

COMMON COUNCIL
REGULAR SESSION
MAY 21, 2018
7:00 P.M.

The Common Council of the City of Warsaw met in Regular Session on Monday May 21, 2018 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 Cindy Dobbins, Jack Wilhite, Jeff Grose, Ron Shoemaker, Mike Klondaris, Jerry Frush, and Diane Quance. Also present Mayor Thallemer, Clerk Treasurer Lynne Christiansen, City Attorney Mike Valentine, City Planner Jeremy Skinner, WWTU Manager Brian Davison, WWTU Pre-Treatment Coordinator Duane Griner, Shane Cheketts from the Kosciusko County Fair Board, D.J. Schuman from Wildman Business Group, local citizen Kyle Babcock, others as noted on the attached attendance sheet, reporter Maggie Kenworthy from InkFree News, and reporter Dan Spaulding from the Times-Union.

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 May 7, 2018 regular 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.

REPORTS & COMMUNICATIONS-

The following reports and communications were presented:

1. Comcast 1st quarter franchise fee report, \$12,912.81.
2. 2018 Parks and Recreation Guide.

UNFINISHED BUSINESS-

ORDINANCE/REQUIREMENTS FOR DISCHARGERS (FOOD SERVICES ESTABLISHMENTS)/WWTU-

Wastewater Treatment Plant Manager Brian Davison presented Ordinance **#2018-04-03**. The Ordinance amends Section 78-243 of the Warsaw City Code by adding (i) (6) which has several objectives reducing and eliminating fats, oil & grease from the collection system in regards to food service establishments, and further explained in the Ordinance. After discussion Councilor Quance made a motion to amend the first sentence of (C) Requirements: Grease Interceptor by adding "or less often" at the end making the full sentence "Cleaning shall be no less than every 90 days, unless determined by the City of Warsaw the need to clean more often or less often." seconded by Councilor Frush with Councilors Dobbins, Wilhite, Grose, and Klondaris voting aye and Councilor Shoemaker voting nay. Councilor Klondaris then made a motion to approve Ordinance #2018-04-03, as presented and amended, seconded by Councilor Grose, with Councilors Wilhite, Frush, and Quance voting aye, and Councilors Dobbins and Shoemaker voting nay.

ORDINANCE/ADDITIONAL APPROPRIATION-

Ordinance **#2018-05-03** requesting an Additional Appropriation from the Redevelopment Northern TIF Fund was presented for approval. The amount requested is \$500,000.00. This is the public hearing and second reading of the Ordinance. Mayor Thallemer opened the meeting for the public hearing. No comments were made either way and Mayor Thallemer closed the public hearing. After discussion motion was made by Councilor Grose to approve Ordinance #2018-05-03 on second and final reading, seconded by Councilor Dobbins, carried by unanimous vote.

NEW BUSINESS-

ORDINANCE/SHADOW LAKES ANNEXATION-

Ordinance **#2018-05-02** was presented for approval. The Ordinance voluntarily annexes property located in Shadow Lakes Estates Sections 1, 2, and 3. After discussion a motion was made by Councilor Shoemaker to approve the Ordinance, seconded by Councilor Dobbins, carried by unanimous vote.

ORDINANCE/ADDITIONAL APPROPRIATION-

Ordinance **#2018-06-01** requesting an Additional Appropriation from the Certified Tech Park Fund was presented for approval. The amount requested is \$200,000.00 to be used for capital projects. The

advertised public hearing will take place during the June 4, 2018 session. Motion was made by Councilor Quance to approve Ordinance #2018-06-01 on first reading, seconded by Councilor Klondaris, carried by unanimous vote.

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. Zimmer Production, 345 E. Main Street, two (2) Personal Property, no representative present.
2. Zimmer US Inc, 345 E. Main Street, one (1) Personal Property, no representative present.
3. Zimmer Inc., 345 E. Main Street, three (3) Personal Property, no representative present.
4. Models Plus, LLC, 4136 Corridor Drive, one (1) Personal Property, no representative present.
5. Wildman Business Group LLC, 800 S. Buffalo Street, (2014) one (1) Personal Property, representative present.
6. R&B Investors Partnership/Wildman Business Group LLC, 800 S. Buffalo Street, (2012) one (1) Personal Property, one (1) Real Property, representative present.
7. R&B Investors Partnership, 800 S. Buffalo Street, (2016) one (1) Real Property, representative present.
8. Milestone AV Technologies, 3100 N. Detroit Street, one (1) Personal Property, no representative present.
9. Dalton Corporation, 1900 E. Jefferson Street, one (1) Personal Property, no representative present.
10. Depuy Synthes Products, 700 Orthopedic Drive, two (2) Personal Property, no representative present.

Motion made by Councilor Quance approving all of the above abatements, seconded by Councilor Dobbins, carried by unanimous vote.

OTHER MATTERS-

- Mayor Thallemer advised that a new rate study for wastewater will be presented to the rate study committee within the next week or two. He also advised that the wage committee has been working on wages for 2019.
- Councilor Dobbins asked if the City had received any bids for the old City Hall.
- Councilor Grose asked for an update on the Clark/Colfax construction and Councilor Klondaris asked for an update of Phase 2 of the Market Street project.
- Local citizen Kyle Babcock asked about the local preference on bids that was used during the May 18, 2018 Board of Works meeting. He also asked about any City involvement in legal action that is taking place against the Kosciusko County Fair Board and was advised that the City is not involved in any legal action against the Kosciusko County Fair Board.
- An update on railroad crossing closures was given.
- City Planner Jeremy Skinner asked the Council for their consensus on recommendations to the Traffic Commission on a "test" tag program for downtown residential parking. It was the consensus of the Council not to pursue the matter.
- Shane Cheketts from the Kosciusko County Fair Board invited the Council to the opening ceremony for the Fair on July 8, 2018. He also asked for the City services of trash removal and street sweeping during the Fair from July 8-14th, which were granted.

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

