

**COMMON COUNCIL
REGULAR SESSION
August 01, 2016
6:00 P.M.**

The Common Council of the City of Warsaw met in a Regular Session on Monday, August 1, 2016 at 6:00 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, Jack Wilhite, Jeff Grose, Ron Shoemaker, Mike Klondaris, Jerry Frush, and Diane Quance (arrived at 6:08). Also present, Mayor Joseph Thallemer, Clerk-Treasurer Lynne Christiansen, City Attorney Mike Valentine, City Planner Jeremy Skinner, Street Superintendent Jeff Beeler, WCDC Director Rob Parker, George Robertson of KEDCO, Robert Cunningham from KABS, Darla McCammon and Tammy Keirn from Animal Welfare League, Nate Bosch from the Center for Lakes & Streams, David Neff from Kosciusko Community Senior Services, Pam Kennedy from Warsaw Housing Authority, Jon Goon, Robin Watters, Jerry Opperud, others as noted on the attached attendance sheet, InkFree News reporter Deb Patterson, Times-Union reporter David Slone.

ABSENT: None

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

MINUTES-

The minutes from the July 18th Regular Meeting were presented for approval. Motion made by Councilor Grose to approve the minutes as presented, seconded by Councilor Wilhite, and carried by unanimous vote.

REPORTS/ORAL & WRITTEN COMMUNICATIONS-

UNFINISHED BUSINESS-

NEW BUSINESS-

NON-PROFIT ORGANIZATION REQUESTS FOR FUNDING-

The following organization representatives appeared before the Council to request funding assistance:

1. Animal Welfare League/Darla McCammon presented a request for \$19,500.00.
2. Center for Lakes and Streams, Grace College/Nate Bosch presented a request for \$15,000.00.
3. City County Athletic Complex (CCAC)/no representative present. Request is for \$31,000.00.
4. Housing Opportunities of Warsaw/Pam Kennedy presented a request for \$25,000.00.
5. Warsaw Housing Authority/Pam Kennedy presented a request for \$30,000.00.
6. Kosciusko Area Bus Service (KABS)/Robert Cunningham presented a request for \$19,055.00 plus \$10,000.00 local match for bus replacement.
7. Kosciusko Community Senior Services/David Neff presented a request for \$20,000.00.
8. Kosciusko County Historical Society/Jerry Frush presented a request for \$1,000.00.
9. Kosciusko Economic Development Corporation (KEDCO)/George Robertson presented a request for \$55,000.00 and \$5,000.00 for "NE Regional Reimbursement. (It appears that \$56,000 was written on the application, but Mr. Robertson did state the request was for \$55,000).
10. WCDC/Rob Parker presented a request for their operating expenses for \$17,500.00; Matching Façade- \$25,000.00; and Alley Façade Program in the amount of \$10,000.00.

All requests will be considered for funding within the 2017 budgets.

ORDINANCE/TRANSFER FUNDS/B&P-

City Planner Jeremy Skinner presented **Ordinance #2016-08-01**. The Ordinance transfers funds to support salaries paid out of the Redevelopment Northern TIF Allocation. Amount of the transfer is \$3,500.00. Motion made by Councilor Klondaris to approve the transfer, seconded by Councilor Dobbins, carried by unanimous vote. Motion made by Councilor Quance to suspend the rules and pass the Ordinance on second and final reading, seconded by Councilor Klondaris, carried by unanimous vote. (Copy attached to minutes).

ORDINANCE AMENDING CAPITAL ASSET POLICY-

Ordinance **#2016-08-02** was presented for approval. The ordinance changes wording under Section 1.3, Valuation of Capital Assets, and acquisition value. Motion made by Councilor Dobbins to approve the

change, seconded by Councilor Quance, carried by unanimous vote. Motion 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/TRANSFER FUNDS/B&P-

Mr. Skinner presented **Ordinance #2016-08-03**. The Ordinance transfers funds within the Redevelopment TIF/Winona Interurban Allocation to pay for consulting fees. Amount of the transfer is \$20,000.00. Motion made by Councilor Klondaris to approve the transfer, seconded by Councilor Wilhite, carried by unanimous vote. Motion 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-

Ordinance **#2016-08-04** requesting an Additional Appropriation from the LOIT Special Distribution fund was presented for approval. The amount requested is \$230,000.00. This is the advertised public hearing, and Mayor Thallemer opened the floor for comments. No one spoke for or against the additional appropriation. After discussion, motion was made by Councilor Grose to approve Ordinance #2016-08-04, seconded by Councilor Dobbins, carried by unanimous vote. Motion made by Councilor Quance to suspend the rules and pass the Ordinance on second and final reading, seconded by Councilor Klondaris, carried by unanimous vote. (Copy attached to minutes).

RESOLUTION WAVING NON-COMPLIANCE/WEST HILL DEVELOPMENT-

Resolution **#2016-08-01** was presented for approval. The Resolution waives non-compliance of West Hill Development, LLC and Real Property located at 1445 Polk Drive that is currently a "shell building". West Hill failed to properly file a SB-1 Real Property form for the 2015 pay 2016 tax cycle. This is the scheduled public hearing for the waiver of non-compliance and Mayor Thallemer opened the meeting for public comment. Dan Robinson spoke in favor of the Resolution and no one spoke against it. Mayor Thallemer closed the public hearing portion of the meeting. After discussion, Councilor Grose made a motion to approve Resolution #2016-08-01, seconded by Councilor Wilhite and carried by unanimous vote. (Copy attached to minutes).

TAX ABATEMENT APPLICATION/WEST HILL DEVELOPMENT-

Mr. Skinner presented a Statement of Benefits Form SB-1/Real Property for West Hill Development, LLC, for approval. West Hill is requesting tax abatement for real property located at 1445 Polk Drive that was built as a "shell building". Mr. Robinson told the Council that several businesses have inquired about the building and shown interest in locating there but no formal offers have been submitted. Mr. Robinson, owner of West Hill Development, is asking for ten-year abatement on Real Property for the shell building located at 1445 Polk Drive. The abatement will start for the 2015 pay 2016 tax cycle. Motion was made by Councilor Quance to approve the application and abatement, seconded by Councilor Klondaris, carried by unanimous vote. (Copies attached to minutes).

RESOLUTION WAVING NON-COMPLIANCE/WEST HILL DEVELOPMENT-

Resolution **#2016-08-02** was presented for approval. The Resolution waives non-compliance of West Hill Development, LLC and real property located at 1295 Polk Drive currently occupied by Banner Medical. West Hill failed to properly file a CF-1 RE, further described in the resolution, for the 2016 pay 2017 tax cycle. This is the scheduled public hearing for the waiver of non-compliance and Mayor Thallemer opened the meeting for public comment. Dan Robinson again spoke in favor of the Resolution and no one spoke against it. Mayor Thallemer closed the public hearing portion of the meeting. After discussion, Councilor Quance made a motion to approve Resolution #2016-08-02, seconded by Councilor Frush, and carried by unanimous vote. (Copy attached to minutes).

TAX ABATEMENT COMPLIANCE FORM-

Mr. Skinner presented for approval the following company who submitted their CF-1 Real (SF 51766 or SF 51767), compliance with statement of benefits" forms for tax abatement. Mr. Skinner recommended approval of continuation of the requested abatement, finding the company to be in compliance.

-West Hill Development, LLC, 1295 Polk Drive, one (1) Real Property, representative present. Motion made by Councilor Quance approving continuation of the abatement, seconded by Councilor Grose, carried by unanimous vote. (Information attached to minutes).

OTHER MATTERS-

-Councilor Dobbins presented information to the Council on a survey recently completed by the WDCD on several matters including alley-way encroachments and vacations. Discussion followed with comments from local citizens/merchants Jerry Opperud, Robin Watters, and Jon Goon.

- Chad Zartman mentioned that trash and recycling bins are being left along the curb over twenty-four (24) hours after collection and asked when the bins will be tagged for removal.
- Councilor Grose advised the Council that the Executive Management Team for the Deer Task Force recently met to discuss the upcoming season.

ADJOURNED-

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