REGULAR SESSION, COMMON COUNCIL, August 10, 2026

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on August 10, 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 6:35 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, Shiloh Carothers Milner, Dave Morrow, and Linda Starr, who were physically present. Council member Randy Longanecker 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 Krathwohl moved and seconded to approve the minutes of the regular session of the Common Council on July 27, 2026, as presented. The motion carried.

Council Members listed the following:

- Starr: Pleased with all the activities going on in our city.
- Ecker: Addressed enforcement concerns about livestock within city limits. This is in our city code under section 92.01. He referred to a location within city limits with chickens and a rooster. Building Commissioner needs to be able to see them from a public view unless a neighbor allows me on their property to be able to see them. No recordings; he had to visually see it.
- Ecker: Addressed concerns about parking in front yard setbacks. This is in our zoning ordinance under Article 3, Chapter 140, A. Setback Requirements, 4. Parking of Vehicles in Front Yard Setback. He referred to locations around the city that need attention.
- Listenberger/Morrow: Commended the Water Department for their work on Angel Street.

City Attorney Houin introduced Ordinance No. 2026-2264R, An Ordinance Fixing Salaries of Appointed Officials and Employees, Fire and Police Personnel of the City of Plymouth, Indiana for the Year 2027, on second reading.

Houin stated there was an “R” next to the ordinance title, indicating revisions highlighted on the copy you received in your packet. He stated that because of those revisions, and to ensure everyone has time to review those and have discussions with the Mayor and Clerk-Treasurer, we recommend passing it on second reading tonight. He stated that we would hold off on third reading until your next meeting.

Council members Morrow and Ecker moved and seconded to approve Ordinance No. 2026-2264R, An Ordinance Fixing Salaries of Appointed Officials and Employees, Fire and Police

Personnel of the City of Plymouth, Indiana for the Year 2027, on second reading. The motion passed by roll call vote, all in favor, with Longanecker absent.

City Attorney Houin presented Ordinance No. 2026-2265, An Ordinance to Amend the Code of Ordinances of the City of Plymouth Concerning the Aviation Rotary Fund, on first reading.

City Attorney Houin presented Ordinance No. 2026-2266, An Ordinance Fixing Salaries for the Year 2027 for the Elected Officials of the City of Plymouth, Indiana, on first reading.

City Attorney Houin presented Resolution No. 2026-1207, 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. (AK Industries, Inc.)

Greg Hildebrand of MCEDC stated that AK Industries was looking to purchase a $1.2 million piece of equipment that would give them an opportunity to expand their product line. He stated that this would conservatively bring in a minimum of six jobs, and they are retaining 206 positions from their previous tax abatement applications.

James Conley, General Manager of AK Industries, handed out a 3D-printed model of a new septic tank they would be making with the rotational welding machine. He provided some history and insight into the new machine they plan to install later that year. Some questions were asked about septic tank requirements and materials.

Mayor Listenberger asked when they expected to receive the equipment and when it would be in production.

Conley replied that the equipment would not be ready in October, but with how busy they were currently, he didn't plan on asking them to ship it to them until the end of November. He stated it would take about 3 weeks total to install, and we plan to be completely in production that first work week of January. He stated it should be smooth since we've done it once before.

Council members Ecker and Starr moved and seconded to approve Resolution No. 2026-1207, 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. (AK Industries, Inc.) as presented. The motion carried.

RESOLUTION NO. 2026-1207

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. (AK Industries, Inc.)

WHEREAS, the State of Indiana has provided for personal property tax deductions for the rehabilitation or redevelopment of real property located in economic revitalization areas, as defined pursuant to Indiana Code § 6-1.1-12.1-1 *et seq.*; and,

WHEREAS, pursuant to Indiana Code § 6-1.1-12.1-2, the Common Council of the City of Plymouth may find that a particular area within the city is an economic revitalization area as contemplated by statute; and,

WHEREAS, AK Industries, Inc. has petitioned the Common Council to find a certain tract of real estate to be declared an economic revitalization area as defined because the parcel has become undesirable for, or impossible of, normal development and occupancy because of a lack of development, cessation of growth, deterioration of character of occupancy, and other factors which have impaired values and prevented the normal development of the property and its use; and,

WHEREAS, the Common Council of the City of Plymouth, after examining the application of AK Industries, Inc., and after hearing evidence thereon has determined that the tract of real estate does in fact lie within the corporate limits of the City of Plymouth as described in the attached Exhibit "A", and the same should be designated an economic revitalization area in accordance with Indiana Code § 6-1.1-12.1-1 through and including Indiana Code § 6-1.1-12.1-6.

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

Section 1. After considering the evidence presented at a public meeting on August 10, 2026:

a. the estimates of personal property investment of $1,200,000.00 is reasonable for projects of this nature; and,

b. the estimated number of employment positions to be retained of 203 and created of 6 with the investment is a reasonable projection; and,

c. the estimated total compensation package of those individuals who will be employed within the economic revitalization area is reasonable; and,

d. the totality of the capital investment is sufficient to justify declaring the designated real estate an economic revitalization area and thereby authorizing deductions in accordance with state law.

Section 2. The real estate described in the attached Exhibit "A" is real estate within the corporate limits of the City of Plymouth, Indiana, and is hereby declared to be an economic revitalization area as defined in Indiana Code § 6-1.1-12.1-1, *et. seq.*, and is therefore eligible for deduction from the assessed value of proposed real property improvements.

Section 3. The applicant's Statement of Benefits is hereby approved, subject to a confirmatory resolution, to be adopted by this Council after a public hearing.

Section 4. This declaratory resolution shall be submitted to a public hearing to be convened on the 24th day of August, 2026 at 6:30 p.m. (or immediately after the Board of Public Works and Safety meeting on the same date) in the Council Chambers, City Hall, 124 N. Michigan St. (Garro St. Entrance, Second Floor), as provided by law.

Section 5. The Common Council's designation as an economic revitalization area the real estate described in Exhibit "A" shall terminate after a public hearing held by the Common Council in accordance with applicable law, if the applicant fails to substantially complete the proposed development or create and maintain the level of employment related benefits described in the Statements of Benefits. AK Industries, Inc.'s City of Plymouth Application for Tax Abatement is incorporated herein by reference.

Section 6. The Clerk-Treasurer is hereby authorized and directed to make all necessary filings, to cause to be published all notices required by law, and to notify the appropriate officers of each taxing unit that has authority to levy property taxes in the geographical area within which the real estate described in Exhibit "A" is located, all as provided by state law.

PASSED AND ADOPTED by the Common Council this 10th day of August, 2026.

Robert Listenberger, Presiding Officer

ATTEST:

Lynn M. Gorski, Clerk-Treasurer

Map and Legal Description (Exhibit A)



Legal Description

A part of the Southeast Quarter of Section 31, Township 34 North, Range 2 East, Center Township, described as follows: Commencing at the intersection of the South line of Pidco Drive and the West line of Stanley Drive extended; thence South 0-00-00 West 280 feet to the point of beginning; thence continuing South 0-00-00 West 220 feet; thence South 90-00-00 West 300 feet; thence North 0-00-00 East 220 feet; thence North 90-00-00 East 300 feet to the point of beginning, subject to all easements, rights-of-way and restrictions of record.

City Attorney Houin provided an update for ONE Marshall County. He stated there was an infrastructure meeting later that week working on countywide plans to do an engineering study of the utility capacities across the county to help with development planning. He stated that members of the ONE Marshall County board had been making rounds to all the towns across the county. He stated that we were gathering support from other municipalities across the county to share in the planning and financial support of ONE Marshall County.

Morrow asked if there had been any commitments.

Houin replied that he could not confirm any commitments, but what was being discussed was them putting the funds in their budget for 2027. He stated the commitment would be firm once they'd approve their budgets. He stated the response had been very positive from what he had seen and what he had been told about the meetings he was not able to attend.

There were no updates for the Comprehensive Plan.

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

- Minutes of the Board of Public Works and Safety meeting of July 27, 2026
- August 10, 2026 Check Register
- Plymouth Q2 2026 Council Report – Baker Tilly
- June 2, 2026 Plan Commission Minutes
- July 7, 2026 Board of Zoning Appeals Minutes
- June 1, 2026 Park Board Minutes
- July 6, 2026 Park Board Minutes

The motion carried.

There being no further business to come before the Council, Council members Milner and Morrow moved and seconded to adjourn. Mayor Listenberger declared the meeting adjourned at 6:58 p.m.

/s/ Lynn M. Gorski
Clerk-Treasurer

APPROVED

/s/ Robert Listenberger
Mayor

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