

**COMMON COUNCIL
REGULAR SESSION
May 4, 2015
7:00 P.M.**

The Common Council of the City of Warsaw met in a Regular Session on Monday, May 04, 2015 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, Mike Klondaris, and Diane Quance. Also present, Mayor Thallemer, Clerk-Treasurer Lynne Christiansen, City Attorney Michael Valentine, City Planner Jeremy Skinner, Police Lieutenant Kip Shuter, Attorney Mike Hardy from Barnes and Thornburg, Ingrid Mathis-Leuthold from First Source Bank, Kosciusko County Council person Robert Sanders, Dan Stichter from Tecomet, Inc., Mark Dobson and other employees from Kosciusko Chamber of Commerce as noted on the attached attendance sheet, Lori and Chad Whitehead from Whimet, Inc., local citizens as noted on attendance sheet, InkFree News reporter Deb Patterson, and Times-Union reporter Jennifer Peryam.

ABSENT: Council member Jerry Frush

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

MINUTES-

The minutes from the April 20, 2015 regular session were presented for approval. A request was made to add "from Fagre Baker Daniels" after Attorney Randy Rompola's name under "Old Business-Ordinance Establishing the Warsaw Redevelopment Authority" and under "New Business-Resolution Approving a Proposed Lease for Certain Local Public Improvements". Motion made by Councilor Grose to approve the minutes as presented and revised, seconded by Councilor Call, and carried by unanimous vote.

VISITORS-

CHAMBER OF COMMERCE WEEK-

Mayor Thallemer presented a Proclamation naming the week of May 4-8, 2015 as "Chamber of Commerce Week". Mark Dobson and his staff from the Kosciusko Chamber were present to receive the proclamation. (Copy attached).

REPORTS/ORAL & WRITTEN COMMUNICATIONS-

1. April 2015 Investment Reports.
(Documentation attached to minutes)
2. Mayor Thallemer noted the City's participation in the recent YMCA Corporate Challenge.

UNFINISHED BUSINESS-

FIRST SOURCE BANK/ORDINANCE FOR VACATION OF ALLEY/LAKE & JEFFERSON STREETS-

City Planner Jeremy Skinner presented **Ordinance #2015-05-01** to vacate an alleyway. First Source Bank has recently purchased property in the 300 block of South Lake Street and will be building a bank branch. The vacation is described in part as "a 16.5-foot wide alley laying between Lots Numbered 284 and 285 in the original plat of the Town, now City of Warsaw, Indiana, as recorded in Plat Book 1 page 1 in the Office of the Recorder of Kosciusko County, Indiana".... The vacation of the alley will provide ingress and egress to the bank branch. No municipal sewers are located in the alley but there are some public utilities that will require a private utility easement to remain in place. Attorney Mike Hardy from Barnes and Thornburg, who represents First Source Bank, along with Ingrid Mathias-Leuthold from First Source Bank, reviewed the petition and vacation. This is the advertised public hearing for the petition and vacation and Mayor Thallemer opened the meeting for public comment. No comments were heard for or against the vacation and Mayor Thallemer closed the public hearing. After discussion, Councilor Dobbins made a motion to approve Ordinance #2015-05-01, seconded by Councilor Call and carried by unanimous vote. Motion then made by Councilor Quance to suspend the rules and pass the ordinance on second and final reading, seconded by Councilor Grose, carried by unanimous vote. (Copy attached to minutes).

ORDINANCE AMENDING CHAPTER 74 OF THE WARSAW CITY CODE/PARKING-

Ordinance #2015-04-03 was brought forward for approval. The ordinance amends and adds items in Chapter 74, Traffic and Vehicles, of the City Code. In Section 74-128, Item 171 is amended and Items 260 and 261 are added. In Section 74-129 Item 139 is added and in Section 74-211 Item 186 is added, all

more specifically stated in the Ordinance. Motion made by Councilor Smith to approve Ordinance #2015-04-03 on second and final reading, seconded by Councilor Klondaris, carried by unanimous vote.

NEW BUSINESS-

CONFLICT OF INTEREST STATEMENTS-

The following "Conflict of Interest Statement" was filed before the Council.

1. Karen Smith

The conflict of interest statement was duly noted as being filed. Motion made by Councilor Smith to acknowledge receipt of the statement, seconded by Councilor Dobbins, carried by unanimous vote. (Copies attached to minutes).

REGIONAL CITIES INITIATIVE/RESOLUTION-

Mark Dobson from the Kosciusko Chamber of Commerce came before the Council and presented the Regional Cities Initiative. He explained that the initiative helps strengthen communities by investing in quality of life amenities on a regional basis. The State has identified the importance of communities collaborating as a region to attack workforce and economic development opportunities. Mr. Dobson also included data showing a decision matrix whether to align with Michiana Regional Partners or Northeast Indiana Regional Partnership. Mayor Thallemer commented that the City will continue in an engagement with Michiana Area Council of Government (MACOG). **Resolution #2015-05-01** supports Warsaw's partnership with the initiative and collaboration with the Northeast Indiana Regional Partnership. After discussion, Councilor Smith made a motion to approve Resolution #2015-05-01, seconded by Councilor Dobbins, carried by unanimous vote. (Copy attached to minutes).

TAX ABATEMENT COMPLIANCE FORMS-

City Planner Jeremy Skinner presented for approval the following list of companies who submitted their CF-1 Real (SF 51766 or SF 51767) and/or Personal Property (SF 51764, or 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) Whimet Properties LLC, 2100N. Detroit St., one (1) Personal Property, one (1) Real Property, representative present.
- (2) Flexaust Company, 1510 Armstrong Road, 602 Leiter Drive, 1605 W. Center Street, and Flomar Realty Co., LLC, 1510 Armstrong Road, six (6) Personal Property, three (3) Real Property, and one (1) Vacant Building, no representative present.
- (3) Martin's Super Markets, Inc., 1150 Husky Trail, one (1) Real Property, no representative present.
- (4) Iconacy Orthopedic Implants, LLC, 4130 Corridor Drive, one (1) Vacant Building, representative present.
- (5) Dalton Corp., 1900 E. Jefferson St., one (1) Personal Property, no representative present.

Motion made by Councilor Smith approving all the forms, seconded by Councilor Call, carried by unanimous vote.

(Information attached to minutes).

TAX ABATEMENT APPLICATION/SYMMETRY MEDICAL-TECOMET-

Mr. Skinner requested approval of a new tax abatement request for personal and real property for Symmetry Medical - Tecomet. Dan Stichter of Tecomet explained that \$1,275,000.00 in real property expansion will take place at the Warsaw facility along with \$8,560,000.00 in the purchase of manufacturing and IT equipment that will be added to their personal property. It is estimated that the proposed expansion will add 107 new employees to their current workforce of 411. The SB-1 forms also included a percentage of exemption schedules. Motion made by Councilor Grose to approve the real and personal property abatement request, seconded by Councilor Call and carried by unanimous vote. (Information attached to minutes).

OTHER MATTERS-

None presented.

ADJOURNED-

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

ATTEST:

Lynne Christiansen, Clerk-Treasurer

