

**COMMON COUNCIL  
REGULAR SESSION  
May 7, 2012  
7:00 P.M.**

The Common Council of the City of Warsaw met in a Regular Session on Monday, May 07, 2012 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:** Mayor Thallemer, Council members Elaine Call, Cindy Dobbins, Jeff Grose, Charlie Smith, Mike Klondaris, Jerry Frush, and Diane Quance. Also present, Clerk-Treasurer Lynne Christiansen, City Attorney Michael Valentine, City Planner Jeremy Skinner, Lori and Chad Whitehead from Whimet, Inc., Josh Wildman from Wildman Business Group, Jamie Viskor and Fred Fribley from Winona PVD, Local Citizens Ron Shoemaker, Jack Wilhite, Jerry Opperud, Mike Ragan, and Times-Union Reporter Jennifer Peryam.

**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 16, 2012 regular session were presented for approval. Motion made by Councilor Quance to approve the minutes as presented, seconded by Councilor Smith and carried by unanimous vote.

**REPORTS/ORAL & WRITTEN COMMUNICATIONS –**

1. Parks & Recreation 2012 Guide
2. Board of Zoning Appeals Report
3. April Investment Reports

Documentation attached to minutes.

**NEW BUSINESS-**

**ORDINANCE/USE OF CREDIT CARDS-**

**Ordinance #2012-05-01** was presented for consideration. The ordinance amends Ordinance #90-0-08, "Permitting the Use of Credit Cards". The amendment closely follows the guidelines set forth by the State Board of Accounts. After discussion, Councilor Smith made a motion to approve the amended ordinance, seconded by Councilor Grose, carried by unanimous vote. (Copy attached).

**TAX ABATEMENTS, AN ECONOMIC DEVELOPMENT TOOL-**

City Planner, Jeremy Skinner, gave a power-point demonstration to the Council that explained tax abatements. The presentation included what a tax abatement is, why grant a tax abatement, and how a tax abatement is approved. The council held discussion after the presentation and Mr. Skinner answered questions that were brought up. (Copy attached).

**TAX ABATEMENT COMPLIANCE FORMS –**

City Planner Jeremy Skinner presented for approval the following list of companies who submitted their CF-1 Real (SF 51766) and/or Personal Property (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) Symmetry Medical Manufacturing (FKA Othy Inc.), 486 W. 350 N. and 3724 N. St. Rd. 15, two (2) Real Property and two (2) Personal Property, no representative present.  
Motion made by Councilor Smith to approve continuing the abatements, seconded by Councilor Call, carried by unanimous vote.
- (2) Zimmer Holdings Inc., Zimmer USA, Inc., Zimmer, Inc., and Zimmer Production, Inc., 345 Main St. and 1777 & 1800 W. Center St., six (6) Real and six (6) Personal Property, no representative present.  
Motion made by Councilor Call approving the request, seconded by Councilor Smith, carried by unanimous vote.
- (3) Martin's Super Markets, Inc., 1150 Husky Trail, one (1) Real Property, no representative present.  
Motion made by Councilor Smith approving the form, seconded by Councilor Klondaris, carried by unanimous vote.

- (4) Dalton Corp., 1900 E. Jefferson St., Personal Property, no representative present.  
Motion made by Councilor Call approving the form, seconded by Councilor Dobbins, carried by unanimous vote.
- (5) Flexaust Company, 1510 Armstrong Road, and Flomar Realty Co., LLC, 1510 Armstrong Road, five (5) Personal Property, and two (2) Real Property, no representative present.  
Motion made by Councilor Smith approving all forms, seconded by Councilor Grose, carried by unanimous vote.
- (6) R&B Investors Partnership, 800 S. Buffalo St., one (1) Real Property, representative present.  
Motion made by Councilor Grose approving the form, seconded by Councilor Klondaris, carried by unanimous vote.
- (7) West Hill Development, LLC, 445 E.200 N. one (1) Real Property and Winona PVD Coatings, LLC, 1180 Polk Dr. one (1) Real Property, representatives present.  
Motion made by Councilor Quance approving all forms, seconded by Councilor Smith, carried by unanimous vote.
- (8) Whitmet Properties LLC, 2100/2156 N. Detroit St., two (2) Personal Property, one (1) Real Property, representative present.  
Motion made by Councilor Grose approving the forms, seconded by Councilor Dobbins, carried by unanimous vote.
- (9) Caleb France and Clifford Wieland, 112 W. Market St. Units 1A, 1B, 1C, 2A, 2C, 2D, 2E, and 3A, two (2) Real Property, no representative present.  
Motion made by Councilor Dobbins to approve the forms, seconded by Councilor Grose, carried by unanimous vote.

(Copies of all the above Statements of Benefits/CF-1 Forms attached to minutes).

**OTHER MATTERS-**

**STRATEGIC PLAN-**

Mayor Thallemer reminded the Council that everyone should have a copy of the final Strategic Plan by American Structure Point that will be presented for approval at the next Council meeting. He also asked each Council member to pick out several areas of the plan that they would be interested in working on.

**CITY HALL UPDATE-**

Mayor Thallemer advised the Council that the remodeling/construction of the new City Hall is progressing well and that the time frame is on target and that no major issues have popped up. Mr. Skinner advised the Council that if anyone wanted to observe the progress to call him.

**GREENWAY PROJECT UPDATE-**

Mayor Thallemer advised the Council that a contract was approved at the last Board of Works session with R.W. Armstrong of Indianapolis to do the planning for the project. Mr. Skinner updated the Council on the status of several grants to support the project.

**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