REGULAR SESSION, COMMON COUNCIL, March 23, 2026

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on March 23, 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 6:42 p.m.

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

Mayor Robert Listenberger presided over Council members Duane Culp, Don Ecker Jr., Randy Longanecker, Shiloh Carothers Milner, and Linda Starr, who were physically present. Council member Dave Morrow attended virtually. Council member Kayla Krathwohl 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 9, 2026, as presented. The motion passed by roll call vote with all in favor.

Kyle Carlson of Baker Tilly presented the 2025 TIF Management Report.

Council members Ecker and Starr 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 listed four appropriations as follows:

- General Fund - Law Department: $70,000.00 for Passenger Rail Advocacy
- Aviation Fund: $66,000.00 for Woolpert to assist enFocus with Airport study.
- Aviation Fund: $3,700.00 for ITAMCO's share of the trees cut on the property line.
- Unsafe Building Fund: $63,850.00 for the demolition and asbestos removal at the Pointe Apartments.

Council members Culp and Milner 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 Milner and Morrow moved and seconded to open the public hearing for the Historic Fire Station Renovation Project. The motion passed by roll call vote with all in favor.

Shannon McLeod of Baker Tilly stated she had helped this community with writing some of your grant applications under the Priority Project Resources umbrella. She stated we were in the process of helping the city with another grant application for the Historic Firehouse renovation project. She explained the building has been there since 1875, and for a number of years it had needed some structural renovations on that exterior. She stated that, because of time, money, etc., we have not kept up with the building and Mother Nature has taken its toll. She stated we were looking

at trying to tuck all the bricks, as the brick was painted. She stated the paint would be removed and all the crumbling brick would be reordered, tuck-pointed, and fixed up. She stated that she had Brent Martin here who could get into the specifics on that, but it would be a masonry overhaul to all four sides of that building. She stated the cupola roof on top of the building was crumbled and in bad shape; the wood was showing signs of deterioration, and it was becoming a safety concern. She stated that the roof and all the structural components of that cupola would be redone. She stated that the roof on the rest of the structure was not great either, so we are planning to replace that roof as well. She stated all the exterior doors on the facility would be replaced, but they did not plan to replace any windows at this time. She stated some windows may have to be removed for the brickwork, but then they would be reinstalled, as most were original to the property itself. She explained they were looking at an estimated total project cost of $897,000, which we are planning on applying to the Indiana Office of Community and Rural Affairs (OCRA) for a $750,000 grant. She stated the city's local match would be $147,000, and she believed that money had already been appropriated.

Clerk-Treasurer Gorski stated that the money was appropriated, but there were immediate repairs that needed to be done, so all the money may not be available now.

McLeod stated we would have to look at that, as the hope was that we wouldn't have to bond or borrow any funds to match the $147,000 and instead use cash on hand. She stated the application was a two-phase process where we first must submit a proposal, which was due April 5, but we'll have it in before Friday, April 3rd. She explained that the state would then send out a representative to meet with the project committee to look at the building firsthand. She stated they would then need another public hearing in the middle of May, and then the full application would be submitted to OCRA on June 7th, with tentative grant awards being made towards the end of August. She stated we would either receive a full grant or no grant at all, and in the event we do not receive the grant, we would look at reapplying for the grant in their Fall cycle.

Kurt Garner (12954 6th Road, Plymouth, IN 46563)

Garner stated he was a county historian, and he traveled around the state doing a lot of historic preservation work. He stated he was quite excited to see that this project could be moving forward. He stated he sat on the Historic Firehouse Committee alongside several other people who were out in the audience. He stated we have something unique, as it was the last combination firehouse/city hall building in Indiana by as much as 15 years. He hoped we could keep that building and keep it preserved. He stated people in the preservation world are still really surprised that the building still sat on Center Street and appreciated their consideration on this.

Jon Miller (218 W. Adams Street, Plymouth, IN 46563)

Miller stated he was the Vice President of Heartland Arts Center, and we are very much interested in this project. He stated they would love to see this come true. He stated there were few historic buildings left downtown, and we really need to hang onto this one.

Sandy Garrison (517 N. Michigan Street, Plymouth, IN 46563)

Garrison stated she was the Director of the Marshall County Museum, and she was here on behalf of the Marshall County Historical Society, their sister organization. She stated she had been in a unique position to see a lot of those lost buildings all the time through photographs and archives. She stated that each time she comes across those photos, she sees it as a lost opportunity not only to connect with our past, but to invest in our future. She stated the old buildings are just such unique stories for us and bring people to our towns, providing that quality of place. She stated we have a wonderful opportunity with Heartland coming in as a tenant who was another strong downtown organization. She stated the project was brought to our attention by a member of the public who was passionate about seeing the building renovated. She stated there was also a poll on Facebook from the Indiana Department of Natural Resources (DNR) division on Historic Preservation & Archaeology, like a sports bracket challenge, and our Historic Firehouse has made it to the third round and was the clear winner in this competition. She stated it was public voting by our community, and she thought it was a wonderful show of support for the project.

Anna Kietzman (10145 Princess Court, Plymouth, IN 46563)

Kietzman stated she was President of the Heartland Arts Center and wanted to comment that they were in great support of this project and the city's pursuit of this grant to restore the exterior of this building. She explained that Heartland has a short-term plan as well as some long-term vision for this building. She believed in preserving historic buildings, as it was something they were doing with the Montgomery Ward building. She stated it wasn't just the pursuit of renovating an old building but to activate it with purpose, so we do foresee this as another opportunity to grow our arts and culture in our community.

Brent Martin (15413 12th Road, Plymouth, IN 46563)

Martin stated he was a member of the Firehouse committee and had been in front of you on lots of things over the years. He stated this was important to the character of our town, as it was built within two years of Plymouth becoming a city, and he believed that our forefathers would be proud of us for preserving it.

Margaret Kubley (823 N. Michigan Street, Plymouth, IN 46563)

Kubley stated she was here with Heartland Artists and that she agreed with what everyone else had said. She deeply felt that by renovating the firehouse and making it a space where Heartland could work, display art, and have classes, a building with such a storied history would continue to put Plymouth on the map as a place to be. She felt that Plymouth had done such a great job with that over the years, and this was the next step in that.

Chuy Garcia (13235 7th Road, Plymouth, IN 46563)

Garcia stated he was in support and that he did 16 years in bricklaying, tuckpointing, and historical restoration. He stated his concern moving forward was that we have the right company that deals with historic buildings. He stated that someone did not do it right to begin with because they painted over the brick, which created the spalling.

Longanecker stated it also came down to getting the correct specifications and plans, as you can't always blame the contractor.

McLeod stated it was a good point because when this grant was awarded, we would have all the plans and specifications up to not only Indiana Code but the Historic Preservation standards. She stated it would then be publicly let with all contractors vetted. She stated that it was part of the process when we get federal grants.

Longanecker stated that, in the application process, they had to determine a long-term use.

McLeod replied that they had to have a sustainability plan showing we can keep the electricity on. She stated there was no debt on the building, and the city had been maintaining the electricity and heat. She stated we had to ensure that it would stay open for five years, and we do have an agreement with Heartland that they would operate out of there until renovations are completed at their other building, so that should be for the next couple of years. She stated she was also aware that the city was working with Ball State for more of a long-term use. She stated we wanted to ensure that for five years it remained city-owned property and that the city would be responsible for maintaining insurance and the utilities that would be needed.

Longanecker stated that if we didn't do that, then we would have to pay the loan back. McLeod agreed. Longanecker stated that everyone would need to understand that was the commitment.

McLeod stated that after the five-year mark, if the city chose to sell the building, then we could. She stated that if something wonderful came along around year three, then you wouldn't have to be paying the entire grant back, as it would be prorated based upon that. She stated that they would cross that bridge when we got there, but the plan now was that for five years the city was going to own it, and we would lease it to Heartland for as long as that works out.

Longanecker stated that, with the roof issue, we were looking at moving Heartland Artists in here shortly, if it was safe to move in now.

Manuwal replied that we were taking steps, but he still had his reservations. He stated that after doing some of the work, if they do move in, they would not be able to access the hose tower. He stated the hose tower was in too bad a condition where nobody would be able to access it.

Longanecker stated that we would have to have a plan to make sure that it was barricaded off or locked up.

Manuwal replied in agreement and stated he had his reservations about aspects of the building. He stated that if we do nothing with the building, we're going to lose the building.

Houin stated that the lease agreement with Heartland was essentially a month-to-month term and had just 30 days' notice for cancellation, so if we do determine that the building was not safe, then we understand that it would have to be closed off to public access.

Longanecker asked Garner at what point do we say the costs outweigh the lifespan of the building.

Garner replied that he was asking the wrong guy. He stated he worked with Indiana Landmarks quite a bit, and the way they approach this in communities was the cost of demolition and replacement. He stated there was a cost in tearing it down and, maybe in this case, replacing it with a parking lot. He stated that Indiana Landmarks suggested putting that money in as your match, as it would be the money you would have to spend anyway. He stated he was in your seat the last time the building got painted, but the building originally started getting painted back in the 1940s, so there was a lot of paint on that building. He stated it did require that you have a fund that money was being set aside into, so you are not faced with an $800,000 price tag.

Longanecker stated, if this was so important to the community, why haven't we done anything for so long. He stated it was kicked down the road for so long, so if it was so important for us, it was hard for him to understand. He explained he was an apprentice in 1995 when Michiana Contracting worked on some renovation there. He stated that for thirty years, we just let it go, and it was upsetting.

(Nancy Schmelter, 16606 Pretty Lake Road, Plymouth, IN 46563)

Schmelter stated she would like to address his point, as it was very observant. She said it spoke to something that she had observed over the last three to four years. She stated that she had lived here most of her married life, raised her kids here, etc., and she had always lamented that there was not that much to do here. She stated it was lacking in culture and opportunity; unless you were a sports fan, there was nothing else. She stated there was a momentum in the last five years or so

between all the arts and history people, and the energy and synergy had raised so much awareness that nobody wanted to keep kicking the can down the road anymore. She stated that it became clear to us how opportunities like this cause our community to be happier, healthier, etc. She stated that being in the mental health field made her keenly aware of what these kinds of things do for us or against us. She stated she was teaching art at our Marshall County Jail, and she could tell you the difference it makes in their attitudes and willingness to cooperate. She stated this was a gold mine if you are looking for a happy, healthy community. She appreciated that we care about the scarcity of dollars, but she always went with the mentality that you do as much as you can at the beginning, so you don't have to do so much later. She compared it to raising kids because if you put in time early, they grow up fine, but you must do it when it is important. She believed that we were at the crossroads where it's important.

Longanecker stated the reason he asked was that when they made the vote tonight, Facebook was going to blow up over how he voted to spend taxpayer money. He stated he wanted everyone to come and speak because he could then say with confidence that the community spoke and that was why he voted.

Nancy Waldschmidt (10009 Sycamore Road, Plymouth, IN 46563)

Waldschmidt stated that she was standing here and probably none of them knew her. She stated that it was not very common in Plymouth, but she stood here because she chose to move to Plymouth. She stated that she looked everywhere in Michiana and our children live in Granger, but we chose Plymouth. She stated you may ask why you chose Plymouth, but we chose Plymouth because of the arts that are here. She stated there was this beautiful downtown and the things that it offered people like herself. She encouraged the council to continue that because it was fun to be in this town, and you've all grown up here your whole lives and may take it for granted all the time. She stated she stood here as a new person in your community who chose to be neighbors with you because of what you are doing in this downtown, as it was making a difference and drawing people like herself. She stated that when people she knew asked her why she chose Plymouth, she walked them through this community and said that this was a lot that it offered you. She stated that it had all the great things that a big town would have and it's a perfect place to raise a family, perfect place to be a community member, or a senior.

Starr wished to say that it grieved her that we would most likely lose our railroad depot. She stated it was decaying and it doesn't belong to the City of Plymouth. She stated that it was not on our property and we didn't get to say anything. She stated that many people valiantly tried to save it and preserve it as a wonderful little addition to our community. She stated she had a lot of history

looking at that building, and to lose it was like losing part of her childhood. She stated it was tied to the railroads that went through our town and our history as we developed, so she also had a passion for old buildings, with the REES Theatre being one of them. She stated that she saw the value of bringing vitality to an old building, but it took a lot of work and money.

Culp asked for clarification that the bid was $897,000.

McLeod replied that it was their preliminary estimate, with $778,000 designated for the renovation work and then about $118,000 would pay for the soft costs such as architectural, grant administration, etc. She stated the grant would take care of the exterior, but there would still need to be some items addressed in the interior.

Culp asked if the grant included fixing the old fire tower, so it was usable. McLeod agreed.

Mayor Listenberger asked for a show of hands from the audience who were in favor. The majority in attendance were in favor.

McLeod stated that we would conclude this public hearing and then what we would be doing as we near the application stage would be to go before the city council to make an official vote to move forward and provide the local match. She stated that it would be coming to your May meeting. She stated they would have a public hearing in conjunction, and then we'll hold the vote shortly after. She stated that at this stage it was just throwing our hat in the ring and hopefully we could move forward to the next phase. She believed there was a lot of momentum behind it at this time, and we were at a point where one way or another something had to be done.

Morrow stated he appreciated all the comments about preserving the building. He stated it was obvious that there was going to be a financial obligation of the city along with the grant if that building becomes unoccupied. He stated that the Heartland Art Center was on a month-to-month basis because we didn't know how habitable it would be if something happened. He trusted that we had it repaired so they could use it. He stated he had heard rumors that there may be more permanent use by Heartland after their gallery was complete. He asked Kietzman if that was correct.

Kietzman replied that they had a vision at this point and they had a couple of years before the Heartland moved back into the Montgomery Ward building. She stated that, with the momentum that we have and the demand for programming that we have, especially when it comes to things like workshop spaces, studio spaces, and things like that, she felt confident in saying that they could continue usage of that building with those programs in mind. She stated that they have very fun and visionary ideas with the space too, like a maker space or artist café kind of idea going forward. She stated that for the next couple of years, we know exactly how we would use them, but that future vision was obviously up in the air.

Morrow stated that the city had worked very well with you throughout this whole grant process that you did, but his lead into that was if the building becomes unoccupied within those 5 years, we could be on the hook for the full amount of restoration. He asked if he understood that correctly.

McLeod replied in disagreement, as that was not the case there. She stated the $750,000 grant would be monitored for five years after the grant award, and the facility would need insurance, and the city must retain ownership. She stated at this point we are indicating the primary use of the facility for the next 5 years to have a space that's an affordable space available for nonprofit organizations here within the community. She stated that for the next two years, it would at least be the Heartland Art Center. She stated the only way that the community would be subject to paying a portion of that grant back was if you were to sell the building within a 5-year period and that amount was prorated. She stated that after five years, what the city chose to do with the building was on them with no payback.

Council members Ecker and Starr moved and seconded to close the public hearing for the Historic Fire Station Renovation Project. The motion passed by roll call vote with all in favor.

Starr stated she observed bicycles and unicycles on the sidewalk almost run into people coming out of the Brass Rail. She stated you could have them downtown, but you must walk them. She stated there were a couple of potholes underneath the viaduct on Lake Avenue that you could almost take up residence in. She stated she knew that wasn't the city's job, but it was awful whichever way you go.

Longanecker stated he was curious about the golf cart permits and how many we sold so far.

Clerk-Treasurer Gorski replied that she did not know off the top of her head, but there were not as many as last year around this time, and they are continuing to come in even though they were due by March 1st. She stated she had seen golf carts on city streets without tags.

Longanecker stated the good news was that he had not seen any on the trail yet, but he had seen some without any tags on them.

Mayor Listenberger stated they would be putting out a reminder on the Facebook page.

Street Superintendent Jim Marquardt stated he could call INDOT tomorrow for Starr. He stated they talk to them often enough about Michigan Street, but he would mention Lake Avenue.

Clerk-Treasurer Gorski stated that the city had received 3 donations: in the amount of $500.00/each from Johnson-Danielson Funeral Home, The Remembrance Centre, and JCL Property Maintenance LLC 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 Longanecker and Ecker moved and seconded to approve the donations as presented. The motion passed by roll call vote with all in favor.

Fire Chief Steve Holm provided a visual reference to the board of what a Class A uniform was, as seen below:



Holm stated that the Plymouth Fire Department has never had a true dress uniform or a Class A uniform. He stated that we always had our regular button-up shirts. He stated that what was in the photo referenced would be a Class A Uniform that would be used for ceremonies, funerals, any kind of recognition, or formal wear. He stated it was industry-wide standard, and he was not sure why we never crossed that line other than the fact that they are expensive. He stated they were tailored to the person, and it was not a one-size-fits-all. He stated it was a suit you would be measured for and purchased. He stated that last year we had our large hazmat response to Zentis, and by state statute we are allowed to bill for anything that was used and destroyed that we are unable to use anymore, and for our response vehicles. He stated there's a set fee for that vehicle to leave the building and then there's another set fee for that vehicle to sit standby on scene. He explained that we had nearly 90% of our apparatus at that scene for about three straight days. He stated we turned in a bill to Zentis for just over $45,000, and about $2,200 of that covers some hose and a pair of boots we lost due to the hazmat scene. He believed we had to purchase three hose lengths and a pair of boots. He stated that with that money, he would like to see if we could do an additional appropriation for some of those funds to purchase Class A uniforms for all our current career staff as well as the officers of our volunteer group. He stated that the amount would be roughly $17,500. He stated that it averaged about $765 per person. He listed that it would cover shoes, pants, belt, shirt, tie, jacket, hat, badges, collar pins, and all the decorations that go with them. He stated there was a different amount for

different ranks, with gold badges, silver badges, and other decorations on the uniforms themselves for higher-ranking officers. He added that the cost ranged from $686 up to $808. He explained that he spoke to the Clerk-Treasurer this morning and presented this to her, and the check was received a week or two ago from Zentis. He stated that they were aware as he spoke to them also that he would like to utilize some of that money for this so he could be transparent with them. He stated that Gorski brought up that last meeting he spoke about the Fire Department accepting the award from Oshkosh Fire Department and John Lampkins went to that not in a Class A uniform and even though it was a very formal event where everyone else was wearing one. He stated he went to a Fire Chief's Academy and for his graduation picture, he was one of two out of thirty Fire Chief's that did not have a Class A uniform. He wished to add that it was not the fault of the city, as we just never had them. He stated all fire departments were going to that type of dress uniform just for formalities. He explained this would be a one-time purchase for that specific person, and they would be responsible for any other tailoring that would need to be done due to weight loss, weight gain, etc. He stated that moving forward, any new hires would have this as part of their uniform that would be included.

Starr asked if the color would be navy.

Holm replied that it was navy for the pants and jacket, but depending on your rank, your undershirt or hat would either be navy or white.

Ecker asked where the vendor would be located.

Holm replied that it would be Star Uniform out of South Bend.

Ecker asked what the lead time was.

Holm replied that it was dependent on the item because some things were out for a couple of months. He listed that a hat seemed to be the item that was taking the longest currently. He stated that for a full outfit, you were probably a couple of months out, especially after getting everybody scheduled out to be tailored and fitted.

Ecker asked if this was pay upfront, pay as you go, or pay when completed.

Holm replied that it would be when completed.

Culp asked if they planned to do it for the volunteers also.

Holm replied that it would be the volunteer officers. He stated that volunteers would continue to wear their Class B uniforms as their dress uniforms.

Ecker asked for clarification that this had been reviewed with the Clerk-Treasurer.

Holm replied that he met with Gorski that afternoon.

Culp asked where the $44,000 was sitting now.

Clerk-Treasurer Gorski replied that it was in the General Fund.

Ecker stated that he felt we had a lot of professionals employed with this city and certainly within the Fire Department, and we want to be first class where we can as best as we can.

Council members Ecker and Milner moved and seconded to ask the Clerk-Treasurer to prepare an additional appropriation as presented. 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 first reading.

City Attorney Houin introduced Resolution No. 2026-1194, A Resolution for Additional Appropriations.

Council members Longanecker and Starr moved and seconded to approve Resolution No. 2026-1194, A Resolution for Additional Appropriations, as presented. The motion passed by roll call vote with all in favor.

RESOLUTION NO. 2026-1194

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 - Law Department		
Major Budget Classification: Other Svcs & Charges	70,000.00	70,000.00
TOTAL for Other Services & Charges	70,000.00	70,000.00
Fund Name: Aviation		
Major Budget Classification: Other Svcs & Charges	66,000.00	66,000.00
TOTAL for Other Services & Charges	66,000.00	66,000.00
Fund Name: Aviation		
Major Budget Classification: Other Svcs & Charges	3,700.00	3,700.00
TOTAL for Other Services & Charges	3,700.00	3,700.00
Fund Name: Unsafe Building Fund		
Major Budget Classification: Other Svcs & Charges	63,850.00	63,850.00
TOTAL for Other Services & Charges	63,850.00	63,850.00

Passed and adopted this 23rd day of March, 2026.

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Attest:

Lynn M. Gorski
Clerk-Treasurer

City Attorney Houin provided an update on ONE Marshall County. He listed the following:

- ONE Marshall County was in the process of hiring its first employee. It would be a Communication and Grant position funded by several nonprofits, with enFocus handling the hiring process.

- Two grant program focuses: The first was a rural health grant anywhere from $9-12 million every year for the next five years. The second was the Indiana Economic Development Commission (IEDC) Lilly Grant for blight remediation and arts and culture. Working with enFocus and ONE Marshall County to prepare an application for the Historic Firehouse to offset costs. He stated this project both combined blight remediation and arts and culture.
- Minutes from ONE Marshall County available on their website.

There was no update on the Comprehensive Plan.

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 9, 2026
- March 23, 2026 Check Register
- February 10, 2026 Board of Aviation Commissioners Minutes
- February 17, 2026 Urban Forest and Flower Committee Minutes
- February 17, 2026 Redevelopment Commission 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 Starr moved and seconded to adjourn. Mayor Listenberger declared the meeting adjourned at 7:55 p.m.

/s/ Lynn M. Gorski
Clerk-Treasurer

APPROVED

/s/ Robert Listenberger
Mayor