

REGULAR SESSION, COMMON COUNCIL, MAY 29, 2019

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on May 29, 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 Council Member Ecker offered prayer.

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

Council Members Walters and Houin moved and seconded to approve the minutes of the last regular Common Council meeting on May 13, 2019 as presented. The motion carried.

City Attorney Surrisi presented Resolution No. 2019-852, 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. (Vigilant Holdings, LLC).

Jerry Chavez, representative from Marshall County Economic Development Corporation, addressed the council. He introduced Crystal Garza, president of Vigilant Holdings LLC / Harrington Noodles. Garza discussed the current business practices and the proposed project at 2915 Commerce Street. She said they are currently working out of a 2,000 ft<sup>2</sup> garage using outdated, manual intensive production. They are building a 6,000 ft<sup>2</sup> manufacturing warehouse and will be investing in new machinery to help the business grow and produce more goods on a larger scale.

Ecker asked what the projected goals are for the future. Garza said they are at \$395,000 in sales and hoping to break \$500,000. Should the business continue to grow, the current location on Commerce Drive allows them to grow up to 18,000 ft<sup>2</sup> of additional space.

Councilmen Ecker and Longanecker moved and seconded to pass Resolution No. 2019-852, Resolution of the City of Plymouth Declaring Certain Real Estate to be Within an “Economic

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Revitalization Area” Pursuant to I.C. 6-1.1-12.1 et seq. (Vigilant Holdings, LLC). It passed by roll call vote.

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

Jerry Chavez presented Resolution No. 2019-853, 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. (Hoosier Racing Tire Corp.). He introduced John DeSalle, representative from Hoosier Racing Tire Corp. DeSalle discussed the company’s new motorcycle racing product and reviewed their 5-year plan to continue growing in this market, which is a new endeavor for Hoosier Tire. He said they will not be adding manufacturing space at this time, though they do anticipate making a 75,000 ft<sup>2</sup> addition in about 5 years. At this point, they will be investing \$3 million in manufacturing equipment.

Councilmen Ecker and Walters moved and seconded to pass Resolution No. 2019-853, 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. (Hoosier Racing Tire Corp.). It passed by roll call.

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

City Attorney Surrisi presented Resolution No. 2019-854, A Resolution of the Common Council of the City of Plymouth to Approve the Application of the Rees Theatre Inc. for a Commercial Revitalization Rebate Program Grant.

Brent Martin addressed the council as the representative for the Rees Theatre Committee. He provided an update on the project. Phase 1 is complete and included work on the façade and marquee on the outside of the building. Phase 2 involved masonry restoration, rebuilding of the stairwell and

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access to the rooftop, and work inside the building to remove plaster. He said they are currently finishing the foundation stabilization on the back side of the building. That work will be completed this week. Phase 3 of the project is set to commence now that Phase 2 is nearly complete. This phase includes masonry rebuild of the alley wall, removal of the existing roof, and installation of the new roof. There will also be HVAC and electrical work, but that is not part of the rebate application that is being presented to the council.

Council Members Houin and Culp moved and seconded to adopt Resolution No. 2019-854, A Resolution of the Common Council of the City of Plymouth to Approve the Application of the Rees Theatre Inc. for a Commercial Revitalization Rebate Program Grant. It passed by roll call.

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

City Attorney Surrisi presented Resolution No. 2019-855, A Resolution of the Common Council of the City of Plymouth to Approve the Application of the Dave Langdon for a Commercial Revitalization Rebate Program Grant.

Dave Langdon was present to discuss his request for help paying for a new roof on the south side of the Brass Rail building. This is the section above the dining room and banquet room.

Council Members Ecker and Longanecker moved and seconded to adopt Resolution No. 2019-855, A Resolution of the Common Council of the City of Plymouth to Approve the Application of the Dave Langdon for a Commercial Revitalization Rebate Program Grant. It passed by roll call vote.

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

City Attorney Surrisi provided an update on the Stellar Communities Initiative. He said there will be a lot of community outreach in June. They are working with The Troyer Group and MACOG

to be present at events scheduled throughout Marshall County in order to involve the communities. There are subcommittees forming and some open opportunities for people to join those committees.

Surrisi presented the following Intergovernmental Agreement Between Marshall County and the City of Plymouth Regarding the Funding of Services for the Marshall County Crossroads Stellar Communities Initiative:

**INTERGOVERNMENTAL AGREEMENT BETWEEN  
MARSHALL COUNTY AND THE CITY OF PLYMOUTH  
REGARDING THE FUNDING OF SERVICES FOR  
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 the City of Plymouth, acting by and through its Mayor (“the City”).

**Statement of Purpose and Intent**

In the Spring of 2019, the County, on behalf of all of the communities and townships within its boundaries, applied to the Indiana Office of Community and Rural Affairs (“OCRA”) for designation in the agency’s Stellar Communities Program. Through a competitive annual process, the Stellar program provides resources for transformative community and regional improvements, fostering collaborative and sustainable local planning efforts to build capacity, enhance quality of place, and promote population growth and talent attraction. This local group, known as the Marshall County Crossroads region, was selected by OCRA as one of four Stellar finalists. As a finalist, the group intends to spend the next several months engaging the citizens of the County. Based upon that outreach, the group will draft two documents. First, a Regional Development Plan, which will serve as a guide to future development, as well as the final Stellar submission to OCRA. Second, a Quality of Life Plan which will broadly assess the community and establish regional goals supporting fulfilling lives for years to come. To bring this all together, the County intends to engage in services contracts with The Troyer Group, Big Idea Company, and/or other consultants, to assist with its community outreach, Stellar Regional Development Plan preparation, and Quality of Life Plan creation. The purpose and intent of this Agreement is to facilitate the City’s financial contribution to the County’s planning efforts.

**Agreement**

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

1. The County’s Obligations. The County agrees to contract with various consultants, as necessary, to direct the community outreach, development, and preparation of the 2019 Marshall County Crossroads Regional Development Plan, and Marshall County Quality of Life Plan. The services provided by the County and the consultants will be for the benefit of the City and its citizens.

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2. The City's Obligations. In exchange for the services to be provided by the County under Section 1 above, the City shall pay the County the sum of twenty-two thousand dollars (\$22,000.00), with five thousand dollars (\$5,000.00) of that amount committed by the Plymouth Common Council and with seventeen thousand dollars (\$17,000.00) of that amount committed by the Plymouth Redevelopment Commission. In addition to the payment described above, the City further acknowledges that it will pay the County five thousand dollars (\$5,000.00), committed by the Plymouth Common Council, for similar services previously provided as part of their Stellar Communities application in 2018.

3. Miscellaneous Provisions. This Agreement is an interlocal cooperative agreement for services, under Indiana Code § 36-1-7-2(b) and Indiana Code § 36-1-7-12, which does not require administration of the Agreement by a separate legal entity or joint board, nor does it require the approval of the Indiana Attorney General.

SO AGREED.

Entered on the \_\_\_\_ day of \_\_\_\_\_, 2019, by:

MARSHALL COUNTY BOARD OF COMMISSIONERS

Kevin Overmyer, President  
Mike Delp, Vice-President  
Stan Klotz, Member

Entered on the \_\_\_\_ day of \_\_\_\_\_, 2019, by:

CITY OF PLYMOUTH

Mark Senter, Mayor

He said this agreement formalizes the financial contributions that will be paid to cover last year's obligation of \$5,000 and also includes this year's contribution of \$5,000 from the Council and \$17,000 pledged from the Redevelopment Commission. He explained that payments will be made to Marshall County. They will in turn contract with The Troyer Group and The Big Idea Company who is doing the communications outreach along with the plan for services. Surrisi said the other towns and townships are also participating and signing similar agreements. He added that The Troyer Group is helping to put together a county-wide quality of life plan in addition to the Stellar Communities application.

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Council Members Houin and Culp moved and seconded to approve the Intergovernmental Agreement Between Marshall County and the City of Plymouth Regarding the Funding of Services for the Marshall County Crossroads Stellar Communities Initiative. The motion carried.

Clerk-Treasurer Xaver asked the Council their pleasure on the acceptance of donations totaling \$5,500 designated for the Mayor's Month of Music into the City Monetary Gift Fund.

Council Members Ecker and Milner moved and seconded to accept the donations totaling \$5,500.00. The motion carried.

Mayor Senter offered the privilege of the floor. Mike Delp said he is in favor of the viaduct painting project, thanked those involved for the quality work with Community Crossings around the Marshall County Courthouse, and excited to see all the activity and businesses joining the Plymouth community.

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

- Minutes of the Board of Public Works and Safety meeting of May 13, 2019
- Notice of City of Plymouth Redevelopment Commission Annual Meeting Inviting Overlapping Taxing Units, scheduled for June 18, 2019
- TIF Letters to Overlapping Taxing Units May 21, 2019
- Marshall County Drainage Board Notices RE Yellow River Debris Removal May 21, 2019
- Minutes of the Board of Aviation Commissioners meeting of April 9, 2019
- Minutes of the Redevelopment Commission meeting of April 16, 2019
- Minutes of the Urban Forest and Flower Committee meeting of April 17, 2019

The motion carried.

There being no further business to come before the Council, Council Members Longanecker and Milner moved and seconded to adjourn the meeting. The meeting adjourned at 7:03 p.m.

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Jeanine M. Xaver, IAMC, CMC  
Clerk-Treasurer

APPROVED

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Mark Senter, Mayor