

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on June 25, 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 6:30 p.m.

Mayor Senter led the Pledge of Allegiance and offered prayer.

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

Council Members Houin and Walters moved and seconded to approve the minutes of the last regular Common Council meeting on June 11, 2018, as presented. The motion carried.

City Attorney Surrisi presented the following memo:

MEMO

TO: Common Council
FROM: Sean Surrisi
DATE: June 21, 2018
SUBJECT: Utility Fees for Aquatics Center/Early Childhood Learning Center

The Aquatics Center and Community Foundation/Early Childhood Learning Center projects are, at last, in their final stages of planning and pre-construction. We have finalized the contracts with the builders and are completing the final documentation for closing on the New Markets Tax Credit (NMTC) financing in the coming weeks. We are currently targeting July 12th for a groundbreaking ceremony. Once that date is finalized you will receive an invitation by email. To make the projects' budgets work, there is one final request being made to the Council for approval of deferring payment of the water and wastewater tap/system development charges until the conclusion of the construction. Under the NMTC rules the projects are required to carry a 5% contingency within their budgets. Deferral of the fees would allow the projects to meet that essential requirement and get underway. At the conclusion of the project, contingency funds could be used to cover the utility fees, which are \$73,833 for the Aquatics Center and approximately \$18,000 for the Community Foundation/Early Childhood Learning Center. Should unforeseen costs eat into the contingency, the Redevelopment Commission voted at its meeting last Tuesday to cover any amount of the utility fees not payable from the remaining project contingency. Ultimately, the full utility fees would be paid by about this time next year, when the facilities are beginning their operations. Mayor Senter and Utilities Superintendent Davidson are supportive of this proposal as a reasonable compromise to keep these community projects moving forward.

Please let me know if you have any questions.

Surrisi requested a deferral of the system development fees that are charged by wastewater department and the connection fees for water department to help make the budget for the project. Both of the projects are required by the New Market Tax Credit Program to carry 5% of the project cost as a contingency within the budget. In order to have the additional funds on the front end and get the features that are needed for the project, the idea is that the costs not be waived, but deferred until the conclusion of the project. The fees will be paid from the contingencies left a year from now. In case of unexpected fees that eat into the contingencies, the Redevelopment Commission voted to be the backstop to the contingency amount should they be deficient.

The fees for the Aquatics Center are \$72,833.00 and the estimated fees for the Early Childhood Learning Center are \$18,000.00. Council Member Cook asked Surrisi if he knew that when he was going

through the process, before all the i's were dotted and t's were crossed, that they had to have a 5% contingency according to their rules. Surrisi said, "Yes". Cook asked why it wasn't figured into the equation when it was first brought up. Surrisi explained that they had gone through several delays from their initial goals. As things evolved over the time, the scope for the project changed a little. When the selected contractors put the project out to bid to their subcontractors some of the numbers came back higher than they had in their budget. They were very good to work with in terms of figuring out how to lower the numbers to get within the budget amount. Cook stated that between the two figures listed, the difference is almost \$92,000.00. Cook voiced his discontent with the developers depending on the Redevelopment Commission, and therefore the taxpayers, instead of finding ways to save money in the project.

Council Members Culp and Walters moved and seconded to defer the water and wastewater taps and System Development charges until the conclusion of the construction. It passed by roll call vote:

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

City Attorney Surrisi presented Ordinance 2018-2138-R, An Ordinance Regarding Various Fees for the City of Plymouth, on second reading.

Council Members Culp and Houin moved and seconded to pass Ordinance 2018-2138-R, An Ordinance Regarding Various Fees for the City of Plymouth., on second reading. It passed by roll call vote:

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

Clerk-Treasure Xaver referred to the four letters from the Redevelopment Commission to the council regarding the Determination of Excess Assessed Valuation in each of the four Tax Incremental Financing Districts. The Redevelopment Commission is passing \$20 million of excess assessed value in TIF-1 through to the overlapping taxing districts. There is no excess assessed value being passed through in the other three TIF districts.

The following CF-1 was presented to the council:

- Hoosier Racing Tire Corporation – CF-1 Personal Property
- Hoosier Racing Tire Corporation – CF-1 Real Property

Council Members Houin and Walters motioned and seconded to approve both CF-1's. The motion carried.

Acceptance of the following communications were moved by Houin and seconded by Ecker:

- Minutes of the Board of Public Works and Safety meeting of June 11, 2018
- March 27, 2018 Redevelopment Commission Minutes – Executive Session
- March 27, 2018 Redevelopment Commission Minutes
- April 17, 2018 Redevelopment Commission Minutes
- May 15, 2018 Redevelopment Commission Minutes
- June 7, 2018 Redevelopment Commission Minutes
- March 13, 2018 Board of Aviation Commission Minutes

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- April 10, 2018 Board of Aviation Commission Minutes
- May 8, 2018 Board of Aviation Commission Minutes
- March 6, 2018 Plan Commission Minute
- March 6, 2018 Board of Zoning Appeals Minutes
- June 19, 2018 Technical Review Committee Minutes
- Clerk-Treasurer's Financial Report and Cash Reconciliation Statement for April, 2018
- Clerk-Treasurer's Financial Report and Cash Reconciliation Statement for May, 2018
- Redevelopment Commission letter re: Excess Assessed Valuation for all four TIF's
- Plymouth Police Department Code Enforcement Report through May, 2018
- Plymouth Police Department Activity Report through May, 2018

There being no further business to discuss, Council Members Culp and Milner moved and seconded to adjourn the meeting. The motion carried and the meeting was declared adjourned at 6:51 p.m.

Jeanine M. Xaver, IAMC / CMC
Clerk-Treasurer

APPROVED

Mark Senter, Mayor