

REGULAR SESSION, COMMON COUNCIL, MAY 8, 2017

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on May 8, 2017. The meeting was held in the Council Chambers of the City Building, 124 N. Michigan Street, Plymouth, Indiana. The meeting was called to order at 6:32 p.m.

Mayor Senter led the Pledge of Allegiance and Council Member Ecker offered prayer.

Mayor Senter presided for Councilmembers Cook, Culp, Ecker, Fonseca, Grobe, Houin, and Walters. City Attorney Surrisi and Clerk-Treasurer Xaver were also present.

Councilmembers Houin and Ecker moved and seconded to approve the minutes of the last regular meeting on April 24, 2017. The motion carried.

City Attorney Surrisi reported on the proposed City Office Building Project. He explained that the Redevelopment Authority is being established to hold the real estate, which will be leased to the Redevelopment Commission. The financing will be structured so that the Redevelopment Authority will take title to the buildings for at least the term of the 10-year financing of the project. They will sell bonds to finance the improvements and the bond payments will be made through a lease through the Redevelopment Commission.

Councilmember Cook asked if the architecture firm has checked for lead paint or asbestos. Surrisi said that no tests have been conducted to check for these.

Councilmember Grobe stated that he feels cutting costs on the project and keeping the taxpayers in mind when making decisions is important for the project.

The following CF-1's were presented to the council:

- Kessler Crane, Inc. (Personal Property 2013-577)
- DAC Enterprise (Real Property 2016-694)
- Composite Technology Assemblies, LLC (Real Property)
- Composite Technology Assemblies, LLC (Personal Property)
- Composite Technology Assemblies, LLC (Vacant Building Deduction)

Councilmembers Cook and Houin moved and seconded to approve all CF-1's as presented. The motion carried.

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City Attorney Surrisi presented Ordinance No. 2017-2116, An Ordinance to Establish the Plymouth Redevelopment Authority, on first reading.

City Attorney Surrisi presented Resolution No. 2017-737, A Resolution of the Common Council of the City of Plymouth Approving Resolution No. 2017-736, A Resolution by the Plymouth Plan Commission Which Approved Resolution No. 2017-733, A Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan for the US 30 / Oak Road Economic Development Area (TIF #1).

Surrisi explained that this resolution is amending the project list for TIF #1 to include the city hall renovations.

Councilmembers Walters and Ecker moved and second to approve Resolution No. 2017-737, A Resolution of the Common Council of the City of Plymouth Approving Resolution No. 2017-736, A Resolution by the Plymouth Plan Commission Which Approved Resolution No. 2017-733, A Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan for the US 30 / Oak Road Economic Development Area (TIF #1). It passed by roll call vote.

AYES: Cook, Culp, Ecker, Fonseca, Grobe, Houin, Walters
NAYS: None

Councilmembers Cook and Ecker moved and seconded to suspend the rules and hear all three readings of Ordinance No. 2017-2116. Grobe asked if there was a reason to move so fast on this ordinance.

Surrisi explained that there is not a reason, but it would be fine if it was passed this evening. All it does is establish the Redevelopment Authority. The mayor has three appointees whose only qualification is that they are a city resident.

Surrisi further discussed the relationship between the Redevelopment Authority and the Redevelopment Commission. Grobe asked if the city hall renovation project will continue to go before the council.

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Surrisi said no. If this ordinance is passed, then all transactions will go through the Redevelopment Authority and Redevelopment Commission in the future.

The motion carried.

Councilmembers Ecker and Culp moved and seconded to approve Ordinance No. 2017-2116, An Ordinance to Establish the Plymouth Redevelopment Authority, on second reading. It passed by roll call vote.

AYES: Cook, Culp, Ecker, Fonseca, Grobe, Houin, Walters
NAYS: None

Councilmembers Culp and Cook moved and seconded to approve Ordinance No. 2017-2116, An Ordinance to Establish the Plymouth Redevelopment Authority, on third reading. It passed by roll call vote.

AYES: Cook, Culp, Ecker, Fonseca, Grobe, Houin, Walters
NAYS: None

Todd Williams, of Hoosier S.T.A.R.T., addressed the council to discuss a potential 457b plan for city employees.

Mayor Senter opened the privilege of the floor. No one accepted.

Members Ecker and Fonseca moved and seconded to accept the following communications:

Minutes of the Board of Public Works and Safety meeting of April 24, 2017;
Minutes of the Urban Forestry and Flower Committee meeting of April 18, 2017;
Minutes of the Plymouth Plan Commission meeting of April 4, 2017;
Minutes of the Plymouth Board of Zoning Appeals meeting of April 4, 2017;
Minutes of the Board of Aviation Commissioners meeting of April 11, 2017

The motion carried.

There being no further business to discuss, Council Members Fonseca and Grobe moved and seconded to adjourn the meeting. The motion carried and the meeting was declared adjourned at 7:27 p.m.

Jeanine M. Xaver, IAMC
Clerk-Treasurer

APPROVED

Mark Senter, Mayor