

REGULAR SESSION, COMMON COUNCIL, JUNE 10, 2019

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on June 10, 2019. The meeting was held in the Council Chambers, 124 N. Michigan St., Plymouth, Indiana. Mayor Senter called the meeting to order at 6:30 p.m.

Mayor Senter led the Pledge of Allegiance and offered prayer.

Mayor Senter presided for Councilmembers Culp, Houin, Longanecker and Milner. City Attorney Surrisi and Deputy Clerk-Treasurer Collins were also present. Councilmen Cook, Ecker and Walters were absent.

Council Members Culp and Houin moved and seconded to approve the minutes of the last regular Common Council meeting on May 29, 2019 as presented. The motion carried.

The following legal notice was advertised in the Pilot Newspaper on May 31, 2019:

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| <p><b>NOTICE OF PUBLIC HEARING</b></p> <p>Notice is hereby given to the citizens of Plymouth, Marshall County, Indiana, that a public hearing will be conducted by the Common Council of the City of Plymouth on a request for tax abatement on personal property improvements by Hoosier Racing Tire Corp., located at 2307 Pidco Drive, Plymouth, IN. A statement of benefits is on file in the Clerk-Treasurer's office, 124 N. Michigan St., Plymouth, IN.</p> | <p>The real estate has been designated within an Economic Revitalization Area pursuant to IC 6-1.1-12.1-1 on May 29, 2019. A description of the affected area is available and can be inspected in the County Assessor's Office.</p> <p>Said hearing will be held on Monday, June 10, 2019, in the Council Chambers of the City Building, located on the second floor at 124 N. Michigan St., (Garro Street entrance), Plymouth, IN at the Common Council meeting at 6:30 p.m.</p> <p>Persons appearing at such public hearing shall have the right to be heard on the proposed project.</p> | <p>Disabled persons needing special accommodations, please contact the ADA Coordinator at 574-936-2948.</p> <p>Dated this 29th day of May, 2019.</p> <p>Jeanine M. Xaver<br/>Clerk-Treasurer<br/>City of Plymouth, Indiana<br/>May 31, 2019 - P<br/>May 31, 2019 PN300850 hspaxlp</p> |
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Councilmen Houin and Longanecker moved and seconded to open the public hearing for the Hoosier Tire Racing Corporation Tax Abatement. Mayor Senter declared the public hearing open.

Jerry Chavez, President and CEO of Marshall County Economic Development Corporation, addressed the council. He spoke in favor of the tax abatement for Hoosier Tire Racing Corporation.

Mayor Senter offered the privilege of the floor to the council members and the public. There were no comments.

REGULAR SESSION, COMMON COUNCIL, JUNE 10, 2019

Council Members Houin and Milner moved and seconded close the public hearing. Mayor Senter declared the public hearing closed.

The following legal notice was advertised in the Pilot Newspaper on May 31, 2019:

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| <p><b>NOTICE OF PUBLIC HEARING</b></p> <p>Notice is hereby given to the citizens of Plymouth, Marshall County, Indiana, that a public hearing will be conducted by the Common Council of the City of Plymouth on a request for tax abatement on real and personal property improvements by Vigilant Holdings, LLC, located at 2915 Commerce Drive, Plymouth, IN. A statement of benefits is on file in the Clerk-Treasurer's office, 124 N. Michigan St., Plymouth, IN.</p> | <p>The real estate has been designated within an Economic Revitalization Area pursuant to IC 6-1.1-12.1-1 on May 29, 2019. A description of the affected area is available and can be inspected in the County Assessor's Office.</p> <p>Said hearing will be held on Monday, June 10, 2019, in the Council Chambers of the City Building, located on the second floor at 124 N. Michigan St., (Garro Street entrance), Plymouth, IN at the Common Council meeting at 6:30 p.m. Persons appearing at such public hearing shall have the right to be heard on the proposed project.</p> | <p>Disabled persons needing special accommodations, please contact the ADA Coordinator at 574-936-2948.</p> <p>Dated this 29th day of May, 2019.</p> <p>Jeanine M. Xaver<br/>Clerk-Treasurer<br/>City of Plymouth, Indiana<br/>May 31, 2019 - P<br/>May 31, 2019 PN300849 hspan/p</p> |
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Councilmen Houin and Milner moved and seconded to open the public hearing for the Vigilant Holdings LLC Tax Abatement. Mayor Senter declared the public hearing open.

Jerry Chavez, representative of Marshall County EDC, addressed the council. He spoke in favor of the tax abatement for Vigilant Holdings LLC.

Mayor Senter offered the privilege of the floor to the public. There were no comments.

Councilman Houin said he is excited to see all the new businesses coming to the city, but is most excited to see a small family-owned business like this one expand into something bigger. He said Harrington Noodles is starting out much the same as Hoosier Racing Tire did when they began their business in the community many years ago.

Council Members Culp and Houin moved and seconded close the public hearing. Mayor Senter declared the public hearing closed.

City Attorney Surrisi presented Resolution No. 2019-847, A Resolution of the Common Council of the City of Plymouth Approving Resolution No. 2019-846, A Resolution by the Plymouth Plan Commission Which Approved Resolution No. 2019-845, A Resolution by the

REGULAR SESSION, COMMON COUNCIL, JUNE 10, 2019

Plymouth Redevelopment Commission Amending the Economic Development Plan for the US 30/Pine Road Economic Development Area (TIF #3), and Designating Pretzels, Inc. as a Designated Taxpayer.

Councilmen Culp and Longanecker moved and seconded to pass Resolution No. 2019-847, A Resolution of the Common Council of the City of Plymouth Approving Resolution No. 2019-846, A Resolution by the Plymouth Plan Commission Which Approved Resolution No. 2019-845, A Resolution by the Plymouth Redevelopment Commission Amending the Economic Development Plan for the US 30/Pine Road Economic Development Area (TIF #3), and Designating Pretzels, Inc. as a Designated Taxpayer. It passed by roll call vote.

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

City Attorney Surrisi presented Resolution No. 2019-856, Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate Within an “Economic Revitalization Area” Pursuant to I.C. 6-1.1-12.1 et seq. (Vigilant Holdings, LLC).

Council Members Houin and Milner moved and seconded to pass Resolution No. 2019-856, Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate Within an “Economic Revitalization Area” Pursuant to I.C. 6-1.1-12.1 et seq. (Vigilant Holdings, LLC). It passed by roll call vote.

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

City Attorney Surrisi presented Resolution No. 2019-857, Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate Within an “Economic Revitalization Area” Pursuant to I.C. 6-1.1-12.1 et seq. (Hoosier Racing Tire Corp).

REGULAR SESSION, COMMON COUNCIL, JUNE 10, 2019

Council Members Longanecker and Milner moved and seconded to pass Resolution No. 2019-857, Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate Within an “Economic Revitalization Area” Pursuant to I.C. 6-1.1-12.1 et seq. (Hoosier Racing Tire Corp). It passed by roll call vote.

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

City Attorney Surrisi requested the council’s approval of the receipt of a city monetary gift donation of \$1,000.00 from Bomarko for the Mayor’s Month of Music event. Council Members Culp and Longnecker moved and seconded to accept the monetary gift of \$1,000.00 from Bomarko into the City Monetary Gift Fund. The motion carried.

City Attorney Surrisi presented Ordinance No. 2019-2149, An Ordinance to Amend the Code of Ordinances of the City of Plymouth Concerning Adoption of Personnel Policy by Reference, on first reading.

City Attorney Surrisi presented Ordinance No. 2019-2150, An Ordinance of the Common Council of the City of Plymouth, Indiana, Authorizing the Issuance of the City of Plymouth, Indiana, Taxable Economic Development Revenue Bonds of 2019 (Pretzels, Inc. Project) and the Use of the Proceeds Thereof to Support the Pretzels, Inc. Project, and Authorizing Other Actions in Respect Thereto, on first reading.

City Attorney Surrisi presented Ordinance No. 2019-2151, An Ordinance Fixing Salaries of Appointed Officers and Employees, Fire and Police Personnel of the City of Plymouth, Indiana for the Year 2020, on first reading.

City Attorney Surrisi presented Resolution No. 2019-858, Resolution of the City of Plymouth Declaring Certain Real Estate to be Within an “Economic Revitalization Area” Pursuant to I.C 6-

REGULAR SESSION, COMMON COUNCIL, JUNE 10, 2019

1.1-12.1 et seq (Culver Tool & Engineering, Inc.). He introduced Jerry Chavez of MCEDC and Mark Morris, Vice President of CTE Solutions.

Morris discussed the business, stating that they are a contract manufacturer of orthopedic spinal implants and instruments. The company is looking to expand their product line from spinal rods to also include hooks, screws, and bone plates. Morris said the business is growing rapidly – they had roughly 145 employees a year ago and now have 180. They are estimating an additional 10 employees, but think that is probably on the low end.

Longanecker said he feels this expansion is very much needed and the business is currently operating in tight quarters. Culp thanked the company for being in Plymouth.

Council Members Culp and Longanecker moved and seconded to approve Resolution No. 2019-858, Resolution of the City of Plymouth Declaring Certain Real Estate to be Within an “Economic Revitalization Area” Pursuant to I.C 6-1.1-12.1 et seq (Culver Tool & Engineering, Inc.). It passed by roll call vote.

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

City Attorney Surrisi presented Resolution No. 2019-859, Resolution of the City of Plymouth Declaring Certain Real Estate to be Within an “Economic Revitalization Area” Pursuant to I.C 6-1.1-12.1 et seq (IWC Real Estate, LLC).

Jerry Chavez addressed the council and introduced David Saylor, President and CEO of IWC Real Estate, LLC as well as Indiana Wheel Company, which was formed just for this project. Saylor discussed his history with the company, including his role with Jingu, the sponsoring company for the project’s technology, which is based out of China. He gave a presentation on the company and the steel wheel products that they create for the RV and trailer industry.

REGULAR SESSION, COMMON COUNCIL, JUNE 10, 2019

Saylor said that this will be a \$16 million capital expenditure and they are anticipating hiring 117 hourly/semi-skilled employees and 16 office/managerial employees. This is phase I of their project and is anticipated to be completed by end of 2020. The production projection is 2.4 million wheels per year.

Council Members Houin and Longanecker moved and seconded to approve Resolution No. 2019-859, Resolution of the City of Plymouth Declaring Certain Real Estate to be Within an “Economic Revitalization Area” Pursuant to I.C 6-1.1-12.1 et seq (IWC Real Estate, LLC). It passed by roll call vote.

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

City Attorney Surrisi presented the following CF-1 forms for the Council’s consideration:

- Composite Technology Assemblies LLC
  - Personal Property (Res 2014-623)
  - Real Property (Res 2014-623)
  - Vacant Building Deduction (Res 2014-623)
- Hoosier Racing Tire
  - Personal Property (Res 2012-483)
- Kessler Crane
  - Personal Property (Res 2013-577)
- Oasis Lifestyle, LLC
  - Personal Property (Res 2018-795)
- Viking Paper Corp.
  - Personal Property (Res 2016-712)
- WestRock CP, LLC
  - Personal Property (Res 2015-676)
- Zentis
  - Personal Property (Res 2012-486)
  - Personal Property (Res 2012-542)

Council Members Longanecker and Milner moved and seconded to adopt the CF-1 forms as presented. The motion carried.

Mayor Senter offered the privilege of the floor. There were no comments.

Members Culp and Milner moved and seconded to accept the following communications:

REGULAR SESSION, COMMON COUNCIL, JUNE 10, 2019

- Minutes of the Board of Public Works and Safety meeting of May 29, 2019
- Minutes of the Board of Zoning Appeals meeting of May 6, 2019
- Minutes of the Plan Commission meeting of May 8, 2019
- Minutes of the Technical Review Committee meeting of May 21, 2019
- Minutes of the Park Board meeting of April 8, 2019
- Clerk-Treasurer Memo Dated June 6, 2019 RE Tax Abatement Program Guidelines
- City of Plymouth Property Tax Abatement Program Guidelines
- Clerk-Treasurer Memo Dated June 6, 2019 RD Budget Calendar

The motion carried.

There being no further business to come before the Council, Council Members Houin and Longanecker moved and seconded to adjourn the meeting. The meeting adjourned at 7:01 p.m.

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Jeanine M. Xaver, IAMC, CMC  
Clerk-Treasurer

APPROVED

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Mark Senter, Mayor