

REGULAR SESSION, COMMON COUNCIL, March 24, 2025

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on March 24, 2025. 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 6:51 p.m.

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

Mayor Listenberger presided over Council members Duane Culp, Don Ecker Jr., Randy Longanecker, Dave Morrow, and Linda Starr, who were physically present. Council Members Kayla Krathwohl and Shiloh Carothers Milner were absent. Clerk-Treasurer Lynn Gorski was also present. The public was able to see and hear the meeting through Microsoft Teams.

Council members Starr and Longanecker moved and seconded to approve the minutes of the regular session of the Common Council on March 10, 2025 as presented. The motion carried.

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, 2nd Floor, 124 N Michigan Street (Garro Street entrance), Plymouth, Indiana immediately following the Board of Works meeting at 6:30 p.m., Monday, March 24, 2025, will consider the following additional appropriation in excess of the budget for the current year.			Fund Name:	City Bldg Proj. O&M
Fund Name:			Major Budget Classification:	Other Services & Charges
Major Budget Classification:			Amount:	\$ 1,000.00
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, 574-936-2948.	
Fund Name:			Lynn Gorski, Clerk-Treasurer	
Major Budget Classification:			March 13, 2025 -P	
Amount:			March 13, 2025 P19263032	

Council members Culp and Longanecker moved and seconded to open the public hearing for the Additional Appropriations Resolution. The motion carried.

Gorski stated the first appropriation was for the General Fund for the Promotion of the City for \$50,000 to support Dustin's Place. She stated the next ones were to pay the bonds for the renovation of the city building from the Redevelopment Authority (RDA) in the amount of \$309,175, along with the Trustee Fees to be paid by the RDA in the amount of \$1,000 as these were not appropriated in the 2025 budget.

Ecker asked why these were not in the budget for the RDA.

Gorski replied that after the budget was processed, it was determined during an audit that they needed to start budgeting for the RDA as well.

Council members Culp and Starr moved and seconded to close the public hearing for the Additional Appropriations Resolution. The motion carried.

NOTICE OF PUBLIC HEARING Notice is hereby given to the citizens of Plymouth, Marshall County, Indiana, that a public hearing will be conducted by the Common Council of the City of Plymouth on a request for tax abatement on personal property by All Points Tool & Manufacturing Corp., located at 2743 Pioneer Drive, Plymouth, IN. A statement of benefits is on file in the Clerk-Treasurer's office, 124 N. Michigan St., Plymouth, IN. The real estate has been designated within an Economic Revitalization Area pursuant to IC §-1-1-12.1-1 on March 10, 2025. A description of the affected area is available and can be inspected in the County Assessor's Office.		Said hearing will be held on Monday, March 24, 2025, in the Council Chambers of the City Building, 124 N. Michigan St., (Garro Street entrance), Plymouth, IN at the Common Council meeting at 6:30 p.m. Persons appearing at such public hearing shall have the right to be heard on the proposed project. Disabled persons needing special accommodations, please contact the ADA Coordinator at 574-936-2948. Dated this 13th day of March, 2025. Lynn M. Gorski Clerk-Treasurer City of Plymouth, Indiana March 13, 2025 P19263032 bapard
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Council members Ecker and Starr moved and seconded to open the public hearing for the All Points Tool & Manufacturing Tax Abatement. The motion carried.

Greg Hildebrand of Marshall County Economic Development Corporation (MCEDC) and Krisha Senetar of All Points Tool & Manufacturing were there to speak on behalf of this tax abatement.

Hildebrand stated this would be a seven-year phase in personal property tax abatement with an estimated \$400,900 cost. He stated this would be for automated machinery that would be utilized in production, and it would add one new employee at \$70,000/year. He stated this was a transition time for them from being a per job machinist to a production role. He stated this would be the first step in a larger expansion.

Ecker asked if the intent was to provide a higher output. Hildebrand agreed. Ecker asked if it would be only one individual that would be added or if they expected more.

Senetar replied that it would only be one individual as it was so automated. She stated they could go 24 hours lights out manufacturing and there wouldn't even need to be a person at these machines.

Hildebrand stated that automation had proved to not replace headcount as it improved the need for jobs elsewhere due to proficiency.

Senetar stated her concern currently was finding someone with the programming skills to make it run 24/7. She stated they had to start doing more to keep what they had as well as insurance alone increased 17.3%. She stated as a small shop they had to do more to give her employees more.

Council members Longanecker and Starr moved and seconded to close the public hearing for the All Points Tool & Manufacturing Tax Abatement. The motion carried.

Culp stated he had the opportunity to speak with Fire Chief Steve Holm and Assistant Chief Chuy Garcia and after seeing what he saw at that fire station, that he wanted to put a committee together to conduct a study and to pay for it out of the Rainy Day Fund or wherever they could find it. He thanked the Fire Department for letting him see it as it opened his eyes. He stated he would like to put this in front of their mind and get it started as of that night.

Longanecker stated he visited the fire station during the last rainstorm, and it can't wait.

Culp stated one of his conditions as well as that he did not want to leave the Police Station out of the discussion either as it was a complete disaster.

Mayor Listenberger stated the committee that was mentioned was a group they put together late last year and there was over a dozen former and current police/fire employees on that committee. He stated that Veridus Group was there to speak to the council about two months ago

and they expected the amount to only be \$40,000 but they were misled as it could be a possibility of another \$40,000 so at that time, they wished to revisit it for 2026. He stated he appreciated them all for going there and this would be for fire and police. He explained that it didn't have to be Veridus Group, but they would get the committee back together to present another proposal. He stated they would determine how many bunks, whether there needed to be a satellite fire station or just a main fire station or build both the police and fire stations together or separate. He stated they guide them through those questions and hopefully they are building for the next 50-75 years instead of shooting from the hip with this decision.

Culp stated when you go throughout that building that there are about 40-50 spots where the roof at one point or another was leaking. He stated there was mold in the basement and he appreciated the Fire Chief for bringing that to their attention.

Holm stated he appreciated everyone for taking their personal time to visit and sit down with him to discuss his plans for the department.

Longanecker commented that the roof could not wait as they could not continue to work in this atmosphere.

Ecker stated that the moment something like this happens, that they need to be notified right away because the longer they let it linger, the cost and damage would amplify. He stated it was a painful lesson learned. He explained the only way to make informed decisions was to first be informed.

Mayor Listenberger stated it was probably a \$60,000-\$80,000 initial study from earlier discussions.

Longanecker listed the following:

- No progress at the indoor storage facility on Kingston Road still.
- Asked for an update on whether there was a meeting scheduled between the City of Plymouth and Foundry regarding Harrison Street Trail. Scheduled meeting in April.
- Sewer District meeting update. Ecker stated a lot was clarified and they were meeting monthly.
- Lake Avenue Railroad. Ecker stated he had a follow-up with his contact at Patriot Rail and they would provide him with an update once they received notice from their engineering team.
- Brightspeed Fiber still sitting. Davidson to provide a contact for Longanecker.
- Thanked the Parks Department for the Disc Golf Course. Park to update maps.

Clerk-Treasurer Gorski presented CF-1's for tax abatements submitted as follows:

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- CF-1 PP IWC Real Estate 2020
- CF-1 PP IWC Real Estate 2019
- CF-1 RP IWC Real Estate 2019

Council members Ecker and Longanecker moved and seconded to approve all CF-1's as presented. The motion carried.

Clerk-Treasurer Gorski explained that the city had received four donations: The first in the amount of \$1,000.00 from Edward Mitchell to be used by the Plymouth Police Department. The second in the amount of \$3,800.000 from US Granules to be used for the Mayor's Summer of Music. The last two, in the amounts of \$1,000.00 each from Republic Services and Geenex Solar to be used for the Mayor's Summer of Music. She asked if they wished to accept the donations with the restricted terms, conditions, and purpose attached to each donation. She added that the donations would be receipted into the Monetary Gift Fund.

Council members Ecker and Starr moved and seconded to approve the donations as presented. The motion carried.

Clerk-Treasurer Gorski introduced an Application from Exemption from Licensing Requirements of Ordinance No. 1309 from the Benjamin JW Fisher Memorial Foundation.

Council members Culp and Ecker moved and seconded to approve the application for exemption from licensing requirements of Ordinance No. 1309 from the Benjamin JW Fisher Memorial Foundation as submitted. The motion carried.

APPLICATION FOR EXEMPTION FROM
LICENSING REQUIREMENTS OF
ORDINANCE NO. 1309

TO: All applicants for exemption from licensing requirements of Ordinance No. 1309.

The attached form should be completed and returned to the City of Plymouth Office, 124 H.
Pulgas Street, Plymouth, Indiana, 46563. If you have any questions concerning the application form,
you should call (574) 956-2124.

Please be aware that pursuant to Ordinance No. 1309, exemption will be granted where there is
a showing that no organization is of a non-profit nature, and that the funds raised or donated are for
educational, charitable or other like purposes.

You should also be aware that before an exemption can be granted, a hearing before the
Common Council of the City of Plymouth must be held. Since the Council meets only on the 2nd and 4th
Mondays each month, applications for exemptions should be filed timely enough as to allow such a
hearing.

A copy of the Ordinance is printed on the reverse side of the application form for your
convenience.

Name of Applicant: Benjamin JW Fisher Memorial Foundation
Address of Applicant: 113 W Adams St. Plymouth
Office held in organization requesting exemption: CEO/President
Name of Organization: Benjamin JW Fisher Memorial Foundation
Address of Organization: P.O. Box 93 Plymouth, IN 46563
Telephone Number of Organization: (574) 706-5602
What products will be sold? Awarness items are given
bags, ribbons, wristbands, key chains, etc.
At what location will products be sold? 4 Corners of Michig
& E.W. Jefferson Sts.
How will funds be raised? Vehicle's stopping for Red Light
Will have the opportunity to donate items
In what areas of the City will funds be solicited? Just at the
4 Corners.
How many days will products be sold or funds solicited? 3 days
From 11:00am Friday to 9:00am on Saturday
What dates will products be sold or funds solicited? April 11th and 12th
With Rain dates being 18th and 19th
What will the proceeds from the sale of funds raised be used for? To further
work zone and road safety Awarness
utilizing 100% of funds for signs, giveaways items
Does this organization have an IRS tax-exempt certificate? If so, what is the number and under what
section of the IRS Code? Yes, 501
I hereby swear that the answers given above are true, complete and accurate, to the best of my
knowledge and belief.
Dated this 5th day of March, 2025
Benjamin JW Fisher
Signature of Applicant

APPROVED BY THE
CITY OF PLYMOUTH
DATE 3/24/25
BY Steve M. Howe

Clerk-Treasurer Gorski introduced Resolution No. 2025-1149, A Resolution for Additional Appropriations.

Council members Culp and Starr moved and seconded to approve Resolution No. 2025-1149, A Resolution for Additional Appropriations as presented. The motion passed by roll call vote.

Councilman in Favor: Culp, Ecker, Longanecker, Morrow and Starr

Councilman Opposed: N/A

Councilman Absent: Krathwohl and Milner

RESOLUTION NO. 2025-1149

RESOLUTION FOR ADDITIONAL APPROPRIATIONS

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
Fund Name: General - Mayor - Promotion of City		
Major Budget Classification: Other Services & Charges	50,000.00	50,000.00
TOTAL for Other Services & Charges	50,000.00	50,000.00
Fund Name: City Bldg Proj Sinking		
Major Budget Classification: Other Services & Charges	309,175.00	309,175.00
TOTAL for Other Services & Charges	309,175.00	309,175.00
Fund Name: City Bldg Proj O&R		
Major Budget Classification: Other Services & Charges	1,000.00	1,000.00
TOTAL for Other Services & Charges	1,000.00	1,000.00

Passed and adopted this 24th day of March, 2025.

NAY

AYE

Attest:


Lynn M. Gorski
Clerk-Treasurer

Clerk-Treasurer Gorski introduced Resolution No. 2025-1150, A Resolution Providing for the Transfer of Appropriations Within Department and Funds of the City of Plymouth, Indiana as Requested by the Department Head and Forwarded to the Common Council for their Action and Passage Pursuant to IC 6-1.1-18-6.

Gorski stated this was for transferring out of the Police Department equipment funds in the amount of \$16,625.00 to contractual services to pay for the Flock Safety cameras discussed at their last meeting. She stated there was an additional movement of funds from the clothing allowance line item to a new line item for uniform credit in the amount of \$31,200.00 and that was discussed at the last meeting for the clothing credit.

Council members Longanecker and Starr moved and seconded to Approve Resolution No. 2025-1150, A Resolution Providing for the Transfer of Appropriations Within Department and Funds of the City of Plymouth, Indiana as Requested by the Department Head and Forwarded to the

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Common Council for their Action and Passage Pursuant to IC 6-1.1-18-6 as presented. The motion passed by roll call vote.

Councilman in Favor: Culp, Ecker, Longanecker, Morrow and Starr

Councilman Opposed: N/A

Councilman Absent: Krathwohl and Milner

RESOLUTION 2025-1150

A RESOLUTION PROVIDING FOR THE TRANSFER OF APPROPRIATIONS WITHIN DEPARTMENT AND FUNDS OF THE CITY OF PLYMOUTH, INDIANA AS REQUESTED BY THE DEPARTMENT HEAD AND FORWARDED TO THE COMMON COUNCIL FOR THEIR ACTION AND PASSAGE PURSUANT TO IC 6-1.1-18-6

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

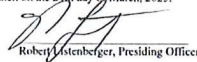
WHEREAS, certain extraordinary conditions have developed since the adoption of the existing annual budget for the year 2025 and it is now necessary to transfer appropriations into different categories than was appropriated in the annual budget for the Police department.

WHEREAS, it has been shown that certain existing appropriations have unobligated balances will be available for transferring as follows:

Department	From Account		To Account	Amount
Police	1101 009 045 0200 Equipment	16,625.00	1101 009 431 0500 Contractual Services	16,625.00
	1101 009 413 0700 Clothing Allowances	31,200.00	1101 009 429 0700 Uniform Credit	31,200.00
Total		\$47,825.00	Total	\$47,825.00

NOW THEREFORE, be it resolved by the Common Council of the City of Plymouth, Indiana, that for the expenses of various departments the appropriations are hereby transferred and set apart out of the funds named for the purposes specified in the 2025 annual budget, subject to the laws governing the same, and that such sums are herein transferred unless otherwise stipulated by law.

Passed and adopted by the Common Council on the 24th day of March, 2025.


Robert J. Stenberger, Presiding Officer

Attest:

Lynn M. Gorski
Clerk-Treasurer

Clerk-Treasurer Gorski introduced Resolution No. 2025-1151, A Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate Within the City of Plymouth to be Within an "Economic Revitalization Area" for Purposes of Personal Property Tax Abatement Pursuant to I.C. 6-1.1-12.1 et. seq. (All Points Tool & Manufacturing Corp.)

Council members Ecker and Longanecker moved and seconded to approve Resolution No. 2025-1151, A Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate Within the City of Plymouth to be Within an "Economic Revitalization Area" for Purposes of Personal Property Tax Abatement Pursuant to I.C. 6-1.1-12.1 et. seq. (All Points Tool & Manufacturing Corp) as presented. The motion passed by roll call vote.

Councilman in Favor: Culp, Ecker, Longanecker, Morrow and Starr

Councilman Opposed: N/A

Councilman Absent: Krathwohl and Milner

RESOLUTION NO. 2025-1151

RESOLUTION OF THE CITY OF PLYMOUTH
CONFIRMING THE ADOPTION OF A DECLARATORY RESOLUTION
DESIGNATING CERTAIN REAL ESTATE
WITHIN THE CITY OF PLYMOUTH TO BE WITHIN AN
"ECONOMIC REVITALIZATION AREA" FOR PURPOSES OF
PERSONAL PROPERTY TAX ABATEMENT
PURSUANT TO I.C. 6-1.1-12.1 et seq.,
(All Points Tool & Manufacturing Corp.)

WHEREAS, on March 10, 2025, the Common Council of the City of Plymouth, adopted Resolution No. 2025-1145R, entitled a "Resolution of the City of Plymouth Declaring Certain Real Estate to be within an 'Economic Revitalization Area' Pursuant to I.C. § 6-1.1-12.1 et seq.," and,

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

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

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

WHEREAS, at a public hearing held by the Common Council on the 24th day of March, 2025 at 6:30 p.m., in the Council Chambers, City Hall, 124 N. Michigan St. (Garro St. Entrance, Second Floor), Plymouth, Indiana, the Council heard all persons interested in the proceedings and received any written remonstrance and objections, and considered the same, if any, and all other evidence presented; and,

WHEREAS, the Common Council now desires to take final action and make the necessary findings in accordance with Section 3 and Section 4.5 of the Act

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

Section 1. After consideration of the evidence presented at the public hearing on the 24th day of March, 2025, the Common Council finds the qualifications for an economic revitalization area have been met, and waives any noncompliance for failing to designate the area as an economic revitalization area before the initiation of the eligible improvements.

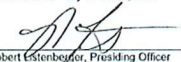
Section 2. Accordingly, the Common Council hereby confirms the Declaratory Resolution designating the area described as an economic revitalization area for the purposes of tax abatement. This designation is for personal property tax abatement and is limited to two (2) calendar years from March 10, 2025, the date of the adoption of the Declaratory Resolution.

Section 3. Based upon the totality of benefits of this project, as evidenced in the currently submitted Statement of Benefits, and pursuant to Section 17 of the Act, the Common Council hereby determines the property owner is qualified for and is granted personal property tax abatement for a period of seven (7) years, according to the following schedule:

YEAR OF DEDUCTION	PERCENTAGE
1 st	100%
2 nd	85%
3 rd	71%
4 th	57%
5 th	43%
6 th	29%
7 th	14%

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

PASSED AND ADOPTED by the Common Council this 24th day of March, 2025.


Robert Estenberger, Presiding Officer

ATTEST:


Lynn M. Gorski, Clerk-Treasurer

Sean Surrisi of We Love Swimming, Inc. explained that he had sent a memo to the council outlining the status of where they were at with the request of seeking immediate financial assistance in terms of support for operations of the facility. He stated the request would be to advance payment of the June lease to sustain operations and a similar request would be put into the Plymouth School Corporation at their next meeting.

Hildebrand stated that he wished to clarify a portion of the memo regarding the portion that referenced, "an entity affiliated with MCEDC was formed to be an owner." He stated that it was a subsidiary of MCEDC and not MCEDC and throughout the memo, he was sure it was because it was shorthand, but it said MCEDC made various payments. He clarified that MCEDC did not pay anything for the Aquatics Center, and he did not want his investors, county, and communities to think that any of their money went towards the Aquatics Center. He stated all the money given to the Aquatics Center from MCEDC, according to this memo, all comes in through their lease agreements and that subsidiary was just a passthrough. He stated that \$106,000 paid semi-annually comes in through those lease payments and that subsidiaries make those transfers through wires. He reiterated that he did not want anyone to misunderstand or any of contributors to believe that any of their money was spent on the Aquatics Center.

Surrisi agreed with the clarification. He stated it was for purposes of ease of reference as Marshall County Life Center Inc. was the subsidiary. He then went on to provide a background of the Aquatics Center as referenced below.

- The idea for the Aquatics Center was conceived back in 2012 when Plymouth Community School Corporation closed their pool at Plymouth High School.

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- Project kicked off with Regional Cities Grant Program from State with the plan to have the project as an add-on to the Lifeplex Facility. Regional Cities grant funding was awarded in the amount of \$2 million.
- Opportunity for additional funding through New Markets Tax Credits (NMTC). Project scope was changed at that time to bring in the Marshall County Community Foundation and a little over \$1 million was brought in geared toward the construction of the Aquatics Center. Clarified that those were rough figures.
- The project's NMTC funding structure which was required to remain in place for 7 years would unwind in July of 2025. Opportunity to restructure the ownership of the facility and its operating plan.
- Ancilla's then President Dr. Ken Zirkle signed a Memorandum of Understand (MOU) to commit to a 25-year lease of the facility in the amount of \$60,000 annually for them to have a swim program in 2015. In 2018, when closing on the NMTC, Ancilla's Board of Directors advised that Dr. Zirkle (who was no longer with the college) had never informed them of this commitment. After negotiations between Surrisi, then-MCEDC President & CEO Jerry Chavez, and Ancilla leadership, it was agreed to stay on the project no later than 8-years into the lease once the NMTC funding structure unwinds. Ancilla's financial commitment is expected to retire.
- Project originally intended to be owned and operated by Rick Miller. On the eve of the grand opening of the project, Rick Miller's company advised they would breach the contract and chose not to operate the facility. They had agreed to operate the facility for 10 years and they never operated the facility for a single day.
- MCEDC's Board of Directors pulled out in April of 2020 during the Pandemic as it differed from their core mission.
- Surrisi then assumed ownership as the sole member of the MCEDC limited liability company and assumed operations of the facility with the assistance of Leanne Senter as volunteers. That continued until April of 2021 when a new nonprofit operating company, We Love Simming, Inc. (WLS), was formed. The WLS Board of Directors is populated by folks who are active in the local swim community/broader community, including Brad Serf, Francis Ellert, Angie Drury, Leanne Senter, and Sean Surrisi. Leanne Senter is the WLS President and Sean Surrisi is the WLS Secretary.
- The construction of the facility was funded with grant funds from the Regional Cities program, NMTC funding, proceeds from a TIF bond issued by the Plymouth

Redevelopment Commission, and through a loan with United Federal Credit Union obtained by an MCEDC subsidiary.

- In 2021 the project was experiencing financial difficulties, so they refinanced the TIF bonds and asked for assistance from the Common Council. More favorable interest rates were achieved so a portion of the City's, School's, and Ancilla's semi-annual lease payments were no longer needed on the construction loan with United Federal Credit Union and the TIF bond payments covered MCEDC's Subsidiary (Marshall County Life Center) debt service obligation. The lease payments still had to run through the NMTC structure semiannually. However, after doing so, a large portion of the lease payments were available to support facility operations. That money had been the lifeblood of the facility for the past 3 years.
- Marshall County Life Center's loan with United Federal Credit Union has a variable rate. The next adjustment poses a situation where the TIF bond payments made by the Redevelopment Commission may no longer be adequate to cover Marshall County Life Center's entire debt service obligation. In restructuring of the deal following the NMTC unwinding, while the existing lease agreements of the City and the School might be able to go away, they may need to be replaced with some new agreement to be a backstop for any shortfall Marshall County Life Center may have to meet that debt service obligation.

Starr asked if any other schools were using the Aquatics Center.

Surrisi replied that the primary user was Plymouth Community School Corporation. He stated that Culver Community School Corporation developed a small swim program with a lane rental agreement, but the head coach recently passed away. He added that the Plymouth Sharks also used the pool.

Culp asked if there were any future ideas on how to get other schools involved to offset some costs.

Surrisi replied that those were some of the big picture items, but it would take city leadership and the school to get together to sort that out. He believed those items were smaller when it came to the larger financial picture as it would also be an investment as a community asset. He added that the lease could be redone and made less than Summer, but they had until 2035 on the TIF bond obligations in the amount of roughly \$450,000 annually. He believed it would be prudent to work with the school to keep this operational rather than spending \$450,000 annually on a shuttered facility. He added that they had carried the baton long enough and needed to hand it over to those with financial interest in the project.

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Starr asked Surrisi if he would still be part of the decision-making process.

Surrisi replied that he would like to get through this hardship now and be out of it as there was a lot on his plate. He stated he would always be available to share historical knowledge that was just in his head as the situation had been a mess.

Mrs. Leanne Senter stated that she planned on approaching Oregon-Davis School Corporation and abandoning the project now made her sick to her stomach. She understood that it was a large financial burden for everyone involved but she personally went through a lot to get to this point with a man who she would not name. She stated that Oregon-Davis still had a team, but they did not maintain their pool for their students. She stated it would take burden off Oregon-Davis to not have to maintain their pool, and with the time difference, they could practice before they started as they could not practice in the same pool at the same time. She stated the Aquatics Center made money in the summer months thanks to the lessons and groups that come in. She listed Plymouth Sharks, Growing Kids, Monkey Business, Wesleyan Church, Milinko's Scuba, Autism Camp, pool parties, and community days. She stated she also planned on approaching Jeremy Herring who was the Athletic Director at Ancilla as it was a botched attempt to begin with, so she wanted to try again. She stated they needed the publicity as everyone came to watch swimming meets. She explained that families come to events so they could charge a gate fee and there was more that could be done.

Morrow stated that he appreciated what all the volunteers had done but from his perspective, the city had shouldered the financial responsibility, and they had from day one. He believed this should have been the responsibility of the school but that did not mean the city should not be paying more money. He did not believe they as a city should be pumping more money into it for the benefit of the school corporation as they had all the time slots so it could not even be available to the public throughout that timeframe. He did not believe that the city should pump any more money until there was some real commitment from the school corporation. He asked if the We Love Swimming meets and sets long term plans or if the board was active.

Surrisi replied that their board was not active, and it was because Surrisi and Mrs. Senter had not engaged with their board. He stated they had probably only had three board meetings throughout the course of the board. He stated there was occasionally some emails.

Culp asked for clarification that the ask was for the June payments early to substantiate and continue to go so they would not be paying any more money than what was already planned to be paid.

Surrisi replied that the concept was to make the lease payments early to sustain operations and then to ask the school the same thing. He stated in July they could all be reworked and the leases could be drastically reduced somehow.

Steve Gorski (805 Baker Street, Plymouth, IN 46563)

Mr. Gorski stated he had just heard a long story about a struggling business and if they continue to put tax dollars into something like this then by definition it turned boondoggle. Boondoggle is defined as an expensive or wasteful project paid for by taxpayer money paid for by the public. He stated this should have been self-supporting from the beginning and if they continue to throw money at something that would eventually fail, then he did not see the point as the more money that was put in, the more they would ask. He asked if they would fail if the money was not fronted ahead of schedule.

Surrisi replied that it absolutely would and in response he would not disagree that it was an expensive proposition. He stated they had the vision that Rick Miller was going to run the operations but that would have only been for a 10-year obligation with the ownership model having the ability to change at the 7-year mark. He stated that everyone knew from the start that this was not going to make money. He stated he could not disagree with Mr. Gorski's position as it was up to the Council to decide if this was something they wanted to continue to fund. He stated the bond obligations could not be defaulted on as they had to pay \$4.5 million over the next ten years whether it sits there or if the building was sold for pennies on the dollar to someone to cut their losses. He stated he would ask that even if the decision was to cut support for funding operations that they consider fronting this lease payment to allow them to pay out and give their employees/customers a couple weeks' notice of closure. He stated this would also allow them to pay their bills even if they were taking a dim view of this to advance the first lease payment and pick a date to shut down. He stated it was not the position he was asking for but that would be the responsible way to wrap it up and pause it until they had a deal with the school.

Mr. Gorski stated that he had heard a lot of uncertainty so he would encourage the council to not advance the money on this request.

Mark Senter asked if it would just sit then.

Mr. Gorski stated that they would be paying a \$450,000 bond annually if it sat or not. He stated it sounded cheaper to him if there wasn't an additional \$140,000 annually.

Mayor Listenberger stated he thought they were obligated to the lease for a while.

Surrisi explained that they were until the NMTC financing model unwound. Discussion continued regarding this topic for a while covering topics addressed previously above.

REGULAR SESSION, COMMON COUNCIL, March 24, 2025

Culp asked if there was enough money to cover expenses over the next 30-60 days.

Surrisi replied that they did not as they needed immediate financial assistance. He stated if they wanted to wrap the project up in two weeks, they would still have April expenses that would catch up and eat into the balance now.

Culp asked if the school and city had time to get together to work on something.

Mayor Listenberger replied that it would be late to accomplish something like that as they were at the end of this. He asked if they could just consider the June payment early and not the December payment yet.

Surrisi replied in agreement that they could do that and park the December payment until they figured something out.

Mayor Listenberger did not believe the city had an appetite for a leadership role on operating the facility.

Longanecker added that there would be more staff, and they could not maintain that property.

Surrisi stated that pools were expensive, and they would never make money so that was why they would need financial assistance from the big players who already held financial commitments to be involved to some respect if it would continue to have any life.

Mr. Senter stated he prayed that each person would go out there and visit. He asked who had been all there. He asked the Clerk-Treasurer if she had been there.

Gorski replied that she had not, but her husband had been there.

Mr. Senter said this project was near and dear to his heart as his daughter graduated in 2013 and the school closed their pool the year before. He stated that she did not get to swim her senior year, and he wished they would take their time and take a look at that facility out there. He stated there was a lot more that could be done out there. He stated he was disappointed to hear there had not been any local meets or swim invitationals as that was a sales job. He stated when they have swim invitationals that there was often 500 people there.

Longanecker stated he asked back in 2021 when this was brought up before on how this would be promoted, and he had not personally seen any additional meets. He stated he had been told many times that they had not seen anything promoted.

Kari Vancza stated there was a very active Facebook page and website.

Culp stated he wished they had time to investigate this before committing funds as pools were expensive and he did not like going into this with uncertainty.

Morrow believed it was best to advance payment early to provide them with operating money early and see where the school was on this. He stated he did not see why the city should have to fund

any more than what they were already. He clarified that the understanding should also be that the city would not manage the property. He stated if it was not likely that someone could manage and promote it forward with guidance then it may have to be shuttered. He stated it was worth a shot to commit the June payment now and he was not sure it was the city's responsibility to strong arm the school as it should come from the parents of the swimmers and those involved with the program.

Longanecker stated it wasn't right that they were in a predicament where that night was a last day decision as they should have had more notice.

Surrisi stated that he had been trying for years to get this board or others to say it was their problem if it shuttered but it had always been out of sight and out of mind as volunteers would take care of it. He stated he met with the Mayor and City Attorney early into their term last year and in fairness they were busy trying to get accustomed to running the city and things had crept up on them. He understood the frustration, but he urged them to make this advance. He stated he did not believe they had to strongarm the school but knowing they had to make the larger financial obligation with the bond payment that the city should be at the table having those discussions as they would be the ones most left holding the bag if it does get shuttered. He stated if they wished to shutter the property that he would like a deadline while they still had money afforded to them as the \$72,000+ would not go too far.

Culp stated he what he struggled with was that they were already to the point where they were not doing well financially so if they approve the money that night, what items would be accomplished to help keep it afloat.

Mayor Listenberger stated he was leaning with what Morrow was saying about putting a deadline to this in May or June 1st. He stated in the meantime they would have discussions with the school.

Surrisi replied that the next school board meeting would be April 1st and they could go there and ask as initially planned but if he was not getting the vibe from the council that they wanted to continue the Aquatics Center and if it was just a stopgap measure to get bills paid and shut it down then he did not know if it was necessary to go to the school and get their advance. He stated it would be a different idea if you wanted to keep it open into the Summer when they get into the unwinding of the NMTC in July.

Mayor Listenberger stated that he needed more information on what it meant to unwind and what their obligation was.

Longanecker stated it sounded like they would not know that amount until it was negotiated.

Surrisi stated that key pieces of information they needed to get from Shawn Peterson was when the loan with United Federal Credit Union variable rate changes. He believed it was sometime in the next two years. He stated if the bond payments covered all the debt service obligations at that time that they could pause lease payments if they were shut down or use the payments, they were already making to fund the operation. He stated it was assumed that interest rates would be higher than they were in 2021 so there would be some level of commitment to the MCEDC entity to cover the gap in their debt service.

Longanecker asked if it made sense to have the pool only be open during the months it was busy to save money in the meantime.

Mrs. Senter replied that they were going to try to save money by shutting off the big sign and the parking lot lights.

Operations Manager Vancza stated the pool was full every day and 35% of their total sales were during the Summertime and once Spring Break started, they are at full capacity until the end of the Summer. She stated they left space for their members but otherwise they were full. She stated there were eight schools closed for Spring Break, and they all show up there. She added that she had to sit in the stands all day because they did not have enough lifeguards. She listed the groups earlier and said they needed to set time slots because they knew they wouldn't be able to get in if they didn't. She stated that the last Saturdays and Sundays were completely booked with parties. She stated they were completely raising the prices in May. She stated they advertise as much as possible with a great website and Facebook page, but advertising was expensive, so a lot was word of mouth.

Mrs. Senter added that they were also the hub for all Red Cross training for lifeguards, water safety instructors, etc. She stated the requirements for lifeguards had changed so they had to use the depth of the Aquatics Center to be properly trained. She stated they provide guards for a lot of northern Indiana.

Longanecker asked if it had been analyzed if there were revenues coming in that offset the costs of the lights being on and the lifeguards being there.

Surrisi replied that it was offsetting the surface level of cost having staff there, but it was not offsetting the overall cost as that was the nature of pools.

Longanecker stated he did not want to make too much more of a commitment without being aware of what the school planned to do, and they have more information on the NMTC.

Surrisi suggested committing the full June lease payment as he planned to be at their next meeting. He stated they were going to go to the school and see if they had a similar approval. He

stated if they have the \$72,000, they could cover their existing expenses the following month then they would not be stuck with trailing bills.

Council members Longanecker and Starr moved and seconded to advance the June lease payment with the understanding they would have an update at their next meeting. The motion passed by roll call vote.

Councilman in Favor: Culp, Longanecker, Morrow and Starr

Councilman Opposed: N/A

Councilman Absent: Ecker, Krathwohl, and Milner

Mayor Listenberger stated there was no update on ONE Marshall County.

Plan Director Ty Adley updated the board on the Comprehensive Plan Committees. He said for the zoning subcommittee; they were anticipating April/May for their next round of updates for the area around the downtown area. He stated one of the updates was the minimum lot size being a half-acre. He stated that it would be difficult to find a half-acre lot downtown. He said for the marketing subcommittee; they were looking to do the community clean up challenge that year from April 14th-15th.

Council members Starr and Morrow moved and seconded to accept the following communications:

- Minutes of the Board of Public Works and Safety meeting of March 10, 2025
- March 24, 2025 Check Register
- March 10, 2025 Technical Review Committee Minutes
- February 2025 Clerk-Treasurer Financial Reports
- February 18, 2025 Redevelopment Commission Minutes
- February 19, 2025 Urban Forest and Flower Committee Minutes

The motion carried.

There being no further business to come before the Council, Council members Longanecker and Starr moved and seconded to adjourn. Mayor Listenberger declared the meeting adjourned at 8:36 p.m.


Lynn M. Gorski
Clerk-Treasurer

APPROVED


Robert Listenberger, Mayor