Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on May 26, 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 6:30 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., Kayla Krathwohl, Randy Longanecker, Shiloh Carothers Milner, Dave Morrow, and Linda Starr, who were physically present. 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 May 11, 2026, as presented. The motion carried.

City of Plymouth
Historic Fire Station
Renovation Project
Public Hearing Notice

On or about June 7, 2026, the City of Plymouth intends to apply to the Indiana Office of Community and Rural Affairs for a grant from the State Community Development Block Grant (CDBG) Public Facility Program (PFP). This program is funded by Title I of the Federal Housing and Community Development Act of 1974, as amended. These funds are to be used for a community development project that will include the following activities: exterior renovation of the historic fire station. The total amount of CDBG funds to be requested is $750,000. The amount of CDBG funds proposed to be used for activities that will benefit low-and moderate-income people is $398,250. The Applicant also proposes to expend an estimated $147,000 in non-CDBG funds on the project. These non-CDBG funds will be derived from the following sources: cash on hand generated via the City General Fund-Engine House 1875 Expenses.

The City of Plymouth will hold a public hearing on **Tuesday, May 26, 2026, at 6:30 p.m.**, in the Plymouth City Hall Council Chambers, located at 124 North Michigan Street, Plymouth, Indiana (Garro Street Entrance) to provide interested parties with an opportunity to express their views on the proposed federally funded CDBG project. Persons with disabilities or non-English speaking persons who wish to attend the public hearing and need assistance should contact Jeff Houin, ADA Coordinator at (574) 936-2948 not later than Thursday, May 21, 2026. Every effort will be made to make reasonable accommodation for these people.

Information related to this project will be available for review prior to the public hearing as of March 12, 2026, at the Mayor's Office (Garro Street Entrance) and Clerk-Treasurer's Office located at 124 North Michigan Street, Plymouth, Indiana between the hours of 9:00 a.m. to 4:00 p.m., Monday-Friday. Citizens are invited to provide comments regarding these issues either at the public hearing or by prior written statement. Written comments should be submitted to Lynn Gorski, Clerk Treasurer, 124 North Michigan Street, Plymouth, Indiana 46563, no later than Thursday, May 21, 2026, to ensure placement of such comments in the official record of the public hearing proceedings. A plan to minimize displacement and provide assistance to those displaced has been prepared by City of Plymouth and is also available to the public. However, this project will result in no displacement of any person or businesses. For additional information concerning the proposed project, please contact Shannon McLeod, Project Coordinator, at (317) 695 - 4434 or email her at Shannon.McLeod@bakertilly.com.

May 13, 2026 PN373346

Council members Longanecker and Ecker moved and seconded to open the public hearing for the Historic Fire Station Renovation Project. The motion carried.

Shannon McLeod of Baker Tilly stated she was assisting the city with a grant application that we plan to submit to the Office of Community and Rural Affairs (OCRA) to renovate the historic firehouse. She stated that this had been on the city's to-do list for a while, but in turn, finding the money to move forward was a concern for any capital improvement project that you take on. She stated we are looking at an approximate $897,000 project, for which we would be applying for a $750,000 grant through OCRA. She stated the city would be providing a local match in the amount of $147,000. She stated this would focus on the exterior of the building, as it had not been touched for a couple of years now. She believed the last time we had was sometime in the 1990's with painting, and throughout the years, nature had taken its toll on the exterior of the building. She stated it would be masonry restoration of all four sides and that it would start with cleaning the brick. She stated that paint was put on the brick several years ago, which had been eating away at the brick itself and causing it to chip. She stated there were broken bricks on the sidewalk, creating a

hazardous situation for pedestrians. She stated we would also be restoring the copula on top. She stated there were holes in that roof structure, and a lot of the wood needed repair and replacement. She stated that, in addition, we would be completely putting a new roof on the facility. She stated it would take care of or negate any potential leaks that could damage the interior of the facility, and we would be replacing all the exterior doors. She stated that two of the storm doors were warped, had gaps, and were uneven, which was allowing air, rodents, or other things of that nature to get into the facility. She stated the large wooden doors on the front had seen better years. She stated that once the exterior of the facility was renovated, Heartland continued to utilize the facility for extra studio space. She stated we were trying to save the building so it could be used for good public programming in the near and foreseeable future. She stated the OCRA grant would be submitted on June 7th; we've collected a lot of great support documentation, and we had our site visit with the representatives from OCRA. She stated there was no guarantee we would receive the grant, as it was an extremely competitive program. She stated we should know by mid-August whether we would be successful or not. She stated you would either get the full $750,000 request or, if we are denied, we would be eligible if you chose to reapply in their fall cycle, which was an October proposal and a December application. She stated it would push things back about 6 months, but she's hoping that we won't be there. She stated she was hoping we would have good news by August.

Longanecker asked where that $870,000 number came from and if it was just brick and mortar or if it included engineering fees.

McLeod replied that it did include construction and non-construction costs. She stated that the actual construction costs are estimated at $778,250, and for non-construction, meaning architectural/grant administration, it was estimated at $118,750. She stated the cost estimates for the renovations were prepared by a licensed architect who was very familiar with the building. She stated that Brent Martin of SRKM Architecture was here, and he had worked on several projects here in the city.

Longanecker asked if the city would be receiving any architectural fees if we were not able to get the grant.

McLeod replied that she believed all those costs were built into the non-construction costs. She replied that if you don't get the grant, then you won't sign a contract.

Longanecker asked if we would still get a bill.

Martin replied, like Baker Tilly, we work on a contingent basis. He stated you don't pay anything if we don't get the grant. He stated that, at the request of the city, we did have a structural engineer file a report, and there was a cost associated with that. He stated we also had to submit to

the state a change-of-use form when the building was used as a daycare but was now being used as an art gallery. He stated we did that pro bono, but there's a $172 fee from the State, so you would have those minor expenses.

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

Garrison stated she was the Director of the Marshall County Museum, and she addressed the board at the last public hearing about this. She stated the last time she talked to them was about history, but tonight she wanted to talk about the economy. She believed they all got several documents from the Ball State students who did a study about downtown and the historic firehouse. She stated she was struck by a comment that the students made about the economic value of this type of structure. They said, "This was a potential gold mine for your city in a tourist and arts-based economy. It's an investment in what you're bringing to people, and it will pay you back. Don't think of it as a cost but as an investment." She wished to pass that along and encouraged them to review the documents and presentation if they had not. She stated that she also brought two packets of support letters from local businesses and citizens to share with McLeod and Garner.

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

Kietzman stated she was from the Heartland Arts Center and wished to take a minute to talk about the last couple of months that Heartland had been in the firehouse and how we have had an opportunity to activate the building and see what this building could do for the arts and what it was doing for the community. She stated that we have seen it come alive through exhibits and classes. She stated that our largest Small Wonders exhibit to date would be taking place there, and it would be filled with almost 200 pieces of artwork by 80 regional artists. She stated we're having community gatherings and meetings scheduled. She stated that what we were seeing was how positively and strongly the community was responding when they came in and saw what the space looked like as it had been activated as an art center. She stated they are pleasantly surprised by the architecture on the inside, especially when you go upstairs and see those tall windows, big doors, and beautiful woodwork that hardly exists anymore. She stated we're excited to be hosting our America 250 celebration, which is our America the Beautiful Exhibit. She believed it was a really fitting space to be holding this exhibit, as it was a wonderful place to celebrate not just the country's history, but Plymouth's history as well. She encouraged the community to come in and see exactly what it was that we're trying to save.

Cynthia Boener (12885 Jarrah Road, Argos, IN 46563)

Boener stated she was a member of Heartland Arts Center, but she grew up in Virginia. She stated she grew up in a very historic part of the state. She stated that the buildings she was exposed

to as a child really shaped and helped her see the continuity and continuation of life in that part of the state. She believed the firehouse could do the same thing here in Plymouth, as it was an incredibly beautiful building that was a part of our history, and the children and people here could learn from it.

Michael Delp (3746 W. Shore Drive, Bremen, IN 46506)

Delp stated he may not be a resident of the City of Plymouth, but he and his family still have multiple commercial properties here. He stated that this would be a great asset and that he would strongly support putting the money into it. He stated that, with it being the oldest structure of that kind in the state, he deemed it important, so he would lend his support to it.

Mayor Listenberger wished to add that he asked Sandy Garrison and those from the Historical Society and the Museum to get involved. He stated we had to face a decision about what we're going to do about this structure, as it needed some work. He stated we had been getting together for around 20 months now, so we were almost a couple of years into this. He stated that every month, this group had met without missing a month, and the whole intent was to find purpose with this structure. He stated that it all came together in the last four months or so, when they found a purpose. He stated it was also difficult for the city to swallow a million-dollar project like this, and so we wanted to search for a grant to help with it, and that was when Shannon McLeod got involved. He stated that a purpose was found, and he had a strong feeling that Heartland was going to want to use this building long-term. He stated we did not know that for a fact yet, but he got a strong feeling that they had some very creative ideas and uses. He added that the other thing was if we were to tear it down and make a parking lot there, you're going to have every bit of $400,000-$500,000 for demolition and construction in that, and we would not receive a grant to do something like that. He believed that the situation was a win-win from where he sat, and he supported it, but he did not have a vote for this.

McLeod stated they had two online surveys, with one being launched by the DNR, and it was a statewide survey where this building garnered overwhelming support from over a thousand people and won the bracket challenge against other historic projects. She stated on May 15th, we did a local survey through the city's website, and to date, we've had 400 people that had responded, and they all seem to be very supportive. He stated you had a few questions about things, but that's to be expected when trying to be good stewards. She stated that it showed from the 400 and some that had responded that 96% were in favor.

Longanecker stated he does support it, but his ultimate concern was 30 years from now, whether this building would be back in the same shape. He stated we had multiple buildings in the

city that had issues because we let them go. He stated that if this does go forward, we also need a plan on how to maintain this, along with other buildings. He stated we can't get a 30-year buy-in and then let it go to the wayside again. He stated that the long-term goal had to be looked at as well. He stated he loved historic buildings, and he was in the construction trade, but at some point, buildings extinguish their lives. He stated he was an apprentice for Mr. Delp 31 years ago and that this firehouse was his first project. He stated his ultimate concern was to have a plan in place.

Mayor Listenberger agreed and stated that if this all went forward, we could put in our budget something to annually maintain it.

Council members Ecker and Longanecker moved and seconded to close the public hearing for the Historic Fire Station Renovation Project. The motion carried.

Notice of Public Hearing
City of Plymouth, Indiana
Vacation of Public Right of Way

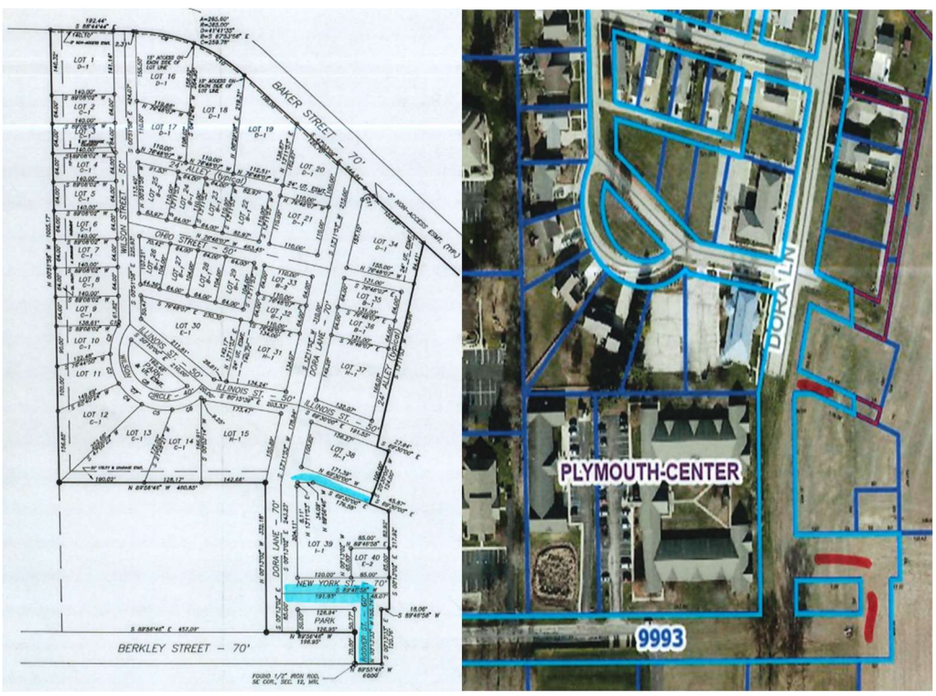
The Plymouth Common Council has received a petition from James McLaughlin and Michael Delp on behalf of property owner Habitat for Humanity of Marshall County Inc. requesting the vacation of a portion of the alley east of Dora Lane and south of Illinois Street, New York Street east of Dora Lane, and Hoover Street, all within the City of Plymouth, Indiana. Pursuant to Indiana Code § 36-7-3-12, a hearing on the petition is now scheduled for the Common Council's regularly scheduled meeting on Tuesday, May 26, 2026, at 6:30 p.m., 124 N. Michigan St. (Garro St. Entrance, Second Floor), Plymouth, IN 46563. At the hearing, any person aggrieved by the proposed vacation may object to it as provided by Indiana Code § 36-7-3-13. After the hearing, the Common Council may, by ordinance, vacate the public right of way.

Plymouth Common Council
Lynn M. Gorski, Clerk-Treasurer

May 15, 2026 PN373435

Council members Milner and Krathwohl moved and seconded to open the public hearing for the application to vacate from Habitat for Humanity. The motion carried.

Houin stated this public hearing was regarding an application to vacate certain right-of-way within the City of Plymouth. He stated representatives of Habitat for Humanity of Marshall County, Inc. were there to correct him or answer any questions that the board may have. He explained that the property was just off Dora Lane, on the northeast side of the city, and a map was included with the application. See the map below:



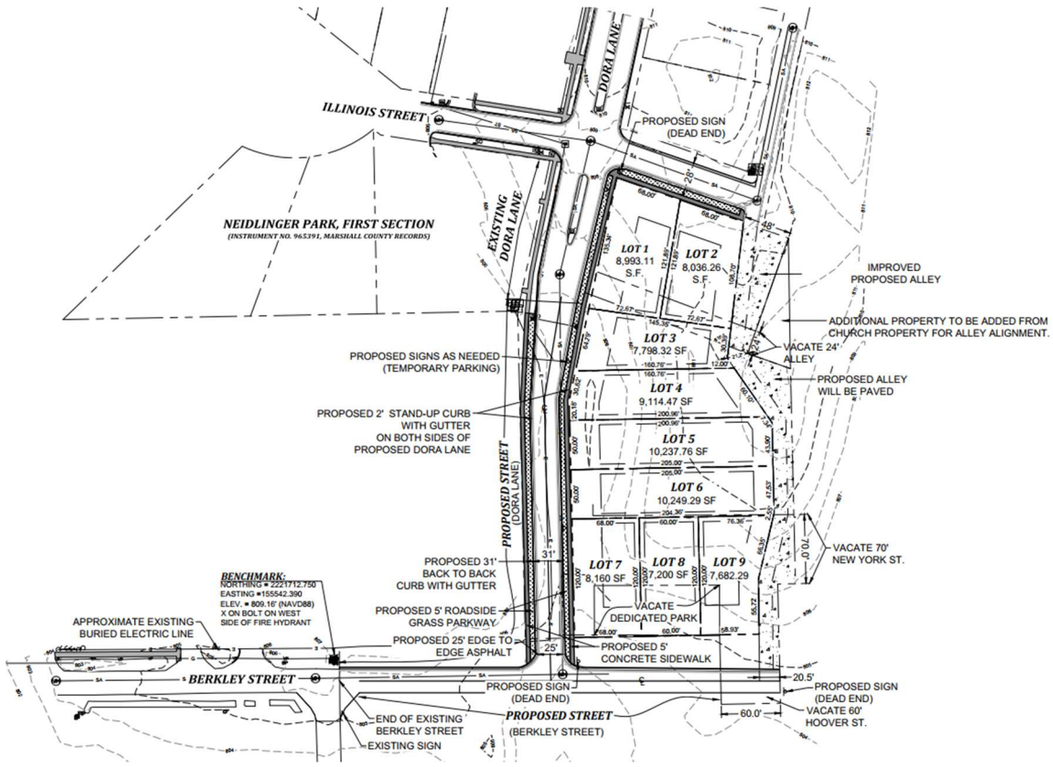
Houin stated that the plan was for Habitat to replat that area so they could divide it into several different residential parcels, so that housing could be constructed on those parcels. He understood that they intended to sell those parcels to a developer who would then construct houses there. He stated the reason they were requesting to vacate these sections of right-of-way was so they could replat and use the area for residential parcels. He stated they also intended to extend Dora Lane to the south, and the city was making plans to extend Berkley Street from where it ends now east to connect to the new Dora Lane extension. He stated we are holding the public hearing tonight because, by statute, once we receive the request, we are required to hold the public hearing within 30 days. He stated that he would not be asking them to take any action on this request. He explained that one of the issues that still needed to be resolved was that when you choose to vacate those right-of-way sections, you'll do it through an ordinance, and then typically, the vacated right-of-way would be divided among the adjoining property owners. He stated that to the east of these parcels, part of it joins with the property of Newsong Church, and part of it adjoins the property of Custom 3 LLC, and it would be much cleaner if they could come to an agreement with those property owners as to who would take title to the vacated portion. He stated that the last time he spoke with them, the agreement had not been finalized, so he would recommend they wait until they finalize those agreements, and he could use that to finalize an ordinance to present to you at a later date.

Nathan Flickner of Wightman stated we were trying to get these alleys vacated so we could design a better use coming through there on the streets. He stated there were some small alleyways there right now, which were really hindering it. He stated they wanted to straighten those out and make them accessible to trash trucks. He stated that Newsong Church was going to donate a triangle to us to straighten the alley out and make it go straight along that whole line. He stated on alley vacations, this was all within a plat, so there are some different rules on those to ensure that you have the half-width right on that. He stated that typically, if it was platted, it would go to all the people within the plat that would get half-width and not the people out on the metes and bounds, especially for undeveloped alleyways that were never in use or developed. He stated we would investigate that a little more before you make your vote.

Houin restated that his recommendation would still be to resolve those questions before you take that action, so that it does not create an issue later for Habitat or any other property owners. He stated it would come back with an ordinance to be considered later, but not another hearing.

Delp stated that he was asked by Wightman and the City Attorney to talk to the three property owners who are adjoining the vacation of these streets and the alley. He stated that he spoke to Pastor Rich Schieber of New Song Church, who's been heading their construction, and he was all

for it. He stated that he talked to John Oliver that afternoon, and he had no problems with it. He stated that the last one, Adam Souder of Custom 3 LLC, had a little pushback 6 months ago. He stated that they were not sure they wanted Berkley Street to cut across there, as they wanted it to follow New York Street and stay tight to the northern property line. He stated that after their discussion today, he had a change of heart and was okay with it. He stated they couldn't be here tonight, but he was okay with Berkley Street going straight across and then eventually having a slight arc and matching up at the right-of-way that the city already owned coming off Richter Road. He stated that he felt he had their blessing. He then showed them an initial drawing from Wightman, as seen below:



Delp stated that Habitat did not have a purchase agreement yet, but the Michigan firm, which had already built five houses and had built all the ones on Baker Street, would like to buy the property from us. He stated he could not do that until he knew we'd got the street in. He stated we got an Indiana READI grant, and Dean Byers of Habitat for Humanity was able to accomplish that with St. Joseph County and Elkhart County. He stated they would be putting it out to bid here soon to get Dora Lane put in, the alleyway put in, and the only infrastructure completed already was the sanitary sewer. He stated we do need to put a water line in, and that would be part of the project. He felt the roads were not needed anymore, as the whole scope had changed, as this was going to be commercial at one time. He stated it was a mixed-use development, but when 9A Road/Jefferson Street was somewhat closed, it changed everyone's thinking about how this had to be handled. He stated the decision was made to change these to residential, so that was what Habitat would like to do. He explained that his family started this development over there with the blessings of Brent

Martin and the Neidlinger family, and then, after a passing in the family, the property was donated to Habitat for Humanity of Marshall County.

Ecker asked what decision was before the council.

Houin replied that their decision would simply be to vacate the city's ownership of that right-of-way, and it's not up to the city to determine who became the title owner of that. He stated he recommended that the issues be resolved so that we're not creating future problems for Habitat or any other property owners.

Morrow asked whose expense the water line was.

Delp replied that it would be their expense as part of the grant, along with Dora Lane. He believed that the city was going to extend Berkley to Dora Lane, but the portion of Berkley Street in front of the two lots on the south side would be Habitat's responsibility, along with the alley going behind there. He stated that it would be part of Habitat and part of the bidding process that we put out to bid here soon. He stated that once we're assured that we're vacating these streets and we have everything in order, we'll get it under contract. He stated we would like to see that done that year, but if it gets pushed back, then it would be first thing next Spring. He stated that once it was complete, we would pursue the firm out of Michigan to get some purchase agreements to buy those seven lots and build some houses there. He stated they would not be Habitat homes, but homes that fit those lots.

Longanecker stated he had Lot 1 in the subdivision, and the commercial aspect was horrible because we've not had one good commercial lot there. He stated that even the current commercial owners had been horrible. He stated he would love to see Dora Lane developed so that we don't have a parking lot there with the County Health Department. He stated that they park there at the end of Dora Lane.

Delp stated they parked there currently because it was not used for anything else. He stated that he did not disagree with him because they should not be.

Longanecker stated he would like to see more housing, but he did not want to see these small lots again. He stated that between him and the neighbor, there was a 66-foot lot, and he did not want to see tiny homes built on these lots. He stated he hoped that you would find a better developer than the one who was currently developing there because they don't follow city standards when it comes to silt fencing. He stated there had been silt running down Dora Lane during the last few rainstorms.

Delp stated he had expressed that to them, but in that situation, there was a hill there, so it lent it for that silt to run down there.

Longanecker stated the property on Illinois Street silts up quite often as well. He stated he wanted to make that clear before it had to start being policed more, as it appeared to be a full-time position to do that already. He believed that we needed to make it harder for them to get a permit if they're going to continue to break our standards.

Delp stated they had a big interest in purchasing, but he was not saying that it couldn't be somebody else.

Longanecker stated they had not been a great developer, and we have had nothing but issues with them since they started developing in the city. He stated he does support turning this into more residential, as the commercial aspect was terrible.

Flickner stated that on these alleys we're vacating, they are undeveloped, but we are replacing them with developed alleys and developed roadways, and they'll be built to the city specs and everything. He stated that once they get the lots formed and the roads built, it could then be dedicated back to you as right-of-way.

Longanecker stated it would be good to look down the road to see what the additional cost was going to be for the Street Department and everyone else.

Houin replied that would be part of the replat process.

Council members Ecker and Milner moved and seconded to close the public hearing for the application to vacate from Habitat for Humanity. The motion carried.

Council Members listed the following:

- Longanecker: Thanked the Fire Department and community for showing up for the pancake breakfast for Jim Marquardt.

Clerk-Treasurer Gorski stated that back on February 9, 2026, the council postponed Ordinance No. 2026-2255, An Ordinance Regarding Non-Emergency Fees, on third reading indefinitely. She stated there had been 7 ordinances after this postponement, and it had prevented our ordinance book from being updated. She asked what they would like to do with this ordinance. It was decided that this would be discussed and brought back up at the next meeting.

City Attorney Houin introduced Ordinance No. 2026-2259, An Ordinance to Amend the City of Plymouth Building Code to Require Emergency Key Boxes, on second reading.

Longanecker asked for clarification that this would only affect new renovations or new construction and that it was not retroactive. Houin agreed.

Council members Longanecker and Starr moved and seconded to approve Ordinance No. 2026-2259, An Ordinance to Amend the City of Plymouth Building Code to Require Emergency Key Boxes on second reading. The motion passed by roll call vote with all in favor.

City Attorney Houin introduced Ordinance No. 2026-2259, An Ordinance to Amend the City of Plymouth Building Code to Require Emergency Key Boxes, on third reading.

Council members Longanecker and Milner moved and seconded to approve Ordinance No. 2026-2259, An Ordinance to Amend the City of Plymouth Building Code to Require Emergency Key Boxes, on third reading. The motion passed by roll call vote with all in favor.

ORDINANCE NO. 2026-2259

AN ORDINANCE TO AMEND
THE CITY OF PLYMOUTH BUILDING CODE
TO REQUIRE EMERGENCY KEY BOXES

Statement of Purpose and Intent

To ensure the safety and wellbeing of city residents and to protect property, it is essential that emergency responders be able to gain access to structures in the event of an emergency. The purpose and intent of this ordinance is to amend the City of Plymouth building code to require the installation of an emergency key box during construction or renovation of certain structures.

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

Section 1. Title XV, entitled Land Usage; Chapter 153, entitled Building Code, is amended to add a new section 153.21 titled EMERGENCY KEY BOX as follows:

§ 153.21 EMERGENCY KEY BOX

All commercial, industrial, and multifamily construction (as requested by the below authority) under the permitting jurisdiction of the Building Commissioner shall provide an emergency key box whether the project is for new construction or renovation. The Emergency Key Box shall be located in a good and accessible location for emergency personnel to access. The location of the Emergency Key Box will be coordinated with and approved by either the Fire Chief (or Designee) or Building Commissioner in accordance with accepted standards and practices in the trade.

Section 2. This ordinance shall become effective 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 26th day of May, 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 26th day of May, 2026, at 7:45 o'clock p.m.

Lynn M. Gorski, Clerk-Treasurer

Approved and signed by me this 26th day of May, 2026.

Robert Listenberger, Mayor

City Attorney Houin introduced Ordinance No. 2026-2260, An Ordinance Regarding Permit and Application Fees for the City of Plymouth, on second reading.

Houin stated this was based on a review of the actual time and expense of the city to review these applications.

Longanecker stated that he worked with these daily, and it would get us back in range with other communities for prices.

Council members Longanecker and Ecker moved and seconded to approve Ordinance No. 2026-2260, An Ordinance Regarding Permit and Application Fees 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. 2026-2260, An Ordinance Regarding Permit and Application Fees for the City of Plymouth, on third reading.

Council members Longanecker and Starr moved and seconded to approve Ordinance No. 2026-2260, An Ordinance Regarding Permit and Application Fees for the City of Plymouth, on third reading. The motion passed by roll call vote with all in favor.

ORDINANCE NO. 2026-2260

AN ORDINANCE REGARDING PERMIT AND APPLICATION FEES 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. The City of Plymouth Building Commissioner and Plan Director have completed a review of all permit and application fees that fall under the prevue of the Building Department and recommend certain changes to the current fee schedule. The purpose and intent of this ordinance is to adopt the recommended changes to the City's fees.

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

Section 1. Title III, entitled Administration, Chapter 30, entitled General City Policies, shall be amended by making the following additions and deletions to § 30.02 FEE SCHEDULE FOR COPIES AND DOCUMENTS:

§ 30.02 FEE SCHEDULE FOR COPIES AND DOCUMENTS.

(A) The following fee schedule is hereby adopted and the Clerk-Treasurer's Office, as well as other city officials, are hereby required to charge for the following list of items:

Copies	single sided 8 1/2" by 11"	$.10 per sheet
	double sided 8 1/2" by 11"	$.20 per sheet
	single sided legal	$.35 per sheet
	double sided legal	$.40 per sheet
	single sided 11" by 17"	$.50 per sheet
	double sided 11" by 17"	$.55 per sheet
~~City Map~~	~~picked up at city office~~	~~$15.00~~
	~~to be mailed by regular United States mail~~	~~$17.00~~
~~Copy of drainage ordinance~~		~~$15.50~~
~~Copy of subdivision ordinance~~		~~$9.10~~
~~Copy of zoning map~~		~~$15.00~~
~~Copy of zoning ordinance~~		~~$16.25~~
~~Copy of the standard specification for water, sewer, curbs, streets and sidewalks, etc.~~		~~$20.00~~
Copy of building or other plan documents 24" by 36"		$10.00
Copy of building or other plan documents 36" by 48"		$15.00

Application, including legal advertisement for public hearing for Plan Commission and/or Board of Zoning Appeals

Plan Commission Fees:

Rezoning:	~~$150.00~~ **$300.00**
Subdivision Applications: (Primary/Secondary)	
Sketch Plan	**$300.00**
Minor	~~$150.00~~ **$275.00**
Major	~~$300.00~~ **$450.00**
Planned Unit Development	~~$300.00~~ **$550.00**
Waiver	**$225.00**
Board of Zoning Appeals Fees:	
Appeals:	~~$150.00~~ **$300.00**
Variance of Use:	~~$150.00~~ **$250.00**
Variance of Development Standards:	~~$150.00~~ **$250.00**
Special Use/Special Exception:	~~$150.00~~ **$250.00**
Flood Hazard Area Standards Variance	**$325.00**
Legal advertisement for proposed annexation	$35.00
Legal advertisement for proposed tax abatement or related waiver of noncompliance	$35.00
Legal advertisement for proposed vacation of municipal property	$35.00 plus cost of certified mailings

. . .

Section 4. This ordinance shall become effective July 1, 2026 after passage, due attestations, 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 26th day of May, 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 26th day of May, 2026, at 7:45 p.m.

Lynn M. Gorski, Clerk-Treasurer

Approved and signed by me this 26th day of May, 2026.

Robert Listenberger, Mayor

Council Members Longanecker and Ecker moved and seconded to take Resolution No. 2026-1201, A Resolution of the Common Council of the City of Plymouth to Approve the Application of Ociel Jaimes and Jaimes Grocery LLC for a Commercial Revitalization Rebate Program Grant, off the table. The motion carried.

Ociel Jaimes stated that they would be moving from their current grocery store at 116 E. Garro Street to 211 E. Garro Street. He stated they are struggling to get the building to look better. He stated the windows in the front are black, and they'd like to see them look better so people can see from the outside to the inside. He stated they were planning to fix the sign and awnings on the outside in the future. He preferred the quote for $13,000 to save money. He explained they just wanted to change the glass and not the frame. He commented that this was the first time we came to ask, but we're going to see him in the future because we may need some help with the sign and awning, and he was awaiting quotes.

Morrow stated that this grant was available because we want the beautification of the city.

Jaimes stated the building was for the community and not for them.

Ecker commented that they wanted the building to be inviting.

Mayor Listenberger asked if they had a timeframe.

Jaimes replied that it would be before November. He stated they would like to be there by October, and it would be a help to the city for parking. He stated we have no parking, and people are coming in like crazy.

Council members Longanecker and Milner moved and seconded to approve Resolution No. 2026-1201, A Resolution of the Common Council of the City of Plymouth to Approve the Application of Ociel Jaimes and Jaimes Grocery LLC for a Commercial Revitalization Rebate Program Grant. The motion passed by roll call vote with all in favor.

RESOLUTION NO. 2026-1201

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF PLYMOUTH TO APPROVE THE APPLICATION OF OCIEL JAIMES AND JAIMES GROCERY 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, Ociel Jaimes and Jaimes Grocery 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 211 E. Garro Street to replace storefront windows. The Council met in a public meeting on May 11, 2026, and heard evidence on the application demonstrating eligible expenses for the renovation with a bid totaling $13,860.00. 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. Ociel Jaimes and Jaimes Grocery LLC's application for a Commercial Revitalization Rebate Program grant for 211 E. Garro 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 211 E. Garro Street, Plymouth, Indiana. In no event shall the rebate to the applicant exceed Six Thousand Seven Hundred Twelve Dollars ($6,712.00).

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 26th day of May, 2026.

Robert Listenberger, Presiding Officer

ATTEST:

Lynn M. Gorski, Clerk-Treasurer

Clerk-Treasurer Gorski stated that the city had received 6 donations: 2 in the amount of $1,000.00/each from Bright Eyes and Lochmueller Group, and 2 in the amount of $500.00/each from Spitrex CTE to be used for the Mayor's Summer of Music. 1 in the amount of $200.00 from First Federal Savings Bank and 1 in the amount of $100.00 from 1st Source Bank to be used for the Tractor Show. She asked whether they wished to accept the donations subject to the restricted terms, conditions, and purpose attached to the donations. She stated the donations would be receipted into the Monetary Gift Fund.

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

City Attorney Houin introduced Ordinance No. 2026-2261, An Ordinance Regarding Permit and Application Fees for the City of Plymouth, on first reading.

City Attorney Houin introduced Resolution No. 2026-1203, A Resolution of the City of Plymouth Supporting Grant Application for the Restoration of the Historic Firehouse and City Hall.

Houin stated this was not the resolution that McLeod was speaking about during the public hearing earlier that meeting. He stated this was a different resolution for a different grant application, also supporting the restoration of the firehouse. He stated that Kurt Garner was assisting with this, and he had asked him to come and explain this grant application.

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

Garner stated that, as part of our committee that had been meeting over the last 20 months or so, he was charged with trying to stretch the city's dollars. He stated there were two grant applications that he applied for, with the first through 1st Source, which we were waiting to hear back on, and the other was a Historic Preservation Fund Grant through the Department of Natural Resources (DNR). He stated the DNR grant was a 50/50 grant, with the max you could receive being $75,000 out of a $150,000 project. He explained that the matching funds for that grant application cannot be the same matching funds that are for the OCRA grant application. He stated that we would be scoring extremely high on this grant application through Indiana DNR. He stated we did a similar grant application for those of you who were on the city council before, when you applied for the feasibility/conditions assessment that SRKM Architecture did in 2015-2016. He stated they weigh this grant based on previous performance, having all the matches in place, community support, etc. He stated that it was mentioned earlier that for the DNR's own bracket challenge, our Historic Firehouse came out on top, so it would be hard for them to decline a grant for the firehouse. He stated the other piece that weighed into that grant application was whether the principal investigator's services and the project coordinator's services were off the grant. He stated that with those off the grant and him donating his time to do those, it allowed them to gain the maximum number of points on that grant application. He stated the idea was that we had to separate one piece of that project to apply for this application, specifically, the Copula and the restoration of the round window in the tower. He stated the project cost was $167,000, and $75,000 would be applied for, so we were asking you to commit the additional amount to the match.

Longanecker asked what would happen if we didn't get the OCRA grant.

Garner replied that the nice thing about the way these grants are being staggered was that they'll be able to apply again for the OCRA grant this fall, and we won't have to have our project completed within a timeframe before that. He stated we could roll this back if we get this grant.

Ecker asked for clarification on whether the $75,000 that the city would be responsible for would be put into the 2027 budget.

Houin replied that would be if the city had to appropriate and spend that money. He explained that there was a stack of multiple grants that we are considering and pursuing for the firehouse. He stated the largest grant was the OCRA grant, which was going to accomplish the bulk of the work. He stated the grant from the DNR would assist with that with the copula and window, which was not included in the original estimates, which may be able to free up some of the OCRA grant money to do some of the other items that were excluded from the original estimate. He stated that we also applied for a grant through the 1st Source Foundation. He stated that we hoped that if we were successful with that grant, there's also an opportunity through the community foundation and possibly other grant resources that we are investigating to try to add to that stack. He stated that if we are successful with the OCRA grant and the DNR grant and none of the others, then the city would have to spend the $75,000 to match the DNR grant, which would have to be budgeted for in the 2027 budget.

Longanecker asked about the match for the OCRA grant.

Houin replied that we already have funds in the budget this year, and if they are committed by the end of the year, we could use that money that's already been budgeted.

Council members Ecker and Starr moved and seconded to approve Resolution No. 2026-1203, A Resolution of the City of Plymouth Supporting Grant Application for the Restoration of the Historic Firehouse and City Hall. The motion passed by roll call vote with all in favor.

RESOLUTION 2026-1203

RESOLUTION OF THE CITY OF PLYMOUTH
SUPPORTING GRANT APPLICATION FOR THE
RESTORATION OF THE HISTORIC FIREHOUSE AND CITY HALL

The Common Council of the City of Plymouth, Indiana recognizes the significance to the community of the original 1875 Fire House and City Hall Building, located at 220 N. Center Street. This building is both architecturally significant and a symbol of civic pride because:

1. The building is individually listed on the National Register of Historic Places;
2. The building, with its landmark tower, features prominently on our civic corridor, Center Street;
3. The building is a major contributing resource to the Plymouth Downtown National Historic Register District; and
4. It is our understanding that the building is the oldest extant combination fire house-city hall building in Indiana, built in 1875 and dedicated in 1876.

The Common Council is further aware of much needed restoration work to sustain the building for future generations.

The Common Council finds that the loss of the old firehouse-city hall building would have a grave impact on the vitality of our city, in its historic downtown district, and culturally for our residents.

In order to assist with necessary restoration work, the City has an opportunity to apply for grant funding from the Indiana Department of Natural Resources – Division of Historic Preservation & Archaeology. As with most grant opportunities, a successful application will require the City to expend funds or in-kind contributions as a match to the grant funds.

Therefore, the City of Plymouth Common Council **NOW RESOLVES** that the Common Council pledges that it will authorize the expenditure of funds and in-kind contributions totaling a minimum of fifty percent (50%) of the estimated project cost as required by the Indiana Department of Natural Resources – Division of Historic Preservation & Archaeology grant for restoration of the 1875 Fire House and City Hall Building.

The City of Plymouth Common Council **FURTHER RESOLVES** that the Mayor is authorized to execute all necessary applications and agreements on behalf of the City to complete the grant application.

PASSED AND ADOPTED on May 26, 2026

Robert Listenberger, Presiding Officer

ATTEST:

Lynn M. Gorski, Clerk-Treasurer

City Attorney Houin introduced Resolution No. 2026-1204, A Resolution Authorizing Application Submission and Local Match Commitment.

Houin stated that this is the resolution for the OCRA grant that we had the public hearing for.

Council members Longanecker and Milner moved and seconded to approve Resolution No. 2026-1204, A Resolution Authorizing Application Submission and Local Match Commitment. The motion passed by roll call vote with all in favor.

RESOLUTION NO. 2026-1204

RESOLUTION AUTHORIZING APPLICATION SUBMISSION AND LOCAL MATCH COMMITMENT

RESOLUTION OF THE **CITY COUNCIL** OF THE **CITY OF PLYMOUTH, INDIANA,**
AUTHORIZING THE SUBMITTAL OF THE **FACILITIES PROGRAM CONSTRUCTION APPLICATION**
TO THE INDIANA OFFICE OF COMMUNITY AND RURAL AFFAIRS AND ADDRESSING RELATED MATTERS

WHEREAS, the **City Council** of the **City of Plymouth, Indiana** recognizes the need to stimulate growth and to maintain a sound economy within its corporate limits; and

a. WHEREAS, the Housing and Community Development Act of 1974, as amended, authorizes the Indiana Office of Community and Rural Affairs to provide grants to local units of government to meet the housing and community development needs of low- and moderate-income persons; and

b. WHEREAS, the Housing and Community Development Act of 1974, as amended, authorizes the Indiana Office of Community and Rural Affairs to provide grants to local units of government for historic preservation; and

WHEREAS, the **City of Plymouth, Indiana** has conducted or will conduct public hearings prior to the submission of an application to the Indiana Office of Community and Rural Affairs, said public hearings to assess the housing, public facilities and economic needs of its low-and moderate-income residents;

NOW, THEREFORE, BE IT RESOLVED by the **City Council of Plymouth, Indiana** that:

1. The **Mayor** is authorized to prepare and submit an application for grant funding to **complete the necessary exterior rehabilitation of the Historic Fire House**, and to execute and administer a resultant grant including requisite general administration and project management, contracts and agreements pursuant to regulations of the Indiana Office of Community and Rural Affairs and the United States Department of Housing and Urban Development.

2. The **City Council of Plymouth, Indiana** hereby commits the requisite local funds in the amount of **One-Hundred and Forty-Seven Thousand Dollars ($147,000)** in the form of **One-Hundred and Forty-Seven Thousand Dollars ($147,000) Cash on Hand from the General Fund,** as matching funds for said program, such commitment to be contingent upon receipt of CDBG funding from the Indiana Office of Community and Rural Affairs.

Adopted by the City Council of the **City of Plymouth, Indiana**
this **26th** day of **May 2026**, at **6:30 p.m.**

SIGNATURE: _____ **ATTEST:** _____
Robert Listenberger, Mayor — Lynn Gorski, Clerk-Treasurer

Art Jacobs and Aaron Wagers gave a presentation about Project Fire Buddies. It was explained that it was a unanimous vote of the Plymouth Fire Department to be a part of Project Fire Buddies. See below for their mission and story:



Jacobs stated we have the support of the Plymouth Fire Department, but we need support from the board because we would be using Fire Department equipment to bring joy to the children. He explained we could do a fire parade for the child, go over for cookies/cookout, or drop off presents. He stated we started up and were approved last week, and we had already been assigned a

child. He explained that they are supported by Project Fire Buddies nationally, and we plan to do fundraisers. He stated the first fundraiser would be called The Beast, and it would be a weightlifting competition at the Blueberry Festival. He explained they had to do at least one fundraiser each year, but the support from Project Fire Buddies nationally was large.

Mayor Listenberger suggested doing an official Resolution pledging our support from the City of Plymouth. He suggested having that drafted up for the next meeting.

Houin provided an update on ONE Marshall County. He stated that an offer was made and accepted for their first employee, a Community Coordinator Position. He stated that the individual was set to start in early June. He stated there was a second-place applicant who was such a strong applicant that some organizations are currently exploring ways to keep that individual and offer them at least a temporary position through some other organizations to bring them into the community and hopefully find them a more permanent role to play.

There were no updates 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 May 11, 2026
- May 26, 2026 Check Register
- April 2026 Clerk-Treasurer Financial Reports
- Redevelopment Excess Assessed Value Determination Letters 2026 pay 2027
- Resolution No. 2026-1202, A Resolution of the City of Plymouth Historic Preservation Commission Supporting Preservation of the Historic Firehouse
- May 12, 2026 Technical Review Committee Minutes
- April 14, 2026 Board of Aviation Commissioners Minutes
- April 21, 2026 Redevelopment Commission Minutes

The motion carried.

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 7:41 p.m.

/s/ Lynn M. Gorski
Clerk-Treasurer

APPROVED

/s/ Robert Listenberger
Mayor