Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on April 27, 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 6:49 p.m.

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

Mayor Robert Listenberger presided over Council members Duane Culp, Don Ecker Jr., Kayla Krathwohl, Shiloh Carothers Milner, and Linda Starr, who were physically present. Council members Randy Longanecker and Dave Morrow attended virtually. 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 Culp moved and seconded to approve the minutes of the regular session of the Common Council on April 13, 2026, as presented. The motion passed by roll call vote with all in favor.

Council members Ecker and Krathwohl moved and seconded to open the public hearing for the Additional Appropriations Resolution. The motion passed by roll call vote with all in favor.

Clerk-Treasurer Gorski stated that this was advertised on our website and on Budget Notices for Indiana Local Government, as that was the new location where all additional appropriations are now advertised. She listed the additional appropriations as follows:

DLGF Fund		1101.010.423.0000	This is for Class A Uniforms for Career and Volunteer Firefighters		
0101	1101	Fund Name: General - Fire Department			10,755,206.23
		Major Budget Classification: Other Materials	26,384.00	26,384.00	
		TOTAL for Supplies	26,384.00	26,384.00	
DLGF Fund		4504.000.431.0000	This is for additional engineering work for Hoham Project		
9520	4504	Fund Name: Hoham Grant			7,146.82
		Major Budget Classification: Other Svcs & Charges	1,782.00	1,782.00	
		TOTAL for Other Services & Charges	1,782.00	1,782.00	

Ecker asked if the $1,782 was what we as a city had to pay. Gorski agreed. Ecker asked if NIPSCO was not responsible.

Gorski replied that they had already reimbursed us what they were going to reimburse us.

Sellers stated this was for the final construction inspection for INDOT. He stated it should have been billed a lot sooner and was not expecting it to come this year.

Ecker asked if the $26,384 was the revised number to include all career and volunteer firefighters. Gorski agreed.

Council members Milner and Starr moved and seconded to close the public hearing for the Additional Appropriations Resolution. The motion passed by roll call vote with all in favor.

Council Members listed the following:

- Starr: Lake Avenue roadway under viaduct has been patched.

- Starr: Concern around Post Office alley with holes. Mayor plans to get a combined quote to the Postmaster for next year's budget.
- Starr: No specified City Council cleanup day. Encouraged everyone to clean around their own districts.
- Krathwohl: Reminder for Mayor's Prayer Breakfast on Thursday, May 7th. It was being held at the Plymouth Community Church in the Stockman Center.
- Longanecker: Several Golf Carts spotted on the Greenways Trail or not registered with current dates. Inquired if there were any ticket violations. Weir replied that he had not heard of anyone getting pulled over yet, so he didn't know if they're seeing them or not.

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

- CF-1 RP & PP American Containers Res #2023-1052
- CF-1 RP & PP Bomarko Inc. Res #2019-884
- CF-1 RP & PP Complexus Medical Res #2021-975
- CF-1 RP & PP Oasis Lifestyle Res #2022-1008
- CF-1 PP American Containers Res #2018-826
- CF-1 PP American Containers Res #2025-1172
- CF-1 PP Bomarko Inc. Res #2024-1117
- CF-1 PP DAC Enterprises LLC Res #2021-956
- CF-1 PP Oasis Lifestyle Res #2024-1124
- CF-1 PP Plymouth Molding Group Res #2022-1009
- CF-1 PP Hoosier Tire Res #2019-857
- CF-1 PP Hoosier Tire Res #2025-1161
- CF-1 RP HP Plymouth LLC Res #2022-1001
- CF-1 RP MC Community Foundation Res #2018-824
- CF-1 RP Riverside Commons Res #2020-910

Council members Starr and Krathwohl moved and seconded to approve all CF-1's as presented. The motion passed by roll call vote with all in favor.

Clerk-Treasurer Gorski stated that the city had received 2 donations: in the amount of $1,000.00/each from Surf Air Wireless LLC and CHA Consulting Inc. 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 the donation. She stated 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 passed by roll call vote with all in favor.

Clerk-Treasurer Gorski introduced Resolution No. 2026-1197, A Resolution for Additional Appropriations.

Council members Krathwohl and Milner moved and seconded to approve Resolution No. 2026-1197, A Resolution for Additional Appropriations as presented. The motion passed by roll call vote with all in favor.

RESOLUTION NO. 2026-1197

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 - Fire Department		
Major Budget Classification: Other Materials	26,384.00	26,384.00
TOTAL for Supplies	26,384.00	26,384.00
Fund Name: Hoham Grant		
Major Budget Classification: Other Svcs & Charges	1,782.00	1,782.00
TOTAL for Other Services & Charges	1,782.00	1,782.00

Passed and adopted this 27th day of April, 2026.

NAY

AYE

Attest:

Lynn M. Gorski
Clerk-Treasurer

Clerk-Treasurer Gorski introduced Resolution No. 2026-1198, 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 a transfer of appropriation from the fire department equipment fund to the fire department tool fund in the amount of $3,172.43. This was to purchase tools for extrication purposes.

Council members Starr and Krathwohl moved and seconded to approve Resolution No. 2026-1198, 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 2026-1198

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 Fire 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
Fire	1101.010.445.0200 Equipment	3,172.43	1101.010.423.0300 Tools	3,172.43
	Total	**3,172.43**	**Total**	**3,172.43**

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 27th day of April, 2026.

Robert Listenberger, Presiding Officer

Attest:
Lynn M. Gorski
Clerk-Treasurer

City Attorney Houin introduced Resolution No. 2026-1199, City of Plymouth, Indiana Slum & Blight Spot Basis Declaratory Resolution.

Houin stated the city was applying for an Office of Community & Rural Affairs (OCRA) grant for exterior restoration of the historic firehouse, and part of the process was to declare that particular property a blighted property; therefore, it would be eligible for OCRA funding for that restoration.

Council members Culp and Ecker moved and seconded to approve Resolution No. 2026-1199, City of Plymouth, Indiana Slum & Blight Spot Basis Declaratory Resolution as presented. The motion passed by roll call vote with all in favor.

RESOLUTION NO. 2026-1199

CITY OF PLYMOUTH, INDIANA
SLUM & BLIGHT SPOT BASIS DECLARATORY RESOLUTION

WHEREAS, the City of Plymouth desires to eliminate blighted areas within the corporate limits of Plymouth, Indiana, more specifically the blighted conditions of the property located at 220 North Center Street, commonly known as the Historic Firehouse, and

WHEREAS, the structure referred to as the Historic Firehouse is located at 220 North Center Street, Plymouth, Indiana, 46563, the legal description of which is attached hereto as **Exhibit A**, and incorporated by reference herein, was occupied by the City of Plymouth's fire department from 1875 through 1987, then was utilized for other community purposes, such as the Marshall County Visitors Center, for many years thereafter. However, in 2015, the building was vacated and it has deteriorated whereby the structure is in peril and in need of structural restoration, and

WHEREAS, public improvements such as the exterior brick façade, exterior entrances, roof, and structural condition of the cupola / bell tower have severely deteriorated, meeting the conditions consistent with those identified under I.C. 36-7-9-4, more specifically:

(1) an impaired structural condition that makes it unsafe to a person or surrounding property;

(2) a fire hazard;

(3) a hazard to the public health and safety;

thus, the property is considered an unsafe building. Attached hereto as **Exhibit B**, and incorporated by reference herein, are photographs depicting the elements of work needed to maintain the structural integrity and usefulness of the Historic Firehouse; and

WHEREAS, the project activities are designed to address the slum or blighted conditions on a spot basis as defined by 24 CFR 570.483(c)(2); and

WHEREAS, it is necessary and in the public interest that the City of Plymouth, Indiana receive funds from the Indiana Office of Community & Rural Affairs (OCRA) in accordance with the Community Development Block Program of which all or part of its funds are being allocated to prevent or eliminate slums and blight on a spot basis under 24 CFR 570.483(c)(2), and

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

Section 1: That the following property of Plymouth, Indiana hereby be designated as a structure in need of redevelopment as defined by Indiana Code 36-7-14: Historic Firehouse, 220 North Center Street, Plymouth, Indiana 46563.

Section 2: This Resolution shall be in full force and effect from and after its passage in accordance with the law.

RESOLVED, PASSED AND ADOPTED by the Common Council of the City of Plymouth, Indiana this 27th day of April, 2026.

Member	District	Signature
Duane Culp	1st District	
Don Ecker, Jr.	2nd District	
Shiloh Carothers Milner	3rd District	
Randy Longanecker	4th District	
Linda Starr	At Large	
Kayla Krathwohl	At Large	
Dave Morrow	At Large	

ATTEST:

Lynn M. Gorski, Clerk-Treasurer

Presented to me the Mayor of the City of Plymouth, Indiana, this 27th day of April, 2026.

Lynn M. Gorski, Clerk-Treasurer

APPROVED AND SIGNED by me this 27th day of April, 2026.

Robert W. Listenberger, Mayor

City Attorney Houin listed the following ONE Marshall County updates:

- Housing & Infrastructure Committee was separated into two committees due to the workload on both housing and infrastructure.
  - Housing Subcommittee was working closely with the newly formed Community Development Corporation (CDC), which was a nonprofit entity that could assist with acquiring property and assisting with low-income housing developments. CDC requires more detail when talking to developers about specific communities. Next step was a more in-depth analysis of each individual community across the county to determine exact housing needs to the point of what properties within said community are best suited for housing development.
  - Infrastructure Committee was working on an infrastructure inventory in partnership with the Marshall County Economic Development Corporation (MCEDC). Would help to better identify the locations for incoming businesses when they require a set amount of power, water, natural gas, etc. Would also help identify where each community could improve their appeal to potential businesses by increasing capacities and developing infrastructure.
- Rural healthcare grant focus.
- ONE Marshall County was supporting the city's application for the historic firehouse OCRA Grant.

City Attorney Houin provided an update on the Comprehensive Plan. He said the Comprehensive Plan Addendum with Ball State University Planning Department that focuses on the northeast corridor of Plymouth was in the draft stage. He stated that they were hoping to finalize changes by the middle of May to get an update before the Plan Commission and then the Council. He stated that separately, there was another group of Ball State students from the Historic Preservation division of the planning department that had been working on some plans for the downtown area focused primarily on the general area around the current fire station and historic firehouse. He stated we were also expecting to receive that report sometime in the middle of May. He stated that MACOG was working on an update to the 2015 downtown parking study. He stated that, with some of the changes downtown, we felt that it was appropriate to do an update to that. He stated they would be building off the existing study, and they want to see if the findings and assumptions were still correct or if anything needed to be changed. He stated this would take a long period of time because they want to study it over the course of Spring, Summer, and Fall so that we capture things like the Farmer's Market, Mayor's Summer of Music, events at the REES Theatre,

etc. He believed this would be a good overview of different times and days to get an accurate picture of parking trends downtown.

Longanecker asked if there was any development with Future Habitat for the property on 320 Kingston Road.

Houin replied that they do not seem to be working at the same pace, but they had updated their plans. He believed that initially they had a grandiose idea of what they could do with the property and they had scaled it back a bit. He stated they were still awaiting their new proposal.

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

- Minutes of the Board of Public Works and Safety meeting of April 13, 2026
- April 27, 2026 Check Register
- March 2026 Clerk-Treasurer Financial Reports
- Plymouth Q1 2026 Council Report – Baker Tilly
- April 14, 2026 Technical Review Committee Minutes
- March 10, 2026 Board of Aviation Commissioners Minutes
- March 17, 2026 Redevelopment Commission Minutes
- March 18, 2026 Urban Forest and Flower Committee Minutes

The motion passed by roll call vote with all in favor.

There being no further business to come before the Council, Council members Longanecker and Milner moved and seconded to adjourn. Mayor Listenberger declared the meeting adjourned at 7:15 p.m.

/s/ Lynn M. Gorski
Clerk-Treasurer

APPROVED

/s/ Robert Listenberger
Mayor