

**COMMON COUNCIL
REGULAR SESSION
July 6, 2015
7:00 P.M.**

The Common Council of the City of Warsaw met in a Regular Session on Monday July 6, 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, Jeff Grose, Charles Smith, Mike Klondaris, Jerry Frush, and Diane Quance. Also present Mayor Joseph M. Thallemer, Clerk-Treasurer Lynne Christiansen, City Attorney Michael Valentine, City Planner Jeremy Skinner, Wastewater Utility Superintendent Brian Davison and Pre-Treatment Coordinator Duane Griner, Pam Kennedy and Aaron Lehman from Housing Opportunities of Warsaw, various local citizens as noted on the attached attendance sheet, InkFree News reporter Deb Patterson, and Times-Union reporter Jennifer Peryam.

ABSENT: Council member Cindy Dobbins.

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

MINUTES-

The minutes from the June 1, 2015 meeting were presented for approval. Motion made by Councilor Quance to approve the minutes as presented, seconded by Councilor Klondaris, and carried by unanimous vote.

RECOGNITION OF VISITORS-

Mayor Thallemer proclaimed July 2015 as Fair Housing Month in honor of the 47th anniversary of the passage of the Fair Housing Act of 1968. Pam Kennedy and Aaron Lehman from Housing Opportunities of Warsaw commented on the proclamation.

REPORTS/ORAL & WRITTEN COMMUNICATIONS-

1. May Fund Report.
2. June Investment Report.
3. Warsaw Redevelopment Commission 2015 Financial Report
(Copies attached).

NEW BUSINESS-

TAX ABATEMENT COMPLIANCE FORMS-

City Planner Jeremy Skinner presented for approval the following company who submitted their CF-1 Personal Property (SF 51765), "compliance with statement of benefits" form for Tax Abatement. Mr. Skinner recommended approval of continuation of the requested Tax Abatement, finding the company to be in compliance.

(1) Flexaust Company, 602 Leiter Drive, one (1) Personal Property, no representative present.

Motion made by Councilor Smith approving the Flexaust Co. Inc. abatement, seconded by Councilor Call, carried by unanimous vote. (Information attached to minutes).

MODIFICATION OF SEWER USE ORDINANCE/WWTU-

Wastewater Utility Manager Brian Davison presented information for modifications to the Sewer Use Ordinance. The modification lowers the daily maximum limit of arsenic from 0.15 mg/l (parts per million) to 0.08mg/l and increases the daily maximum limit of cyanide from 0.03mg/l to 0.50mg/l. Both limits have been approved by the EPA and letters were sent to Winona Lake and Leesburg explaining the changes. No comments were heard from either town. Pre-treatment Coordinator Duane Griner explained the changes further and answered any questions the Council had. The changes will be presented in an Ordinance at the next Council meeting. (Information attached to minutes).

RESOLUTION/REDUCTION TO ENCUMBRANCES-

Resolution #2015-07-01, setting forth reductions to encumbrances in the CCD, Cemetery, Park, Aviation, General, Fire Territory Operating, Fire Territory Equipment, MVH, Rainy Day, and LRS funds carried forward from 2014, and more specifically set forth within the resolution was presented. After discussion a motion was made by Councilor Grose to approve the resolution, seconded by Councilor Quance, carried by unanimous vote. (Copy attached to minutes).

RESOLUTION/ FUND LOAN/ GENERAL BOND-

Resolution #2015-07-02, a resolution providing for a temporary loan from the General Fund (101) to General Bond Fund (307), and more specifically set forth within the resolution was presented for approval. Motion made by Councilor Grose to approve the resolution, seconded by Councilor Frush, carried by unanimous vote. (Copy attached).

RESOLUTION DECLARING AN ECONOMIC REVITALIZATION AREA-

City Planner Jeremy Skinner presented Resolution #2015-07-03 adopting a Declaratory Resolution designating certain areas within the City Limits an Economic Revitalization Area. The area being designated is the Warsaw Technology Park. The designation will allow for possible real and property tax abatements for businesses who may apply. Motion made by Councilor Smith approving the Resolution, seconded by Councilor Quance, carried by unanimous vote. (Copy attached).

REDEVELOPMENT COMMISSION FINANCIAL REPORT/EXCESS AV DETERMINATION-

Mr. Skinner had presented information earlier in the meeting for the Redevelopment Commission 2015 Financial Report. In the report he had indicated that no excess assessed values should be allocated to overlapping taxing units, which was also approved by the Redevelopment Commission earlier in the day. The Council acknowledged the report and Councilor Call made a motion to approve the TIF "Excess Assessed Value" determination for the Redevelopment Northern TIF, Redevelopment Eastern TIF, Redevelopment Allocation, and Redevelopment TIF Winona Interurban districts, seconded by Councilor Smith, carried by unanimous vote. (Copy attached).

OTHER-

-Councilor Smith reported that earlier in the day, the Redevelopment Commission made a unanimous decision to demolish the Gatke building located in the Winona Interurban TIF district.

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