

**COMMON COUNCIL  
REGULAR SESSION  
July 21, 2014  
7:00 P.M.**

The Common Council of the City of Warsaw met in a Regular Session on Monday, July 21, 2014 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 Elaine Call, Cindy Dobbins, Jeff Grose, Charlie Smith, Jerry Frush, and Mike Klondaris. Also present Mayor Thallemer, Deputy Clerk-Treasurer Kelly Geiger, City Attorney Mike Valentine, City Planner Jeremy Skinner, Fire Chief Mike Brubaker, Fire Inspector Joe Fretz, Stacey Page from Stacey Page On-Line, Warsaw Times-Union reporter Jennifer Peryam, and others as noted on attached attendance list.

**ABSENT:** Councilmember Diane Quance, Clerk-Treasurer Lynne Christiansen

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

**MINUTES-**

The minutes from the July 7, 2014 meeting were presented for approval. Motion made by Councilor Frush to approve the minutes as presented, seconded by Councilor Smith and carried by unanimous vote.

**RECOGNITION OF VISITORS-**

Mayor Thallemer welcomed all those in attendance.

**REPORTS/ORAL & WRITTEN COMMUNICATIONS-**

1. Budget workshop to be held on Monday July 28<sup>th</sup> 2014 at 4:30 p.m.

**UNFINISHED BUSINESS-**

None noted.

**NEW BUSINESS-**

**EISENHOWER PARK SUBDIVISION/REQUEST STREET LIGHTS-**

City Planner Jeremy Skinner spoke concerning the issue of street lights at Eisenhower Park Subdivision. Several residents were in attendance voicing their concerns with no street lights or lights not working. They presented a petition signed by residents asking the city to install city street lights in their subdivision. Mr. Skinner estimated that 3 to 4 poles could be around \$20,000 to \$25,000 to install. Consensus of the Council was to have Mr. Skinner proceed with the request and gather more information. (Information attached to minutes).

**RESOLUTION/DESIGNATING AREAS WITHIN THE CITY OF WARSAW AN ERA-**

Mr. Skinner presented Confirmatory Resolution #2014-07-03 on behalf of R&B Investors Partnership and Wildman Business Group, LLC, designating property located at 800 S. Buffalo St . an Economic Revitalization Area (ERA), which will allow the applicant to apply for tax abatements on real and personal property. This property is zoned C-2 and was not included in the 1997 ERA resolution, therefore requiring the City of Warsaw to declare this area as an ERA. Mayor Thallemer opened the discussion for any public comment for or against the resolution and none was received so the public portion of the meeting was closed. Councilor Smith made a motion to approve Resolution #2014-07-03, Councilor Call seconded, and the motion was carried by unanimous vote. (Copy attached to minutes).

**TAX ABATEMENT APPLICATION/WILDMAN BUSINESS GROUP/  
R&B INVESTORS-**

Mr. Skinner presented a Form SB-1 for Personal Property for tax abatement for Wildman Business Group asking the council to approve a ten (10) year abatement for personal property located at 800 S. Buffalo Street. Wildman Uniform has estimated the cost of new manufacturing equipment to be \$2,100,000. Another Form SB-1 for Real Property from R&B Investors Partnership and Wildman Business Group, LLC was included too. Additional office space will be added inside the current facility, freeing up more area for manufacturing. An additional six (6) jobs will be created with total estimated salaries increased by \$122,054.00. Motion was made by Councilor Dobbins to approve the abatements, seconded by Councilor Klondaris, carried by unanimous

vote. (Copies attached to minutes).

**PETITION FOR ANNEXATION/LAKEWOOD AVENUE-**

Mr. Skinner presented a petition for annexation from residents on Lakewood Avenue. Ten (10) properties are listed along Lakewood Avenue that would be affected by the annexation. A Petition for Voluntary Annexation has been signed by five (5) property owners. Mr. Skinner advised the Council that 100% of the residents need to be in agreement for a voluntary annexation, and without 100% signing the petition, the city needs to look into an *involuntary* annexation. Discussion was held between some residents and the Council concerning the matter. Councilor Frush made a motion for Mr. Skinner to look further into an involuntary annexation. Councilor Smith seconded the motion which was carried by unanimous vote. (Information attached to minutes).

**ORDINANCE/AUTHORIZING THE CLERK-TREASURER TO DEPOSIT, INVEST & REINVEST FUNDS IN DESIGNATED FINANCIAL INSTITUTIONS-**

Ordinance #2014-07-01 was presented to authorize the Clerk-Treasurer to deposit, invest and reinvest monies in designated financial institutions in Warsaw, Indiana and/or any other financial institutions defined eligible by the Indiana Board of Depositories. Motion made by Councilor Smith to accept the resolution, seconded by Councilor Dobbins, carried by unanimous vote. (Copy attached).

**RESOLUTION/REDUCTION TO ENCUMBRANCES-**

Resolution #2014-07-04, setting forth reductions to encumbrances in the Cemetery, Park, Aviation, General, CCD, CCI, MVH, Rainy Day, Fire Territory Equipment and Fire Territory Operating funds from funds carried forward from 2013, and more specifically set forth within the resolution was presented. After discussion a motion was made by Councilor Smith to approve the resolution, seconded by Councilor Grose, carried by unanimous vote. (Copy attached to minutes).

**RESOLUTION/AMENDING RESOLUTION ELECTING TO JOIN THE PUBLIC EMPLOYEES' RETIREMENT FUND-**

Resolution #2014-07-05 was presented for approval. The resolution is amending the resolution to join the Public Employees' Retirement Fund that was passed in August of 1967 and was incorrectly dated August 21, 1968. Motion made by Councilor Call to approve the resolution, seconded by Councilor Dobbins, carried by unanimous vote. (Copy attached to minutes).

**PROPOSED NEIGHBORHOOD PRESERVATION/RENTAL REGISTRATION PROGRAM-**

Mr. Skinner presented a draft ordinance for the Neighborhood Preservation/Rental Registration Program. Several local residents who have rental properties in the City voiced their concerns with this ordinance. Mr. Skinner advised the council that this was a draft and he was presenting the draft for input from residents and the Council. The ordinance will be discussed further with the City attorney. (Information attached to minutes).

**TIF REPORT FOR DLGF-**

Mr. Skinner presented the TIF report for the DLGF. This report is required by the State on October 1<sup>st</sup> and must be presented to the Council by August 1<sup>st</sup>. Motion to accept the report made by Councilor Grose and seconded by Councilor Frush, carried by unanimous vote.

**OTHER MATTERS-**

Mayor Thallemer made a comment about the road closures at the railroad crossings on Center and Main Streets and asked residents to please be patient with the repairs.

**ADJOURNED-**

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

**ATTEST:**

**Kelly Geiger, Deputy Clerk Treasurer**