

REGULAR SESSION, COMMON COUNCIL, SEPTEMBER 25, 2017

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on September 25, 2017. 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 Council Member Ecker offered prayer.

Mayor Senter presided for Councilmembers Cook, Culp, Ecker, Fonseca, Houin, and Walters. City Attorney Surrisi and Clerk-Treasurer Xaver were also present. Council Member Grobe was absent.

Council Members Houin and Ecker moved and seconded to approve the minutes of the last regular Common Council meeting on September 11, 2017, as presented. The motion carried.

The following legal notice was advertised in the Pilot Newspaper on September 15, 2017, as required:

**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 American Containers, Inc., located at the 2526 Western Avenue, Plymouth, IN. A statement of benefits is on file in the Clerk-Treasurer's office. 124 N. Michigan St., (118 N. Michigan St. effective 9/19/17) Plymouth, IN. The real estate has been designated within an Economic Revitalization Area pursuant to IC 6-1-1-12-1-1 on September 11, 2017. 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, September 25, 2017, in the meeting room of the Fire Station, 111 N. Center St. (south east 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 12th day of September, 2017.  
Jeanine M. Xaver  
Clerk-Treasurer  
City of Plymouth, Indiana  
September 15, 2017 - P  
September 15, 2017  
PN271588 hsqawhp

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

Mayor Senter opened the floor to the council members and the public wishing to speak on the tax abatement request from American Containers, Inc.

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

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City Attorney Surrisi presented Ordinance No. 2017-2125, Ordinance for Appropriations and Tax Rates for 2018, on second reading.

Council Members Houin and Culp moved and seconded to approve Ordinance No. 2017-2125, Ordinance for Appropriations and Tax Rates for 2018, on second reading. It passed by roll call vote.

AYES: Cook, Culp, Ecker, Fonseca, Houin, Walters  
NAYS: None  
ABSENT: Grobe

Council Members Ecker and Walters moved and seconded to approve Ordinance No. 2017-2125, Ordinance for Appropriations and Tax Rates for 2018, on third reading. It passed by roll call vote.

AYES: Cook, Culp, Ecker, Fonseca, Houin, Walters  
NAYS: None  
ABSENT: Grobe

City Attorney Surrisi presented Ordinance No. 2017-2126R, Ordinance to Vacate Allen Street, on second reading.

Council Members Cook and Culp moved and seconded to approve Ordinance No. 2017-2126R, Ordinance to Vacate Allen Street, on second reading.

City Attorney Surrisi said the revisions were typographical errors, an update to the memorandum to the understanding, and several revisions to the plat/survey document.

It passed by roll call vote.

AYES: Cook, Culp, Ecker, Fonseca, Houin, Walters  
NAYS: None  
ABSENT: Grobe

Council Members Culp and Ecker moved and seconded to approve Ordinance No. 2017-2126R, Ordinance to Vacate Allen Street, on third reading. It passed by roll call vote.

AYES: Cook, Culp, Ecker, Fonseca, Houin, Walters  
NAYS: None  
ABSENT: Grobe

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City Attorney Surrisi presented Ordinance No. 2017-2127, Ordinance Fixing Salaries of Appointed Officers and Employees, Fire and Police Personnel of the City of Plymouth, Indiana, for the Year 2018, on second reading.

Council Members Culp and Cook moved and seconded to approve Ordinance No. 2017-2127, Ordinance Fixing Salaries of Appointed Officers and Employees, Fire and Police Personnel of the City of Plymouth, Indiana, for the Year 2018, on second reading.

Councilman Houin thanked the committee and asked how they arrived at their proposal.

Ecker said they studied the survey. There were multiple key points that were taken into consideration including skill set, the number of employees within each department, retainage of employees, and competitiveness when it comes to replacing employees.

Houin said he feels this is a good compromise between all the factors they had to consider.

Citizen, Wilson Gerrard, said he feels the council and Mayor need to be more conscientious of future spending and questioned whether the city could afford this ordinance.

Ecker said the committee reviewed these figures with the Clerk-Treasurer and it was determined that these raises are affordable and a good compromise for all departments.

It passed by roll call vote.

AYES: Cook, Culp, Ecker, Fonseca, Houin, Walters

NAYS: None

ABSENT: Grobe

Council Members Cook and Fonseca moved and seconded to approve Ordinance No. 2017-2127, Ordinance Fixing Salaries of Appointed Officers and Employees, Fire and Police Personnel of the City of Plymouth, Indiana, for the Year 2018, on third reading.

It passed by roll call vote.

AYES: Cook, Culp, Ecker, Fonseca, Houin, Walters

NAYS: None

ABSENT: Grobe

REGULAR SESSION, COMMON COUNCIL, SEPTEMBER 25, 2017

City Attorney Surrisi presented PC 2017-08, Certified Proposal to Amend the Zoning Ordinance for the City of Plymouth Regarding Solar Energy Systems.

Surrisi explained that this received a favorable recommendation from the Plan Commission after a public hearing at their last meeting. Plan Consultant Booker reviewed the proposed changes to the zoning ordinance, including definitions, developmental standards, and approval standards.

Council Members Ecker and Walters moved and seconded to approve PC 2017-08, Certified Proposal to Amend the Zoning Ordinance for the City of Plymouth Regarding Solar Energy Systems. It passed by roll call vote.

AYES: Cook, Culp, Ecker, Fonseca, Houin, Walters

NAYS: None

ABSENT: Grobe

City Attorney Surrisi presented Resolution No. 2017-770, Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate Within the City of Plymouth to be Within an "Economic Revitalization Area" for the Purposes of Real Property and Personal Property Tax Abatement Pursuant to IC 6-1.1-12.1 et seq. for American Containers, Inc.

Nancy Tyree, Communications and Marketing Director with the Marshall County Economic Development Corporation, addressed the council. She expressed MCEDC's support for the 7-year phase-in of personal and real estate tax abatement for American Containers.

Michael Isban, president of American Containers, was present to answer questions regarding the tax abatement.

Ecker asked what the timeline for installation of the products would be. Isban said the equipment will arrive in approximately ten days. The second piece of equipment has already been installed. Isban said he has been speaking with Jerry Chavez regarding the timeline and he realizes now that a portion of this request is in arrears. Surrisi said there is a provision in the resolution allowing for the tax abatement to include equipment that has already been installed, even though that is not standard practice.

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Council Members Ecker and Houin moved and seconded to approve Resolution No. 2017-770, Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate Within the City of Plymouth to be Within an “Economic Revitalization Area” for the Purposes of Real Property and Personal Property Tax Abatement Pursuant to IC 6-1.1-12.1 et seq. for American Containers, Inc. It passed by roll vote.

AYES: Cook, Culp, Ecker, Fonseca, Houin, Walters  
NAYS: None  
ABSENT: Grobe

Mayor Senter notified the council and public that the Mayor’s and Clerk-Treasurer’s offices are now moved into their temporary location at 118 N Michigan Street during the City Hall Building Renovation project.

Mayor Senter offered the privilege of the floor to the audience members. No one accepted.

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

Minutes of the Board of Public Works and Safety meeting of September 1, 2017  
Minutes of the Technical Review Committee meeting of September 19, 2017  
Minutes of the Redevelopment Commission meeting of August 15, 2017  
Clerk-Treasurer’s Financial Reports and Cash Reconciliation for August, 2017  
IDEM Letter RE: Valmont dated September 18, 2017

The motion carried.

There being no further business to discuss, Council Members Ecker and Fonseca moved and seconded to adjourn the meeting. The motion carried and the meeting was declared adjourned at 7:00 p.m.

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Jeanine M. Xaver, IAMC / CMC  
Clerk-Treasurer

APPROVED

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Mark Senter, Mayor