

**COMMON COUNCIL
REGULAR SESSION
October 16, 2017
7:00 P.M.**

The Common Council of the City of Warsaw met in a Regular Session on Monday, October 16, 2017 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, Jack Wilhite, Jeff Grose, Ron Shoemaker, Mike Klondaris, Jerry Frush, and Diane Quance. Also present, Mayor Joseph M. Thallemer, Clerk-Treasurer Lynne Christiansen, City Attorney Mike Valentine, City Planner Jeremy Skinner, Wastewater Utility Manager Brian Davison, H/R Director Jennifer Whitaker, Street Superintendent Jeff Beeler, Fire Chief Mike Wilson, Attorney Randolph Rompola from Barnes and Thornburg, Jeff Rowe from H.J. Umbaugh, other local citizens as noted on the attached attendance sheet, InkFree News reporter Whitney Worthen and Times-Union reporter Dan Spaulding.

ABSENT: None noted

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

MINUTES-

The minutes from the October 2, 2017 meeting were presented for approval. Motion made by Councilor Frush to approve the minutes as presented, seconded by Councilor Dobbins and carried by unanimous vote.

REPORTS/ORAL & WRITTEN COMMUNICATIONS-

1. September 2017 Fund Report

UNFINISHED BUSINESS-

2018 GENERAL SALARY ORDINANCE-

Ordinance #2017-09-05, an Ordinance establishing maximum compensation levels for the year 2018 for department chairs, appointed positions and certain salaried and non-salaried employees of the City of Warsaw was presented for approval. Councilor Grose spoke for the wage committee and their decision not to recommend the amendments approved by the Council for the "Clerks" department as listed at the last Council meeting. Human Resources Director Jennifer Whitaker presented an updated ordinance reflecting changes under the "Clerks" department as well as changes noted during the October 2, 2017 meeting for the Aviation and Police departments. After discussion a motion was made by Councilor Klondaris to approve the Ordinance as originally presented before amendments on second and final reading, seconded by Councilor Grose, carried by unanimous vote.

2018 FIRE TERRITORY SALARY ORDINANCE-

Ordinance #2017-09-06, establishing maximum compensation levels for the year 2018 for employees of the Warsaw-Wayne Township Fire Territory, was presented for approval. Motion made by Councilor Quance to approve the Ordinance as presented on second and final reading, seconded by Councilor Dobbins, carried by unanimous vote.

ORDINANCE ESTABLISHING A NEW SCHEDULE OF RATES/WWTU-

Ordinance #2017-10-01 was presented for its third reading. The Ordinance establishes new rates and charges by amending Chapter 78 of the City Code for properties served by the Wastewater Utility. The Ordinance relates to phase #1 of the WWTU rehabilitation. Mayor Thallemer showed a brief power point presentation showing the needs for rehabilitation and new rates. The presentation also addressed definitions in the ordinance. This is the advertised public hearing for the Ordinance and Mayor Thallemer opened the meeting for comments and questions. After opening the discussion and fielding questions from those in attendance, the public hearing was closed. Upon further discussion, Councilor Frush made a motion to approve Ordinance 2017-10-01 on third and final reading, seconded by Councilor Klondaris, with Councilor Wilhite voting aye and Councilors Dobbins, Grose, Quance and Shoemaker voting nay.

2018 BUDGET AND TAX RATE APPROVAL ORDINANCE-

Ordinance #2017-10-02, Appropriations and Tax Rates for 2018, was presented for approval. After discussion, Councilor Quance made a motion to approve the Ordinance on second and final reading, seconded by Councilor Dobbins, carried by unanimous vote.

ORDINANCE AMENDING APPENDIX B OF THE CITY CODE/B&P-

City Planner Jeremy Skinner presented Ordinance #2017-10-04 which amends Sec. 13-7 of Appendix B- Zoning of the City Code "Sexually Oriented Businesses." Motion made by Councilor Shoemaker to approve Ordinance #2017-10-04 on second and final reading, seconded by Councilor Frush, carried by unanimous vote.

ORDINANCE AUTHORIZING ISSUANCE OF BONDS/WWTU-

Attorney Randolph Rompola from Barnes and Thornburg presented Ordinance #2017-10-08. The Ordinance authorizes the acquisition, construction and installation of certain improvements to the sewage works system through the issuance of bonds. Mr. Rompola reviewed the Ordinance before the Council. The revenue bonds are to support Phase #1 of the WWTU Rehabilitation, and are not to exceed \$10,500,000.00. He also noted that if a rate increase isn't approved in allowable time, this Ordinance would be invalid. This is the second reading of the Ordinance and public hearing. Mayor Thallemer opened the floor for public comments. After any comments were given, Mayor Thallemer closed the public comment portion of the meeting. After discussion a motion was made by Councilor Quance approving the Ordinance on second and final reading, seconded by Councilor Frush, with Councilors Wilhite, Grose, Klondaris, and Quance voting aye, and Councilor Shoemaker voting nay.

2018 NOT-FOR-PROFITS FUNDING-

The following non-profit requests and amounts for 2018 were finalized:

- (1) AWL - Kosciusko Animal Welfare League - \$20,000.00
- (2) CCAC - City County Athletic Complex - \$25,000.00
- (3) HOW-Housing Opportunities of Warsaw - \$7,000.00
- (4) KABS - Kosciusko Area Bus Service - \$19,055.00 (operating)/\$10,000.00 (capital grant-bus)
- (5) WCDC - Warsaw Community Development Corporation - \$18,000.00
- (6) WCDC- Façade -\$25,000.00
- (7) WCDC – Alley - \$0
- (8) WHA - Warsaw Housing Authority - \$35,000.00
- (9) Lilly Center for Lakes & Streams, Grace College - \$15,000.00
- (10)Kosciusko Community Senior Services -\$17,500.00
- (11) Beaman Home - \$5,000.00

Motion made by Councilor Shoemaker approving all of the above amounts except for the WCDC which he wanted reduced to \$17,000.00, seconded by Councilor Frush, with no vote taken. Councilor Quance made a motion to approve all of the above funding as listed, seconded by Councilor Dobbins with Councilors Klondaris and Frush voting aye, and Councilors Grose, Shoemaker, and Wilhite voting nay.

NEW BUSINESS-

RESOLUTION/CONFIRMING DESIGNATING AREAS WITHIN THE CITY OF WARSAW AN ERA-

City Planner Jeremy Skinner presented Resolution #2017-10-02 confirming property located along East Market Street an Economic Revitalization Area (ERA). Englewood Group is planning to develop the area, that is better described within the resolution, for affordable senior housing. This is the advertised public hearing and Mayor Thallemer opened the meeting for comments and questions. None were heard for or against the project, so the public hearing portion of the issue was closed. Councilor Klondaris made a motion to approve Resolution #2017-10-02, Councilor Shoemaker seconded, and the motion was carried by unanimous vote.

TAX ABATEMENT COMPLIANCE FORM-

Mr. Skinner presented for approval the following company who submitted their SB-1 Real (SF 51767) "statement of benefits" form for Tax Abatement.

- (1) Housing Directions, LLC, One (1) Real Property, representative present.

Motion made by Councilor Shoemaker approving the SB-1, seconded by Councilor Dobbins, carried by unanimous vote.

OTHER MATTERS/COMMENTS-

RESOLUTION/DESIGNATING AREAS WITHIN THE CITY OF WARSAW AN ERA-

Mr. Skinner presented Resolution #2017-10-03 designating property located in Hidden Lake Park an Economic Revitalization Area (ERA), which will allow businesses to apply for tax abatements on real and personal property. Councilor Grose made a motion to approve Resolution #2017-10-03, Councilor Wilhite

seconded, with Councilors Dobbins, Shoemaker, Frush, and Quance voting aye, and Councilor Klondaris voting nay. A confirming resolution and public hearing for the matter will be presented and conducted during a special meeting scheduled for October 27, 2017 at noon.

-A special meeting of the Council will be scheduled for October 27, 2017 at noon.

-Street Department Superintendent Jeff Beeler advised that Lake Street between Fort Wayne and Washington Street will be closed Tuesday thru Wednesday for an emergency repair.

- Leaf pick up will begin in the next week to week and a half.

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