

**COMMON COUNCIL  
REGULAR SESSION  
June 15, 2020  
7:00 P.M.**

The Common Council of the City of Warsaw met in a Regular Session on Monday, June 15, 2020 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:** By a roll-call the following Council members were noted as being physically present: Cindy Dobbins, Jack Wilhite, Josh Finch, Mike Klondaris, Jerry Frush and Diane Quance. Council member Jeff Grose was present by dial-in access. Also physically present, Mayor Thallemer, Clerk-Treasurer Lynne Christiansen, City Attorney Scott Reust, City Planner Jeremy Skinner, Street Department Superintendent Dustin Dillon, and reporter David Slone from the Times-Union. The meeting was also presented live over the City's web-site at <https://www.warsaw.in.gov>.

**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 June 1, 2020 meeting were presented for approval. Motion made by Councilor Klondaris to approve the minutes as presented, seconded by Councilor Frush, and by a roll call vote of all members the motion was carried by unanimous vote.

**REPORTS/ORAL & WRITTEN COMMUNICATION-**

1. May 2020 Fund Report
2. 2021 Budget Timeline and Important Dates

**UNFINISHED BUSINESS-**

**TRANSFER ORDINANCE #2020-05-02/EASTERN TIF TO NORTHERN TIF-**

Ordinance #2020-05-02 was presented for approval. The Ordinance transfers all funds from Eastern TIF District (Fund #477) to Northern TIF District (Fund #474) due to the consolidation of the districts. After discussion, a motion was made by Councilor Quance to approve the Ordinance on second and final reading, seconded by Councilor Dobbins, and by a roll call vote of all members, the motion was carried by unanimous vote.

**ORDINANCE FOR COMMON COUNCIL/INDEPENDENT LEGAL ADVICE-**

Ordinance #2020-03-05 was presented for consideration. The ordinance authorizes the Common Council to contract for professional services for independent legal advice. Discussion was held about the phrase "public hearing" mentioned in Sections 1. B, F, and G of the document. After further discussion, Councilor Wilhite made a motion to amend the phrase "public hearing" to "public meeting" in the previously mentioned areas of the ordinance, seconded by Councilor Frush, and by a roll call vote, Councilors Dobbins, Finch, Klondaris, and Quance voted aye, with Councilor Grose voting nay. Councilor Klondaris then made a motion to approve the Ordinance on first reading as amended, seconded by Councilor Dobbins, and by a roll call vote, Councilors Wilhite, Finch, Frush, and Quance voted aye, with Councilor Grose voting nay. The amended ordinance will be placed on the next Council meeting scheduled for July 6, 2020.

**NEW BUSINESS-**

**RESOLUTION WAIVING NON-COMPLIANCE OF TAX ABATEMENT DEDUCTION-**

Resolution #2020-06-02 was presented for approval. The Resolution acknowledges that West Hill Development, LLC failed to file a CF-1 RP for tax abatement by the May 15, 2019 deadline for tax year payable 2020. The property is located at 1445 Polk Drive and the current occupants, Patrick Industries, have expanded their existing operation. This is the advertised public hearing for the Resolution waiving non-compliance. Mayor Thallemer opened the floor for public input and none was received for or against the Resolution. Motion made by Councilor Klondaris, approving the Resolution, seconded by Councilor Wilhite, and by a roll call vote of all members, the motion was carried by unanimous vote.

**TAX ABATEMENT COMPLIANCE FORMS-**

City Planner Jeremy Skinner presented the following list of companies who submitted their CF-1 Real (SF 51766) and/or Personal Property (SF 51765), "Compliance with Statement of Benefits" forms for Tax Abatement. Mr. Skinner recommended approval of continuation of the requested Tax Abatements, finding all companies to be in compliance.

1. West Hill Development, LLC, 1445 Polk Drive, two (2) Real Property, no representative present.

Motion made by Councilor Quance approving the abatements, seconded by Councilor Finch, and by a roll call vote of all members, the motion was carried by unanimous vote.

2. Texmo Precision Castings US, Inc., 596 East 200 North, one (1) Personal Property, and one (1) Real Property, no representative present.

Motion made by Councilor Dobbins approving the abatements, seconded by Councilor Frush, and by a roll call vote of all members, the motion was carried by unanimous vote.

3. Alpha Manufacturing & Design, LLC, 2070 N. Cessna Rd., one (1) Real Property and one (1) Personal Property, no representative present.

Motion made by Councilor Klondaris approving the abatements, seconded by Councilor Dobbins, and by a roll call vote of all members, the motion was carried by unanimous vote.

4. Wildman Business Group, LLC,/R&B Investors Partnership, 800 S. Buffalo Street, two (2) Personal Property, and two (2) Real Property, no representative present.

Motion made by Councilor Quance approving the abatements, seconded by Councilor Wilhite, and by a roll call vote of all members, the motion was carried by unanimous vote.

**TRANSFER RESOLUTION/STREET DEPARTMENT-**

Resolution #2020-06-01 was presented for approval. The Resolution transfers \$26,186.93 from the Grant Fund to the General and Motor Vehicle Highway Funds for monies received from a reimbursable grant and further explained in the Resolution. Motion made by Councilor Klondaris to approve the Resolution and transfer, seconded by Councilor Dobbins, and by a roll call vote of all members, the motion was carried by unanimous vote.

**COUNCIL COMMITTEE UPDATES-**

The following Council members gave updates on committees they are assigned to:

Wage Committee - Jeff Grose.

Not-for-profit Committee - Cindy Dobbins.

Wastewater/Stormwater Management - Mike Klondaris.

Policy Committee -Jack Wilhite

**ADJOURNED-**

There being no further business to come before the Council by a motion duly made and seconded, the meeting was adjourned at 8:04 p.m.

**ATTEST:**

**Lynne Christiansen, Clerk Treasurer**