked at what the operating revenues were in the 2017 forecast and compared those to what they were now. He states that when they were projecting in 2017 the operating revenues were pretty close to what they were proposing back then. He states that there is nothing to be concerned about there.

He states the operating disbursements are in the same spot so when they projected out to 2021 the operating disbursements were about the same as what they projected right now. He states that the big change here is capital. He states that in the 2017 projection that they had around \$322,000 on capital each year and on the sewage works capital plan that the average capital spending is over the next five years is about \$556,000. He adds that obviously there are some larger projects in there including the solar project for two million which the sewage works won't be funding the entire thing but they will have to do about a third of that. He states that there is also the CCTV unit project and the Gibson Street project that are proposed over the next five years to take place. He states that on average the capital is expected to go up and that is why they are proposing these two phases in utility rate increases. He states that with these two rates increases in sewer they would expect the residential bills to go up by a \$1.50 per phase so at the end of the two phases the average residential bill, which is about 4000 gallons, will go up by \$3 in sewer.

He states that by looking at the rate comparison graph that in the green is the proposed alongside the statewide average sewer rates. He states that by the end of the two phases on sewer that the average residential bill will be about \$31.85 while the statewide average is about \$36.65 so Plymouth will still be under the statewide average after these increases.

The graph in reference is listed below:

Comparison of Combined Rates
(Based on 4,000 Gallons)



Mr. Coffel states that he would like to discuss the cash reserves of the utilities that the balances of the sewage work as of December 31, 2022 had about \$6.3 million in cash and Baker Tilly has recommended, they had around \$3 million in cash leaving the utility about \$3.3 million above in cash reserves at the end of 2021. He then goes into the five-year forecast. He states that he wants everyone to know that the operating receipts do reflect their 5% increases over the next two years. He states that the operating disbursements were taken from Utility Superintendent's 2022 budget and inflated by 3% each year after that. He states that the debt service is expected to stay quite stable. He states that for as the capital improvements they are spiking in 2022, 2023, and 2026 due to the larger projects mentioned earlier. He adds that if this rate increase were to be adopted as is that they would see a cash shortfall over the next five years of about \$1 million. He states that if the utilities were to not do any rate adjustments the utilities would have a cash flow of negative \$2 million. He states that this 10% increase over the next two years takes about half of the cash shortfall away.

Councilmen Ecker asks for affirmation from Utility Superintendent Davidson that when it comes to these types of adjustments that there are a lot of changes coming down that are mandated towards utilities. He also asks what they are looking at come five years from now.

Utility Superintendent Davidson states that it seems like they have a mandate about every other year. He states that it is hard to project that. He states that they are already aware that they will have to begin phosphorus removal which is a mandate on the wastewater. He adds that it is a nutrient that they have to remove from the wastewater that creates algae blooms so it is their responsibility to incorporate that. He explains that they have lead service lines that they have to address. He states that there is a lot of talk of money being out there but it is not easy to get. He states that he is unsure

REGULAR SESSION, COMMON COUNCIL, May 9, 2022

if they can bank on any of that. He states that as of capital improvement projects that it is their responsibility to televise all of the sewers in the city every five years via the CCTV Project given their commitment. He states that the water tower painting project is also very expensive and that there isn't anything that they do not do out there that is not extremely expensive. He states that one thing he would like to point out is that he wants to assure the Council that they do everything they possibly can to control cost. He states that over their last two guaranteed savings projects that they saved the city with their efforts approximately \$1.3 million just since 2017. He states that if there are any projects that they can do in house on top of their normal work that they attempt to do that. He states that they always strive to give the best value to their customers.

Ecker states that it is important that everyone understands that. He states that they are not just going out there spending money just because but there are a lot of mandates following through that cause them to make these adjustments and investments and it is important to understand that they have to pay for that. He states that this is the reason why he asks these questions.

Davidson states that he does understand that the Solar Project was referenced but he is viewing that as a long-term solution for the city to save money. He states that the operating costs should drop due to the savings on the solar project. He states that he is disappointed that they could not go as large as they wanted. He does want to stress that they will still stay under the state average. He adds that the state average is based around populations of 10-50 thousand and their customer base is at the very bottom. He states that they do not have the luxury of spreading those costs and that he believes they are doing really well with the customer base that they have while still being well below the state average. He states that at the end of the day there is going to be a \$6.00 increase after the various phases. He understands that for anyone who has to pay a bill that he understands \$6.00 does impact your budget and that they are very conscious of that. He states that if they had their choice that they would never increase. He states that the mandates from EPA, IDEM, and the State of Indiana they are watched very closely. He states that since their last mistake back in 1987 with EPA that they had two very minor violations within the city. He states that there is a value to what they are paying.

Coffel states that water is around the same position as the sewage works. He states that there will be a rate increase of 10-15% and what is shown in the memo is a 5% increase this year followed by two 4% increases over the two following years. He states that is mainly due to the capital improvement projects that were expected to happen in 2024-2026. He states that going back to the 2017 projection of this report that the operating revenues and disbursements are still pretty close to

what they were projecting and that the big outlier is capital. He states that the capital costs have increased since the last rate studies. He states that the 2017 rates were showing about \$175,000 on average capital while now it is showing about \$400,000 with some larger projects built in over the last three years. He states that as of December 31st of 2021 the water utility had just under \$4 million in cash and they are recommending reserves be around \$1.5 million leaving the utility about \$2.5 million above cash reserves which they view as really healthy.

Coffel states as for the forecast they are using the Utility Superintendent's budget and they are adding a three percent budget each year after that. He states that the debt service is remaining stable throughout and the only thing that is jumping around a little bit are the capital improvements. He states you will see those increasing around 2024 to 2026. He states that one thing he does want to highlight is that with these proposed increases that the utility would have net neutral cash flows over the next five year whereas the utilities were not to do these adjustments they would lose about \$1.1 million over the next five years.

He states that the Utility Superintendent has some larger projects built in the next three years that are approaching rather quickly. He states that with the rate increases that are getting proposed that the bill per month for each phase is going to go up about a dollar for each residential user. He states that per phase with sewer and water combined that it will go up about \$2.50 for the first two years and then in the last year with just the water rate increase that it will go up about another dollar. He states that the customers are paying \$55.80 for a 4000-gallon bill and at the end of phase three the average customer will be paying \$61.77.

Compton asks if that is the average of residents.

Walsh states that the reason they use 4000 gallons is that in the State of Indiana regardless of the community you are looking at they use 4000 gallons as the state average. He states to be honest a 4000-gallon customer is probably a family of three. He states that if you are using around 10,000 gallons per month that you would be looking at closer to double this on your bills.

Walsh states that it is fairly uncommon to look back five years later and see the revenues and operational expenditures are about exactly where they were forecasted to be. He adds that especially with seeing inflation in the several months going quite high. He states what is really driving the majority of this increase is not that they have a bunch of extra projects but that the cost of construction projects is significantly different than what they were talking about five years ago. He adds that they are working with many of their clients doing rate adjustments right now over the very same thing. He states that they are trying to be conservative with these estimates given where the

REGULAR SESSION, COMMON COUNCIL, May 9, 2022

market is right now and that these capital projects are really what are driving these rate increases. He states that if the Council does decide to take action that they are recommending the first phase to be implemented this year. He restates that this will take two more formal meetings for the ordinance that they will assist the Clerk-Treasurer and City Attorney to get ready. He states that there will also need to be a publication in the newspaper as well as a public hearing/ adoption and that they would be at those meetings to help answer any questions.

City Attorney Surrisi presented Resolution No. 2022-1005, A Resolution Providing for the Transfer of Appropriations in the General Fund Engineering Department of the City of Plymouth, Indiana as Requested by the City Attorney and Utility Superintendent and Forwarded to the Common Council for their Action and Passage Pursuant to I.C. 6-1.1-18-6.

RESOLUTION 2022-1005

A RESOLUTION PROVIDING FOR THE TRANSFER OF APPROPRIATIONS IN
THE GENERAL FUND ENGINEERING DEPARTMENT
OF THE CITY OF PLYMOUTH, INDIANA AS REQUESTED BY THE CITY
ATTORNEY AND UTILITY SUPERINTENDENT AND FORWARDED TO THE
COMMON COUNCIL
FOR THEIR ACTION AND PASSAGE
PURSUANT TO IC 6-1.1-18-6

WHEREAS, IC 6-1.1-18-6 provides that all cities using departmental budgets may, by ordinance or resolution, transfer appropriations from one major budget classification to another within a department or office at any regular public meeting without prior notice and without approval from the Department of Local Government Finance, provided such transfer does not necessitate expenditure of more money than the total amount set out in the budget.

WHEREAS, certain extraordinary conditions have developed since the adoption of the existing annual budget for the year 2022 and it is now necessary to transfer appropriations into different categories than was appropriated in the annual budget for the various functions of the Engineering Department in the General Fund.

WHEREAS, it has been shown that certain existing appropriations have unobligated balances in the Engineering Department of the General Fund, which will be available for transferring as follows:

<u>FROM: Personnel</u>		
1101.003.411.0110	City Engineer	\$ 24,000.00
1101.003.413.0100	Social Security	\$ 1,928.00
1101.003.413.0100	PERF	\$ 2,592.88
1101.003.413.0500	Health Insurance	\$ 16,764.00
1101.003.413.1100	Longevity	\$ 100.00
<u>Supplies</u>		
1101.003.421.0000	Office Supplies	\$ 4,000.00
<u>Other Services</u>		
1101.003.431.0550	Surveying	\$ 10,000.00
<u>TO: Contractual Services</u>		
1101.003.431.0500	Contractual Services	\$ 59,384.88

NOW THEREFORE, be it resolved by the Common Council of the City of Plymouth, Indiana, that for the expenses of the Engineering Department of the General Fund, the appropriations are hereby transferred and set apart out of the funds named for the purposes specified in the 2022 annual budget, subject to the laws governing the same, and that such sums are herein transferred unless otherwise stipulated by law.

Passed and adopted by the Common Council on the 9th day of May, 2022.

Attest:


Lynn M. Gorski
Clerk-Treasurer


Mark Senter, Presiding Officer

REGULAR SESSION, COMMON COUNCIL, May 9, 2022

Surrisi states that this is taking \$59,384.88 that is within the engineering department budget that when they presented the budget to them the last year that they were unaware that City Engineer Gaul was going to be retiring so they planned on creating the engineering department budget with the intention of having full-time staffed person there. He states that this Resolution is just allocating those budget numbers from personnel wages, benefits, and line items to pay for consulting services that will be utilized by V.S. Engineering who are doing the street design and stormwater MS4 work that Rick Gaul did.

Councilmen Ecker and Milner moved and seconded to approve Resolution No. 2022-1005, A Resolution Providing for the Transfer of Appropriations in the General Fund Engineering Department of the City of Plymouth, Indiana as Requested by the City Attorney and Utility Superintendent and Forwarded to the Common Council for their Action and Passage Pursuant to I.C. 6-1.1-18-6 as presented. The motion passed by roll call vote.

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

City Attorney states that for Stellar Communities they had their quarterly conference call with OCRA on Thursday where they provide updates on projects for them. He states that things are moving along at the Rees Theatre. He states that just today they received authorization from INDOT to issue a notice to precede to the Troyer Group on the preliminary engineering for Greenways Trail Phase Three so they are going to get started with the design work for that. He states that they received a construction schedule for River Park Square Phase Two so things will start moving on that project.

Kevin Berger states that there was a successful groundbreaking in Lapaz and he would like to thank Mayor Senter for coming. He states that there were also several state representatives so it was a great showing for Crossroads and that project.

Surrisi states that he did have one other item that was not on the agenda but that he wanted to bring to the Council's attention. He states that he doesn't need an answer to this today but he wanted to get them thinking about it. He states that there is a deadline sometime in November to redistrict Council Districts. He states that in the second half of the year after the census it is a requirement. He states that the population went up roughly two hundred people or maybe just shy of that.

Mayor Senter says 188 people.

He states that there was similar growth following the 2010 census and redistricting was done in 2012 at that time they just made an order to roughly balance the population as closely as possible

REGULAR SESSION, COMMON COUNCIL, May 9, 2022

at each of the districts. He states that at that time there was a boundary put between district three and district four and that got them within a ratio that they wanted. He states that his thoughts are if the council was open to this that with such a small population change that they can largely do the same thing and keep the shape of the districts as they are. He adds that once they receive the census data that they can see then if any minor adjustments need to be made. He states that it is an open book so if they decide that they do not like the current districts that they can start from scratch. He states that the simplest process that he can suggest after speaking with the Utility Superintendent is working alongside Chris Marshall who is at the GIS Office that he would have the mapping expertise to help map that out. He states that over the coming couple of months he'll get some kind of draft. He states that over the summer months he hopes to get the Council's input on that and have several public meetings or sessions where they can get public input on the new proposed districts before adoption by November.

Councilmen Listenberger asks what the August deadline is.

Surrisi states that he was suggesting that him and Mr. Marshall could take May, June, and July to work on getting maps. He states that then July, August, and September he could hear any comments from the public so they can work on creating the ideal map by October. He adds that the actual deadline for this is sometime in November to have it adopted by.

Mayor Senter would like to add for what it is worth that they do have a committee put together now for an ordinance for no more parking in yards. He states that it is going to be controversial but many other communities have it throughout the State of Indiana and throughout the nation. He states that they plan on looking at that by July 1st.

Clerk-Treasurer Gorski states that she apologizes that she had not got this to the Council any sooner but on Friday she had received notification that the Indiana Municipal Clerk-Treasurers are having an annual conference from June 12th-16th in Michigan City. She states that the State of Indiana travel policy under Section 22, Item I require the agencies approval for overnight accommodations that the travel takes the person fifty miles or less. She states that this conference is 49.7 miles so she is asking for approval to allow her to have overnight accommodations for that conference.

Councilmen Ecker and Milner moved and seconded to approve the request as presented. The motion carried.


Council Members Ecker and Longenecker moved and seconded to accept the following communications:

REGULAR SESSION, COMMON COUNCIL, May 9, 2022


- Minutes of the Board of Public Works and Safety meeting of April 25, 2022
- May 9, 2022 Check Register
- April 26, 2022 Technical Review Committee Minutes

The motion carried.

There being no further business to come before the Council, Council Members Longanecker and Ecker moved and seconded to adjourn, Mayor Senter declared the meeting adjourned at 7:38 p.m.


Lynn M. Gorski
Clerk-Treasurer

APPROVED


Mark Senter, Mayor