

REGULAR SESSION, COMMON COUNCIL, OCTOBER 8, 2018

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on October 8, 2018. The meeting was held in the meeting room of the Plymouth Fire Department, 111 N. Center St., Plymouth, IN. The meeting was called to order at 6:36 p.m.

Mayor Senter led the Pledge of Allegiance and offered prayer.

Mayor Senter presided for Council Members Cook, Culp, Houin, Longanecker, Milner and Walters. City Attorney Surrisi and Clerk-Treasurer Xaver were also present. Councilman Ecker was absent.

Council Members Culp and Longanecker moved and seconded to approve the minutes of the last regular Common Council meeting on September 24, 2018. The motion carried.

City Attorney Surrisi presented Resolution No. 2018-819, Resolution of the City of Plymouth Declaring Certain Real Estate to be within an "Economic Revitalization Area" Pursuant to IC 6-1.1-12.1 et seq (Bomarko, Inc.)

Jennifer Hewitt of Bomarko and Jerry Chavez of Marshall County Economic Development Commission were present to talk about the proposed project at Bomarko, Inc. Hewitt said Bomarko is looking to expand their company with a \$5 million project for a new press and a new building - \$2 million in the building and \$3 million in machinery. She said that Bomarko has been an established company in Plymouth for 55 years. The company would like to continue rewarding their employees with good pay and a great benefits package and also be able to stay competitive in the marketplace with new products to offer. Bomarko is looking at adding 20 additional employees over a 5-year period in addition to the 120 that they already employ.

Council Members Cook and Walters moved and seconded to approve Resolution No. 2018-819, Resolution of the City of Plymouth Declaring Certain Real Estate to be within an "Economic Revitalization Area" Pursuant to IC 6-1.1-12.1 et seq (Bomarko, Inc.). It passed by roll call vote.

AYES: Cook, Culp, Houin, Longanecker, Milner, Walters
NAYS: None
ABSENT: Ecker

City Attorney Surrisi presented Resolution No. 2018-818, Resolution of the City of Plymouth Declaring Certain Real Estate to be within an "Economic Revitalization Area" Pursuant to IC 6-1.1-12.1 et seq (Marshall County Economic Development Corporation).

Surrisi said there is an amendment to the resolution. The property owner is MCEDC's affiliate, Marshall County Life Center, Inc. and Chavez asked that all references be changed to Marshall County Life Center, Inc.

Jerry Chavez, President of MCEDC, said that the application did not include a component in terms of income and expense related to taxes. He explained that there is a likelihood that the assessor will charge taxes going forward since there is a for-profit entity that will lease space in the building in addition to the

not-for-profits that will be housed here. They wanted to preemptively request the tax abatement in the event that taxes are charged.

City Attorney Surrisi said this request was thought out early on in the project and they knew this request would be in the pipeline. The new market tax credit included compliance that showed accounting for all income and expenses. It was a simpler solution than asking the Redevelopment Commission to enter into another agreement and trying to shift TIF tax money around and go through all those channels.

Councilman Cook asked if the funding needed to construct this facility was included with the aquatic center. Chavez said both buildings are under one umbrella. Cook asked why there would a tax abatement for this facility if in essence funds from the TIF district are paying for the construction of the facility. Chavez said taxes are recurring costs and are separate from the construction cost.

Council Members Culp and Walters moved and seconded to approve Resolution No. 2018-818, Resolution of the City of Plymouth Declaring Certain Real Estate to be within an “Economic Revitalization Area” Pursuant to IC 6-1.1-12.1 et seq (Marshall County Life Center, Inc.). It passed by roll call vote.

AYES: Culp, Longanecker, Milner, Walters
NAYS: Cook
ABSENT: Ecker
ABSTAIN: Houin

City Attorney Surrisi presented the Stellar Communities Initiative Intergovernmental Agreement and discussed his memorandum:

MEMO

TO: City Council
FROM: Sean Surrisi
DATE: October 4, 2018
SUBJECT: Stellar Communities Interlocal Agreement

Attached is a copy of an interlocal agreement that I’ve prepared for the County’s Stellar Communities effort. Because the Stellar Communities program is now regional in nature, it brings together multiple government entities. In order to avoid confusion with the administration of the projects, the State has required all of the communities applying to adopt an interlocal agreement laying out how they would intend to administer the Stellar Program if they win the designation. The agreement creates a 14 member board that would govern the Stellar process. The County has a representative from both the Commissioners and the Council. The City and the towns each have two members, the executive (Mayor/Town Council President) and the Clerk-Treasurer, or their designees. The County Auditor will serve as the Recording Secretary for the board and has a vote in the event of a tie. It’s envisioned that the Auditor’s office will handle the quarterly reporting for and overall Stellar obligations since the County is the lead organization.

As with any new State program, they are kind of figuring things out as they go along. So, we aren’t quite sure how the flow of information will go. I still imagine that on a day-to-day basis that the City staff would have its own direct interaction with the various State agencies involved in a City Stellar project. But, there would likely be some coordination with this intergovernmental board and the Auditor for reporting and documentation. All of the Stellar applicants are required to have an interlocal agreement in place by November 12th. However, none of this will actually be implemented unless we are successful in winning the Stellar designation. Please let me know if you have any questions.

**INTERGOVERNMENTAL AGREEMENT BETWEEN
MARSHALL COUNTY, THE TOWN OF ARGOS, THE TOWN OF BOURBON,
THE TOWN OF BREMEN, THE TOWN OF CULVER, THE TOWN OF LAPAZ,
AND THE CITY OF PLYMOUTH REGARDING ADMINISTRATION OF
THE MARSHALL COUNTY CROSSROADS STELLAR COMMUNITIES INITIATIVE**

This Agreement is made on the date last executed below, by the following local governments/political subdivisions, Marshall County ("the County"), acting by and through its Board of Commissioners and its County Council, the Town of Argos ("Argos"), acting through its Town Council, the Town of Bourbon ("Bourbon"), acting through its Town Council, the Town of Bremen ("Bremen"), acting through its Town Council, the Town of Culver ("Culver"), acting through its Town Council, the Town of LaPaz ("LaPaz"), acting through its Town Council, and the City of Plymouth ("Plymouth"), acting through its City Council.

Statement of Purpose and Intent

On September 21, 2018, the parties collectively applied to the Indiana Office of Community and Rural Affairs ("OCRA") for designation in the agency's Stellar Communities Program. This group, known as the Marshall County Crossroads region, worked throughout 2018 to develop a Regional Development Plan for the county. Each of the parties intends to work this plan in the coming years to realize the plan's many important projects in their individual communities. Moreover, the parties will continue to work cooperatively to achieve the joint-goals identified in the plan. Assuredly, those cooperative projects will succeed because of the foundation of teamwork and regionalism that local leaders have fostered throughout our county's history. Much success has already been attained because of such partnerships, and the act of intergovernmental collaboration itself is a victory for the citizens of our communities. Nevertheless, in the event that the Marshall County Crossroads region is designated by OCRA as a Stellar Community, our cooperative ethos will need to be formalized to document just how we will come together to administer the Stellar program. The purpose and intent of this Agreement is to identify the processes by which we will govern our Stellar participation.

Agreement

NOW, THEREFORE, the parties mutually agree to the following terms and conditions:

1. Administration. Pursuant to Indiana Code § 36-1-7-3(5)(B), this Agreement, and the parties' participation in the Stellar Communities program, shall be administered by a joint board to be known as the Marshall County Crossroads Stellar Board.

a. Board Membership. The fourteen (14) member Board shall be composed of the following individuals:

1. Two (2) County Members. The President of the Board of County Commissioners and the President of the County Council, or their

designees;

2. Two (2) Argos Members. The President of the Town Council and the Clerk-Treasurer, or their designees;

3. Two (2) Bourbon Members. The President of the Town Council and the Clerk-Treasurer, or their designees;

4. Two (2) Bremen Members. The President of the Town Council and the Clerk-Treasurer, or their designees;

5. Two (2) Culver Members. The President of the Town Council and the Clerk-Treasurer, or their designees;

6. Two (2) LaPaz Members. The President of the Town Council and the Clerk-Treasurer, or their designees;

7. Two (2) Plymouth Members. The Mayor and the Clerk-Treasurer, or their designees;

8. Recording-Secretary. The County Auditor or her designee shall serve as the Recording-Secretary for the Board. The Recording-Secretary may vote on the business of the Board only in the event of a tie vote among the other members.

b. Meeting Schedule. Within thirty (30) days of designation as a Stellar Community, the Board shall hold an organizational meeting, at which it will elect a President and any other officers it deems necessary, and calendar quarterly meetings throughout the Stellar designation period. In addition to the quarterly meetings, as needed, other meetings may be scheduled on the call of the President, the Recording-Secretary, or on the consent of a majority the Board's membership.

c. Individual Project Administration and Reporting. It is anticipated that as individual projects progress in partner communities, that the leadership of those specific communities will have certain day-to-day communication and reporting duties to OCRA or other applicable State agencies. However, it is also anticipated that for all Stellar projects the Board will have collective reporting responsibilities. Each community agrees to work closely with the Board and to deliver needed data for inclusion in the Board's reports to the Recording-Secretary at least seven (7) days prior to any submission deadlines. If additional data is required to complete any reports, the parties will work to quickly provide such information.

d. Funding. The parties do not anticipate that any funding or staffing will be

required for the administration of the Board. Further, the parties agree that all funding for individual projects is subject to the approval of each community's fiscal body. The County Auditor, is delegated with the duty to receive, disburse, and account for all monies of the Board's joint undertaking. The County Auditor shall manage the flow of any Stellar funds to the participating communities as may be necessary.

2. Effective Date & Duration. After its execution by each of the parties, this Agreement shall become effective upon OCRA's designation of the Marshall County Crossroads region as a Stellar Community, and this Agreement's recording, pursuant to Indiana Code § 36-1-7-6. This Agreement shall remain in effect through December 31, 2023. It may be extended beyond that date by the unanimous vote of the parties.

3. Termination of Agreement & Disposition of Property. This Agreement shall terminate upon its expiration set forth in Section 2 above, or as otherwise agreed by the parties. It is not anticipated that the Board shall acquire any property over the term of this Agreement. However, in the event that it does, such property shall be first distributed to the community that contributed it, or put to any other legal purpose agreed to by the Board.

4. Amendments to this Agreement. Any proposed amendments to this Agreement must first be approved by a majority vote of the Board, however, such amendments are not effective until approved by the fiscal body of each member community.

5. Miscellaneous Provisions. Pursuant to Indiana Code § 36-1-7-4, this Agreement need not be approved by the Indiana Attorney General. This Agreement shall be governed by the laws of the State of Indiana.

SO AGREED.

Entered on the ____ day of _____, 2018, by:

MARSHALL COUNTY BOARD OF COMMISSIONERS

Kevin Overmyer, President

Kurt Garner, Vice-President

Mike Delp, Member

Entered on the ____ day of _____, 2018, by:

MARSHALL COUNTY COUNCIL

Judith Stone, President

Don Morrison, Vice-President

Heath Thornton, Member

Bill Githens, Member

Penny Lukenbill, Member

Jim Masterson, Member

John Van Vactor, Member

Entered on the ____ day of _____, 2018, by:

ARGOS TOWN COUNCIL

George Null, President

Dustin Johnson, Vice-President

Suzanne Umbaugh, Member

Charles R. Snead, Member

Dylan Colburn, Member

Entered on the ____ day of _____, 2018, by:

BOURBON TOWN COUNCIL

Les McFarland, President

Larry Wattenbarger, Member

P.J. Hanley, Member

Entered on the ____ day of _____, 2018, by:

BREMEN TOWN COUNCIL

Mike Leman, President

Jim Leeper, Vice-President

Bill Daily, Member

Rick Graverson, Member

Entered on the ____ day of _____, 2018, by:

CULVER TOWN COUNCIL

Ginny Bess Munroe, President

Sally Ricciardi, Vice-President

Dave Beggs, Member

Joel Samuelson, Member

Tammy Shaffer, Member

Entered on the ____ day of _____, 2018, by:

LAPAZ TOWN COUNCIL

Roger Ecker, President

Lorraine Dove, Member

David L. Albert, Member

Entered on the ____ day of _____, 2018, by:

PLYMOUTH COMMON COUNCIL

Don Ecker, Jr., President

Duane Culp, Member

Shiloh Carothers Milner, Member

Randy Longanecker, Member

Bill Walters, Member

Gary Cook, Member

Jeff Houin, Member

Surrisi said this would not go into effect unless Marshall County is chosen for the Stellar designation.

Council Members Cook and Walters moved and seconded to approve the agreement. The motion carried.

Ryan Colvin, Gibson Insurance, addressed the council regarding the city's health insurance renewal for 2019. He said the anticipated premium increase was projected to be around 60%, but after negotiations with Physician's Health Plan they were able to secure an agreement that only increased the premiums 19%. Clerk-Treasurer Xaver said that the health insurance package is an important benefit for the city's employees. She said the city is financially able to absorb that cost and not require an increased premium share from the city's employees.

Houin said he discussed the numbers with Clerk-Treasurer Xaver prior to the meeting. He explained that during budget time, the council budgeted for a worst-case-scenario. With only a 19%

increase, he said the city is still coming out \$450,000 ahead of budget numbers without passing any costs on to the employees.

Council Members Houin and Culp moved and seconded to have city employee health insurance contributions remain the same for 2019 and the city will absorb the premium increase from PHP. It passed by roll call vote.

AYES: Cook, Culp, Houin, Longanecker, Milner, Walters
NAYS: None
ABSENT: Ecker

2019 health insurance contributions will be as follows:

	Employee's Share	City's Share
Employee Only	\$24.00	\$521.22
Employee Plus Child	\$136.00	\$899.69
Employee Plus Spouse	\$152.00	\$1,045.75
Employee Plus Family	\$186.00	\$1,262.59

Employees receive a monthly discounted rate if they take part in our annual wellness program. If an employee does not participate, their health insurance rate is \$20.00 higher per month.

Colvin discussed updating the city's consulting contract with Gibson Insurance. He said it has been five years since they have requested an increase. The proposed increase for this 2-year term contract is just less than 5%, which rounds their total agreement to \$33,000.00 per year.

Council Members Houin and Longanecker moved and seconded to approve the Consulting / Brokerage Services Agreement for 2019 between Gibson Insurance and the City of Plymouth. It passed by roll call vote.

AYES: Cook, Culp, Houin, Longanecker, Milner, Walters
NAYS: None
ABSENT: Ecker

Mayor Senter offered the privilege of the floor.

Councilman Cook explained why he is opposed to Resolution No. 2018-818. He said he felt with all the city was contributing to the project already that a 10-year abatement was unnecessary. He thinks the project team should have considered that they would need to pay property taxes at some point in time.

Council Members Walters and Longanecker moved and seconded to accept the following communications as presented:

- Minutes of the Board of Public Works and Safety meeting of September 24, 2018
- Minutes of the Board of Zoning Appeals meeting of August 7, 2018
- Minutes of the Redevelopment Commission meeting of August 21, 2018
- Minutes of the Urban Forest and Flower Committee meeting of September 19, 2018

The motion carried.

There being no further business to discuss and all agenda items were complete, the mayor declared the meeting adjourned at 7:10 p.m.

Jeanine M. Xaver, IAMC / CMC
Clerk-Treasurer

APPROVED

Mark Senter, Mayor