REGULAR SESSION, COMMON COUNCIL, April 13, 2026

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on April 13, 2026. 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 7:06 p.m.

Councilwoman Starr offered a prayer, and Mayor Listenberger led the Pledge of Allegiance.

Mayor Robert Listenberger presided over Council members Duane Culp, Don Ecker Jr., Kayla Krathwohl, Randy Longanecker, Dave Morrow, and Linda Starr, who were physically present. Council member Shiloh Carothers Milner was absent. City Attorney Jeff Houin and Clerk-Treasurer Lynn Gorski were also present. The public was able to see and hear the meeting through Zoom and streamed live at https://www.youtube.com/@CityofPlymouth.

Council members Starr and Longanecker moved and seconded to approve the minutes of the regular session of the Common Council on March 23, 2026, as presented. The motion passed by roll call vote with all in favor.

Clerk-Treasurer Gorski stated that at the last meeting, it was asked how many golf cart registrations were sold. She stated that we have sold 49 permits, as of today. She stated there were several around town not permitted. She stated we sold 44, as of this time last year.

Longanecker said he had not seen anyone on the trails but had seen some on Michigan Street.

City Attorney Houin introduced Ordinance No. 2026-2258, An Ordinance Amending the Fee Schedule for the Department of Aviation for the City of Plymouth, on second reading.

Council members Longanecker and Culp moved and seconded to approve Ordinance No. 2026-2258, 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 with all in favor.

City Attorney Houin introduced Ordinance No. 2026-2258, An Ordinance Amending the Fee Schedule for the Department of Aviation for the City of Plymouth on third reading.

Council members Longanecker and Starr moved and seconded to approve Ordinance No. 2026-2258, 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 with all in favor.

ORDINANCE NO. 2026-2258

AN ORDINANCE AMENDING THE FEE SCHEDULE FOR THE DEPARTMENT OF AVIATION FOR THE CITY OF PLYMOUTH

Statement 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 February 10, 2026, the Plymouth Board of Aviation Commissioners voted to amend the Plymouth Municipal Airport's fee schedule by increasing the rental rate for Hanger C-4. The purpose and intent of this ordinance is to approve an amendment to the fee schedule for the Department of Aviation to increase the hanger rental rate as indicated below.

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 amendment to Section a of the fee schedule:

a. Rental for a space in Hangar A, Hangar C **(except Hangar C-4)**, or Hangar D... $115 per month for personal use and $115 per month for commercial use, each with an executed lease. Rent will be increased by the amount of $45.00 per month if the hangar being occupied houses an aircraft that does not have a valid Airworthy Certificate for more than 90 days. If rent is paid late, an additional late fee of $25 is due.

b. Rental for Hangar C-4 ... $225 per month and an executed lease.

~~b~~c. Rental for all of Hangar B.... $450 per month and an executed lease, including a provision that the tenant shall pay for all utilities.

~~c~~d. Rental for Hangar M..... $450 per month and an executed lease, including a provision that the tenant pays for heat for the Hangar.

~~d~~e. Rental for ramp tie down..... $30 per month and an executed lease.

~~e~~f. Transient aircraft ramp tie down..... $10 per overnight, subject to waiver provision embodied in Section 2.

~~f~~g. Transient single engine aircraft enclosed hangar..... $30 per overnight, subject to partial waiver provision embodied in Section 2.

~~g~~h. Transient multi-engine/ turbine engine aircraft enclosed hangar.... $50 per overnight, subject to partial waiver provision embodied in Section 2.

~~h~~i. Any aircraft utilizing electric engine pre-heat.... $15 per day.

~~i~~j. Any aircraft utilizing heated hangar space for de-icing or pre-heating aircraft..... $50 for each three (3) hours of heated hangar use.

~~j~~k. Rental for exclusive use of certain office space adjacent to Hangar M, including, the lower west suite of approximately 752.2 sq. ft., the lower middle room of approximately 716.0 sq. ft., the lower east suite of approximately 766.8 sq. ft., and non-exclusive use of the upper-level area overlooking Hangar M of approximately 592.7 sq. ft... $750 per month, inclusive of water/wastewater, gas, electric utilities, with an executed lease. If rent is paid late, an additional late fee of $50 is due.

~~k~~l. Temporary, two day, rental of airport facility to host Senior Expo event... $1,500, $500 of which serves as a security deposit, all or part of which may be refundable upon approval of the Airport Manager after assessing the facility at the conclusion of the event and clean-up.

~~l~~m. Rental for exclusive use of the single office area on the second floor adjacent to Hangar M... $40 per month, inclusive of water/wastewater, gas, and electric utilities, with an executed lease. If rent is paid late, an additional late fee of $50 is due.

~~m~~n. Rental for exclusive use of the office suite on the second floor adjacent to Hangar M... $130 per month, inclusive of water/wastewater, gas, and electric utilities, with an executed lease. If rent is paid late, an additional late fee of $50 is due.

~~n~~o. Visiting Flight School Temporary C65 Base (fees based on a +/- 6-week period)

$250 Ramp Fee/Tie Down (3 to 5 Aircraft)
$100 Classroom above Terminal Lobby
$500 Sherk Hangar without Electric

~~o~~p. The following fees are added for the M Hangar:
a. Monthly Rent for the entire hangar $500.00, with the rate effective for rent due in January of 2024;
b. Turbo Prop (i.e., TBM, Pilatus, King Air) $100.00 per day/night, with the rate effective immediately upon the adoption of this ordinance; and
c. All Jets (i.e., all CJ's, Leer, Beech Jet, Phenom 100) $200.00 per day/night, with the rate effective immediately upon the adoption of this ordinance.

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 on May 1, 2026 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 13th day of April, 2026.

Robert Listenberger, Presiding Officer

ATTEST:

Lynn M. Gorski, Clerk-Treasurer

Presented by me to the Mayor of the City of Plymouth, Indiana on the 13th day of April, 2026, at 7:30 o'clock P. m.

Lynn M. Gorski, Clerk-Treasurer

Approved and signed by me this 13th day of April, 2026.

Robert Listenberger, Mayor

City Attorney Houin presented CF-1's for tax abatements submitted as follows:

- CF-1 RP & PP AK Industries, Inc. Res #2019-876
- CF-1 RP & PP AK Industries, Inc. Res #2024-1125
- CF-1 RP & PP IWC Real Estate Res #2019-861
- CF-1 PP AK Industries, Inc. Res#2020-924
- CF-1 PP AK Industries, Inc. Res#2023-1047
- CF-1 PP Viking Paper Corp. Res #2024-1105

- CF-1 PP IWC Real Estate Res #2025-1183
- CF-1 RP IWC Real Estate Res #2020-921
- CF-1 RP Rivergate South Development Res #2017-777
- CF-1 RP ADDD Equities, LLC Res #2023-1044
- CF-1 RP Plymouth Industrial Development Corp. Res #2024-1125

Houin reminded everyone that the CF-1 was the annual report required whenever a tax abatement was granted.

Krathwohl stated that for Viking Paper Corporation, it had the pay year 25-26, when it was supposed to be pay year 26-27.

Houin stated that it could be considered a scrivener's error and if your motion is to approve all of them with that correction, then you could still do it in one motion.

Council members Culp and Longanecker moved and seconded to approve all CF-1's with the correction to Viking Paper's CF-1 as noted above. The motion carried.

Houin stated the "Discussion of the 26th Officer" was now moot because of the action by the Board of Public Works and Safety.

City Attorney Houin introduced Resolution No. 2026-1195, 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.

Houin stated this was a transfer of appropriations within the Cemetery Department so that they could expand the mapping software to the old section of Oak Hill Cemetery.

Council members Longanecker and Starr moved and seconded to approve Resolution No. 2026-1195, 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 as presented. The motion passed by roll call vote with all in favor.

RESOLUTION 2026-1195

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 2026 and it is now necessary to transfer appropriations into different categories than was appropriated in the annual budget for the Cemetery 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
Cemetery	2205.000.443.0500 Buildings & Structures	18,045.00	2205.000.431.0500 Contractual Services	18,045.00
	Total	18,045.00	Total	18,045.00

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 2026 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 13th day of April, 2026.

Robert Listenberger, Presiding Officer

Attest:
Lynn M. Gorski
Clerk-Treasurer

City Attorney Houin introduced Resolution No. 2026-1196, A Resolution of the Common Council of the City of Plymouth to Approve the Application of Beth Cashen and Cashen Creek LLC for a Commercial Revitalization Rebate Program Grant.

Mayor Listenberger stated he was impressed with the before-and-after pictures.

Cashen stated she didn't really know how to make an after picture, so she used AI.

Council members Longanecker and Morrow moved and seconded to approve Resolution No. 2026-1196, A Resolution of the Common Council of the City of Plymouth to Approve the Application of Beth Cashen for a Commercial Revitalization Rebate Program Grant as presented. The motion passed by roll call vote with all in favor.

RESOLUTION NO. 2026-1196

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF PLYMOUTH TO APPROVE THE APPLICATION OF BETH CASHEN AND CASHEN CREEK LLC 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 fifty percent (50%) of the actual project costs directly related to the eligible improvements, not to exceed Ten Thousand Dollars ($10,000.00); and

WHEREAS, Beth Cashen and Cashen Creek LLC has made application to the Plymouth Common Council for a Commercial Revitalization Rebate Program grant to assist in the renovation of commercial property at 627 S. Michigan Street to pave an asphalt parking lot. The Council met in a public meeting on April 13, 2026, and heard evidence on the application demonstrating eligible expenses for the renovation with a bid totaling $16,516.00. 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. Beth Cashen and Cashen Creek LLC's application for a Commercial Revitalization Rebate Program grant for 627 S. Michigan Street, 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 Fifty Percent (50%) of the actual cost incurred by the applicant for eligible expenses for the renovation completed on 627 S. Michigan Street, Plymouth, Indiana. In no event shall the rebate to the applicant exceed Ten Thousand Dollars ($8,258.00).

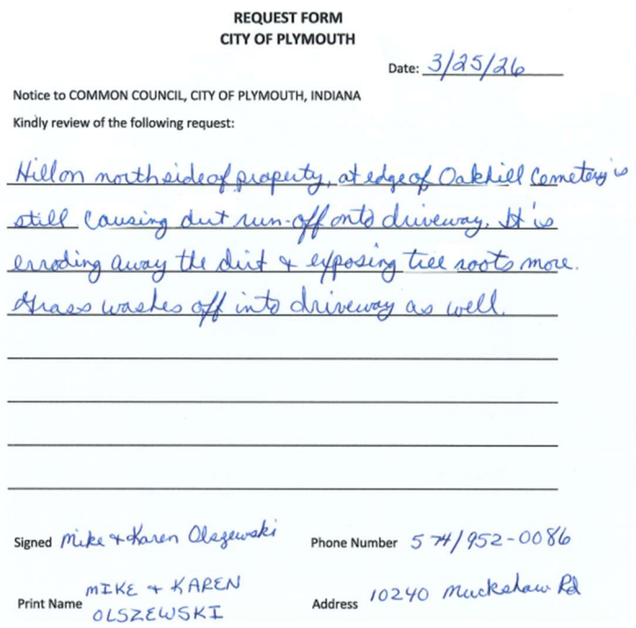
Section 3. The Clerk-Treasurer is further authorized to transfer money from the City Development Fund to the Community Improvement Fund in an amount necessary to cover the costs of the eligible expenses approved by this resolution.

PASSED AND ADOPTED this 13th day of April, 2026.

Robert Listenberger, Presiding Officer

ATTEST:
Lynn M. Gorski, Clerk-Treasurer

Clerk-Treasurer Gorski introduced a request from Mike and Karen Olszewski to discuss their driveway concerns at 10240 Muckshaw Road.



REQUEST FORM
CITY OF PLYMOUTH

Date: 3/25/26

Notice to COMMON COUNCIL, CITY OF PLYMOUTH, INDIANA

Kindly review of the following request:

Hill on north side of property, at edge of Oakhill Cemetery is still causing dirt run-off onto driveway. It is eroding away the dirt & exposing tree roots more. Grass washes off into driveway as well.

Signed Mike & Karen Olszewski Phone Number 574/952-0086

Print Name MIKE & KAREN OLSZEWSKI Address 10240 Muckshaw Rd

Mrs. Olszewski stated their property abutted the cemetery and appreciated them for allowing them to come and speak again. She stated they still had the same drainage issues of the cemetery water running off down the hill. She provided photos of the runoffs from recent events. She stated that they received a quote of $6,000 from Chain of Lakes Services to fix the driveway and put a swale down the side right next to it. She stated she wasn't sure it would do a lot of good to put the swale there, as it eroded. She provided a history of the driveway and attendance at prior meetings. She appreciated the swale the utility department put in the cemetery, so she no longer had a river in her yard every time it rained. She stated that it still piled up at the front of the driveway because they did not have a culvert.

Mayor Listenberger asked if they had talked to any of the department heads recently.

Mrs. Olszewski replied that her husband spoke to Mike Collins at the cemetery last Fall.

Mayor Listenberger asked for clarification that this work would be done on their property. Mr. Olszewski agreed. Mayor Listenberger asked what the request was. Mr. Olszewski asked for help with the cost of the work. Mayor Listenberger suggested they speak to City Engineer Dan Sellers, who had a background in drainage work.

There was discussion held regarding water runoff, property lines, and responsibility.

Houin stated their request did not ask for anything specific and that they just wanted to get it in front of you for your attention. He did not believe any action was required tonight and that it could come back either to the council or board of works as appropriate once we had a chance to work with Sellers and look at it.

There was no update on ONE Marshall County.

Plan Director Ty Adley provided an update on the Comprehensive Plan. He said we received the proposed draft from Ball State. He stated that several members from our steering committee provided comments and feedback, so they were making those final amendments. He stated it would eventually come before the Plan Commission and then ultimately in front of the Council.

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

- Minutes of the Board of Public Works and Safety meeting of March 23, 2026
- April 13, 2026 Check Register
- February 2026 Clerk-Treasurer Financial Reports
- Plymouth Sewer – 2025 Financial Management Report
- Plymouth Water – 2025 Financial Management Report
- March 3, 2026 Board of Zoning Appeals 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 7:33 p.m.

/s/ Lynn M. Gorski
Clerk-Treasurer

APPROVED

/s/ Robert Listenberger
Mayor

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