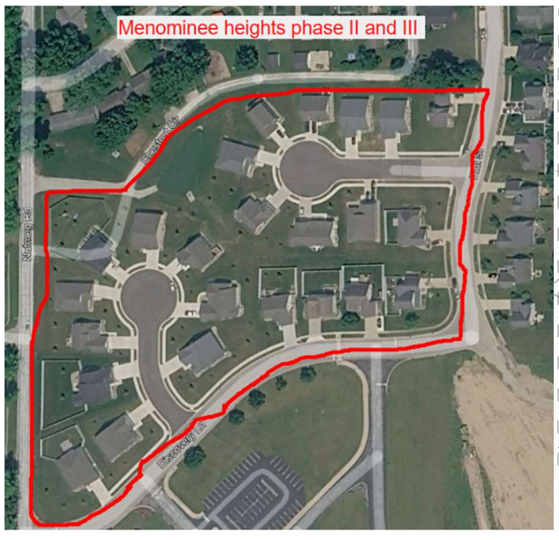
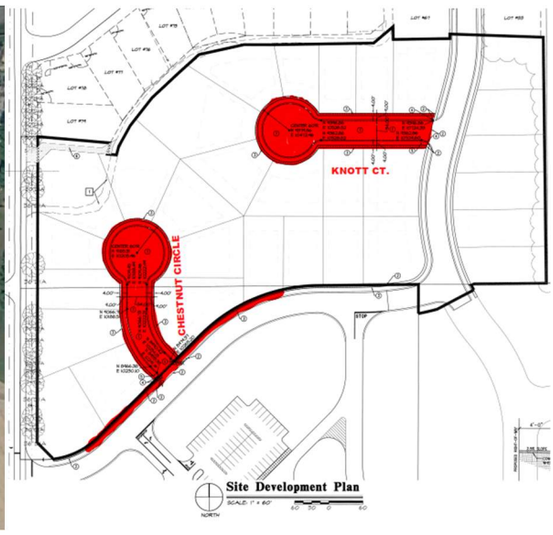
The Board of Public Works and Safety of Plymouth, Indiana, met in Regular Session at 6:00 p.m. on May 11, 2026. The meeting was held in the Council Chambers, on the second floor of the City Building, 124 N. Michigan St., Plymouth, Indiana.

Mayor Robert Listenberger called the meeting to order. Listenberger presided for Board members Don Ecker Jr., Shiloh Milner, and Dave Morrow, who were physically present. Board Member Duane Culp attended virtually. City Attorney Jeff Houin and Clerk-Treasurer Lynn Gorski were also present. The public was able to see and hear the meeting through Zoom and streamed live at https://www.youtube.com/@CityofPlymouth.

Board members Morrow and Ecker moved and seconded to approve the minutes of the regular session of the Board of Public Works and Safety meeting of April 27, 2026, with a correction to change a second from Milner to Culp. The motion passed by roll call vote with all in favor.

City Engineer Dan Sellers stated he had brought a request for dedication of public infrastructure for Menominee Heights Phase II and III. He recommended they accept the dedication of public infrastructure. He presented the following information and images below:





4/20/2026

RE: Menominee Heights Phase II and III Dedication of Public Infrastructure to the City of Plymouth

Dear Board of Works:

We are recommending the following public infrastructure constructed as part of the Menominee Heights Phase II and III Project be accepted into the public domain for maintenance on behalf of Construction Management and Design, Inc (CMD). The proposed public infrastructure appears to meet Plymouth specifications and requirements for the project.

Streets, Curb and Sidewalks to be accepted:

Street	*Approx. Length*	*Approx. Width*
Knott Ct.	265 ft	34
Chestnut Circle	225 ft	34

Quantities for Storm Sewer, Sanitary Sewer, Water Mains, Street lighting, and road/sidewalk asphalt and concrete are attached. Maps depicting the infrastructure dedicated to the City are also attached.

The cost of the construction of the proposed public infrastructure was approximately **$1,008,440.**

Ecker asked if everything was found to be compliant. Sellers agreed.

Board members Ecker and Milner moved and seconded to accept the public dedication of Menominee Heights Phase II and III as presented. The motion passed by roll call vote with all in favor.

Building Commissioner Dennis Manuwal Jr. stated he had the evidentiary hearing for the Order to Vacate at 405 Clark Street.

Houin stated in an evidentiary hearing that you would hear testimony from Manuwal and from anyone with an interest in the property, but it was not open to the public.

Council members Morrow and Ecker moved and seconded to open the evidentiary hearing for the Order to Vacate at 405 Clark Street. The motion passed by roll call vote with all in favor.

Manuwal stated that this was brought to his attention by the Marshall County Probation Department. He stated that the gentleman was living there and reported that it was his address. He stated it was brought up at the last meeting, but there were no living appliances in the kitchen, and someone was sleeping in a bedroom with just a mattress. He explained there were no water utilities in the home, and it was reported to him that they were defecating in a bucket, so he issued an emergency vacate order. He stated that he contacted the property owner, and he had a representative here tonight. He stated that he was informed that the gentleman was told they could store stuff in the house, and he was not to live in the house. He stated that the gentleman then took it upon himself to live in the house.

Mayor Listenberger asked what action he wanted to take.

Manuwal replied that they did tell the gentleman that he did have to move out, but he wanted it boarded up to make sure that this didn’t happen again. He stated he would let them speak about that.

Sharon Oviedo (800 Lake Avenue, Plymouth, IN 46563)

Oviedo introduced herself as the daughter of the owner, Benjamin Oviedo. She stated we bought this property a while back, as is, but we had only replaced the roof, and we got a permit for that. She explained that the gentleman at the time wanted somewhere to store his belongings because he had no home at the time. She stated that her father told her that he would let him put his stuff inside the house, but we had no knowledge of him living in the house. She stated we had no issue with vacating the property, as he had already moved out. She stated that we did have an issue with boarding up the property because the windows and

doors are intact. She explained they could always lock the doors and make sure the windows are locked to ensure no one comes in. She stated that boarding it could damage the exterior of the property, such as the windows and trim. She stated they would like to get away without boarding up the property.

Houin clarified that the Order to Vacate that Manuwal issued only required that the occupant vacate the premises until repairs are made to remediate the problem. He stated the options were to affirm the order, rescind the order, or modify the order, but you could not make it stricter than what was originally issued. He stated that if Manuwal felt in the future that it was necessary to board it up, he would have to issue a separate order for that.

Ecker stated it looked like this property was transferred to them in 2022. Oviedo agreed. Ecker asked why nothing had been done to the home since ownership.

Oviedo replied that there was some legal issue in the matter of selling the property that we had gone to court for, and eventually, we did get ownership of the property. She stated it was at a standstill for two years, and we had not been able to work on it.

Council members Ecker and Morrow moved and seconded to affirm the Order to Vacate at 405 Clark Street. The motion passed by roll call vote with all in favor.

Manuwal stated he did issue a second order to board up the property. He stated that Mr. Oviedo did come in and signed the order, and when he did come in, he assured him that the guy would be out. He stated he was going to make sure it was all locked up, and Oviedo wanted permission not to board it up. He wished to leave that decision up to the board because there was no way of knowing that this was not going to happen again. He stated that they did put a new roof on the house, and he believed that they may have removed one tree from the property.

Mayor Listenberger asked if the intention was to start working on the property.

Oviedo replied that they would in the future, but as of now, they did not have a timeline. She stated they just did not want to put any further damage on the property.

Ecker stated that the longer it sits without any activity, the home risks further damage. He stated that this was the concern that he had, especially since you've taken clean ownership since 2024, and it was in this shape two years later. He stated that it raised a lot of concerns when it came to maintaining the quality of the home. He stated this was made aware to them, and it was a legitimate concern from a safety perspective as well.

Morrow stated he thinks back on the property at 222 Shalley Drive, where we confronted the same issue, and people ended up getting back into the property there. He stated doors and windows could be broken, so that would be his concern about not boarding.

Manuwal still believed that it would be best to board it up, but his only other recourse would be if we were to receive any report of any broken windows or somebody entering the property unlawfully; then it would be boarded up with no questions asked.

Ecker specified that it would be one infraction. Oviedo agreed.

Manuwal stated he would have to modify the order.

Board members Morrow and Ecker moved and seconded to allow Manuwal to modify the order to specify that if there was one more infraction at the property, the property would then be boarded up immediately. The motion carried.

Morrow stated that as far as the fines invoked two weeks ago on the Red Rock property, if those had been paid. Manuwal replied that they had not been paid.

Clerk-Treasurer Gorski stated they had until Friday to pay those before they're turned over for a lien.

Ecker asked if they fully understood that.

Clerk-Treasurer Gorski replied that they received the letter.

Ecker asked about the home on Hillcrest Avenue that had been under construction for several years. He asked what we could do to move that forward to have them get that completed.

Manuwal replied that he had a valid permit.

Ecker asked if the date was open-ended.

Manuwal replied that it was not open-ended. He explained that the first permit had expired, and he came in and paid for a new permit, and then started his work on it, which gives him two more years.

Ecker asked when the current permit would expire. Manuwal replied that he did not know at this time. Ecker stated this one had been going on for about three years now and that it had been long enough. He stated that he would greatly appreciate whatever we could do to move that forward. He stated that ever since we had the first problem and the police department was involved, it had been an ongoing issue.

Fire Chief Steve Holm stated they were moving along well with their Class A Uniforms, with another fitting scheduled for Wednesday, May 13, to get the rest of the

department measured and fitted before we can place our order. He wished to express that he was appreciative that we were able to do that.

Holm wished to acknowledge a promotion within the department. He stated that John Lampkins was promoted to Captain within the Fire Department, and he had shown some real leadership and dedication, and it shows from his previous jobs. He stated that his captain position would give him leadership skills and authority within the shift.

Holm stated we would soon be swearing in Taylor McVoy, and she had proved our Career and Technical Education (CTE) program worthy. He stated that she was in our very first Fire class and then the next year went on to the EMT Class. He stated she was able to receive both certifications for Fire and EMT. He stated she had been doing very well, and she's starting to follow in her father's footsteps, who was a retired South Bend Firefighter.

Clerk-Treasurer Gorski administered the Oath of Office to Taylor McVoy.

Holm stated there would be a pancake breakfast at the Firehouse on May 23rd from 8:00 AM to 11 AM, with all the proceeds going to Jim and Darlene Marquardt for the hospital bills they incurred.

Clerk-Treasurer Gorski presented a street closure request for the Kiwanis Club of Plymouth. Anna Corbett was in attendance to speak on behalf of this request.

Corbett stated that they only planned to use half the street and cone it off because they didn't want to upset the pickleball/tennis players.

Board members Morrow and Milner moved and seconded to approve the request as presented. The motion passed by roll call vote with all in favor.

REQUEST FORM
CITY OF PLYMOUTH

Date: May 4, 2026

Notice to BOARD OF PUBLIC WORKS AND SAFETY, CITY OF PLYMOUTH, INDIANA

Kindly review of the following request:

The Kiwanis of Plymouth is requesting permission for a temporary road closure on Saturday, June 6, 2026, for a Kids obstacle course event at Centennial Park. We are asking to close have of Becknell Drive, from Randolph St. to the Freyman Shelter beginning at 8:00 am, with event starting at 9:00 am, to ensure the safety of Participants. Volunteers will be present to assist with traffic control.

Anna Corbett — Signed
574-936-9801 — Phone Number
Anna Corbett — Print Name
625 Oakhill Ave. Ply. IN 46563 — Address

In-Office Only:
Determination of Request

5/11/26 Board of Public Works + Safety approved request.

Return original form to Clerk-Treasurer's office after determination is complete.

Signed — Clerk-Treasurer — Title

Board members Milner and Ecker moved and seconded to allow the payroll for April 30, 2026, and the claims for May 11, 2026, as entered in Claim Register #2026-09. The motion passed by roll call vote with all in favor.

Board members Ecker and Milner moved and seconded to accept the following communications:

- May 11, 2026 Docket
- Building Department Activity Reports – April 2026
- Code Enforcement Activity Reports – April 2026
- Order to Take Action – 1211 N. Michigan Street
- April 22, 2026 Inspection – Northgate Trailer Park

The motion passed by roll call vote with all in favor.

There being no further business, Board members Milner and Ecker moved and seconded to adjourn. Listenberger declared the meeting adjourned at 6:25 p.m.

/s/ Lynn M. Gorski
Clerk-Treasurer

APPROVED:

/s/ Robert Listenberger
Mayor