

COMMON COUNCIL
REGULAR SESSION
MAY 16, 2011
7:00 P.M.

The Common Council of the City of Warsaw met in Regular Session on Monday May 16, 2011 at 7:00 P.M. in the Council Chambers at City Hall. Mayor Ernest Wiggins presided and the following persons were noted as present or absent:

PRESENT: Councilmembers Jerry Patterson, Joe Thallemer, Jeff Grose, George Clemens, and Diane Quance. Also present Mayor Wiggins, Clerk Treasurer Lynne Christiansen, City Attorney Mike Valentine, City Planner Jeremy Skinner, Assistant City Planner Tim Dombrosky, Street Superintendent Lacy Francis, Fire Territory Chief Mike Rice, Park Superintendent Jon Garber, Mike Diffendal from Borden Waste, Carrie Thrift from Thompson Thrift, Todd Samuelson from Umbaugh & Associates, Attorney Randy Rompola from Baker and Daniels, Attorney Mike Miner, Dean Zentz from Danco Anodizing, WCDC President Mary Ellen Rudisel-Jordan, Director of WCDC Cindy Dobbins, and Jennifer Peryam, reporter with the Times Union

ABSENT: Councilmembers Charlie Smith and Kyle Babcock

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

MINUTES –

The minutes from the May 2, 2011 regular meeting were presented for approval. Motion made by Councilmember Patterson to approve the minutes as presented, seconded by Councilmember Quance, and carried by unanimous vote.

VISITORS-

Mayor Wiggins recognized Mike Diffendal from Borden Waste who advised the council that recent switch of routes has gone smoothly.

REPORTS & COMMUNICATIONS-

The following reports and communications were presented:

- (1) Comcast Cable- Franchise Fee paid to the City for the first quarter of 2011 in the amount of \$13,028.69
- (2) Fire Territory-April 2010 Activity Report.
- (3) Clerk's Office presented the April 2011 Financial Reports.

Documentation attached to minutes.

NEW BUSINESS –

RESOLUTION/MEMORANDUM OF UNDERSTANDING/THOMPSON THRIFT-

City Planner Jeremy Skinner presented **Resolution 2011-05-01** approving a Memorandum of Understanding (MOU) for proposed incentives for Thompson Thrift (the "Developer"). The Resolution presented states the Common Council acknowledges provisions contemplating certain actions being undertaken by the Council and the Redevelopment Commission to assist with the completion of Phase II Improvements at the Site mentioned and the issuance of tax-exempt tax increment revenue bonds. The Redevelopment Commission had met earlier in the day and approved the MOU. Randy Rompola, attorney from Baker and Daniels explained the Resolution and the MOU to the Council in more detail. He reviewed the "WHEREAS" clauses and Article I: Recitals, Article II: Mutual Assistance, Article III: Covenants of the Developer, Article IV: Use of Bond Proceeds, Article V: Authority, and Article VI: General Provisions. Todd Samuelson from Umbaugh and Associates answered questions pertaining to the financial aspect from funds generated through T.I.F. revenue and the bond process. After discussion, Councilmember Quance made a motion to approve Resolution 2011-05-01, seconded by Councilmember Thallemer, carried by unanimous vote. (Copies attached).

RESOLUTION/TAXPAYER AGREEMENT/WINONA PVD COATINGS, LLC-

City Planner Jeremy Skinner asked Mr. Rompola to present **Resolution 2011-05-02** approving the form of a taxpayer agreement and authorizing its execution and attestation with respect to an economic development project to be undertaken by Winona PVD Coatings, LLC. Bonds for the project are not to exceed \$3,000,000.00 and will be issued for the purpose of procuring funds to pay for the cost of redevelopment and economic development in the area from TIF funds and better described in the resolution. After discussion Councilmember Thallemer made a motion to pass the resolution, seconded by Councilmember Clemens, carried by unanimous vote. (Copy attached).

TAX ABATEMENT COMPLIANCE FORMS –

City Planner Jeremy Skinner presented for approval the following list of companies who submitted their form CF-1 “Compliance for Continuation of Tax Abatement”.

Mr. Skinner recommended approval of continuation of tax abatements, finding all companies to be in compliance.

- (1) West Hill Development, 445 E 200 N and Winona PVD Coatings, LLC 1180 Polk Drive. Both of these abatements will be rescinded pending the sale of bonds for economic development. Representatives were present and a motion was made by Councilmember Thallemer to approve the tax abatements, seconded by Councilmember Grose, carried by unanimous vote.
- (2) Riepen Limited Partnership LLC, 2450 Deelyn Dr. Representative was present and a motion was made by Councilmember Gross to approve three (3) tax abatements, seconded by Councilmember Clemens, carried by unanimous vote.
- (3) Zimmer USA, Inc., Zimmer, Inc., and Zimmer Production, Inc., 345 Main St. No representative was present and a motion was made by Councilmember Quance to approve four (4) tax abatements, seconded by Councilmember Thallemer, carried by unanimous vote.

ORDINANCE/ADDITIONAL APPROPRIATION/STREET DEPT.-

Mayor Wiggins introduced **Ordinance #2011-05-01** requesting an additional appropriation from the Cumulative Capital Fund of \$200,000.00 for the funding of paving E. Center Street. Proper advertisement will take place announcing a public hearing for the appropriation. Motion made by Councilmember Thallemer to proceed with Ordinance #2011-05-01, seconded by Councilmember Patterson and carried by unanimous vote.

ORDINANCE/TRANSFER OF FUNDS/PARK-

Ordinance #2011-05-02 was presented transferring \$3,000.00 from Repairs & Maintenance Supplies to Repairs & Maintenance Budget, for a repaving project and more specifically set forth within the ordinance. Motion made by Councilmember Patterson to grant the transfer, seconded by Councilmember Grose, carried by unanimous vote. (Copy attached).

OTHER MATTERS-

Mayor Wiggins brought attention to several other hand-outs the Council received including a webinar titled *Hints of Recovery: Indiana State and Local Governments as the Recover Begins* presented by Purdue Extension, the 2011 Warsaw Parks & Recreation Guide, and the CCAC 2011 Schedule.

ADJOURNMENT -

There being no further business to come before the Council by a motion duly made and noted the meeting was adjourned.

ATTEST:

Lynne Christiansen, Clerk Treasurer