

**COMMON COUNCIL
REGULAR SESSION
NOVEMBER 20, 2017
7:00 P.M.**

The Common Council of the City of Warsaw met in a Regular Session on Monday, November 20, 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 Thallemer, Clerk-Treasurer Lynne Christiansen, City Attorney Michael Valentine, City Planner Jeremy Skinner, Cemetery Sexton Hal Heagy, Attorney Randolph Rompola from Barnes and Thornburg, Jeff Rowe from H.J. Umbaugh, others as noted on attached attendance sheet, InkFree News reporter Maggie Kenworthy, and Times-Union reporter David Slone.

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 November 6, 2017 Regular Session were presented for approval. Motion made by Councilor Dobbins to approve the minutes as presented, seconded by Councilor Frush and carried by unanimous vote.

RECOGNITION OF VISITORS-

Mayor Thallemer welcomed those in attendance especially noting the attendance of Professor Terry White and his journalism class from Grace College.

REPORTS/ORAL & WRITTEN COMMUNICATIONS

1. October 2017 Fund Report.

UNFINISHED BUSINESS-

ORDINANCE AUTHORIZING ISSUANCE OF BONDS/WWTU-

Attorney Randolph Rompola from Barnes and Thornburg reviewed Ordinance #2017-11-02 that amends Ordinance #2017-10-08, Section 19(h). The first reading of the Ordinance took place during the November 6th meeting. Since then, Section 2, describing the project as shown in Exhibit A of the original ordinance, has been amended as well. After discussion a motion was made by Councilor Shoemaker approving the Ordinance on second and final reading, seconded by Councilor Frush, and carried by unanimous vote.

ORDINANCE ESTABLISHING A NEW SCHEDULE OF RATES/WWTU-

Ordinance #2017-10-09 was presented for second and final 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 gave a brief presentation ultimately showing how any "carve-outs" in the base rate affecting the balance of the rate structure must be offset by changes that are consistent with cost of service study methodology. Mayor Thallemer also advised that several Council members had approached him about eliminating the \$3.79 "billing" fee for all users to maintain equity. Jeff Rowe of H.J. Umbaugh presented an amended ordinance reflecting the elimination of the "billing" fee. Attorney Randolph Rompola advised the Council that they would need to vote on the amended version of the Ordinance before opening the meeting for the public hearing. Councilor Quance made a motion to approve the amendment as presented, seconded by Councilor Grose, carried by unanimous vote. This is the advertised public hearing for the Ordinance. Mayor Thallemer opened the meeting for public comment. Kim Hart, Jim Gast, Gretchen White, Melodie Koher, Chris Volkers, and Craig Nayrocker all offered their comments and thoughts on the Ordinance and rate change. With no other citizens coming forward to speak, Mayor Thallemer closed the public hearing. After discussion, Councilor Quance made a motion to approve Ordinance #2017-10-09 as amended, seconded by Councilor Klondaris, carried by unanimous vote.

NEW BUSINESS-

TRANSFER ORDINANCE/CEMETERY-

Ordinance #2017-11-03, transferring \$2,000.00 within the Cemetery budget, and more specifically set forth within the Ordinance, was presented for approval. Motion made by Councilor Frush to approve the ordinance and transfer, seconded by Councilor Dobbins, carried by unanimous vote. Motion then made by Councilor Grose to suspend the rules and pass the Ordinance on second and final reading, seconded by Councilor Wilhite, carried by unanimous vote.

TRANSFER ORDINANCE/B&P-

Ordinance #2017-11-04, transferring \$290,000.00 within the Northern TIF Redevelopment budget, and more specifically set forth within the Ordinance, was presented for approval. Motion made by Councilor Klondaris to approve the ordinance and transfer, seconded by Councilor Dobbins, 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.

RESOLUTION DECLARING SLUM AND BLIGHT/GATKE PROPERTY/B&P

City Planner Jeremy Skinner requested the Council to approve **Resolution #2017-11-02**. The Resolution designates an area and structure located at 2321 East Winona Avenue as blighted and in need of redevelopment. Motion made by Councilor Shoemaker to approve the resolution, seconded by Councilor Klondaris, carried by unanimous vote.

RESOLUTION AUTHORIZING SUBMISSION OF OKRA GRANT FOR GATKE PROPERTY/B&P-

Mr. Skinner presented Resolution #2017-11-03 for approval. The Resolution authorizes the preparation and submittal of an application for grant funding to clear and demolish a blighted building located at 2321 East Winona Avenue. The grant would be provided by the Indiana Office of Community and Rural Affairs (OCRA) and the City will use matching funds as well. Motion made by Councilor Quance to approve the resolution, seconded by Councilor Klondaris, carried by unanimous vote.

OTHER MATTERS-

-Councilor Quance advised the Council that Pam Kennedy of Warsaw Housing Authority has extended an invitation to attend a fundraiser for Housing Opportunities of Warsaw at the Senior Center on November 29, 2017 where lunch will be served. Tickets are available at the Center.

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