The Board of Public Works and Safety of Plymouth, Indiana, met in Regular Session at 6:00 p.m. on September 28, 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 Duane Culp, Don Ecker Jr., Shiloh Milner, and Dave Morrow, who were physically present. City Attorney Jeff Houin and Clerk-Treasurer Lynn Gorski were also present. The public could see and hear the meeting through Zoom, and it was streamed live at https://www.youtube.com/@CityofPlymouth.

Board members Morrow and Milner moved and seconded to approve the minutes of the regular session of the Board of Public Works and Safety meeting of September 14, 2026, as presented. The motion carried.

City Engineer Dan Sellers applied for a Community Crossings Matching Grant (CCMG). He read off the following list of streets:

- Rex St - Liberty St to Roy St
- Berkley St - Randolph Dr to Columbus Dr
- Richter Rd- Jefferson St to Solomon Ct
- Nutmeg Rd - City Limits to Oakhill Ave
- Western Ave - North St to Pilgrim Ln

Sellers stated that this wasn't all the streets he planned to do, but the grant would lock us into doing those streets. He stated he tried to maximize our application to benefit Plymouth as best we could.

Ecker asked about timing for when we would hear back for the grant.

Sellers replied he would hear back within a couple of months. He stated we want to bid later this year so we can get on the contractor's list and get this work done, hopefully by the end of July instead of later. He stated this year was an anomaly as we didn't get word that we were accepted for a CCMG award until late March, early April, which set us back on the contractor's list. He stated that was why we had to wait so long on this year's street projects. He did wish to announce that for the Oak Drive Project, we were getting started on the survey work, so you should be seeing survey crews out there that week.

Assistant Chief of Police Matt Emenhiser stated Police Chief Weir wanted him to address the 26th Police Officer in anticipation of the budget approval that night. He stated if

the budget were to pass, he would want to move forward in starting that hiring process, as it was a long process to get an officer hired. He stated the hope was to get that officer hired January 2nd and then get them into the academy first thing to get them trained before the Summer. He stated they opened the application process earlier this year when an officer was going to be moving to Florida; they changed their mind, so we closed that application process, but we did collect 30 applicants. He stated that over the past five months, how many would still be looking for a job, he was not sure, but he hoped for several.

Culp asked, with the possibility of having to hire two officers with the recent injury, if we wanted to open the option for the second person.

Houin replied that there was an officer who applied for disability benefits and the Police Pension Board approved their step of the process this morning. He explained that it still had to go to the State Pension Board for final approval, but there was a possibility of another opening. He stated that if they are approved to start the application hiring process, then those applicants could be considered for one or two positions. He stated that the second position would be dependent on the outcome of the disability process for that position. He stated the 26th Officer would be dependent on council approval of the budget. He stated that if they start the process, they would be ahead with those applicants.

Emenhiser stated that if we have two openings and two viable candidates, they plan to hire out of that application pool.

Board members Culp and Milner moved and seconded to approve the request contingent on the budget passing. The motion carried.

City Attorney Houin introduced a Memorandum of Understanding (MOU) between the City of Plymouth and GC Horizons, LP for connection to Municipal Water and Wastewater Utilities.

Houin stated this was for the housing project at State Road 17 and Glenn Overmyer Drive. He stated this was an agreement to allow them to connect to city utilities without being annexed immediately into the city limits. He asked Utility Superintendent Donnie Davidson to look up prior annexation agreements, and there was not a lot of consistency with those agreements. He stated that he tried to create a comprehensive agreement that could be used in the future if a similar request was made. He had Davidson review and he approved of it. He stated he also worked with the developers Kevin Berger and Rod Ludwig, who were there that night to answer any questions. He stated there was an approved tax abatement with the county

and in this agreement, we indicated that the property would not be annexed until the expiration of that 10-year abatement. He stated that at the conclusion of those 10 years, it would fall under the normal requirement that if the city initiates annexation proceedings, they would not oppose those. He explained that if additional property was annexed that made them contiguous, they would also petition for annexation.

Ecker asked what would need to be done infrastructure-wise for the water and waste. He asked if there would need to be lift stations, grinders, etc.

Davidson replied that there would be a private lift station, but that would be owned by the development. He stated that, as it was set up now, the city would bore underneath State Road 17 with the water and sewer at our cost. He stated those were estimated at $60,000/each for $120,000 total. He stated the revenues that may be generated had not been hammered out, as it was based on the meter size, which he believed would be a 2-inch meter. He added there would also be a private hydrant, which would be a private fee they would be paying. He stated that since they are outside the city limits, they would be paying 14.9% more than customers within the city limits.

Ecker asked if this was 36 units. Berger replied 32 units.

Culp asked if the $120,000 would fall on the city taxpayers.

Davidson replied that it would be on the city ratepayers as it would be paid through utility funds.

Culp asked if that was normal.

Davidson replied that when it was going to be within the city limits, it was not unusual, but when it was for the county. He stated, from his understanding, this would help sway the funding mechanism with city participation for the project.

Culp asked if the development would be government-subsidized housing.

Ludwig replied that it was not the typical rental subsidy like you were used to. He explained the tax credit was like Riverside Commons, where there were units where we must restrict rent, but there are no rental subsidies with it.

Culp asked how many rentals. Berger replied that they were all rentals.

Ludwig replied there were varying degrees of restrictions on the rents. He explained it was more workforce housing, and you could earn substantial money and still live there.

Culp asked if the $120,000 was a normal price that the city had to pay for boring water and sewer.

Houin replied, as Davidson indicated, it would be standard to extend utilities to the property within city limits. He stated he did not believe we ever did for properties outside city limits. He stated it was part of the city's support for the application for the tax credit grant that the project received and would be recouped through the 14.9% surcharge on top of the normal rate.

Morrow asked if they would be subject to the normal tap fees. Houin agreed.

Board members Ecker and Milner moved and seconded to approve an MOU between the City of Plymouth and GC Horizons, LP for connection to Municipal Water and Wastewater Utilities. The motion passed by roll call vote with Culp against.

Clerk-Treasurer Gorski explained that the cleanup bill dispute for 705 N. Center Street was withdrawn.

Clerk-Treasurer Gorski presented a request to move the date to set a temporary generator in the alley behind the Heartland Art Center. Randy Longanecker from Michiana Contractors was in attendance to speak on behalf of this request.

Longanecker stated that he had the intention of starting this week, but due to weather concerns and issues, the Mason Contractor was a week behind.

Mayor Listenberger asked if it should be extended more in case it gets delayed again.

Longanecker replied it would not hurt to be from October 5th to October 16th.

Board Members Ecker and Morrow moved and seconded to approve the request for October 5th through October 16th. The motion carried.

REQUEST FORM
CITY OF PLYMOUTH

Date: 9-23-26

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

Kindly review of the following request:

Heartland Art Center - Generator request. Due to weather delay we need to move our original request of monday Sept. 28th to Oct. 5- Oct 9th. to set the generator

Brown & Brown / Michiana Contracting

Signed | 574-938-0463 Phone Number

Randy J. Longanecker Print Name | 880 Baker St. Plymouth Address

In-Office Only:
Determination of Request

9/28/26 Board of Public Works & Safety approved October 5, through October 16, 2026.

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 September 15, 2026, and the claims for September 28, 2026, as entered in Claim Register #2026-18. The motion carried.

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

- September 28, 2026 Docket

The motion carried.

There being no further business, Board members Milner and Ecker moved and seconded to adjourn. Listenberger declared the meeting adjourned at 6:22 p.m.

/s/ Lynn M. Gorski
Clerk-Treasurer

APPROVED:

/s/ Robert Listenberger
Mayor

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