

Be it Remembered that the Common Council of the City of Plymouth, Indiana, met in regular session on October 28, 2024. 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 6:37 p.m.

Councilwoman Starr offered prayer, and Mayor Listenberger led the Pledge of Allegiance.

Mayor Listenberger presided over Council members Duane Culp, Kayla Krathwohl, Randy Longanecker, Shiloh Carothers Milner, and Linda Starr, who were physically present. Council member Don Ecker Jr. attended virtually. Council member Dave Morrow attended virtually but was left out of the vote as he could not be seen virtually. City Attorney Jeff Houin and Clerk-Treasurer Lynn Gorski were also present. The public was able to see and hear the meeting through Microsoft Teams.

Council members Starr and Krathwohl moved and seconded to approve the minutes of the regular session of the Common Council on October 14, 2024, as presented. The motion carried.

Council members Krathwohl and Culp moved and seconded to open the public hearing for the Composite Technology Assemblies, LLC Tax Abatement. The motion carried.

**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 personal property by Composite Technology Assemblies, LLC, located at 908 Markley Drive, 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 14, 2024. A description of the af-

ected area is available and can be inspected in the County Assessor's Office. Said hearing will be held on Monday, October 28, 2024, in the Council Chambers of the City Building, 124 N. Michigan St., (Garro Street 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 15th day of October, 2024.  
Lynn M. Gorski  
Clerk-Treasurer  
City of Plymouth, Indiana  
October 15, 2024 PN3E0319 hspaxfp

Greg Hildebrand of Marshall County Economic Development Corporation (MCEDC) wished to thank Houin for presenting these at the last meeting during his absence. He stated both abatements were timely as they were bringing equipment in and wanted to get started so they could not wait for him to get back from training to present those. He stated the abatement for Composite Technology Assemblies, or commonly referred to as Oasis Bath Fixtures, submitted for a \$2.3 million personal property tax abatement. He explained it was for an automated track system and cutting robot. He stated they have a few robots already out at their newest facility out by Commerce Drive and at the end of Pioneer Drive. He stated this equipment would be going into the facility that was out on Markley Drive, which was the old Eagle Craft building. He stated they have 55 employees out there currently and they are moving the fixtures by hand, so the monorail would make it more efficient. He stated they plan on keeping all the employees so that was why there would be no additional jobs generated as they would move people around. He stated this company was locally owned by Andy Aker and Mark Naylor, and these are corporations we treasure having in our community. He stated you can bump into them at the store, restaurants, the pews on Sunday, and that makes for a better

decision compared to people living who knows where. He stated they had previous abatements with no compliance issues and in total Oasis has 338 employees with those 55 located out on Markley Drive.

Council members Culp and Starr moved and seconded to close the public hearing for the Composite Technology Assemblies, LLC Tax Abatement. The motion carried.

Council members Longanecker and Culp moved and seconded to open the public hearing for the AK Industries, LLC Tax Abatement. The motion carried.

**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 by AK Industries, Inc., located at 1440 Stanley Drive, 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 14, 2024. 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 28, 2024, in the Council Chambers of the

City Building, 124 N. Michigan St., (Garro Street 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 15th day of October, 2024.  
Lynn M. Gorski  
Clerk-Treasurer  
City of Plymouth, Indiana  
October 15, 2024 P13160321 hspaxp

Hildebrand stated AK Industries, LLC was also another locally owned business that they value having in town and they had John Sable Sr. & John Sable Jr. there that night to be able to answer any questions. He explained this would be a \$3.2 million real estate investment and they had to take down a small building and replace it with a larger building as the \$1 million piece of machinery would be increasing their capacity. He explained they could currently create an 8-foot diameter tank, and they are getting a machine that can handle 10-12-foot diameters. He stated Sable recently told him that this would make them 1 of 3 companies in the nation that could be able to produce tanks of that size, which was something they are proud of here in Plymouth. He stated this would create 3 additional jobs at \$26/hr. and they have had previous tax abatements with zero compliance issues as well.

Longanecker wished to thank Sable Jr. and Sable Sr. for showing up.

Council members Longanecker and Milner moved and seconded to close the public hearing for the AK Industries, LLC Tax Abatement. The motion carried.

Longanecker wished to thank Houin for getting them drawings for the sidewalks on Oak Drive. He stated they had a meeting set up for the lighting and seating committee with Starr, Morrow, and himself. He stated that Chris Marshall and Donnie Davidson gave him updates regarding fiber so hopefully they would see an update on that. He stated Ecker followed up on the sewer with the county sewer district and they have our proposal in hand, so they are working on that. He stated the only thing he was disappointed with was Houin with the PRIDE ID card update.

Houin replied that he was sorry to disappoint him as they were still working on scheduling a time with La Voz Unida. He stated they plan on having them come in person to a council meeting to update them.

Longanecker takes back his disappointment as there was an update. He stated he did appreciate everyone trying, so they are not letting things fall through the cracks.

Starr wished to thank Gorski for taking time out of her day to answer questions regarding the rerouting of the funeral procession for Tony Ross.

City Attorney Houin introduced Ordinance No. 2024-2232, An Ordinance to Amend Ordinance No. 2024-2229R, The 2025 Salary Ordinance on second reading.

Culp stated when he read this that he did not understand why they were taking the Fire Inspector out of the Fire Department, when he was in the Fire Department, to putting him down as a Civilian employee, just because the description says Civilian. He stated they all know that in two months, Police Chief John Weir's job description would say Civilian, but he was still going to be a cop. He stated he would be getting all his benefits, so why would the Fire Inspector not. He read aloud the introduction to the Fire Inspector job description as seen below:

**Incumbent serves as Fire Inspector for the City of Plymouth Fire Department (PFD), responsible for enforcing state and federal fire codes, performing fire inspections. Incumbent will be responsible for completing proper fire inspections that will assist with protecting the lives and property of the citizens of Plymouth.**

He stated he heard that the Fire Inspector was not on the Fire Department, and he is, but rather he just does not respond to calls. He stated he was working at the Fire Department in a different mode. He read aloud a duty from the Fire Inspector job description as seen below:

**Responds to emergencies as needed, including inspecting for fire code violations and taking photographs.**

He stated he does not believe this was right, unless someone could enlighten him why they are taking away his longevity, and his clothing allowance. He stated on the topic of the clothing allowance, the Fire Inspector was with the Fire Department, and everyone on the Fire Department gets \$800 for their clothing allowance. He stated he was entitled to that as he does wear a uniform directed by the Fire Chief.

Holm stated that he did meet with Gorski and his suggestion was while the Fire Inspector was still under the canopy of the Fire Department, that they keep him at the full Firefighter longevity pay, but his only suggestion as far as the clothing allowance would be to move it to something lower like \$200 or supply him with shirts. He stated most of the employees on the job 24 hours a day are ruining their clothes as they go into fires with those, while the Fire Inspector's job does not

necessarily require him to be so strenuous with his apparel. He stated his suggestion would be the full longevity and bring the clothing allowance down to a smaller amount.

Culp asked if Rod Miller had turnout gear.

Holm replied that Miller had turnout gear, but he does not wear it as he would never be in that type of environment. He stated according to the job description, if he were to need him for something, but he does not see that happening where he would be in a structure after a fire or anything like that. He explained that would be more of an investigator role, instead of an inspector. He stated his recommendation would be full longevity and \$200 clothing allowance.

Longanecker asked if Holm or Human Resources Manager Klingerman spoke to Miller about this. Holm agreed.

Ecker asked the Mayor what his opinion was.

Mayor Listenberger replied that he did not weigh in on the discussion earlier, but he does like Holm's recommendation.

Holm explained that in the discussions with Gorski, it was budgeted in the following year's budget for full longevity.

Culp asked if he believed that \$200 was enough for pants and shirts. Holm agreed.

Council Members Culp and Longanecker moved and seconded to amend Section 3 of Ordinance No. 2024-2232, An Ordinance to Amend Ordinance No. 2024-2229R, The 2025 Salary Ordinance as seen below. The motion passed by roll call vote.

Councilmembers in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Starr

Councilmembers Opposed: N/A

Councilmembers Absent: Morrow

~~**Section 3.** For clarification on the Fire Inspector, Civilian position, if the civilian fire inspector is not responding to emergencies and participating in the duties of a shift firefighter the longevity pay will be at the rate afforded to full-time employees not at the rate for emergency personnel. The fire inspector will not receive a stipend for clothing allowance.~~

**Section 3. As amended:**

The Fire Inspector, Civilian will continue to receive longevity pay at a rate afforded to a full time firefighter. The Fire Inspector, Civilian will receive a stipend for clothing allowance in the amount of \$200.00 annually who has at least one full year of continuous service to the city. Clothing Allowance is payable in equal installment at the end of each quarter.

Council Members Culp and Longanecker moved and seconded to approve Ordinance No. 2024-2232, An Ordinance to Amend Ordinance No. 2024-2229R, The 2025 Salary Ordinance on second reading as amended. The motion passed by roll call vote.

Councilmembers in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Starr

Councilmembers Opposed: N/A

Councilmembers Absent: Morrow

City Attorney Houin introduced Ordinance No. 2024-2232, An Ordinance to Amend Ordinance No. 2024-2229R, The 2025 Salary Ordinance on third reading as amended.

Council Members Longanecker and Krathwohl moved and seconded to approve Ordinance No. 2024-2232, An Ordinance to Amend Ordinance No. 2024-2229R, The 2025 Salary Ordinance on third reading as amended. The motion passed by roll call vote.

Councilmembers in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Starr

Councilmembers Opposed: N/A

Councilmembers Absent: Morrow

**ORDINANCE NO. 2024-2232R**  
**AN ORDINANCE TO AMEND**  
**ORDINANCE NO. 2024-2229R, THE 2025 SALARY ORDINANCE**

**Statement of Purpose and Intent**

The purpose and intent of this ordinance is to effectuate the proposed amendments to Ordinance No. 2024-2229R, An Ordinance Fixing Salaries of Appointed Officers and Employees, Fire and Police Personnel of the City of Plymouth, Indiana for the Year 2025, and to implement other policy changes regarding operation of the Police Department, City Engineer/Storm Water Department and Department of Building Commissioner.

**NOW, THEREFORE, BE IT ORDAINED** by the Common Council of the City of Plymouth, Indiana as follows:

**Section 1.** Within the provisions of Ordinance No. 2024-2229R addressing the Police Department, City Engineer/Storm Water Department and Department of Building Commissioner, new lines creating the Civilian Chief of Police, Engineering Technician and Planning Director salaries are as follows:

<b>POLICE DEPARTMENT</b>			
Chief of Police - Civilian	\$	87,798.96	per yr
<b>CITY ENGINEER/STORM WATER DEPARTMENT</b>			
City Engineer/Storm Water Compliance	\$	107,924.88	per yr
Engineering Technician	\$	38.46	per hr
<b>DEPARTMENT OF BUILDING COMMISSION</b>			
Planning Director	\$	71,838.00	per yr

PASSED AND ADOPTED this 28<sup>th</sup> day of October, 2024.

  
Robert Listenberger, Presiding Officer

ATTEST:

  
Lynn M. Gorski, Clerk-Treasurer

**Section 2.** The Chief of Police, Civilian position is eligible for clothing allowance and longevity pay at the same rate afforded to qualified police officers.

**Section 3.** For clarification on the Fire Inspector, Civilian position, if the civilian fire inspector is not responding to emergencies and participating in the duties of a shift firefighter the longevity pay will be at the rate afforded to full-time employees not at the rate for emergency personnel. The fire inspector will not receive a stipend for clothing allowance.

**Section 3. As amended:**  
The Fire Inspector, Civilian will continue to receive longevity pay at a rate afforded to a full time firefighter. The Fire Inspector, Civilian will receive a stipend for clothing allowance in the amount of \$200.00 annually who has at least one full year of continuous service to the city. Clothing Allowance is payable in equal installment at the end of each quarter.

**Section 4.** The first payroll for the above employees beginning the first payroll in January 2025, will reflect the rate of pay established by this amendment. All other aspects of Ordinance No. 2024-2229R will remain in full force and effect.

Presented by me to the Mayor of the City of Plymouth, Indiana on the 29<sup>th</sup> day of October, 2024, at 2:02 o'clock p.m.

  
Lynn M. Gorski, Clerk-Treasurer

Approved and signed by me this 29<sup>th</sup> day of October, 2024.

  
Robert Listenberger, Mayor

City Attorney Houin introduced Ordinance No. 2024-2233, An Ordinance Regarding Garbage Fees for the City of Plymouth on second reading.

Houin reminded the board that they approved a one-year extension to the current contract with Republic Services because they wanted to put out a Request for Proposals (RFP), but they did not have time to put it together, so Republic Services was gracious enough to agree to a one-year extension but there was an increase which was expected. He stated that next Spring, they would complete an RFP and put it out to multiple providers for a good comparison to ensure they are keeping the rates as low as possible for the residents. He stated because of the increase and the fact they had not increased fees to residents to keep pace with the automatic increases in their current contract, that they are behind and trying to catch up and stay ahead of the future increase.

Ecker asked when the new rate would go into effect.

Houin replied that it would go into effect immediately upon advertisement.

Gorski stated that it would be sent to the Pilot News tomorrow for publication on Friday and would go into effect for the next billing cycle.

Council Members Milner and Starr moved and seconded to approve Ordinance No. 2024-2233, An Ordinance Regarding Garbage Fees for the City of Plymouth on second reading. The motion passed by roll call vote.

Councilmembers in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Starr

Councilmembers Opposed: N/A

Councilmembers Absent: Morrow

City Attorney Houin introduced Ordinance No. 2024-2233, An Ordinance Regarding Garbage Fees for the City of Plymouth on third reading.

Council Members Culp and Starr moved and seconded to approve Ordinance No. 2024-2233, An Ordinance Regarding Garbage Fees for the City of Plymouth on third reading. The motion passed by roll call vote.

Councilmembers in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Starr

Councilmembers Opposed: N/A

Councilmembers Absent: Morrow

ORDINANCE NO. 2024-2233

AN ORDINANCE REGARDING GARBAGE FEES FOR THE CITY OF PLYMOUTH

Statement of Purpose and Intent

The Plymouth Common Council must approve in ordinance form all fees and charges imposed by the City of Plymouth through its various departments for the myriad of services it provides to individuals. The City provides garbage removal service through a contract with Key Waste of Indiana Partnership d/b/a Republic Services of Culver ("Republic"). The City and Republic have negotiated a one-year extension of the current contract, beginning November 1, 2024 and ending October 31, 2025. The contract extension includes a \$1.56 increase in the total collection charge. Additionally, the fees charged by the City have not been increased in previous years to reflect the total charge by Republic under the previous contract. The purpose and intent of this ordinance is to increase garbage removal fees charged by the City to reflect the actual fee charged Republic along with administrative expenses incurred by the City for garbage removal services.

NOW, THEREFORE, BE IT ORDAINED, by the Common Council of the City of Plymouth, Indiana, as follows:

Section 1, Title V, entitled Public Works, Chapter 52, entitled Garbage, shall be amended by making the following additions and deletions to § 52.03 RIGHT TO GARBAGE REMOVAL, CHARGES:

(A) Any resident, properly owner or tenant within the city shall be entitled to garbage removal service and shall receive the same upon payment of the following fees. The payment for garbage collection shall be paid monthly and the collector or city contractor shall not be required to give service to any user who has not paid for the service.

(B) The following fees shall be established for refuse collection, which fees are reasonably related to the costs of operating said collection system.

	Per Month
Residential units	\$16.67 \$19.88
Apartment units	\$16.67 \$19.88
Commercial	\$36.49 \$39.80

(C) The owners of apartment complexes, mobile home parks and commercial buildings with apartments with 5 or more residential units shall be required to contract for private refuse removal service.

(D) For residential users only, the monthly refuse collection fee shall be assessed with all water bills each month unless the water service is terminated, temporarily or permanently.

Section 2. The fees and charges listed in this ordinance above are hereby approved. Accordingly, the applicable Departments of the City of Plymouth are authorized to charge and collect said fees and charges.

Section 3. This ordinance shall become effective after passage, due attestation, and publication as required by law. Further, this ordinance shall remain in effect until amended or repealed by the Common Council.

PASSED AND ADOPTED this 28<sup>th</sup> day of October, 2024

Robert Listenberg, Presiding Officer

ATTEST:

Lynn M. Gorski, Clerk-Treasurer

Presented by me to the Mayor of the City of Plymouth, Indiana on the 28<sup>th</sup> day of October, 2024

Lynn M. Gorski, Clerk-Treasurer

Approved and signed by me this 28th day of October, 2024.

Robert Listenberg, Mayor

City Attorney Houin introduced Resolution No. 2024-1124, A Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate to

be Within an "Economic Revitalization Area" for Purposes of Personal Property Tax Abatement Pursuant to I.C. 6-1.1-12.1 et. seq. (Composite Technology Assemblies, LLC).

Council members Culp and Krathwohl moved and seconded to approve Resolution No. 2024-1124, A Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate to be Within an "Economic Revitalization Area" for Purposes of Personal Property Tax Abatement Pursuant to I.C. 6-1.1-12.1 et. seq. (Composite Technology Assemblies, LLC). The motion passed by roll call vote.

Councilmembers in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Starr

Councilmembers Opposed: N/A

Councilmembers Absent: Morrow

RESOLUTION NO. 2024-1124

A 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 PURPOSES OF PERSONAL PROPERTY TAX ABATEMENT PURSUANT TO I.C. 6-1.1-12.1 et seq. (COMPOSITE TECHNOLOGY ASSEMBLIES, LLC)

WHEREAS, on October 14, 2024, the Common Council of the City of Plymouth, adopted Resolution No. 2024-1121, entitled a "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.," and,

WHEREAS, the Declaratory Resolution found that a certain area in the City of Plymouth was an economic revitalization area within the meaning of I.C. § 6-1.1-12.1, (the Act) as amended, for the purpose of allowing deductions from the assessed value of real property improvements and the personal property acquisitions; and,

WHEREAS, pursuant to Sections 2.5(b) and 2.5(c)(2) of the Act, the Clerk-Treasurer has filed the Declaratory Resolution, and related documents with other appropriate taxing units and the Marshall County Assessor, and,

WHEREAS, pursuant to Section 2.5(c)(1) of the Act, notice of the adoption and substance of the Declaratory Resolution has been published in accordance with I.C. § 5-3-1; and,

WHEREAS, at a public hearing held by the Common Council on the 28<sup>th</sup> day of October, 2024 at 6:30 p.m., in the Council Chambers, City Hall, 124 N. Michigan St. (Garro St. Entrance, Second Floor), Plymouth, Indiana, the Council heard all persons interested in the proceedings and received any written remonstrance and objections, and considered the same, if any, and all other evidence presented; and,

WHEREAS, the Common Council now desires to take final action and make the necessary findings in accordance with Section 3 and Section 4.5 of the Act

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Plymouth, Indiana, as follows:

Section 1. After consideration of the evidence presented at the public hearing on the 28<sup>th</sup> day of October, 2024, the Common Council finds the qualifications for an economic revitalization area have been met, and waives any noncompliance for failing to designate the area as an economic revitalization area before the initiation of the eligible improvements.

Section 2. Accordingly, the Common Council hereby confirms the Declaratory Resolution designating the area described as an economic revitalization area for the purposes of tax abatement. This designation is for personal property tax abatement and is limited to two (2) calendar years from October 14, 2024, the date of the adoption of the Declaratory Resolution.

Section 3. Based upon the totality of benefits of this project, as evidenced in the currently submitted Statement of Benefits, and pursuant to Section 17 of the Act, the Common Council hereby determines the property owner is qualified for and is granted personal property tax abatement for a period of seven (7) years, according to the following schedule:

YEAR OF DEDUCTION	PERCENTAGE
1 <sup>st</sup>	100%
2 <sup>nd</sup>	85%
3 <sup>rd</sup>	71%
4 <sup>th</sup>	57%
5 <sup>th</sup>	43%
6 <sup>th</sup>	29%
7 <sup>th</sup>	14%

Section 4. By the Common Council determining the public utility and benefit of the proposed real and personal property improvements in the revitalization area, this resolution constitutes final action pursuant to Section 2.5(c) of the Act. Further, this resolution shall be in full force and effect from and after its adoption by the Common Council, approval by the Mayor, and due attestation

PASSED AND ADOPTED by the Common Council this 28<sup>th</sup> day of October, 2024.

  
Robert Lister-Bojgor, Presiding Officer

ATTEST:

  
Lynn M. Gorski, Clerk-Treasurer

City Attorney Houin introduced Resolution No. 2024-1125, A Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate to be Within an "Economic Revitalization Area" for Purposes of Real and Personal Property Tax Abatement Pursuant to I.C. 6-1.1-12.1 et. seq. (AK Industries, LLC).

Council members Longanecker and Starr moved and seconded to approve Resolution No. 2024-1125, A Resolution of the City of Plymouth Confirming the Adoption of a Declaratory Resolution Designating Certain Real Estate to be Within an "Economic Revitalization Area" for Purposes of Real and Personal Property Tax Abatement Pursuant to I.C. 6-1.1-12.1 et. seq. (AK Industries, LLC). The motion passed by roll call vote.

Councilmembers in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Starr

Councilmembers Opposed: N/A

Councilmembers Absent: Morrow

RESOLUTION NO. 2024-1126

A 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 PURPOSES OF REAL AND PERSONAL PROPERTY TAX ABATEMENT PURSUANT TO I.C. 6-1-1-12.1 et seq. (AK INDUSTRIES, LLC.)

WHEREAS, on October 14, 2024, the Common Council of the City of Plymouth, adopted Resolution No. 2024-1122, entitled a "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.," and,

WHEREAS, the Declaratory Resolution found that a certain area in the City of Plymouth was an economic revitalization area within the meaning of I.C. § 6-1-1-12.1, (the Act) as amended, for the purpose of allowing deductions from the assessed value of real property improvements and the personal property acquisitions, and,

WHEREAS, pursuant to Sections 2.5(b) and 2.5(c)(2) of the Act, the Clerk-Treasurer has filed the Declaratory Resolution, and related documents with other appropriate taxing units and the Marshall County Assessor, and,

WHEREAS, pursuant to Section 2.5(c)(1) of the Act, notice of the adoption and substance of the Declaratory Resolution has been published in accordance with I.C. § 5-3-1; and,

WHEREAS, at a public hearing held by the Common Council on the 28<sup>th</sup> day of October, 2024 at 6:30 p.m., in the Council Chambers, City Hall, 124 N. Michigan St. (Goto St. Entrance, Second Floor), Plymouth, Indiana, the Council heard all persons interested in the proceedings and received any written remonstrance and objections, and considered the same, if any, and all other evidence presented, and,

WHEREAS, the Common Council now desires to take final action and make the necessary findings in accordance with Section 3 and Section 4.5 of the Act

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Plymouth, Indiana, as follows:

Section 1. After consideration of the evidence presented at the public hearing on the 28<sup>th</sup> day of October, 2024, the Common Council finds the qualifications for an economic revitalization area have been met, and waives any noncompliance for failing to designate the area as an economic revitalization area before the initiation of the eligible improvements.

Section 2. Accordingly, the Common Council hereby confirms the Declaratory Resolution designating the area described as an economic revitalization area for the purposes of tax abatement. This designation is for personal property tax abatement and is limited to two (2) calendar years from October 14, 2024, the date of the adoption of the Declaratory Resolution

Section 3. Based upon the totality of benefits of this project, as evidenced in the currently submitted Statement of Benefits, and pursuant to Section 17 of the Act, the Common Council hereby determines the property owner is qualified for and is granted personal property tax abatement for a period of seven (7) years, according to the following schedule:

Table with 2 columns: YEAR OF DEDUCTION, PERCENTAGE. Rows 1-7 with percentages: 100%, 85%, 71%, 57%, 43%, 29%, 14%

Section 4. Based upon the totality of benefits of this project, as evidenced in the currently submitted Statement of Benefits, and pursuant to Section 17 of the Act, the Common Council hereby determines the property owner is qualified for and is granted real property tax abatement for a period of seven (7) years, according to the following schedule:

Table with 2 columns: YEAR OF DEDUCTION, PERCENTAGE. Rows 1-7 with percentages: 100%, 85%, 71%, 57%, 43%, 29%, 14%

Section 5. By the Common Council determining the public utility and benefit of the proposed real and personal property improvements in the revitalization area, this resolution constitutes final action pursuant to Section 2.5(c) of the Act. Further, this resolution shall be in full force and effect from and after its adoption by the Common Council, approval by the Mayor, and due attestation.

PASSED AND ADOPTED by the Common Council this 28<sup>th</sup> day of October, 2024.

Robert Listenberger, Presiding Officer

ATTEST:

Lyn M. Gorski, Clerk-Treasurer

City Attorney Houin introduced Resolution No. 2024-1126, A Resolution of the Common Council of the City of Plymouth to Approve the Application of Susan Kessler for a Commercial Revitalization Rebate Program Grant.

Houin stated that Susan Kessler was in attendance if they had any questions. He reminded them that they did approve a commercial revitalization rebate grant earlier in the year for this property and that was for the roof. He stated this was a different request for window replacement. He believed this was because the building was being sold and that was a part of the agreement with the purchaser that they would replace the broken window.

Kathy Bottorff with WTCA asked what the amount was for the rebate.

Gorski replied that the amount of the rebate would be \$700.40.

Council members Starr and Milner moved and seconded to approve Resolution No. 2024-1126, A Resolution of the Common Council of the City of Plymouth to Approve the Application of Susan Kessler for a Commercial Revitalization Rebate Program Grant. The motion passed by roll call vote.

Councilmembers in Favor: Culp, Ecker, Krathwohl, Longanecker, Milner, Starr

Councilmembers Opposed: N/A

Councilmembers Absent: Morrow



RESOLUTION NO. 2024-1126

A RESOLUTION OF THE COMMON COUNCIL OF  
THE CITY OF PLYMOUTH TO APPROVE  
THE APPLICATION OF SUSAN KESSLER  
FOR A COMMERCIAL REVITALIZATION REBATE PROGRAM GRANT

WHEREAS, the City has established the Commercial Revitalization Rebate Program to encourage property owners to renovate existing buildings and to make other real property improvements. The encouragement is in the form of a rebate to the property owner of an amount not to exceed twenty percent (20%) of the actual project costs directly related to the eligible improvements, not to exceed Twenty-Five Thousand Dollars (\$25,000.00); and

WHEREAS, Susan Kessler has made application to the Plymouth Common Council for a Commercial Revitalization Rebate Program grant to assist in the renovation of commercial property at 109 N. Michigan Street to replace two (2) windows on the front of the building. The Council met in a public meeting on October 28, 2024, and heard evidence on the application demonstrating eligible expenses for the renovation with a bid totaling \$3,502.00. The purpose and intent of this resolution is to approve the application as set forth below.

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Plymouth as follows

**Section 1.** Susan Kessler's application for a Commercial Revitalization Rebate Program grant for 109 N. Michigan Street, Plymouth, Indiana is hereby approved.

**Section 2.** The Clerk-Treasurer is authorized to disburse from the appropriate fund, and in accordance with established procedure, a rebate to the applicant consisting of Twenty Percent (20%) of the actual cost incurred by the applicant for eligible expenses for the renovation completed on 109 N. Michigan Street, Plymouth, Indiana. In no event shall the rebate to the applicant exceed Seven Hundred and 40/100 Dollars (\$700.40).

**Section 3.** The Clerk-Treasurer is further authorized to transfer money from the City Development Fund to the Community Improvement Fund in an amount necessary to cover the costs of the eligible expenses approved by this resolution.

PASSED AND ADOPTED this 28<sup>th</sup> day of October, 2024.

  
Robert Listenberg, Presiding Officer

ATTEST:

  
Lynn M. Gorski, Clerk-Treasurer

Houin stated for the Gibson Insurance Renewal that they did not plan to dig into that topic too deeply that night as they had Gibson put out the city's insurance to market to see if they could get better pricing this year, but it was a struggle. He explained they had just got results from that last week and it may be challenging. He believed they all got some information from the Human Resources Manager and they believed they were going to have to put them on the spot to make a decision that night but the Clerk's Office and Payroll Coordinator had worked with them on scheduling so they could give a little more time to get a decision at the next meeting, which meant they could convene the insurance committee in the meantime to review the options and make a recommendation. He stated they are hopeful to have not just information but a recommendation at the next council meeting, and they would have to move very quickly on that recommendation to work through the open enrollment period and get it processed for payroll. He stated they would work with that tight timeline and try to provide as much information as possible prior to making that decision.

Houin updated the board on ONE Marshall County and stated at their board meeting they discussed routine topics such as setting up a website, working toward a logo/branding, but the primary focus was the Housing and Infrastructure Subcommittee.

Houin updated the board on the Comprehensive Plan Committees. He said the Marketing Subcommittee was working with their partners at Michiana Area Council of Governments (MACOG) to develop an online version of the posters around the room both to showcase the different strategies identified through the Comprehensive Plan but also show the progress being made. He stated several of those strategies had already been accomplished and they are already planning on more. He stated they wanted to be sure that they are getting the word out about their

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accomplishments and celebrating those, along with giving anyone who was interested a reference point where they could see what was happening and identify an area they are interested in and get involved. He stated the Zoning Subcommittee was moving forward with the next project which was looking into some of the zoning regulations surrounding manufactured housing. He stated for the Commercial Revitalization Grant Subcommittee, they were close to bringing them some recommendations to improve that program. He explained they approved one application that night and they hope to streamline that process a little but also provide more clarity both to the applicant and the council as they are making decisions about those grants.

Longanecker also wished to thank Building Commissioner Dennis Manuwal for getting the porta-potty off the street. He added the silt fences were also back up.

Council members Starr and Krathwohl moved and seconded to accept the following communications:

- Minutes of the Board of Public Works and Safety meeting of October 14, 2024
- October 28, 2024, Check Register
- September 2024 Clerk-Treasurer Financial Reports
- 2024 Q3 Council Report – Baker Tilly
- September 17, 2024 Plan Commission Minutes
- September 20, 2024 Urban Forest and Flower Committee Minutes

The motion carried.

There being no further business to come before the Council, Council members Longanecker and Krathwohl moved and seconded to adjourn. Mayor Listenberger declared the meeting adjourned at 7:15 p.m.

  
Lynn M. Gorski  
Clerk-Treasurer

APPROVED  
  
Robert Listenberger, Mayor