

**COMMON COUNCIL
REGULAR SESSION
APRIL 20, 2015
7:00 P.M.**

The Common Council of the City of Warsaw met in Regular Session on Monday, April 20, 2015 at 7:00 p.m. in the Council Chambers at City Hall. Mayor Joseph M. Thallemer presided and the following persons were noted as present or absent:

PRESENT: Council members Cindy Dobbins, Jeff Grose, Charlie Smith, Mike Klondaris, Jerry Frush, and Diane Quance. Also present Mayor Thallemer, Clerk-Treasurer Lynne Christiansen, City Attorney Mike Valentine, City Planner Jeremy Skinner, Aviation Board Member Ernie Wiggins, Renea Salyer and Joni Truex from Kiwanis Club of Warsaw, Dr. Nathan Bosh from Center for Lakes & Streams, Attorney Steve Snyder, Attorney Randy Rompola from Fagre Baker Daniels, Andrew Mouser from H. J. Umbaugh, Mike Hardy from Barnes Thornburg, Police Lieutenant Kip Shuter, others as noted on the attached attendance sheet, InkFree News reporter Alyssa Richardson, and Times- Union reporter Jennifer Peryam.

ABSENT: Council member Elaine Call

The meeting was called to order by Mayor Thallemer followed by the Invocation and the Pledge of Allegiance.

MINUTES-

The minutes from the April 6, 2015 meeting were presented for approval. Motion made by Councilor Klondaris to approve the minutes as presented, seconded by Councilor Dobbins and carried by unanimous vote.

RECOGNITION OF VISITORS-

-A local Barbershop Quartet, The Chain Gang, sang the National Anthem. Members include Councilor Jerry Frush, Jim Gellar, Mike Lewis, and Phil Randall.

-Mayor Thallemer presented a Proclamation naming April 21, 2015 as "Kiwanis International Day". Local Club President Renea Salyer and member Joni Truex were present and gave a brief overview of the Kiwanis activities and services.

REPORTS & COMMUNICATIONS-

The following reports and communications were presented:

- (1) March 2015 Fund Report
- (2) Dr. Nathan Bosch, from Grace College Center for Lakes and Streams, gave a brief update on the Winona Lake chemical spill.

(Information attached).

OLD BUSINESS-

ORDINANCE ESTABLISHING THE WARSAW REDEVELOPMENT AUTHORITY-

Ordinance #2015-04-01 was presented for its second reading. Attorney Randy Rompola explained that the ordinance creates a redevelopment authority basically for the purpose of financing projects and leasing them to the Redevelopment Commission. The authority will have a three member board appointed by the Mayor. It can only act to the extent that the Redevelopment Commission desires to initiate any lease financing. The Council would approve the execution of the lease and any issuance of Bonds. After discussion, Councilor Klondaris made a motion to approve the ordinance on second and final reading, seconded by Councilor Dobbins, carried by unanimous vote. (Information attached to minutes).

NEW BUSINESS-

FIRST SOURCE BANK/PETITION FOR VACATION OF ALLEY/LAKE & JEFFERSON STREETS-

City Planner Jeremy Skinner presented a petition to vacate an alleyway. First Source Bank has recently purchased property in the 300 block of South Lake Street and will be building a bank branch. The vacation is described in part as "a 16.5-foot wide alley laying between Lots Numbered 284 and 285 in the original plat of the Town, now City of Warsaw, Indiana, as recorded in Plat Book 1 page 1 in the Office of the Recorder of Kosciusko County, Indiana".... The vacation of the alley will provide ingress and egress to the bank branch. No municipal sewers are located in the alley but there are some public utilities that will require a private utility easement to remain in place. Attorney Mike Hardy, from Barnes

and Thornburg, who represents First Source Bank, reviewed the site plan for the Council. A public hearing and adoption of an ordinance for the vacation will be considered during the May 4th Council meeting.

PETITION AND ORDINANCE TO VACATE A PUBLIC WAY/ FULTON-

Attorney Steve Snyder, representing David and Linda Fulton, is petitioning to vacate an alley running between 732 and 728 N. Lake Street and more specifically set forth within the petition. City Planner Jeremy Skinner advised there is a public storm line running along the lake side of the petitioned area and adjoining properties that needs a twenty (20) foot easement running parallel with the storm line included in the vacation. This is an advertised public hearing and Mayor Thallemer opened the floor for any comments or concerns by the public. No one spoke for or against the vacation and he closed the public portion of the meeting. Mr. Snyder presented Ordinance #2015-04-04 to vacate the alley noting that the vacation will not hinder the orderly development of the area. Motion made by Councilor Quance to approve Ordinance #2015-04-04 subject of a modification to include a twenty (20) foot storm line easement, seconded by Councilor Frush, carried by unanimous vote. Motion then made by Councilor Quance to suspend the rules and pass the ordinance on second and final reading, seconded by Councilor Frush, carried by unanimous vote. (Copy attached to minutes).

ORDINANCE/ADDITIONAL APPROPRIATION/AVIATION-

Ordinance #2015-04-02 requesting an additional appropriation of \$165,000.00 from the Aviation Depreciation Fund, and \$380,000.00 from the Rainy Day Fund for the purchase of land was presented. Aviation Board member and former Mayor Ernie Wiggins advised the Council that the FAA will reimburse the City ninety (90) percent of the cost, and the State will reimburse the City five (5) percent of the cost. Mr. Wiggins also reported that the FAA is designating the land as a runway protection zone area. Proper advertisement has taken place announcing tonight's public hearing for the appropriation. Councilor Smith made a motion to approve Ordinance #2015-04-02 seconded by Councilor Klondaris, carried by unanimous vote. (Copy attached to minutes).

ORDINANCE AMENDING CHAPTER 74 OF THE WARSAW CITY CODE/PARKING-

Ordinance #2015-04-03 was brought forward for approval. The ordinance amends and adds items in Chapter 74, Traffic and Vehicles, of the City Code. In Section 74-128, Item 171 is amended and Items 260 and 261 are added. In Section 74-129 Item 139 is added and in Section 74-211 Item 186 is added, and specifically stated in the Ordinance. Mayor Thallemer opened the floor for any comments by citizens and only one question was asked. Motion made by Councilor Smith to approve Ordinance #2015-04-03 on first reading, seconded by Councilor Dobbins, carried by unanimous vote. Second reading will take place during the May 4, 2015 regular meeting.

RESOLUTION APPROVING A PROPOSED LEASE FOR CERTAIN LOCAL PUBLIC IMPROVEMENTS-

City Planner Jeremy Skinner presented Resolution #2015-04-01. The Resolution approves a proposed lease for certain local public improvements between the Warsaw Redevelopment Authority, as lessor, and the city's Redevelopment Commission, as lessee, for the issuance of lease rental revenue bonds by the Warsaw Redevelopment Authority and other related matters. The resolution calls for the issuance of bonds to finance the acquisition, construction and installation of certain local public improvements on North Buffalo Street, East Canal Street, and North Indiana Street. Attorney Randy Rompol explained the resolution and Andrew Mouser from H. J. Umbaugh explained the financing of the bond that would not exceed \$2,750,000.00, or a six (6) percent interest rate. After discussion, Councilor Smith made a motion to approve Resolution #2015-04-01, seconded by Councilor Quance, carried by unanimous vote. (Copy attached to minutes).

OTHER MATTERS-

-Mayor Thallemer announced that tomorrow at the County Commissioners meeting, a discussion will be held on the Regional Cities Initiative.

ADJOURNMENT-

There being no further business to come before the Council by a motion duly made and seconded, the meeting was adjourned.

ATTEST:

Lynne Christiansen, Clerk-Treasurer

