

REGULAR SESSION, COMMON COUNCIL, May 23, 2022

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on May 23, 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 Surrisi and Clerk-Treasurer Gorski were present. The public was able to see and hear the meeting through Microsoft Teams.

Council Members Ecker and Compton moved and seconded to approve the minutes of the regular session of the Common Council on May 9, 2022 as presented. The motion carried.

Mayor Senter presents a Street Closure Request that should have been on the Board of Public Works and Safety agenda but instead on the Common Council Agenda from Jeremy Enyart.

REQUEST FORM
CITY OF PLYMOUTH

Date: 5/23/2022

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

Kindly review of the following request:

Good evening, I am requesting if the Widows Sons Masonic Motorcycle riders could get an escort on the day of our annual charity ride June 12, 2022 at 11:30am. We will be leaving from the Plymouth Kilwinning Lodge 149 located on Water St, then west on Garro St and south on Michigan Street to US 31. Marshall County Officers will be meeting us at the intersection of Michigan Rd and US 31. We would just need escorted through until we get through the Michigan St/Oak Hill Ave intersection. This will be our 14th annual ride in which the all proceeds go to local organizations such as the Marshall County Boys & Girls Club, Shop with A Cop and the Neighborhood Center. Tony Ross with Max 98.3 will also be doing a live remote that morning outside the lodge. Thank you.

Signed



Phone Number 574-933-1255

Print Name Jeremy Enyart

Address 11155 Michigan Rd., Plymouth, IN

In-Office Only:
Determination of Request

Approved by Common Council 5/23/22

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

Signed Shirley Gorski Title Clerk-Treasurer

REGULAR SESSION, COMMON COUNCIL, May 23, 2022

Jeremy Enyart was present to speak and available to answer any questions on the proposal.

He states that this will be their 14th annual ride and that the proceeds will be going to local charities. He lists ones such as the Boys & Girls Club, Shop with A Cop, and the Neighborhood Center. He states that they are only requesting an escort through the intersections from the Plymouth Kilwinning Lodge 149 to the intersection of Michigan Rd and US 31 on June 12th at 11:30 A.M.

Councilmen Ecker asks if they have had any issues in the past. Enyart states they have not.

Councilmen Ecker and Milner moved and seconded to approve the Street Closure Request from Jeremy Enyart for the Widows Sons Masonic Motorcycle Riders. The motion carried.

Councilmen Houin and Culp 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 Compton states that he has made it known in the last three to four meetings that he is opposed to using city funds for this project. He believes that it is the wrong time in history for Plymouth to be spending \$520,000 on a project that is maybe at best an experiment. He states that may be offense to say but there is nothing guaranteed to say that this will improve the health in Marshall County. He states that it bothers him that they are using the ARPA money to do this because that is money that the city can play catch up with projects in the city like the firetruck. He states that they should be paying cash for the fire truck and not finance it over five years. He states that is \$800,000 and there is also an emergency vehicle that is \$350,000 that they could pay cash for.

Compton states that in talks with the Street Superintendent that he learned that sidewalks can last over 60 years. He states that sidewalks are a long-term investment. He states that if they put in 500 new sidewalks into Plymouth that it will attract people to buy homes in Plymouth. He adds that it will help with the crumbling residential areas. He states that they estimated \$520,000 could do about 500 new residential sidewalks. He states that ARPA money should be used for that. He states that you could put \$50,000 into an escrow account for health work. He states that money could be used to hire somebody to work with the schools, the industries, and parks & recreation. He states that the remaining part of the ARPA could be used to help the Parks system. He states that the community pool is in real need of improvement.

He states that for them to stay on the same schedule for sidewalks right now that it is entropy. He states that the city would never catch up. He adds that they would never improve the crumbling residential areas. He states that spending \$40,000/year for their in-house group to put in sidewalks that they would not even come close to their 4500 residents in Plymouth. He quotes Mary Holm who

was here last meeting, "I believe that an abundance of good ideas, extraordinary leadership, responsible spending and exceptional outcomes can take place in Marshall County without Blue Zone leadership." Compton states that he agrees with that. He states that he does applaud Blue Zones for wanting to improve the health of the community and that it has at least got them thinking about it. He thinks that this extraordinary organization trying to get \$6.1 million shouldn't even be considering it with an impending recession and inflation. He states that going through the bids earlier that some of the bids were 20-25% higher than what they expected earlier for the roads and sidewalks. He adds that with fuel costs their expenditures are going to keep increasing.

Councilmen Culp states that he has opposed a lot about this because he didn't know a lot about it. He states that he and Linda Yoder had a two-hour conversation discussing his concerns about this. He states that afterwards he was enlightened and that she did a great job. He states that what he didn't understand that he now understands. He states that one of the things that he wants to say is that out of the \$520,000 that it can be paid for over four years. He states that reading some of the literature that Mrs. Yoder had given him that he is actually pretty impressed. He states that Blue Zones drives some of the Stellar money up and that there is other stuff that can be donated through this that can help the community. He states that nobody said that they are going to have to use ARPA money for this.

Compton states that they voted to not use anything other than ARPA funds three meetings ago.

Culp states that he does not remember that and asks Surrisi for clarification.

Clerk-Treasurer Gorski states that the Resolution roughly says ARPA money.

Surrisi states that there was a motion to make an amendment to the existing resolution that failed and that Councilmen Compton was right that as of right now the Resolution 1002 does reference ARPA money but they have discussed that this is the Crossroad's Organization and the Community Foundation tied that percentage of the ARPA money to the Resolution but it is not necessary that it comes from there and that it can come from any other source. He clarifies that the Resolution that is in front of them does reference ARPA money.

Councilmen Listenberger states that it does reference ARPA money but it does not say that they have to use ARPA money. He states that the reference is 25% of the ARPA value.

Councilmen Houin states that the Resolution states, "to pledge twenty-five (25%) of the funds received under ARPA." He states it doesn't make any difference where the funds come from.

Compton states that ARPA money is unencumbered and that they can spend it however they wish. He adds that it is part of the \$1.9 trillion from the federal government that their children will be paying for in the future. He states that they can freely spend that as they wish and that it is not budgeted. He states that the other monies in the city are budgeted for this year and next year.

Culp states that as far as his thought process is that he had twelve questions that were answered and that he knows there was some other people in there that had fourteen and that everyone came up with the same conclusion. He states that with all the talks about sidewalks that he is presently trying to get one down Harrison Street and he states that they are working on those things. He reclarifies that he is in support of this project.

Mayor Senter asks Mrs. Yoder if she has any idea what the other communities are doing and whether or not they are waiting on a decision from Plymouth.

Yoder states that Culver has already approved 25% of their ARPA funds and Bremen is putting together a full proposal for ARPA and they are planning to review that in June.

Mayor Senter asks what the time frame is looking like.

Yoder asks for Bremen.

Mayor Senter states for all the communities. Compton adds Marshall County.

Yoder states that she is having conversations with them and to clarify on a point that she has said before is that Plymouth will really set a standard here and that it is pivotal for other commitments that they will expect to come in to support the project. She states that they are trying to get ready for the READI Grant. She states that one of the things that she heard last week is that the contract for READI has now been signed between the regional partnership and then the state. She states that applications will be opening up in June. She states that she wants to be ready for that local public fund match as they submit that application.

Culp asks for clarification so that he understands this situation correctly. He asks if all the \$6.1 million is not allocated upfront and they vote as a City Council to donating \$520,000 that it doesn't exist or that they have to do anything unless they come up with the \$6.1 million.

Yoder states that is correct.

Compton asks if they would get that money back.

Mrs. Yoder, Houin, Listenberger, and Culp state that it would never be spent.

Houin adds that they are pledging it at this point and that they would never be invoiced and never spend it.

REGULAR SESSION, COMMON COUNCIL, May 23, 2022

Yoder states that there is a possibility of a caveat to that where once they reach \$2.23 million that they can go ahead and start with the first phase which is focused in on policy. She states that they would not have to get to the whole \$6.1 million in order to start on that. She states that they would not lose anything by starting with that.

Culp asks what would happen if the remaining balance was not accumulated.

Yoder states that there is still the policy piece in which they are focusing on. She states that would still move forward with a two-and-a-half-year commitment.

Compton states that is part of the 36% of hiring the people and bringing the consultants in.

Yoder agrees and that it would be one full time person.

Compton states that they would spend that money and that they would just need more money after that to continue the organization.

Mrs. Yoder agrees and states that there needs to be private investment on this as well and they are working on that piece. She states that she would like to thank everyone for all the questions and devoting their time to come in and talk with them about Blue Zones.

Councilmen Ecker states that she has talked about Bremen but what about the other communities such as Bourbon, Argos, and LaPaz.

Yoder states that Argos has a proposal but she does not have a scheduled meeting with them yet.

Ecker clarifies on Bourbon.

Yoder states that she has not talked to Bourbon yet.

Compton asks if Marshall County has given her any feedback.

Yoder states that not publicly. She adds that she has received inquiries from Council members.

Eric Holsopple states that the only thing he wishes to add is to consider what our kids are going to be paying for in the future generations. He states that the health of their community is really what they are going to be paying for in future generations. He adds that he feels very strongly that there are people that can do the work if the right people are put in place. He states that what the reality of it is that they are probably not going to have those right people in place to do all the work. He states that they need to keep people in and help drive that policy, help drive change and create the sustainability that their future kids need to have.

Compton asks for clarification on what he means by not having the right people in place.

Holsopple states that they have a great opportunity ahead of them with the READI Grant to bring a whole bunch of people together and to work with consistency instead of working in different silos trying to create change. He states that this is one way for them to do that otherwise everyone will continue to work in various silos in which they make some progress but not nearly the amount of progress that they would anticipate with a READI Grant proposal that includes Blue Zones.

Councilmen Longanecker states that where he struggles with this is not seeing anyone else step up to the plate even after several meetings on this. He states he believes to get healthy that you need support. He states that he struggled to lose weight on his own and that his wife and his daughter helped him. He states that after a while he fell off the wagon and that support was needed. He states that he doesn't know if it is \$520,000 worth of commitment without seeing a lot of other commitment and that is where he struggles with this proposal.

Ecker states that he has been in support of the program and the question has been the financial side of it. He states that he has had conversations with various people and a lot of communication from people in support of Blue Zones expressing the need. He states that he is convinced as Holsopple had shared that they have got to quit working in silos. He believes it needs to be collective. He states that they need to be collecting with other communities and these other communities need to be connected with them. He states that by working as one as opposed to multiples. He states that before he did propose a lesser amount and it failed. He states that from continuing to receive communications and from continuing to look into it that him along with Culp is in support of the full amount.

Mayor Senter would like to remind everyone that there is a very strong Crossroads Committee which got them to the Stellar Program in 2019 and that it was a team effort.

Culp states that he is just not sure that he wants to do this proposal with ARPA money and that they could do this with other money.

Houin states that whether they are committing or pledging a percentage of ARPA money that realistically if they use the ARPA money for something else that the pledged money will be pulled out of General Fund so it is the same thing. He states that the real critical association with ARPA is that it is used as the baseline for the 25%.

Listenberger states that it does say ARPA.

Houin states that it does say that but as a practical matter he does not think that makes any real difference.

REGULAR SESSION, COMMON COUNCIL, May 23, 2022

Compton states that he has one last comment. He quotes Ronald Reagan when he was addressing congress, “You guys are spending money like a bunch of drunken sailors.” Compton adds that he then turns around and states, “I want to apologize to all the drunken sailors because that is their money.”

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 23rd day of May, 2022.


Mark Senter, Presiding Officer

ATTEST:


Lynn M. Gorski, Clerk-Treasurer

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 as presented. The motion passed by roll call vote.

Councilmen in Favor: Culp, Ecker, Houin, Listenberger, Milner

Councilmen Opposed: Compton, Longanecker

City Attorney Surrisi presented the following CF-1 Reports for determination if the property owners have substantially complied with the Statement of Benefits. He states that the deadline this year fell on the 16th because the 15th fell on the weekend. He states that in an effort to avoid extraordinary steps that the Mayor went ahead and approved these after he had reviewed them for their compliance and they had been forwarded onto the County so they had them to process by the deadline. He is looking for the Council's ratification of the Mayor's approval of all of these.

- CF-1 PP – Hoosier Racing Tire Corporation – Resolution No. 2012-483
- CF-1 RP – Composite Technology Assemblies LLC – Resolution No. 2014-623; 625

REGULAR SESSION, COMMON COUNCIL, May 23, 2022

- CF-1 PP – Composite Technology Assemblies LLC – Resolution No. 2014-623; 625
- CF-1 VBD – Composite Technology Assemblies LLC – Resolution No. 2014-623; 625
- CF-1 RP – DAC Enterprises – Resolution No. 2016-694
- CF-1 RP – Viking Paper Corp – Resolution No. 2016-716
- CF-1 PP – Viking Paper Corp – Resolution No. 2016-716
- CF-1 RP – Oasis Lifestyle LLC – Resolution No. 2018-795
- CF-1 PP – Oasis Lifestyle LLC – Resolution No. 2018-795
- CF-1 RP – Marshall County Life Center Inc. – Resolution No. 2018-824
- CF-1 RP – Culver Tool & Engineering LLC – Resolution No. 2019-862
- CF-1 PP – Culver Tool & Engineering LLC – Resolution No. 2019-862
- CF-1 RP – Bomarko Inc. – Resolution No. 2019-884
- CF-1 PP – Bomarko Inc. – Resolution No. 2019-884
- CF-1 RP – Culver Tool & Engineering LLC – Resolution No. 2020-898; 899
- CF-1 PP – Culver Tool & Engineering LLC – Resolution No. 2020-898; 899
- CF-1 PP – LA Poly Inc. – Resolution No. 2020-900
- CF-1 RP – CAC Holdings LLC – Resolution No. 2020-901
- CF-1 RP – Solomon Development Group – Resolution No. 2020-910
- CF-1 PP – AK Industries Inc. – Resolution No. 2019-876
- CF-1 RP – Weir Enterprises LLC – Resolution No. 2018-788

Councilmen Houin and Compton moved and seconded to ratify the mayor's approval of all the CF-1 Reports as presented. The motion carried.

City Attorney Surrisi would like to take the time to introduce Daniel Palladino. He states that Mr. Palladino is a senior at IU Bloomington at the O'Neil School of Public Environmental Affairs and he is working as an intern with Surrisi this summer. He states that he comes to them as a recommendation from Councilmen Listenberger. He states that it has been great working with him these last couple weeks and he will be here throughout the summer and this fulfills some of his graduation requirements. Surrisi states that he has assigned him to work on his first project which is redistricting. He states that he has been digging into that for the last two weeks and he is getting close to having his proposal ready. He states that they have been working close with Chris Marshall to get the maps together. He states that he will be gone a couple weeks in June but when he returns that he will be able to present the ordinance for their initial review. He states that they will then put

REGULAR SESSION, COMMON COUNCIL, May 23, 2022

that out for public comment and review for a couple of months so they can get feedback from the public.

Ecker asks when this has to be reviewed by.

Surrisi states that sometime in mid-November that they need to have the finally adopted by in advance of next year's election.

City Attorney Surrisi states that for Stellar Communities they received the construction schedule for River Park Square Phase Two and they may be running a bit behind but in the next coming weeks you should see some activity down there. He states that beyond that he and the mayor toured the Rees Theatre last week with a couple of representatives from the Governor's Office and some of their State Representatives. He states they are moving towards their grand opening.

Annette Haining was present to spread information on what Marshall County wished to do for World No Tobacco Day. She states that she is the Marshall County Tobacco Education Coordinator with Saint Joseph Health System. She states that she deals with one of those entities that was spoken about that needs to be involved more with the community. She thanks the Council for allowing her to come before them this evening to speak to them. She states that on May 31st from 1-3 P.M. that she would like to hold a World No Tobacco Day at River Park Square to clean up cigarette butts. She adds that they would provide the gloves and the bags. She states that once they finish up that area that they will work their way downtown onto the main street and pick up all those cigarette butts and she would just like to make sure that it was approved by the Council to do this project. She adds that she would love to have the Mayors Youth Council involved in this. She states that the theme for World No Tobacco Day is "Tobacco: Threat to our environment." She states that the environmental impact of tobacco ranges from cultivation, production, distribution and waste. She states that with this event they are focused on the waste aspect of that.

She states that in Plymouth right now that there are over 30 retailers that are selling tobacco products. She states that studies show that cigarette butts are the most littered item on Earth and she is sure that everyone has seen that. She states that the cigarette butts have toxic chemicals. She adds that they don't have any decomposer for 10 years so they sit there unless they are picked up and cleaned up. She states that there is lead in them and also arsenic so the filters alone are very potent.

Compton asks what she plans on doing with the filters.

She is glad he asked because she was about to get to that. She states that in Marshall County there are 23% of adults who smoke. She states that Marshall County has a high ratio of smokers throughout Indiana. She adds that the average ratio in Indiana per county for smokers is 19.4%. She

REGULAR SESSION, COMMON COUNCIL, May 23, 2022

states because of this she is also supporting the Blue Zones effort as well. She states that the 23% of smokers in Marshall County does not include the teenagers that are vaping. She states that in the school system right now the high school ratio is 1 out of 9 from a 2021 survey that are vaping. She states that Ms. Gibson has been going into the school systems in Marshall County and talking about the Catch My Breath program. She states that they look at prevention also, and they teach them what it is all about. She states that they even have fourth graders who are trying to vape.

She states that on May 31st after they collect all the cigarette butts that she has reserved the Chamber of Commerce front window to put up a Breath Easy Marshall County Alliance poster that tells people about the VOICE program. She adds that she is going to put all the cigarette butts in an airtight container in the front window of the Chamber of Commerce. She will put a note on the container regarding where they were collected, the bad use of smoking, and promoting Marshall County to be a more smoke-free county.

Compton states that he lives on Michigan Street and that he will collect all the cigarette butts in his neighborhood.

Jalysa Gibson comes up to the podium and speaks on behalf of the VOICE Program. She thanks the Council for taking the time to listen. She states that she is the Youth Coordinator for the Tobacco Initiative and the VOICE Program with Saint Joseph Health System. She states that the VOICE Program is a youth-led empowerment group. She states that they empower, engage, and educate. She states that she is guiding a group of students who want to advocate for being smoke-free especially when it comes to vaping. She states as everyone is aware that teenagers listen more to their peers rather than listening to parents, adults and things like that. She states that this a group of students that would come together and create events around the four tobacco holidays. She states that it could be things like what they are doing for this year's No Tobacco Day and cleaning up cigarette butts or social media events where they will lead and she will be there to guide them. She states that they can do different presentations throughout the school. She states that she would teach them the presentations and they would give the presentations to other students. She adds that this would give them volunteer experience and hours which would allow them to put that on their applications for colleges. She states that this is also for students who find this work important to them and gives them an avenue to advocate for it.

Ecker asks in regards to the safety aspect of the World No Tobacco Day event. He appreciates them going around and picking up these cigarette butts but will those involved with this project be wearing some form of safety vest to ensure that they are seen for traffic purposes.

Gibson states that's something that they can definitely look into but not something that they thought about previously and thanks Ecker for bringing that to their attention.

Compton asks if they will be picking them up out of the streets as well or just the sidewalks.

Haining states that it would be wherever they see them. She states that they will be having gloves on and will look into the safety precautions that Mr. Ecker brought up.

Mayor Senter states that the United States has spent billions of dollars to kill Tobacco Industry and he appreciates that. He states that however in some states that you can smoke all the Marijuana that you want to and it blows his mind. He states that in 50 years will someone be coming before the Council about the very same issue but with Marijuana.

Compton states that vaping has increased the smoking as well and if she is including vaping with smoking.

Mayor Senter states that THC can be put in vapes.

Gibson states that's something through her TPC grant that she has brought up to them because with her working in the schools and giving these presentations to students that it is a question that comes up to her often. She states that she technically does not have the jurisdiction to go into that with them but if she gets the education through her TPC grant that she would be able to focus a little bit more on that so it is a discussion that is happening.

Haining states that they do work on that with Project HOPE also.

Compton asks about the other three events that were mentioned.

Gibson states that there are four Tobacco Holidays. World No Tobacco Day which is coming up May 31st. She states that they just finished Take Down Tobacco Day which was in April. She states that in October they have Red Ribbon week. She states that they have forgotten the fourth one.

Haining states that there is a flyer for those who would like to volunteer. She states that they will be sending it out to United Way, the Chamber of Commerce, and the city to get volunteers.

Mark Morris is here to discuss CTE Tax Abatements. Morris states that they have two addresses where they have tax abatements and they have had delays in being able to spend the capital improvements over the last two years with covid and the interruptions with the supply chain. He states that construction projects have been delayed due to materials and people's schedules with the labor shortage. He is asking for a one-year extension on the tax abatements that they have.

Ecker asks for clarification that the equipment is on order. Morris agrees. Ecker asks what the revised lead time is that he is expecting the equipment to show up.

Morris states that lead times if they are coming from Asia is where you get the delays because of the shipping. He states that it would be several months for the lead time.

Ecker asks for clarification that they are not giving them a timeline yet.

Morris agrees and states that until it gets unloaded off the ship that they are not getting confirmation on dates. He states that there are a lot of variables with that right now.

Ecker states that maybe he is not asking the right questions but when they do ship it from Asia if he is notified that it is on its way.

Morris states that they are not and that they hear when it gets to port.

Compton adds that it is FOB Destination as opposed to FOB Shipping Point.

Morris states that when they place the purchase order that they give them an approximate time.

Ecker states that he thought that once it is loaded that they would be notified.

Surrisi states that this is similar to what they had before them a few months ago with Indiana Wheel Company and he explained in the memo that when you set that limitation on the designation of the economic revitalization area that the statutes still allow for a tax abatement to be available for equipment that is installed afterwards as long as it is before this ruling approval deadline that is a five-year window that keeps automatically renewing unless the general assembly declares that they are going to do away with it. He states that this does not take any formal action as long as they are okay with this and that this is listed in the minutes since this is an extended tax abatement and it won't start until the equipment is installed that they are not going to be making a claim for it. He adds that if there are any questions from the county leadership in the future that this will be here for reference. He restates that this is a pretty similar process to how they handled Indiana Wheel Company.

City Attorney Surrisi states that there has been discussion over the last year for the need to revisit their comprehensive plan as it is 9 years old now. He adds that general guidance suggest that a comprehensive plan should be reviewed for updates about every 5 years and then redone every 10 years. He states that there was a committee last year that solicited some proposals from a couple of private consultants and some came with a pretty high price tag so there was a pause on that discussion. He states that just recently they had some discussions with MACOG, who has a lot of planning staff in their organization, about if they would be interested in giving the City of Plymouth a proposal to do the plan. He states that they were and that they have done some comprehensive plans for LaPaz, Bremen, Bourbon, Argos and Culver. He adds that they are working on an update

REGULAR SESSION, COMMON COUNCIL, May 23, 2022

for Culver currently but they have never done one for a city before. He states that Plymouth is not that large of a city and the process isn't really that much different for a town and that it was something that they could take on. He states that the proposal was emailed to the Council and that it would be at a cost of \$41,000 and it is about a one-year process. He states that the idea would be that they probably wouldn't start this process until sometime in the fall after they got through people's busy summer schedules and the Blueberry Festival. He states that he wished to open it up for discussion now and as far as the funding he thinks that they can work with MACOG to figure out a way to budget this for next year since most of the expense will be billed out next year. He adds if there was some expense this year that they could pull that from already appropriated funds if need be.

Ralph Booker is present to speak on this Comprehensive Plan Proposal. He states that the current Comprehensive Plan is 9 years old and the other alternative that they have he has the base of this and how it was written. He states that they could get a committee together and go through the current Comprehensive Plan page by page and leave it in the same format that it is and that would be their update. He states that it wouldn't be as professional as what MACOG could do and that they are suggesting a different kind of format. He states that from the proposal that MACOG provided that you can see the quality of their work that they have done. He states that they know Marshall County very well and that \$41,000 is about half the price of what other professional firms bid. He adds that he thinks they are all too high but \$41,000 is a bargain.

Compton states that Listenberger and himself were involved with getting a bid they were around \$89,000.

Booker states that they would be getting a local firm that knows the community and his opinion is that is where they should go. He states that if they do not go that way that their only other alternative is to do it in house. He states if it was done that way that he would help and may charge.

Compton asks who they would work with to put this together.

Booker states that his idea would be to establish the committee that they had and bring it back together. He states that he was a part of the last committee and a representative of the county at the time.

Surrisi states that the idea would be that the Steering Committee would work hand in hand with the Plan Commission.

Compton states that Randy Danielson brought together the original committee and he had a good mix of people.

REGULAR SESSION, COMMON COUNCIL, May 23, 2022

Booker states that the Complete Streets Committee wants to have a representative.

Listenberger states that none of the Department Heads were a part of that and that they may want to have some of them be a part.

Mayor Senter states that all of the Department Heads were involved.

Surrisi states that all they are looking for today would be if they are generally favorable towards this that he will reach out to MACOG and talk with them about the billing and where they would envision how much will be billed this year so they can have that information and work with them to get a draft contract and come back before the Council with the contract.

Surrisi states that for the Brownfields Grant that the last several years that the city has worked with MACOG that they obtained a \$600,000 Brownfield Grant from the Federal EPA that is available to communities within the four county MACOG region. He adds that Plymouth used it for a number of projects and most recently was the properties on Garro Street where Habitat for Humanity will be building some homes. He states that it is available for Phase One and Phase Two assessments of environmental issues and that grant is coming to a close in October. He states that they were just awarded a new \$500,000 grant so it is exciting that they have been under a grant for the last several years before the MACOG grant they are in now. He states that they had a coalition of Marshall County, City of Plymouth, and Town of Bourbon that received a \$600,000 grant and they did a lot of great work with that. He states that there have been some redevelopment projects that have happened because of the work that happened in those.

Compton asks how that money will be used. He asks if individual corporations would have to apply to get that money to clean up ground.

Surrisi agrees. He states that Mr. Booker and himself are both on the Steering Committee for this grant and Ty Adley is the County Representative. He states that there are representatives from most of the cities within the MACOG region as well as some of the larger cities in the Elkhart, Saint Joseph, and Kosciusko County that have professional staff that are actually focused on redevelopment of areas. He states that the Senior Environmental Planner with MACOG runs all of that so if any of the leadership of those towns has a project that they are interested in that they can present that to the committee for funding approval. He states that if there is a private business then he knows that MCEDC is aware then and they have brought businesses in that have used those grants. He states that a couple of years ago one of the new manufacturing facilities in Bourbon was able to use the grant to get some environmental clearance before that factory came to town. He restates private businesses can use this grant.

REGULAR SESSION, COMMON COUNCIL, May 23, 2022

Compton asks if Indiana Heat Transfer in the city could qualify.

Surtisi states that they probably couldn't because there is already some environmental remediation and actions going on but those types of businesses can utilize that.

Listenberger asks if the grant pays for the remediation or just the testing.

Surtisi states that it does just the first phase which is identifying what the problem would be and the second phase which is going out and doing some soil and water testing on site and that would identify what might need to be done. He states that this grant does not go into actually doing the work but it does set people up for potentially other grant opportunities if it is a bigger project. He states that once you are in that process and have utilized those funds that there are often the planners that can connect you to other resources.

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

- Minutes of the Board of Public Works and Safety meeting of May 9, 2022
- May 23, 2022 Check Register
- April 2020 Clerk-Treasurer Financial Reports
- Clerk-Treasurer Memo Regarding Sidewalks and the Plan Commission
- Council Memo – 5-18-22 – CTE Tax Abatement
- Council Memo – 5-18-22 – MACOG Brownfields Grant
- Council Memo – 5-18-22 – MACOG Comprehensive Plan Proposal


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 7:27

p.m.

APPROVED


Lynn M. Gorski
Clerk-Treasurer


Mark Senter, Mayor