

**COMMON COUNCIL
REGULAR SESSION
May 2, 2022
7:00 P.M.**

The Common Council of the City of Warsaw met in a Regular Session on Monday, May 2, 2022 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 Mayor Thallemer, Clerk-Treasurer Lynne Christiansen, City Attorney Scott Reust, Community Development Director Jeremy Skinner, Human Resources Director Jennifer Whitaker and Denny Harlan, Attorney Randy Rompola from Barnes & Thornburg, local citizen Roxanne Coffelt and Times-Union reporter David Slone. 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 April 18, 2022 Regular Session were presented for approval. Motion made by Councilor Wilhite to approve the minutes as presented, seconded by Councilor Klondaris, with Councilor Frush abstaining and Councilors Dobbins, Grose, Finch, and Quance voting aye.

REPORTS/ORAL & WRITTEN COMMUNICATIONS-

1. 1st Quarter 2022 Mediacom Franchise Fees- \$272.49

UNFINISHED BUSINESS-

ANNEXATION ORDINANCE/BOWEN CENTER PROPERTY-

Ordinance #2022-04-02 was presented for second and final reading. The Ordinance annexes Lot 23 Phillips Subdivision SD4/1813 Hepler Drive in Wayne Township, Kosciusko County, Indiana. After discussion Councilor Grose made a motion to approve Ordinance #2022-04-02 on final reading, seconded by Councilor Dobbins, carried by unanimous vote.

ORDINANCE FOR ADDITIONAL APPROPRIATION-

Ordinance #2022-05-01 was presented for second and final reading. The Ordinance appropriates \$250,000.00 from the EDIT fund to be placed into the EDIT Revolving Loan Fund for economic development incentives. This is the advertised public hearing and Mayor Thallemer opened the meeting for public comment. None was made for or against the Ordinance and Mayor Thallemer closed the public hearing. Councilor Dobbins made a motion to approve Ordinance #2022-05-01 on final reading, seconded by Councilor Quance, carried by unanimous vote.

ORDINANCE/ISSUANCE OF TAXABLE ECONOMIC DEVELOPMENT REVENUE BONDS OF 2022/MARKET PLACE OF WARSAW-

Ordinance #2022-05-02 was presented for approval. The Resolution is approving the issuance of Economic Development Revenue Bonds of 2022 for the purpose of financing, reimbursing or refinancing the costs of acquisition, construction, renovation, installation, and equipping of facilities at the Marketplace of Warsaw. The aggregate principal amount is not to exceed \$1,900,000.00 and the interest rate is not to exceed 7.0% and shall mature no later than twenty-five (25) years after the date of issuance. Attorney Randy Rompola explained the issue in more detail noting that the principal amount would probably be \$1,711,000.00 with an interest rate of 5.5%, and mature in twenty (20) years. Local citizen Roxanne Coffelt offered several comments about the issue before discussion turned back to the Council. Motion made by Councilor Klondaris to approve the ordinance on final reading, seconded by Councilor Finch, carried by unanimous vote.

NEW BUSINESS-

TAX ABATEMENT COMPLIANCE FORM-

Community Development Director Jeremy Skinner presented for approval the following company who submitted their form SB-1 Real Property (SF 51767), "Statement of Benefits Real Estate Improvements" form for tax abatement. Mr. Skinner recommended approval of the requested tax abatement.

-The 2525, LP, one (1) Real Property, 2525 E. Durbin Street, no representative present.

Motion made by Councilor Quance to approve the abatement, seconded by Councilor Frush, carried by unanimous vote.

TAX ABATEMENT COMPLIANCE FORMS-

The following list of companies have submitted their CF-1 Real (SF 51766) and/or Personal Property (SF 51765), "Compliance with Statement of Benefits" forms for tax abatement for approval. Mr. Skinner recommended approval of continuation of the requested tax abatements, finding all companies to be in compliance.

1. Legrand AV, 3100 N. Detroit Street one (1) Personal Property, no representative present.

Motion made by Councilor Grose approving the abatement, seconded by Councilor Dobbins, carried by unanimous vote.

2. BTC Investments, LLC, 133 Enterprise Drive, one (1) Real Property, no representative present.

Motion made by Councilor Grose approving the abatements, seconded by Councilor Dobbins, carried by unanimous vote.

3. Wishbone Medical, Inc. 100 Capital Dr., one (1) Vacant Building, no representative present.

Motion made by Councilor Grose approving the abatements, seconded by Councilor Dobbins, carried by unanimous vote.

4. Flexaust Co. Inc./International Management & Finance, LLC/Flomar Realty, 1605 W. Center Street, one (1) Personal Property; 1510 Armstrong Road, four (4) Personal Property and one (1) Real Property; 602 Leiter Drive, three (3) Personal Property and two (2) Real Property, no representative present.

Motion made by Councilor Quance to approve the abatements for Flexaust, seconded by Councilor Klondaris, carried by unanimous vote.

5. Symmetry Medical Manufacturing/Tecomet, Inc., 486 W. 350 N., one (1) Personal Property, one (1) Real Property, no representative present.

Motion made by Councilor Grose approving the abatements, seconded by Councilor Wilhite, carried by unanimous vote.

ORDINANCE AMENDING GENERAL 2022 SALARY ORDINANCE-

Ordinance #2022-05-03 was presented for approval. The Ordinance increases the minimum bi-weekly wages for various positions within the City Departments. After discussion, Councilor Wilhite made a motion to approve the Ordinance on first reading, seconded by Councilor Frush, carried by unanimous vote. Councilor Quance made a motion to suspend the rules, seconded by Councilor Finch, carried by unanimous vote. Councilor Quance made a motion to approve on second reading, seconded by Councilor Grose, carried by unanimous vote.

ORDINANCE AMENDING POLICE 2022 SALARY ORDINANCE-

Ordinance #2022-05-04 was presented for approval. The Ordinance increases the minimum bi-weekly wages for various positions of the Police Department. After discussion, Councilor Grose made a motion to approve the Ordinance on first reading, seconded by Councilor Dobbins, carried by unanimous vote. Councilor Grose made a motion to suspend the rules, seconded by Councilor Wilhite, carried by unanimous vote. Councilor Quance made a motion to approve on second reading, seconded by Councilor Grose, carried by unanimous vote.

ORDINANCE AMENDING FIRE TERRITORY 2022 SALARY ORDINANCE-

Ordinance #2022-05-05 was presented for approval. The Ordinance increases the minimum bi-weekly wages for positions within the Fire Territory. After discussion, Councilor Finch made a motion to approve the Ordinance on first reading, seconded by Councilor Frush, carried by unanimous vote. Councilor Wilhite made a motion to suspend the rules, seconded by Councilor Dobbins, carried by unanimous vote. Councilor Dobbins made a motion to approve on second reading, seconded by Councilor Finch, 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 8:10 p.m.

ATTEST:

Lynne Christiansen, Clerk-Treasurer