

**COMMON COUNCIL  
REGULAR SESSION  
FEBRUARY 22, 2022  
7:00 P.M.**

The Common Council of the City of Warsaw met in Regular Session on Tuesday, February 22, 2022 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, Josh Finch, Mike Klondaris, Jerry Frush and Diane Quance. Also present were Mayor Thallemer, Clerk-Treasurer Lynne Christiansen, City Attorney Scott Reust, Community Development Director Jeremy Skinner, and Times Union Reporter David Slone. Joining virtually was Council member Jack Wilhite. The meeting was also presented live over the City's web-site at <https://www.warsaw.in.gov>.

**ABSENT:** Councilmember Jeff Grose.

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

**MINUTES-**

The minutes from the February 7, 2022 Regular Session were presented for approval. Motion made by Councilor Frush to approve the minutes, seconded by Councilor Dobbins, and by roll call carried by unanimous vote.

**REPORTS-**

The following reports and communications were presented:

1. Comcast Cable Franchise Fee, 4<sup>th</sup> Quarter 2021, \$13,527.33
2. January 2022 Fund Report

**NEW BUSINESS-**

**CONFLICT OF INTEREST STATEMENTS-**

The following "Conflict of Interest Statements" were filed before the Council.

1. Michael Brubaker
2. Lynne Christiansen
3. George Clemens
4. Cindy Dobbins
5. Brent Fifer
6. Max Kinsey
7. Troy Knefelkamp
8. Kyle Martin
9. Victor Parrett
10. Zachary Rumsyre
11. Brandon Schmitt
12. Derek Shilling
13. Drew Shilling
14. Tony Shilling
15. Karen Smith
16. Quinten Stamper
17. Joel Updike
18. Dave Vercauteren

Motion made by Councilor Quance to acknowledge receipt of the statements, seconded by Councilor Finch, and by a roll call carried by unanimous vote.

**ORDINANCE REESTABLISHING CUMULATIVE CAPITAL DEVELOPMENT FUND-**

Ordinance #2022-03-01 was presented for approval. The Ordinance reestablishes the Cumulative Capital Development Fund rate to \$.05 for the 2022 pay 2023 taxing cycle. The current rate for 2022 is \$0.0442. The public hearing and second reading on this matter is scheduled for the March 7, 2022 session. After discussion a motion was made by Councilor Frush to approve Ordinance #2020-03-01 on first reading, seconded by Councilor Klondaris, and by roll call carried by unanimous vote.

**ORDINANCE REESTABLISHING FIRE TERRITORY EQUIPMENT REPLACEMENT FUND-**

Ordinance #2022-03-02 was presented for approval. The Ordinance reestablishes the Fire Territory Equipment Replacement Fund rate to \$.0333 for the 2022 pay 2023 taxing cycle. The current rate is \$.0309 for 2022. The public hearing and second reading on this matter is scheduled for the March 7, 2022 session. Councilor Klondaris made a motion to approve Ordinance #2020-03-02 on first reading, seconded by Councilor Dobbins, and by roll call, carried by unanimous vote.

**RESOLUTION #2022-02-03/GRANITE RIDGE ANNEXATION FISCAL PLAN-**

Community Development Director Jeremy Skinner presented Resolution #2022-02-03 accepting the Fiscal Plan for annexation of Granite Ridge property located in the Southeast Quarter of Section 19, Township 32 North, Range 6 East, Wayne Township, Kosciusko County, containing 40.324 acres, more or less, and more particularly described within the document. Mr. Skinner reported that the Fiscal Plan lists any capital costs associated for street and wastewater improvements as well as non-capital costs. Councilor Klondaris made a motion to pass the Resolution/Fiscal Plan, seconded by Councilor Frush, and by roll call, carried by unanimous vote.

**ANNEXATION ORDINANCE/GRANITE RIDGE DEVELOPMENT-**

Ordinance #2022-02-01 was presented for first reading. The Ordinance annexes 40.324 acres of land, located in the Southeast Quarter of Section 19, Township 32 North, Range 6 East, Wayne Township, Kosciusko County, more or less. This is the advertised public hearing and Mayor Thallemer opened the meeting for public comment. No comments were made for or against the annexation and Mayor Thallemer closed the public hearing. After discussion Councilor Quance made a motion to approve Ordinance #2022-02-01 on first reading, seconded by Councilor Dobbins, and by roll call, carried by unanimous vote. Second reading of the Ordinance will be held during the March 7, 2022 meeting.

**RESOLUTION FOR NON-COMPLIANCE/802 CENTER, L.P.-**

Resolution #2022-02-04 was presented for approval. The Resolution waives non-compliance for 802 Center, L.P. for failing to submit their CF-1 form for real property tax abatement by the 2021 due date. This is the advertised public hearing for the waiver and Mayor Thallemer opened the meeting for public comment. No one spoke in favor or against the waiver and Mayor Thallemer closed the public hearing. Motion made by Councilor Dobbins to approve the Resolution, seconded by Councilor Finch, and by roll call, carried by unanimous vote.

**RESOLUTION FOR WINONA INTERURBAN REDEVELOPMENT AREA AMENDMENT-**

Resolution #2022-02-05 was presented for approval. The Resolution designates the Marketplace shopping area as a separate allocation area under the Winona Interurban Redevelopment Area. The Resolution also approves the Plan Commission order adopting the new allocation area. After discussion Councilor Klondaris made a motion to approve Resolution #2022-02-05, seconded by Councilor Quance, and by roll call, carried by unanimous vote.

**ADJOURNED-**

There being no further business to come before the Council by a motion duly made and seconded, the meeting was adjourned at 7:37 p.m.

**ATTEST:**

Lynne Christiansen, Clerk-Treasurer