

REGULAR SESSION, COMMON COUNCIL, FEBRUARY 10, 2020

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on February 10, 2020. The meeting was held in the Council Chambers, on the second floor of the City Building, 124 N. Michigan St., Plymouth, Indiana and was called to order at 6:30 p.m.

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

Senter presided for Councilmembers Greg Compton, Duane Culp, Don Ecker, Jeff Houin, Robert Listenberger and Shiloh Carothers Milner. City Attorney Sean Surrisi and Deputy Clerk-Treasurer Abby Collins were also present. Councilman Randy Longanecker was absent.

Members Ecker and Listenberger moved and seconded to approve the minutes of the regular Common Council meeting on January 27, 2020 as presented. The motion carried.

The following request was discussed:

Marshall County Builders Association would like to hang a banner on the Michigan Street viaduct to promote the Marshall County Home & Lifestyle Show. We would like to hang it prior to the event April 3 & 4, 2020 for 3 weeks. S/ Marshall Clevenger, 108 N Michigan St, 765-730-5291

City Attorney Surrisi said he does not feel the city would have the authority to say whether the banner can or cannot be hung there since the viaduct is in the railroad's jurisdiction. Councilman Houin agreed. Councilman Culp noted that going on the railroad's property and hanging the banner is considered trespassing. He suggested the city not get involved.

Surrisi noted that when the viaduct was painted and Discover Plymouth hung their banner, it was part of the umbrella of the project at that time.

Council Members Ecker and Culp moved and seconded to deny the request due to the area not being city-owned property. The motion carried.

City Attorney Surrisi presented Resolution No. 2020-887, 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. (Zentis North America, LLC).

Jerry Chavez of Marshall County Economic Development Corporation and Chris Siebenhaar of Zentis North America, LLC spoke before the council. Siebenhaar said that Zentis has been established in Plymouth for the last 13 years. Their food production has been fruit prep that goes into dairy products, such as Greek yogurt. At this time, they have the opportunity to diversify and expand their operations outside of this market. They have estimated that this new operation will bring in 22 additional jobs.

There was discussion regarding this tax abatement in relation to the 2012 tax abatement that was granted to this company and is currently active. Councilman Compton requested additional information in relation to the assessed value of the property. He wanted to know if the base assessed

value would be a continuation of the value from 2012 or if a new base value would be set in 2020. Houin said the base value for this tax abatement would be what is assessed in 2020 or whenever they begin the abatement. He noted that the tax abatement application has a current assessed value of \$43.2 million with an estimated personal property increase of \$6.5 million. Houin said the abatement would only be on the \$6.5 million.

Surrisi noted that he will need to amend the resolution that was presented in the council's packet because he was not aware until tonight that a portion of the project had already begun. He asked that the council consider approving the resolution with that amendment and he will get a final copy to the Clerk-Treasurer's office.

Council Members Ecker and Milner moved and seconded to adopt Resolution No. 2020-887, 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. (Zentis North America, LLC), with the revisions that City Attorney Surrisi has recommended. It passed by roll call vote.

AYES: Compton, Culp, Ecker, Houin, Listenberger, Milner
NAYS: None
ABSENT: Longanecker.

City Attorney Surrisi provided an update on the Stellar Communities Committee. He said they are finishing the formation of the new not-for-profit organization that will be the regional planning group. In Plymouth, it appears that the Rees Theatre will be the first project to apply for OCRA funding through this grant. They have also discussed using this year's OCRA funds for the second phase of River Park Square.

Mayor Senter offered the privilege of the floor.

Senter said since the City I.D. cards were approved by the council two weeks ago, they have been taking a bashing on social media. He noted that there was not one person who came to the public meetings and spoke against them. He asked that anyone who would like to discuss it should attend a council meeting.

City Attorney Surrisi presented an agreement on behalf of Clerk-Treasurer Xaver regarding Capital Improvement Planning with Baker Tilly. Surrisi said it would be a 5-year projection on where revenues will come from in order to financially plan for capital improvement projects that each department has slated for that timeframe. He added that this tool will not only help with planned projects, but also aide in finding the funds for projects that pop-up, such as the Stellar projects that are in the pipeline. Surrisi said the base, one-time fee is \$35,000. The agreement includes a fee schedule for hourly rates should we request additional help from them. He said Clerk-

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Treasurer Xaver does have the funds available for this base fee of \$35,000 from the Financial Board budget.

Ecker asked what the predicted charges for the hourly rates would be. Surrisi said there are no projections because those would only be charged at the direction of the city and only if there is additional, more time-consuming data that needs to be analyzed. Compton asked if that would be decided at another time. Surrisi said yes. Ecker asked if these additional costs would still come out of the Clerk-Treasurer's budget. Surrisi said it would probably depend on the direction of the additional analysis, for example if the utility department needed the additional work it might make the most sense to fund it out of that budget.

Council Members Houin and Ecker moved and seconded to approve the agreement as presented. The motion carried.

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

- Minutes of the Board of Public Works and Safety meeting of January 27, 2020
- 100R – Total Compensation Report for 2019
- January 16, 2020 Memo from Clerk-Treasurer Xaver regarding Capital Planning Tool
- Minutes from the Fire Pension meeting of February 4, 2020
- Technical Review Committee Minutes of January 28, 2020 meeting
- Board of Zoning Appeals Minutes of December 3, 2019 meeting

The motion carried.

There being no further business to come before the Council, Council Members Milner and Walters moved and seconded to adjourn the meeting. The meeting adjourned at 7:05 p.m.

Jeanine M. Xaver, IAMC, CMC
Clerk-Treasurer

APPROVED

Mark Senter, Mayor