

REGULAR SESSION, COMMON COUNCIL, August 28, 2023

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on August 28, 2023. The meeting was held in the Council Chambers, on the second floor of the City Building, 124 N. Michigan St., Plymouth, Indiana and was called to order at 6:30 p.m.

Mayor Senter led the Pledge of Allegiance and Councilman Ecker offered prayer.

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

Council Members Culp and Compton moved and seconded to approve the minutes of the regular and executive session of the Common Council on August 14, 2023 as presented. The motion carried.

Public Hearing – Additional Appropriations Resolution:

116 Legals		Fund Name: Major Budget Classification: Amount:	Park Gift Supplies \$ 1,000.00 Park Gift Other Services & Charges \$ 5,000.00
NOTICE TO TAXPAYERS OF PROPOSED ADDITIONAL APPROPRIATIONS Notice is hereby given to the taxpayers of the City of Plymouth, Marshall County, Indiana that the proper legal officers of the Common Council at their regular meeting place of the Council Chambers of the City Building, 124 N Michigan Street (Garco Street entrance), Plymouth, Indiana immediately following the Board of Works meeting at 6:30 p.m., Monday, August 28, 2023, will consider the following additional appropriation in excess of the budget for the current year: Fund Name: Major Budget Classification: Amount:		Taxpayers appearing at the meeting shall have a right to be heard. The additional appropriations as finally made will be referred to the Department of Local Government Finance (DLGF). The DLGF will make a written determination as to the sufficiency of funds to support the appropriation made within fifteen (15) days of receipt of a Certified Copy of the action taken. Handicapped citizens needing special accommodations for the meeting, please call the ADA Coordinator, 574-936-2946. Lynn Gorski, Clerk-Treasurer August 17, 2023 -P	
Aviation Capital Outlays: Building Improvements \$ 33,550.00		August 17, 2023 (PMS/KST) 10:30p	

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

The motion carried.

Clerk-Treasurer Gorski states the first additional appropriation is for “Capital Outlays: Building Improvements” for the airport. She states this was requested by the Airport Manager to put the header on the hangar door. She states the other two are Park Gift fund for “Supplies” and “Other Services & Charges” to spend the Park Gift money that has been donated to them.

Houin states the appropriation for the airport is not coming out of the capital development fund but rather an appropriation out of the airport fund.

Gorski states it is out of the airport fund and not out of the cumulative capital development fund.

Sheley states the new hangar door that they are putting on was estimated around \$170,000 and they did not take into account that the existing structure would support it so they had to come up with a truss that is \$33,550 which this is what that is paying for. He explains they will be able to recoup that in next year’s grant structure so they will be able to make the money back.

Mayor Senter asks how old are the ones that are there now.

Sheley responds by stating this is from one of the original existing hangars from 1965-1966.

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Houin asks if it will last as long.

Sheley responds by stating he sure hopes so.

Houin wished to comment that he appreciates receiving the minutes from other boards and commissions as he already read from the Aviation Board's meeting minutes that there was a discussion about this. He explains it is really helpful to see what is happening around the city.

Council Members Ecker and Milner moved and seconded to close the public hearing. The motion carried.

City Attorney Surrisi introduces Ordinance No. 2023-2215, Fixing Salaries of Appointed Officers and Employees, Fire and Police Personnel of the City of Plymouth, Indiana for the Year 2024 on second reading.

Surrisi states he is looking for approval on second reading for this tonight pending more potential revisions they would like to bring at the next reading.

Council Members Ecker and Compton moved and seconded to approve Ordinance No. 2023-2215, Fixing Salaries of Appointed Officers and Employees, Fire and Police Personnel of the City of Plymouth, Indiana for the Year 2024 on second reading. The motion passed by roll call vote.

Councilman in Favor: Compton, Culp, Ecker, Houin, Listenberger, Longanecker and Milner

Councilman Opposed: N/A

City Attorney Surrisi introduces Ordinance No. 2023-2216, An Ordinance Amending the Fee Schedule for the Department of Aviation for the City of Plymouth on second reading.

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

2023-2216, An Ordinance Amending the Fee Schedule for the Department of Aviation for the City of Plymouth on second reading. The motion passed by roll call vote.

Councilman in Favor: Compton, Culp, Ecker, Houin, Listenberger, Longanecker and Milner

Councilman Opposed: N/A

City Attorney Surrisi introduces Ordinance No. 2023-2216, An Ordinance Amending the Fee Schedule for the Department of Aviation for the City of Plymouth on third reading.

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ORDINANCE NO. 2023-2216

AN ORDINANCE AMENDING THE FEE SCHEDULE FOR THE
DEPARTMENT OF AVIATION FOR THE
CITY OF PLYMOUTHStatement of Purpose and Intent

The Plymouth Common Council must approve in ordinance form all fees and charges imposed by the City of Plymouth through its various departments for the myriad of services it provides to individuals. This is true even if the specific department has its own oversight board. On August 8, 2023, the Plymouth Board of Aviation Commissioners voted to make certain additions to the Plymouth Municipal Airport's fee schedule. The purpose and intent of this ordinance is to approve an amendment to the fee schedule for the Department of Aviation to add new fees necessary for the airport's operation.

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

Section 1. The Plymouth Board of Aviation Commissioners recommends the following additions to its existing fee schedule:

Visiting Flight School Temporary/CG5 Base (fees based on a +/- 6-week period)
 \$250 Ramp Fee/Tie Down (3 to 5 Aircraft)
 \$100 Classroom above Terminal Lobby
 \$500 Sheik Hangar without Electric
 \$1,200 Sheik Hangar with Electric

Section 2. The fees listed in Section 1 are hereby approved. Accordingly, the Department of Aviation for the City of Plymouth is authorized to charge and collect said fees.

Section 3. This ordinance shall become effective after passage, due attestation, and publication as required by law. Further, this ordinance shall remain in effect until amended or repealed by the Common Council.

PASSED AND ADOPTED this 28th day of August, 2023.

Mark Senter
 Mark Senter, Presiding Officer

ATTEST:

Lynn M. Gorski
 Lynn M. Gorski, Clerk-Treasurer

Presented by me to the Mayor of the City of Plymouth, Indiana on the 28th day of August, 2023, at 7:30 o'clock p. m.

Lynn M. Gorski
 Lynn M. Gorski, Clerk-Treasurer
 Approved and signed by me this 28th day of August, 2023.
Mark Senter
 Mark Senter, Mayor

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

2023-2216, An Ordinance Amending the Fee Schedule for the Department of Aviation for the City of Plymouth on third reading. The motion passed by roll call vote.

Councilman in Favor: Compton, Culp, Ecker, Houin, Listenberger, Longanecker and Milner

Councilman Opposed: N/A

City Attorney Surrisi introduces Ordinance No. 2023-2217, An Ordinance Repealing Dog

Registration and Taxes on second reading.

Council Members Ecker and Houin moved and seconded to approve Ordinance No. 2023-2217, An Ordinance Repealing Dog Registration and Taxes on second reading. The motion passed by roll call vote.

Councilman in Favor: Compton, Culp, Ecker, Houin, Listenberger, Longanecker and Milner

Councilman Opposed: N/A

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City Attorney Surtisi introduces Ordinance No. 2023-2217, An Ordinance Repealing Dog Registration and Taxes on third reading.

Mayor Senter states he looked at his records and saw that last year he got his dog's permit in March and he was number two.

ORDINANCE NO. 2023-2217

AN ORDINANCE REPEALING DOG REGISTRATION AND TAXES

Statement of Purpose and Intent

Since 1918, the City of Plymouth has required the owners of dogs within the corporate boundaries to annually register the dogs and pay an associated tax for each dog (currently \$1.00 for each male dog and spayed female dog and \$3.00 for each unspayed female dog). Participation in the mandatory program has been light, with data from the last 8 years showing that the City consistently spends more money on the production of the dog registration tags than is collected in dog taxes. It is believed that an enforcement program of locating and ticketing the owners of unregistered dogs would be impractical. Given these factors, the purpose and intent of this ordinance is to repeal all requirements for dog registration and the imposition of associated taxes within the City.

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

Section 1. The provisions of Ordinances 518, 773, and 1103 pertaining to dog registration and dog taxes are now repealed. The corresponding sections of the City Code, 92.21, 92.22, 92.23, and 92.25, are now repealed.

Section 2. This ordinance shall take effect immediately.

PASSED AND ADOPTED this 38th day of August, 2023.

Mark Senter
Mark Senter, Presiding Officer

ATTEST:

Lynn M. Gorski
Lynn M. Gorski, Clerk-Treasurer

Presented by me to the Mayor of the City of Plymouth, Indiana on the 38th day of August, 2023, at 7:30 o'clock p m.

Lynn M. Gorski
Lynn M. Gorski, Clerk-Treasurer

Approved and signed by me this 38th day of August, 2023.

Mark Senter
Mark Senter, Mayor

Council Members Houin and Longanecker moved and seconded to approve Ordinance No. 2023-2217, An Ordinance Repealing Dog Registration and Taxes on third reading. The motion passed by roll call vote.

Councilman in Favor: Compton, Culp, Ecker, Houin, Listenberger, Longanecker and Milner
Councilman Opposed: N/A

Human Resources Manager Klingerman states she has been looking at ways to bump up benefits for city employees. She explains she has met with several businesses around the city and she did find one business that she ended up speaking with a little bit more. She states the biggest thing around the City of Plymouth that could be a benefit for the employees is medical care. She states she has been looking into the possibility of working with a clinic or other medical entities and wished to inform the council on where she is at as far as looking at benefits. She is asking for their permission to look into that possibility of the clinic idea for the employees. She states she is looking at ways to

Eckert states they have talked about trying to take care of their employees as best as they can and he believes they have done a good job but they are also aware there is more to do.

Council Members Ecker and Milner moved and seconded to approve the request to explore alternative options for healthcare for our employees. The motion carried.

Resolution.

RESOLUTION NO. 2023-1070

ADDITIONAL APPROPRIATIONS RESOLUTION

WHEREAS, it has been determined that it is now necessary to appropriate more money than was appropriated in the annual budget; now, therefore:

Sec. 1. Be it resolved by the Common Council of the City of Plymouth, Marshall County, Indiana, that for the expenses of the taxing unit the following additional sum of money is hereby appropriated out of the funds named and for the purpose specified, subject to the laws governing the same:

	AMOUNT REQUESTED	AMOUNT APPROVED BY FISCAL BODY
<u>Fund Name:</u> Aviation		
Major Budget Classification: Capital Outlays	33,550.00	33,550.00
TOTAL for Building Improvements	33,550.00	33,550.00
<u>Fund Name:</u> Park Gift		
Major Budget Classification: Supplies	1,000.00	1,000.00
TOTAL for Supplies	1,000.00	1,000.00
<u>Fund Name:</u> Park Gift		
Major Budget Classification: Other Services & Charges	5,000.00	5,000.00
TOTAL for Other Services & Charges	5,000.00	5,000.00

Passed and adopted this 28th day of August, 2023.

NAY

JAYE

Attest:

Lynn M. Gorski
Clerk-Treasurer

City Attorney Surrisi introduces Resolution No. 2023-1071, A Resolution of the City of Plymouth to Create a Fund Entitled “Gibson and LaPorte St. Reconstruction Grant Fund.”

RESOLUTION NO. 2023-1071

A RESOLUTION OF THE CITY OF PLYMOUTH TO
CREATE A FUND ENTITLED
“GIBSON AND LAPORTE ST RECONSTRUCTION GRANT FUND”

WHEREAS, the Indiana Department of Transportation (INDOT) has developed the Community Crossings grant program to aid in local road and bridge projects. Once again, the City is seeking a 75/25 matching grant from INDOT in the amount of approximately \$1,321,195.00 with the grant of \$632,030.50. The purpose and intent of this resolution is to create a new fund to hold all of the grant and match moneys for use in administration of the 2023-2 grant to complete Gibson and LaPorte Street Roadway Reconstruction project.

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

Section 1. There is hereby created City Fund #4509, which shall be called the Gibson and LaPorte St Reconstruction Grant Fund (the “Fund”).

Section 2. Any moneys paid to the City from the State of Indiana as part of the City’s 2023 (State Fiscal Year 2024) INDOT Local Road and Bridge Matching Grant Program award (sometimes also referred to as Community Crossings) shall be placed in the Fund.

Section 3. The Clerk-Treasurer is directed to transfer \$689,165.00 from the Rainy Day Fund to the Fund. Further, any other moneys associated with the City’s 2023 Gibson and LaPorte St Reconstruction Grant project may, in the discretion of the Clerk-Treasurer, be placed into the Fund.

Section 4. Expenditures from the Fund shall be for purposes of the City’s 2023 Gibson and LaPorte St Reconstruction Grant project, or other related purposes as authorized by Indiana law.

Section 5. The duration of the Fund shall be perpetual until terminated by subsequent resolution or ordinance, or by operation of Indiana law. The Fund balance shall be non-reverting at year end.

Section 6. Upon termination of the Fund, any balance remaining shall be transferred in accordance with Indiana law and as specified in the termination resolution or ordinance.

PASSED AND ADOPTED this 28th day of August, 2023.


Mark Senter, Presiding Officer

ATTEST:


Lynn M Gorski, Clerk-Treasurer

Council Members Houin and Compton moved and seconded to approve Resolution No.

2023-1071, A Resolution of the City of Plymouth to Create a Fund Entitled “Gibson and LaPorte St.

Reconstruction Grant Fund. The motion carried.

City Attorney Surrisi introduces Resolution No. 2023-1072, A Resolution of the Common

Council of the City of Plymouth to Approve the Application of First United Methodist Church for a

Commercial Revitalization Rebate Program Grant. Ed Langfeldt and Brent Martin were present to

speak on behalf of First United Methodist Church.

Martin provided a visual of the building as seen below.



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RESOLUTION NO. 2023-1072

A RESOLUTION OF THE COMMON COUNCIL OF
THE CITY OF PLYMOUTH TO APPROVE
THE APPLICATION OF FIRST UNITED METHODIST CHURCH
FOR A COMMERCIAL REVITALIZATION REBATE PROGRAM GRANT

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

WHEREAS, First United Methodist Church has made application to the Plymouth Common Council for a Commercial Revitalization Rebate Program grant to assist in the renovation of commercial property at 400 N. Michigan St. for re-roofing and new roofing structure. The Council met in a public meeting on August 28, 2023, and heard evidence on the application demonstrating eligible expenses for the renovation with a bid totaling \$245,915.00. The purpose and intent of this resolution is to approve the application as set forth below.

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

Section 1. First United Methodist Church's application for a Commercial Revitalization Rebate Program grant for 400 N. Michigan St., Plymouth, Indiana is hereby approved.

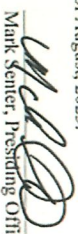
Section 2. The Clerk-Treasurer is authorized to disburse from the appropriate fund, and in accordance with established procedure, a rebate to the applicant consisting of Twenty Percent (20%) of the actual cost incurred by the applicant for eligible expenses for the renovation completed on 400 N. Michigan St., Plymouth, Indiana. In no event shall the rebate to the applicant exceed Twenty-Five Thousand Dollars (\$25,000.00).

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

PASSED AND ADOPTED this 28th day of August, 2023.

ATTEST:


Lynn M. Gorski, Clerk-Treasurer


Mark Senter, Presiding Officer

Martin states if you look at the photo provided that there is a little piece of roof up there that you can barely see and that is the new roof structure.

Langfeldt states he is the chairperson for the First United Methodist Church Trustees. He states they request a Commercial Revitalization Rebate Program Grant and hope they qualify. He states they request help for reconstruction of their church at 400 N. Michigan Street and they are going to reconstruct the roof as to the prints they handed out with the application. He states they contracted with Brown and Brown General Contractors in Wakarusa, Indiana and they signed that contract a couple weeks ago. He states they are going to set new truss girders in the roof and reconstruct the center of the roof. He adds that process will start in about four weeks. He explains also in their request they would like to do new steps in front and repair some of the existing steps. He states they would also like to rehab their signage in front on the corner and they are talking about cross frame insignia on the north side of the building in front on Michigan Street. He states they are going to restore the side doors, north and south. He states this is really the only church within a block of downtown Plymouth and it has been there since 1915. He states the congregation has been out of that church since June of 2019. He states the United Church of Christ was gracious in letting them use their church facility now for three to four years. He states they hope to be back in their

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building at the end of 2023. He asks for their help in their time of need so they can be back in their church by the end of the year. He introduces John Wautelet who is Lay Leader of the church.

Wautelet appreciates the opportunity to speak on behalf of their church. He states their church is an extraordinary church and building that fits within the parameters of being a downtown building. He states one of the things that they had was the president of the Indiana Landmarks Foundation out of Indianapolis come and take a look at the building. He explains he thought it is one of the nicest looking community churches in the State of Indiana. He states when they say community they are not talking about a large church in Indianapolis, Fort Wayne or South Bend but in a small town like Plymouth. He states they want to make sure that church is around for another 100 years and that it is a real asset to the City of Plymouth. He hopes you can find it within your hearts to help them out.

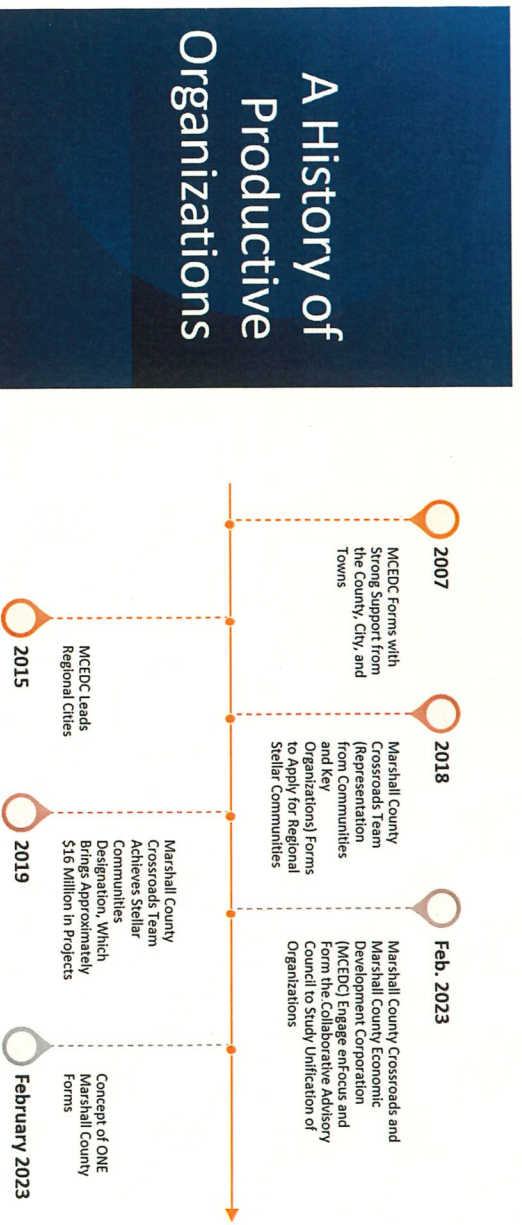
Council Members Culp and Longanecker moved and seconded to approve Resolution No. 2023-1072, A Resolution of the Common Council of the City of Plymouth to Approve the Application of First United Methodist Church for a Commercial Revitalization Rebate Program Grant. The motion carried.

Mayor Senter asks if that was originally damaged by the tornado of 1974. Langfeldt responds by stating 1978 and explains the tornado tore off the large cupola. He states they have the photo of the original church from 1978 and it was really an impressive structure on top of the roof but it ended up in the river.

Wautelet states a side note to this is that in February their hot water heater blew out and their basement flooded so that was another large expenditure they have had to pay for. He states that will have to be straightened out before the church can be back as well.

Ginny Munroe was here to discuss One Marshall County. She wished to let our Human Resources Manager know when she was Town Manager in Culver, Indiana she had wrote an Employee Retention Plan based on the input of their department heads and she will send that to her as it may spark some ideas as they were very creative among the department heads. She adds some of the ideas were not even costly ones. She states she is here representing Marshall County Crossroads Team and she is also representing Marshall County Economic Development Corporation (MCEDC). She states a few of her colleges happen to be in the room tonight and the Mayor and City Attorney have sat on that team as the Plymouth representatives. She states the reason she is here is back in February a group of them have started talking about the future of Marshall County Crossroads. She states last Fall they did a strategic planning session with their team for what comes

next for the Crossroad's team. She states they did the Stellar Communities grant application and they received that and they are in the last year in a half of implementing those projects. She states they are looking at the future and have applied for some READI grants through the Crossroad's team along with some other projects. She explains during Covid they did two different Covid grants where one of which brought small business aid to their small businesses that suffered during Covid and another grant brought the message boards to each of the communities and she believes their message board is on the Rees Theatre. She explains they have been a busy group of volunteers and they started thinking about having paid personnel and taking this to the next level. She states they were also thinking about collaborating as a regional planning team. She states before they won Stellar, they established themselves as a nonprofit permanent planning group where Surrisi had provided a whole lot of help with his attorney background. She states today they are looking at what comes next. She provides her first slide which provides a bit of history of their teams.



Munroe states the reason why they want you to be aware of these two teams is because they are looking at an initiative that would unify both of their organizations under one bigger umbrella with the potential of other organizations as well. She states coming out of their own strategic planning session and MCEDC coming out of theirs with a new president at MCEDC they started talking about what would come next. She believes it would be wise for them to continue regional planning as a lot of the grants that are done at the State and Federal level are now requiring a regional component. She states if you are not putting your projects in a regional plan that you lose significant points on grant applications. She states other benefits of collaborating was doing work during Covid, the benefit of sharing knowledge as they have all got to know one another as reps from across the county existing on this team. She explains they are able to share things like Employee Retention Plans and provides the example of when Ward Byers was the President of the Town Council in Bourbon that he would call her up in Culver and ask about façade programs and they would share information with another. She states this type of exchange of knowledge has been

occurring on that team for a while now and with that history in mind they also wanted to share some of the success stories they mentioned. She states MCEDC had success as a regional planning team with regional cities and that started those quarterly economic development for the future luncheons where they all started sharing knowledge together which eventually led them to Stellar Communities, Covid grants and now READI. She states READI is coming out with round two and that is expected to hit this Fall or next Spring and they want to be prepared for that. She states there is also many other opportunities which they will get at some point. She provides an example on the Return on Investment (ROI) from some of the projects around Marshall County.

Return on Investments:
The Stellar Communities Example

Stellar Project Name	Total Project Cost	Private Investment	Local Leverage	Other Sources (foundations, etc.)	Gap	% of Local Leverage
Argos Pond Park	\$ 775,000.00	\$	\$ 305,000.00	\$ 250,000.00	\$ 220,000.00	72%
Argos Downtown Square	\$ 1,100,000.00	\$	\$ 220,000.00	\$	\$ 880,000.00	20%
Argos Sidewalks	\$ 300,000.00	\$	\$ 60,000.00	\$	\$ 240,000.00	20%
Argos Pond Park-Fairgrounds Trail	\$ 350,000.00	\$	\$ 80,000.00	\$	\$ 270,000.00	23%
Bourbon Wastewater Improvements	\$ 800,000.00	\$	\$ 160,000.00	\$	\$ 640,000.00	20%
Bremen Downtown Streetscape	\$ 1,100,000.00	\$	\$ 320,000.00	\$	\$ 780,000.00	29%
Bremen Jackson St Gathering Space	\$ 1,300,000.00	\$	\$ 260,000.00	\$	\$ 1,040,000.00	20%
Bremen Community Pool	\$ 2,500,000.00	\$	\$ 500,000.00	\$	\$ 2,000,000.00	20%
Bremen Lions Landing	\$ 800,000.00	\$	\$ 160,000.00	\$	\$ 640,000.00	20%
Bremen Community Center	\$ 350,000.00	\$ 35,550.00	\$ 70,000.00	\$ 18,000.00	\$ 226,450.00	35%
Culver State St & Jefferson St Trail	\$ 600,000.00	\$	\$ 80,000.00	\$	\$ 320,000.00	20%
Culver Park Playground & Social Space	\$ 600,000.00	\$	\$ 120,000.00	\$	\$ 480,000.00	20%
Labar LHHC Housing	\$ 5,234,500.00	\$ 4,224,500.00	\$ 10,000.00	\$ 1,000,000.00	\$ 24,000.00	100%
Labar Water Utility Study	\$ 30,000.00	\$	\$ 6,000.00	\$	\$ 24,000.00	20%
Labar Splash Pad	\$ 125,000.00	\$	\$ 25,000.00	\$	\$ 100,000.00	20%
Plymouth Riverside Meadows LHHC Housing	\$ 9,990,000.00	\$ 8,740,000.00	\$	\$ 1,250,000.00	\$	100%
Plymouth Crossroads Park	\$ 800,000.00	\$	\$ 160,000.00	\$	\$ 640,000.00	20%
Plymouth Rees Theatre	\$ 3,400,000.00	\$ 1,775,000.00	\$ 575,000.00	\$ 300,000.00	\$ 750,000.00	78%
Plymouth River Park Square Phase 2	\$ 700,000.00	\$	\$ 140,000.00	\$	\$ 560,000.00	20%
Plymouth Greenways Trail Phase 3	\$ 300,000.00	\$	\$ 60,000.00	\$	\$ 240,000.00	20%
Plymouth Viaduct/Michigan St Improvements	\$ 600,000.00	\$	\$ 160,000.00	\$	\$ 440,000.00	27%
County Trail Phase 1	\$ 1,000,000.00	\$	\$ 200,000.00	\$	\$ 800,000.00	20%
County Owner Occupied Rehab	\$ 500,000.00	\$	\$ 50,000.00	\$	\$ 500,000.00	0%
Community Message Boards	\$ 400,000.00	\$	\$	\$	\$ 310,000.00	23%
Rural Health Wellness Bucks	\$ 70,000.00	\$	\$	\$	\$ 70,000.00	0%
County Public Transit Bus Stops	\$ 6,000.00	\$	\$	\$ 3,500.00	\$ 20,500.00	32%
Open Gym Service Project	\$ 50,000.00	\$	\$ 10,000.00	\$	\$ 40,000.00	30%
Media Production Art Project	\$ 50,000.00	\$	\$ 10,000.00	\$ 8,260.00	\$ 31,740.00	37%
Art Council	\$ 25,000.00	\$	\$ 5,000.00	\$ 5,000.00	\$ 15,000.00	40%
Artist Residency Program	\$ 12,500.00	\$	\$ 2,500.00	\$ 2,500.00	\$ 7,500.00	40%
Art Community Assessment	\$ 2,500.00	\$	\$ 500.00	\$ 500.00	\$ 1,500.00	40%
Art Installations on Regional Trail	\$ 25,000.00	\$	\$ 5,000.00	\$ 2,500.00	\$ 17,500.00	30%
Latino Fest Flagpoles and Flags	\$ 5,000.00	\$	\$ 1,000.00	\$	\$ 4,000.00	20%
Plymouth Heartland Artists Mural	\$ 40,000.00	\$	\$ 8,000.00	\$	\$ 32,000.00	20%
Swimming Lessons - Low/Mod Income	\$ 33,769,500.00	\$ 14,775,050.00	\$ 3,770,000.00	\$ 2,880,260.00	\$ 12,344,190.00	63%

Munroe states this shows how they leverage those dollars. She explains the far-right column shows the percentage that was put in for a particular project. She states she tried to pull out Plymouth projects that were part of their team's plan and mission which is provided below.

PLYMOUTH: RETURN ON INVESTMENT PICTURE

	LOCAL INVESTMENT	PRIVATE	GRANT	ROI
River Park Square Memorial Park (\$700,000)	\$140,000	\$0	\$560,000	20% of total cost leveraged to return 80%
Greenways Trail (\$300,000)	\$60,000	\$0	\$240,000	20% of total cost leveraged to return 80%
REES Theatre (\$3,950,000)	\$575,000	\$1,775,000 (donors) + \$300,000 (Foundation)	\$1,300,000	%14.5 of total cost leveraged to return 85.5%
Riverside Commons Housing Project	City Abatement	\$8,740,000	\$12,000,000 tax credits	

Munroe states for your local investment there were also grant dollars they brought to the table and in some cases private dollars coming to the table which is the idea of regional grants. She states the READI grant's idea is to bring private investment in through that grant process. She states what they have done and shown you here that for your \$575,000 investment into the REES Theatre that you got a \$1,300,000 OCRA grant and \$1,775,000 in private dollars that came to the table. She states for your Greenways Trail project, your match dollars brought in \$240,000. She explains what she is trying to convince you of is having a regional planning team and a collaborative group working across the county would bring you dollars you otherwise wouldn't see or what they call ROI. She states the next slide shows you what they are aiming to achieve with this unification.

ONE Marshall
County aims to
create...

Great Hometowns

Thriving Economies

Quality Places

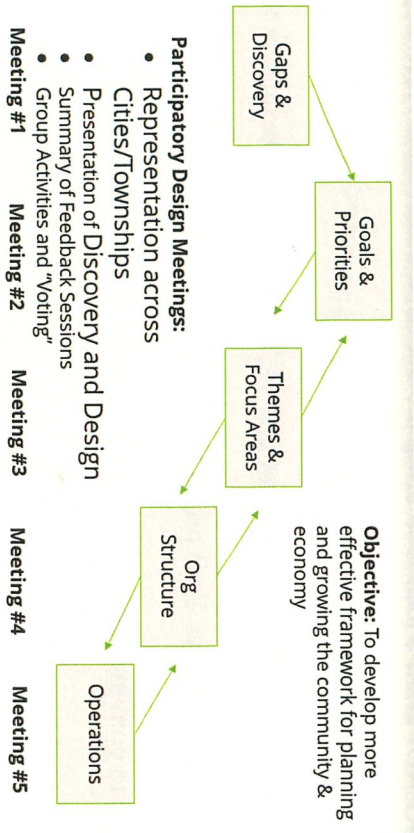
Quality of Life

Collaborative Leaders

More Efficient Organizations

Munroe states one of the things they did before they started talking as two separate groups or even beyond those groups is they hired enFocus with a grant from the Community Foundation. She explains they were hired to do a study of what unification of different organizations across the county might look like as they decided these are things, they are all trying to do. She explains they are wanting to create great hometowns which is the mission of Crossroads. She states they want thriving economies which is the mission of MCEDC and to do that you need quality places attracting people and quality of life. She explains what you really need is collaborative leadership and you have to have more efficient organizations. She explains they are volunteers like many of you have by sitting on other organizations aside from the City Council. She states because there is a lot of overlap in the county, they got to thinking that it would be nice to combine forces and pay someone to lead this initiative to get more efficient about it and try to leverage the dollars better than volunteers can. She states that is what they are aiming to do and part of the process they have gone through on the next slide is what they call the Collaborative Planning Process.

Collaborative Planning Process



Munroe states this shows you what they have been doing since February. She explains they have gotten together with stakeholders across the county with Jeff Houin, Robert Listenberger and Sean Surrisi joining them for some of those meetings. She states they formed what they are calling an advisory council along with enFocus to study how they might unify some of the organizations that are doing this type of work. She states they have been through several meetings and had representation across cities/townships, went through a discovery and design phase, feedback sessions and group activities. She states they reached the stage of wanting to develop some sort of frame work of a unified planning team. She explains on the next slide they have what they are calling ONE Marshall County.

Themes	Activities/Committees Combined across Organizations	Participating Organizations	SBERP/READI Pillars
Education and Workforce	Leadership Development/Education and Skills	L.L.N, L.M.C, School Corporations, MCEDC, MUAC	Education & Workforce, Diversity & Inclusion
Economic Growth	Business Attraction/Retention, Entrepreneurship, Small Businesses	MCEDC, Chambers of Commerce, County Government	Industry Growth Entrepreneurship
Quality of Life (Programs)	Health and Wellness, Community Development Programs	United Way, Community Foundation, Crossroads, Health Department, Hospitals	Talent Attraction & Retention
Quality of Place (Projects)	Arts and Culture, Downtown Development, Tourism	Crossroads, Visitor's Bureau, Chambers, Cities/Towns	Talent Attraction & Retention
Housing and Infrastructure	Housing (both), Transportation, Trails, Broadband Access	Cities, Towns, MCEDC, Visitor's Bureau, County Government	Talent Attraction & Retention

ONE Marshall County

ALL in with ONE Unified Vision

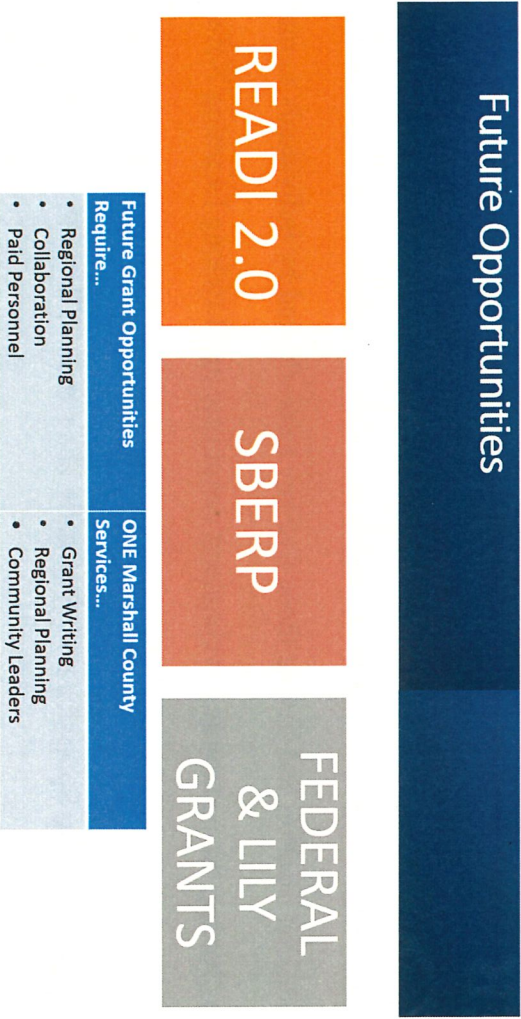
Munroe explains she added the subtitle, "ALL in with ONE Unified Vision," because when they did Crossroads, they went down State to present that Stellar plan that each of the communities including the Mayor stood up and said Plymouth is all in, Culver is all in, etc. with the unifying vision of quality of life. She explains they are still sticking with that theme of ONE Marshall County but they wish to bring more organizations under the fold and understand how to move forward. She states since February they have come up with these key areas they want to work within. She lists the themes above. She explains some of this work is already taking place on Committees formed from

Crossroads and some committees within the communities. She explains she has been trying to list some of those under that second column. She states in the third column they realize there are some organizations that have strengths in these areas. She lists some examples from the list above. She states they realize there are a lot of organizations that could potentially get involved in this work and fold in but these are the key areas Crossroads and MCEDC have been working in and where they want to continue doing their work. She states on the next slide you can see where they set up what they are considering a committee structure, a model for efficient collaboration.

Committee Structure: Model for Efficient Collaboration

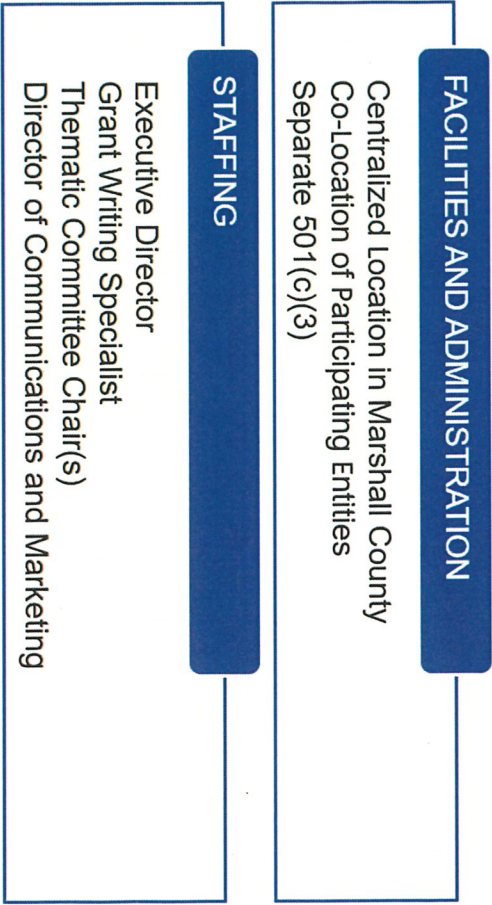
Description	Size	Members	Term	Deliverables*
County wide planning efforts to define the best projects to move the needle on	11-13 Total Members	<ul style="list-style-type: none">Members from Thematic AreasCity/County/Town RepresentativesAt-Large Members	3-Year Terms (staggered terms)	<ul style="list-style-type: none">READI 2.0 ProjectsSuccess Measures/Goals5-Year County PlansConnecting Regional Plans with Thematic Areas

Mumroe believes this is what they believe a new steering committee would look like. She states this would involve county wide planning efforts to find the best projects. She states if they were planning to tackle READI 2.0 or some other countywide initiative that requires a regional planning effort then this committee would want to tackle that. She states there would be members from each of those five key areas working on the steering committee. She explains the deliverables would be regional plans, countywide plans, READI projects, etc. She explains on the next slide she listed potential future opportunities and lists them.



Mumroe explains they recognize they need more representation on the South Bend/ Elkhart Regional Partnership as there is so much activity going on in their region that they are not even a part of currently. She explains to accomplish these activities you have to have a regional planning

team; collaboration and they believe you have to have paid personnel to really do this right. She states they are looking at putting together a team that has its own executive director and the ability to write their own grant writing services which is what they learned from Stellar. She asks who will take on big initiatives like Stellar and READI grants. She responds by stating Surrisi and her have both chatted about the number of grants they have worked on in their goals they have had and it is not easy to tackle these while doing your full-time job and being a volunteer on a regional planning team but they believe that is an important aspect they want to offer. She explains she has personally touched \$40 million in grants in the last ten years of her own career in government and she always thinks if she just charged a 1% fee then she would be retired at this point but that is how important grants are to our communities. She states on the next slide they are starting to talk about what this organizational structure might look like.



Initial Staffing Considerations

<i>New Roles (Paid Personnel):</i>		<i>Participating Entities (Existing Staff):</i>	
● Executive Director		● Economic Growth	
● Housing (Year 1)		● Education & Workforce	
● Placemaking (Year 2)		● Quality of Life	
● enFocus Fellow support (Year 1)			

Munroe states they have applied for another grant to have enFocus stay with them another year because they need to get bi-laws, structure and order. She states they are looking at having their own centralized location and having those five key areas chaired by individuals so maybe MCEDC would be chairing the economic development committee and Lifelong Learning Network would be chairing education and workforce. She states staffing wise they would like to hire an Executive Director, Grant Writing Specialist and eventually chair each of those thematic areas. She states these are the initial considerations which are obviously need funding so that is why she is here right when they are working on the budget.

Compton asks if they want to hire for each of those positions.

Munroe responds in agreeance and states in some cases if that position is being filled like the Economic Development Committee being filled as the chair, they are looking at a model that would bring in these other organizations so they can keep their established 501(c)(6) and in some cases it is 501(c)(3). She states there are times when you apply for grant dollars or you're establishing a mission for a specific reason or project that you have to have your own board or mission. She explains they do not want to take those and throw them out of the bath water. She explains MCEDC would still be the economic development driver in the county but they would all unify under one umbrella and maintain their individual statuses. She states education and workforce would lose opportunities if they did not keep their status as they apply for education and workforce grant dollars and they have to keep that status to do so. She explains this is eventually what they would like to do as for the first year they are looking at hiring the Executive Director, one of those thematic committee chairs and in this case, it would be housing, and a grant writing specialist. She states that is because they believe there will be a lot of housing projects going into READL. She explains the next slide looks at fundraising to get this launched in 2024.

Fundraising: Cities/Towns & Corporate Sponsors

First Steps towards Success			
★ Executive Director			
★ Housing Committee Chair			
★ Fellowship Supports			
★ Initial Operating and Administrative Costs			
★ Shared location			
Partner Requests			
★ City Town Pledges (\$150,000)			
★ Foundation Support for Fellowship (\$50,000)			
★ Investor Pledges (\$50,000)			
Budget Target: \$250,000			
City Support Fees	Population	ONE MC Contribution	
Plymouth Redevelopment		\$20,000	
Culver Redevelopment		\$10,000	
Bremen Redevelopment		\$15,000	
Culver	1,149	\$10,000	
LaPaz	471	-	
Bourbon	1,694	\$10,000	
Plymouth	10,394	\$50,000	
Argos	1,766	\$10,000	
Bremen	4,660	\$25,000	
County	25,997	-	
Total	46,121	\$150,000	

Munroe understands this sounds ambitious with only a few months left in the year but they have been working on this all year so they charted out each of the cities and towns and have got a plan to do fundraising. She states in addition to talking with cities, towns and the county at some point that they would also like to get corporate sponsorship. She states they do have some industry leaders telling them they would like to put some funding behind this sort of initiative because they have seen the results, they have been able to get. She lists the partner requests with a budget target of \$250,000. She explains they have ideas about some other sources of revenue in the future to see if Marshall County Tourism having a play with their quality of place committee. She explains that is because a lot of times tourism dollars are used in quality of place projects or for talent attraction so they would like to invite them into that conversation as well.

Compton asks why there is no dollar amount for the county.

Munroe responds by stating originally, they did not want to go to the county because they were so late in this process but they are definitely going to approach the county. She believes the ask there would be equivalent to the ask for what MCEDC does for them. She expresses that they do not want to cannibalize the dollars going to MCEDC from the county because they are still functioning as that organization with a very specific mission. She states the idea of this is not to dry up one well to put it into another because she believes that each of these organizations need to continue with their missions but under a unified group, they could tackle some of these larger scale projects and initiatives. She explains that is the fundraising part and the last thing she has is an organizational budget that enFocus helped them put together rather recently so it is still up for discussion among the core group of people working on this as well as the advisory council.

Organizational Budget

Forecast Period: September 2023 to August 2024	
Items	Amount
Platform Revenue	
City/Town Municipal Support Fees	\$150,000
Corporate Sponsorship/Investor Pledge	\$50,000
Foundations and Grants	
Community Foundation of Marshall County	\$25,000
Project Fees	
MCEDC	\$12,500
Crossroads	\$12,500
Total	\$250,000

Forecast Period: September 2023 to August 2024	
Items	Amount
Operational Expenditures	
Rent, Travel, Office Supplies, IT & Subscriptions	\$14,500
Administration, Legal, Insurance	\$10,000
Marketing and Communications	\$5,000
Personnel	
Executive Director	\$75,000
Communications Manager	\$0
Grant Writing Specialist	\$20,000
Housing and Infrastructure	\$56,250
Fellow Support	\$50,000
Benefits	
Healthcare, Retirement, Payroll Taxes	\$19,000
Total	\$249,750
Net Income	\$250

Munroe explains this is just an organizational budget that would get them launched into next year. She lists the budget from top to bottom. She explains there is much more granular detail on budget and they have not finalized what that will look like at the first of the year but they are looking at \$250,000 to launch so that is what their aim is to work towards that.

Compton asks if this is just the annual budget or the first year's annual budget.

Munroe responds by stating first year as it gets a little bit bigger in years two and three but so do the potential revenue sources. She states ideally, they would like to be fully staffed by year three.

Compton asks if she is going to cover the potentials for next year.

Munroe responds by stating not yet as they are not quite there. She states the hope is between now and the first of the year to iron out bi-laws and get the rest of their budget in order. She explains this is where they were at today and was aware they are a little early in this but with all the cities and towns meeting for budget time that they wanted to make this pitch.

Compton asks if this organization would seek out grants and ask cities and towns to jump on these grant opportunities and offer assistance or would it be the other way around where the cities and towns would have to approach this organization and be directed to grants.

Munroe responds by stating she sees this going both ways as they are aware there will be larger initiatives like READI where you have to have a regional planning team in place but there are also smaller communities that struggle with smaller grants.

Compton states there are a plethora of grants out there in the State and the Federal Government and he likes the idea to have someone focused on doing this as long as they can be fair between the cities and towns.

Munroe explains it came up during the advisory council meetings how that resource would be a huge benefit to Marshall County because right now it is up to each of these individual entities and individual governments with some being good at it and others not so good.

Compton states if the amount on grants is good then this would all be well worth it.

Munroe responds by stating they saw that with Stellar on how each community received a bunch of grant dollars. She adds that Stellar is a vigorous grant process. She states that they see big ones but she takes calls every day for community crossing grants as the number of people who have not done those before they could definitely be of assistance with.

Houin believes it is important conceptually that writing the grants and applying for grants is just one piece of the benefit that this type of organization could provide. He states in the way they work with MCEDC that it starts with the planning stage. He states by having someone that can work with the cities, towns and county to identify the needs and help plan for how to address the needs and put a plan together to help identify what the funding opportunities are, what other grants are available and then assist with that application throughout the project. He states basically this will be what Crossroads has already done but much more effectively with paid staff and full-time members.

Munroe agrees and states they would be much more effective and could take this to the next level with paid staff.

Listenberger understands there is some burnout going on so obviously a paid person would wake up every day if it is their job. He explains the same group of you have been doing this for so long that you would have to be getting burned out on this.

Munroe understands and states you see what is happening with Lifelong Learning Network having Allie Shook in that role as director is very productive to have someone that is paid to do the work and they would greatly appreciate that.

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Mayor Senter states on a side note Munroe is now a member of VS Engineering group and they appreciate that. He states they are having a ribbon cutting for the LaPorte Street Footbridge on September 9, 2023 at 11 am. He explains VS Engineering designed that and LaPorte Construction did the construction for that.

Listenberger asks if today she is asking for the \$50,000.

Munroe responds in agreement while you are doing your budgets if you could fit them in, they would greatly appreciate it. She states they would love to do multiple years if you are interested in doing two-three years. She states they would love to hire someone and say you do not have to go dig up your salary as she would rather, they launch the organization but if they have to hire someone to do that then so be it.

Ecker states her breakdown showed two categories out of Plymouth and the dollar amount associated. He states it is not important as to how much money for them but as long as the money is there.

Houin adds they do not have to take any action tonight as this is just consideration to work into the budget.

Munroe agrees and states if there are any other questions to message her.

City Attorney Surrisi introduces a Memorandum of Understanding Between North Central Career & Technical Education Cooperative and the City of Plymouth. He explains Building Commissioner Manuwal came to him this last week with the concept of this type of agreement to engage with the Plymouth Building Trades on streamlining the process for them to be able to do rehabilitation work on existing homes within the city.

Manuwal states he sees a need in our city to fix up older homes and he started his construction career doing remodels on turn of the century homes. He believes that is extremely beneficial for young kids on how to work on a house that is not necessarily square and started on something where everything is nice and neat. He states he kicked the idea around to some people and the next thing he knew Allie Shook came to his office and she liked the idea. He states they met at a home Friday night for an elderly couple that needs a handicap ramp. He states it fits in really good and it is a fast little thing where kids can get in there and then go back to doing other projects.

Surrisi states Manuwal proposed an amendment to this were he just made and they will talk through is he had it where the city agrees to waive all building permits and fees for the work and then it goes on later to explain Manuwal would still be involved with inspections and things of that nature but he would rather for clarity purposes to take out that requirements section. He states there

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will still be a paper trail of this where regular applications will still be there along with the regular approvals but just the property owner who is partnering with the CTE program would not have to pay any building permit fees. He explains this would only be applicable for this school year and then at that time they would reevaluate it to see how it is going and if the council wants to reauthorize it for next year.

Compton asks how it is decided who can make use of this.

Manuwal responds by stating it would be for home owners and not for landlord use. He lists for instance the handicap ramp. He explains the homeowner contacted him because they were unsure what the requirements were and he went over and discussed with them. He states the elderly couple was in their 80's and they were looking at buying a handicap ramp off of Amazon but he suggested they have a ramp with handrails on it and that was when he pitched the idea to Shook and she thought it would be great.

Compton asks if it will be advertised.

Manuwal responds by stating not necessarily advertised but it will be on a referral basis for when he sees something that needs work. He states if he sees something that he will kick it over to Shook and they will look at it and discuss with their kids to see if the job is feasible.

Surrisi agrees that it will definitely be on a referral basis working with Manuwal and if they were to advertise it then it would be fine but the need would be so great that they would have a huge backlog of projects.

Manuwal adds they do not have that many high school kids.

Ecker asks in regards to the labor.

Manuwal responds by stating the school handles all of that.

Ecker asks about the material cost.

Manuwal responds by stating that is also through the school. He states if he sees something where your roof is tarped up and I send you a letter saying it is unsafe for housing and you come into my office and say you do not have the money for this that it allows for an avenue for him to reach out to see if it is something they can do. He explains it would be an avenue that is probably cheaper than a professional contractor.

Surrisi states it is very situational so he does not believe they can speak today to exactly every case.

Compton asks for clarification that the school would have to approve this as well. Manuwal agrees.

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Surrisi states we can't say for sure today if the school is going to pay for the materials or the homeowner as it may vary.

Houin states he will abstain from his vote on this as he represents the school corporation and the CTE Cooperative. He states the way the Building Trades Program typically works is they work as the contractor. He states when they build a home brand new, they are hiring the Building Trades Program for that construction and in this scenario, it will be a similar setup. He states instead of going out and hiring a remodeling contractor or construction contractor to do the project that they are hiring the Building Trades Program as their contractor.

Ecker states this is definitely something that has been championed for a long time especially since we have been losing that skill set over the years and this would be a great way to help bring it back to where it once was.

Houin quotes what Manuwal said on how the CTE program that this is a fantastic opportunity to broaden the experience that the students are getting and they are receiving real world application.

Longanecker states as a former Building Trades member that this is where he got his start and how he is in his career now so he will be in full support of this.

Council Members Compton and Longanecker moved and seconded to approve the Memorandum of Understanding Between North Central Career & Technical Education Cooperative and the City of Plymouth as presented. The motion carried with Houin abstaining.

Surrisi states for Stellar Communities they have nothing to add today. He states through the work of the Comprehensive Plan Steering Committee they have talked about going forward and adding the Comprehensive Plan Update to the Council Agenda each month whether there is something to talk about or not. He states this will be not only for when they are still in the process of adopting the new plan but after it is adopted to keep the plan in mind so they can think about the implementation of the plan and have regular updates of what is going on there. He states on that note they have a couple more opportunities for community input on the plan so far along with some of the priorities that have been identified. He states on September 7th from 11:00 am – 1:00 pm that city hall will be open for office hours for people to drop in and fill out the survey that is available online already but in a paper form. He explains people can go to the Comprehensive Plan website which is plymouthforward.com where you can find a link to the survey there or on the city's Facebook page. He explains there will also be people available at a booth at the Latino Festival on September 16th to engage with people on the Comprehensive Plan.

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Clerk-Treasurer Gorski states she has passed out your budget books and a public hearing will be on September 11th as it is already advertised on Gateway.


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

communications:

- Minutes of the Board of Public Works and Safety meeting of August 14, 2023
- August 28, 2023 Check Register
- July 2023 Clerk-Treasurer Financial Reports
- Notice of Fire Department Personnel Matter
- August 22, 2023 Technical Review Committee Minutes
- July 18, 2023 Redevelopment Commission Minutes
- July 19, 2023 Urban Flower & Forest Committee Minutes
- August 16, 2023 Urban Flower & Forest Committee Minutes

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 7:23 p.m.


Lynn M. Gorski
Clerk-Treasurer

APPROVED


Mark Senter, Mayor