

REGULAR SESSION, COMMON COUNCIL, OCTOBER 22, 2018

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on October 22, 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 Councilman Ecker offered prayer.

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

Council Members Culp and Longanecker moved and seconded to approve the minutes of the last regular Common Council meeting on October 8, 2018. The motion carried.

The following legal notice was advertised in the Plymouth Pilot Newspaper on October 12, 2018:

NOTICE OF PUBLIC HEARING
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 property and personal property improvements by Bormarko, Inc., located at 1955 N Oak Dr, Plymouth, IN. A statement of benefits is on file in the Clerk-Treasurer's office, 124 N. Michigan St., Plymouth, IN.
The real estate has been designated within an Economic Revitalization Area pursuant to IC 6-1.1-12.1-1 on October 8, 2018. A description of the affected area is available and can be inspected in the County Assessor's Office.

Said hearing will be held on Monday, October 22, 2018, in the meeting room of the Fire Station, 111 N. Center St., (south 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. Disabled persons needing special accommodations, please contact the ADA Coordinator at 574-936-2948.
Dated this 9th day of October, 2018.
Jeanine M. Xaver
Clerk-Treasurer
City of Plymouth, Indiana
October 12, 2018 - P
October 12, 2018 PN291001
hspaxlp

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Council Members Ecker and Houin moved and seconded to open the public hearing. The motion carried and the mayor declared the public hearing open.

City Attorney Surrisi introduced John Yeakey, CFO for Bomarko, Inc. Mr. Yeakey discussed the equipment and building investments and thanked the council for their consideration.

Surrisi noted that this is a 10-year non-declining tax abatement due to the size of the investment and to encourage Bomarko to keep production in Plymouth instead of moving out of state, as was an option for the company.

Councilman Houin voiced his support of the unconventional tax abatement due to the long-standing history Bomarko has with the city.

There being no further comments or questions, Council Members Culp and Houin moved and seconded to close the public hearing. The motion carried.

The following legal notice was advertised in the Plymouth Pilot Newspaper on October 12, 2018:

**NOTICE OF
PUBLIC HEARING**

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 property improvements by Marshall County Life Center, Inc., located at 2680 Miller Dr, Plymouth, IN. A statement of benefits is on file in the Clerk-Treasurer's office, 124 N. Michigan St., Plymouth, IN. The real estate has been designated within an Economic Revitalization Area pursuant to IC 6-1.1-12.1-1 on October 8, 2018. A description of the affected area is available and can be inspected in the County Assessor's Office.

Said hearing will be held on Monday, October 22, 2018, in the meeting room of the Fire Station, 111 N. Center St., (south 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. Disabled persons needing special accommodations, please contact the ADA Coordinator at 574-936-2948. Dated this 9th day of October, 2018.
Jeanine M. Xaver
Clerk-Treasurer
City of Plymouth, Indiana
October 12, 2018 - P
October 12, 2018 PN290999
hspaxlp

Council Members Ecker and Longanecker moved and seconded to open the public hearing. The motion carried and the mayor declared the public hearing open.

Jim Condon, a representative from Marshall County Economic Development Corporation – parent company to Marshall County Life Center – was present to discuss the proposed tax abatement. Surrisi noted that part of the new building on Miller Drive will be leased for the early childhood learning center (Growing Kids), which is a for-profit organization. Due to this, they are unsure if the Marshall County Assessor's office will assess taxes on the building or not. The organization decided to be proactive and request tax abatement for the duration of the new market tax credit period, as this expense was not calculated in their budget.

Condon noted that employers in the area have expressed dire need for a workforce and one of the problems they are running into is childcare needs for their employees. MCEDC appreciates the support of

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the council as they work towards improving the quality of life all people in Plymouth through this initiative.

Councilman Cook stated that the tax abatement is drafted to be at 100% for ten years. He asked if there would be a child care discount for citizens that live within the city limits since the tax payers are paying for the construction of the building.

Surrisi said there is no direct discount. He said the business is qualified through the state for income-based vouchers.

There being no further comments or questions, Council Members Culp and Ecker moved and seconded to close the public hearing. The motion carried.

The following legal notice was advertised in the Plymouth Pilot News on October 1, 2018:

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Legals**

NOTICE OF PUBLIC HEARING ON PETITIONS FOR VOLUNTARY ANNEXATION INTO THE CITY OF PLYMOUTH, MARSHALL COUNTY, INDIANA

Matthew A. Ritenour and Peter A. Ritenour, the sole landowners of the property commonly known as 598 Hoham Drive, Plymouth, Indiana 46563, Parcel ID# 50-42-29-000-012.000-018, have filed a petition for voluntary annexation of said property into the City of Plymouth.

Carl D. Stockberger and Tanya L. Stockberger, the sole landowners of the properties identified as Parcel ID#

50-42-91-000-107.000-018, Parcel ID# 50-42-91-000-011.000-018, Parcel ID# 50-42-92-000-002.000-018, and a portion of existing Parcel ID# 50-42-92-000-001.000-018, all of which is lo-

**116
Legals**

cated north of Plymouth-Goshen Trail and east of Price Memorial Park, Plymouth, Indiana 46563, have filed a petition for voluntary annexation of said properties into the City of Plymouth.

Pursuant to Indiana Code § 36-4-3-5.1 and other applicable law, a public hearing on these proposed annexations will be held at the regularly scheduled meeting of the Plymouth Common Council on Monday, October 22, 2018, at 6:30 p.m., local time, at the Council Chambers, 124 N. Michigan St., Plymouth, IN 46563 (Garro St. Entrance, Second Floor). All interested parties will have the opportunity to testify at the public hearing as to the proposed annexations. If you are disabled and need special accommodations, please call the ADA Coordinator at 574-936-2948.

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Legals**

MON COUNCIL
Jeanine M. Xaver,
Clerk-Treasurer
October 1, 2018 PN290458
hspaxlp

Council Members Houin and Cook moved and seconded to open the public hearing. The motion carried and the mayor declared the public hearing open.

City Attorney Surrisi discussed these two property-owner-initiated annexations. He noted that both cases are voluntary annexations and not initiated by the city.

Utility Superintendent Davidson discussed the current utility situation at the Ritenour property, 598 Hoham Drive. He said the property currently has city water services. Their septic system recently went down and in order to connect to city sewer services, they must annex into the city. The sewer tap fee has

already been paid in full. Surrisi reviewed the proposed resolution and discussed the fiscal plan for providing municipal services to this property.

Surrisi then discussed the Stockberger property located immediately adjacent to the northeastern corporate boundary of the city limits. He introduced Burke Richeson of Construction Management and Design to talk about the proposed use of this land and go over a PowerPoint Presentation. Richeson said the plan is to build a multi-faceted housing development called "Centennial Crossing" that brings residents into the park and provides a wide-array of housing for the people of our community. The plan is to build 55 single-family homes (31 sold and 24 leased), a senior living center with 26 units, 8-unit condominiums, and 12-unit and 18-unit apartment complexes for a total minimum build out of 220 apartment units and a maximum build out of 258 units. The property would be fully managed by CMD. Richeson reviewed proposed pricing for each of the types of housing.

There was additional discussion regarding city services for this development, including streets, sidewalks, and utilities. Surrisi reviewed the fiscal plan and anticipated costs to the city. Extension of the sanitary sewer system is estimated at \$701,058.00 and anticipated costs for roadway improvements is \$250,250.00. He said the long-term plan once the annexation is complete is to create a new TIF district and formulate an economic development revenue bond similar to the bond currently being established with Winona Building Products. The bond would be issued for a 15-year term. The developer has estimated that the assistance needed for internal infrastructure would be \$1.5 million. Umbaugh's analysis showed that the district would generate about \$250,000 in TIF revenue and projected that \$150,000 of that could go towards paying the bonds off. The developer would buy the bonds. The funds would go back to them to build the roadways and internal water/sewer infrastructure that would be dedicated to the city. Over the course of the 15-year period the bonds would be paid off with the TIF revenue. That would leave \$100,000 in TIF revenue going to the Redevelopment Commission.

Councilman Cook asked if the county or the city will have jurisdiction over that section of Plymouth-Goshen Trail. Surrisi said that has not be determined at this point in time and will need to be discussed with the county.

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There being no further comments or questions, Council Members Culp and Ecker moved and seconded to close the public hearing. The motion carried.

City Attorney Surrisi presented Resolution No. 2018-2141, An Ordinance to Annex 598 Hoham Drive, on first reading.

Surrisi also presented Resolution No. 2018-2142, An Ordinance to Annex Approximately 44 Acres Located Immediately Adjacent to the Northeast Corporate Boundary of the City of Plymouth, Indiana, on first reading.

City Attorney Surrisi presented Resolution No. 2018-821, Fiscal Plan for Providing Municipal Services of a Capital and Non-Capital Nature in Support of Annexation of 598 Hoham Drive.

Council Members Cook and Houin moved and seconded to adopt Resolution No. 2018-821, Fiscal Plan for Providing Municipal Services of a Capital and Non-Capital Nature in Support of Annexation of 598 Hoham Drive. It passed by roll call vote.

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

City Attorney Surrisi presented Resolution No. 2018-822, Fiscal Plan for Providing Municipal Services of a Capital and Non-Capital Nature in Support of Annexation of Approximately 44 Acres Located Immediately Adjacent to the Northeast Corporate Boundary of the City of Plymouth, Indiana.

Council Members Cook and Houin moved and seconded to adopt Resolution No. 2018-822, Fiscal Plan for Providing Municipal Services of a Capital and Non-Capital Nature in Support of Annexation of Approximately 44 Acres Located Immediately Adjacent to the Northeast Corporate Boundary of the City of Plymouth, Indiana. It passed by roll call vote.

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

City Attorney Surrisi presented Resolution No. 2018-823, Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate to be Within an “Economic Revitalization Area” Pursuant to I.C. 6-1.1-12.1 et seq (Bomarko, Inc.).

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Council Members Culp and Longanecker moved and seconded to adopt Resolution No. 2018-823, Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate to be Within an “Economic Revitalization Area” Pursuant to I.C. 6-1.1-12.1 et seq (Bomarko, Inc.). It passed by roll call vote.

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

City Attorney Surrisi presented Resolution No. 2018-824, Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate to be Within an “Economic Revitalization Area” Pursuant to I.C. 6-1.1-12.1 et seq (Marshall County Life Center, Inc.).

Council Members Ecker and Culp moved and seconded to adopt Resolution No. 2018-824, Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate to be Within an “Economic Revitalization Area” Pursuant to I.C. 6-1.1-12.1 et seq (Marshall County Life Center, Inc.). It passed by roll call vote.

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

Mayor Senter presented the application for exemption for licensing requirements of Ordinance No. 1309 from the VFW. Their request is to solicit donations at the corner of Michigan and Jefferson Streets on Saturday, November 3, 2018. The donations go towards veterans and families of veterans in need.

Council Members Ecker and Milner moved and seconded to approve the application as presented. The motion carried.

Surrisi discussed the following memorandum regarding prepayment for a new website:

MEMO

TO: Common Council
FROM: Sean Surrisi
DATE: October 17, 2018
SUBJECT: Prepayment Request for New Website

Mayor Senter would like to move forward with the creation of a new City website working with the company eGov Strategies. They have created many excellent websites for other Indiana municipalities, as well as cities and towns around the country. More information is available at their website <https://www.egovstrategies.com> . I've attached a copy of the eGov contract and the initial invoice for \$3,712.50. That amount would be charged at the outset, with the remainder of the contract amount when the website is complete next year. The Mayor is seeking Council authorization for prepayment of this invoice. The funds are currently available under the Promotion of the City Fund.

Please let me know if you have any questions.

Mayor Senter said there are many counties, towns, and cities throughout Indiana that utilize eGov for their websites. He is looking forward working with them.

Council Members Houin and Ecker moved and seconded to approve the request for prepayment in the amount of \$3,712.50 to eGov Strategies, LLC. The motion carried.

Council Members Ecker and Culp moved and seconded to accept the following communications as presented:

- Minutes of the Board of Public Works and Safety meeting of October 8, 2018
- Minutes of the Board of Aviation Commissioners memo RE: September 11, 2018 meeting
- Minutes of the Redevelopment Commission meeting of September 24, 2018
- Minutes of the Technical Review Committee meeting of October 16, 2018

The motion carried.

Mayor Senter offered the privilege of the floor.

Jenny Monroe, the Culver Town Council President, addressed the council about the Regional Stellar submission. She said the committee is heading down to Indianapolis on November 15th for their presentation. The Regional Stellar Planning Committee wanted to distribute the redevelopment plan to the local agencies involved. A copy will be kept at the Clerk-Treasurer's office if anyone from the public would like to view it.

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Council Members Culp and Milner moved and seconded for adjournment. The motion carried. The meeting adjourned at 7:19 p.m.

Jeanine M. Xaver, IAMC / CMC
Clerk-Treasurer

APPROVED

Mark Senter, Mayor