

**COMMON COUNCIL
REGULAR SESSION
DECEMBER 20, 2021
7:00 P.M.**

The Common Council of the City of Warsaw met in a Regular Session on Monday, December 20, 2021 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, Josh Finch, Mike Klondaris, Jerry Frush, and Diane Quance. Also present were Mayor Thallemer, Clerk-Treasurer Lynne Christiansen, City Attorney Scott Reust, Community Development Director Jeremy Skinner, City Engineer James Emans, Park Superintendent Larry Plummer, Police Captain Joel Beam, Traffic Commission member Lance Grubbs, Attorney Steve Snyder, Dave Matthews from Matthews, LLC, Todd Samuelson from Baker Tilly, Greg Martz from GM Development, Times-Union reporter David Slone, and InkFree News reporter Dan Spalding. Cameron Starnes from Taft Law joined virtually. 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 December 6, 2021 Regular Session were presented for approval. Motion made by Councilor Frush to approve the minutes as presented, seconded by Councilor Wilhite, carried by unanimous vote.

REPORTS/ORAL AND WRITTEN COMMUNICATION-

-November Fund Report.

-Dave Matthews from Matthews, LLC presented an update on the North Buffalo Street project.

UNFINISHED BUSINESS-

ORDINANCE 2021-12-02/AMENDING CHAPTER 74 OF THE WARSAW CITY CODE-

Ordinance #2021-12-02 was presented for second reading. The Ordinance amends several sections of Chapter 74: Traffic and Vehicles of the City Code. The Ordinance has been amended, per Council approval, removing Item #8 from Section 74-124: One-way Streets and Alleys. After further discussion, Councilor Wilhite made a motion to approve the Ordinance as presented on second reading, seconded by Councilor Dobbins, carried by unanimous vote.

NEW BUSINESS-

BUILD-OPERATE-TRANSFER (BOT) AGREEMENT/GM DEVELOPMENT COMPANIES, LLC-

A Build-Operate-Transfer agreement was presented for informational purposes. The BOT will allow GM Development Companies, LLC to develop a new building for the Parks Department at a cost not to exceed \$3,650,000.00. Park Superintendent Larry Plummer presented an overview of the building design that will house park offices as well as a maintenance area. Todd Samuelson of Baker Tilly went over the cost and possible financing while Greg Martz from GM Development gave an overview of using a BOT. Cameron Starnes from Taft Law reviewed the agreement with the Council as well as the Resolution. No action was taken by the Council.

RESOLUTION #2021-12-04-

Resolution #2021-12-04 was presented for approval. The Resolution awards the Build-Operate-Transfer transaction to GM Development Companies, LLC. This is the advertised public hearing and Mayor Thallemer opened the meeting up for public comment. No comment was made for or against the Resolution and Mayor Thallemer closed the public hearing. After discussion Councilor Wilhite made a motion to approve Resolution #2021-12-04, seconded by Councilor Quance, carried by unanimous vote.

TRANSFER RESOLUTION/ECONOMIC DEVELOPMENT INCOME TAX (EDIT)-

Resolution #2021-12-03 was presented for approval. The Resolution transfers a total of \$211,100.00 within the EDIT budget. Motion made by Councilor Grose to approve Resolution #2021-12-03, seconded by Councilor Dobbins, carried by unanimous vote.

ANNEXATION ORDINANCE/CUSTER DEVELOPMENT-

Ordinance #2021-12-03 was presented for first reading. The Ordinance annexes 71.39 acres of land, more or less, and is part of the East half of the Northeast Quarter of Section 14, Township 32 North, Range 6 East in Kosciusko County and is to be developed by Dale Custer. This is the advertised public hearing and Mayor Thallemer opened the meeting to public comment. No comment was made for or against the annexation and Mayor Thallemer closed the public hearing. After discussion Councilor Klondaris made a motion to approve Ordinance #2021-12-03 on first reading, seconded by Councilor Frush, carried by unanimous vote. Second reading of the Ordinance will be held during the January 3, 2022 meeting.

RESOLUTION DESIGNATING AN ECONOMIC REVITALIZATION AREA (ERA)-

Attorney Steve Snyder presented Resolution #2021-12-05 designating Lot number 2 in the Plat of Lake Village Shopping Center, an Addition to the City of Warsaw, Wayne Township, Kosciusko County as an ERA for his client, RK Holdings, LLP d/b/a Rural King. The property address is 3418 Lake City Highway Warsaw, IN 46580. RK Holdings is seeking a vacant building tax deduction for the property. After discussion Councilor Quance made a motion to approve Resolution #2021-12-05, seconded by Councilor Frush, carried by unanimous vote.

ADJOURNED-

There being no further business to come before the Council by a motion duly made and seconded, the meeting was adjourned at 8:39 p.m.

ATTEST:

Lynne Christiansen, Clerk-Treasurer