

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

The Common Council of the City of Warsaw met in Regular Session on Monday, March 7, 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, Jack Wilhite, Josh Finch, Mike Klondaris, Jerry Frush, and Diane Quance. Also present Mayor Thallemer, Clerk-Treasurer Lynne Christiansen, City Attorney Scott Reust, Director of Human Resources Jennifer Whitaker, Community and Economic Director Jeremy Skinner, City Planner Justin Taylor, Alan Tio from KEDCo, local citizen William Hartman and Times-Union reporter David Slone. Nick Brenner, Corporate Counsel for Menard, Inc. joined by phone and the meeting was also presented live over the City's web-site at <https://www.warsaw.in.gov>.

ABSENT: Council member 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 22, 2022 Regular Session were presented for approval. Motion made by Councilor Quance to approve the minutes as presented, seconded by Councilor Finch, carried by unanimous vote.

REPORTS/ORAL & WRITTEN COMMUNICATIONS-

-Alan Tio from KEDCo gave an initiatives update.
-February 2022 Fund Report.

UNFINISHED BUSINESS-

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. After discussion Councilor Dobbins made a motion to approve Ordinance #2022-02-01 on second and final reading, seconded by Councilor Frush, 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. This is the advertised public hearing and Mayor Thallemer opened the meeting for public comment. No comments were made for or against the matter and Mayor Thallemer closed the public hearing. After discussion a motion was made by Councilor Wilhite to approve Ordinance #2020-03-01 on second and final reading, seconded by Councilor Dobbins, 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 \$0.0309 for 2022. This is the advertised public hearing and Mayor Thallemer opened the meeting for public comment. No comments were made for or against the matter and Mayor Thallemer closed the public hearing. Councilor Klondaris made a motion to approve Ordinance #2020-03-02 on second and final reading, seconded by Councilor Finch, carried by unanimous vote.

NEW BUSINESS-

LAUNCHPAD PROPOSAL-

This item was removed from the agenda.

CONFLICT OF INTEREST STATEMENTS-

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

1. Dustin Dillon

The Council acknowledged receipt of the statement.

TAX ABATEMENT COMPLIANCE REVIEW FORM-

The following Form CF-1/Real Property Tax Abatement Compliance Review Form for the following company was presented for approval due to being in compliance.

1. 802 Center, L.P. located at 802 Center Street, Real Property, and no representative present.

Motion to approve the abatement made by Councilor Quance, seconded by Councilor Klondaris, carried by unanimous vote.

ORDINANCE/MENARD INC./HARVEST RIDGE PLANNED UNIT DEVELOPMENT (PUD)-

City Planner Justin Taylor presented **Ordinance #2022-03-03**. The Ordinance amends Ordinance #98-4-1 by authorizing a residential Planned Unit Development district that would be all of Lots #6 through #50 and #52 through #66 of the vacated Menards Subdivision located in the Southwest Quarter and the Southeast Quarter of the Southwest Quarter of Section 3 and the Northeast Quarter of the Northwest Quarter of Section 10, Township 32 North, Range 6 East in the City of Warsaw, Kosciusko County, Indiana, and containing 30.5 acres. The Council has the choice of one of several options to continue with the development. The Council could approve the Ordinance as presented and retain secondary review in detail as the development continues; approve the Ordinance as presented and delegate secondary detailed review to the Plan Commission; or deny or table any action on the Ordinance as presented. Nick Brenner, Corporate Counsel for Menard, Inc. gave the Council an overview of the PUD and answered questions from the Council. This is the advertised public hearing and Mayor Thallemer opened the meeting for any public comments. None were made for or against the PUD but local citizen William Hartman asked questions about the wetlands within the property. After discussion Councilor Quance made a motion to approve the Ordinance as presented and delegate secondary detailed review to the Plan Commission, seconded by Councilor Dobbins, carried by unanimous vote.

ORDINANCE/EMPLOYEE HANDBOOK-

Ordinance **#2022-03-04** was presented for approval. The Ordinance adopts an updated City Employee Personnel Policy Handbook. Motion made by Councilor Quance to approve the Ordinance on first reading, seconded by Councilor Finch, carried by unanimous vote. Councilor Wilhite made a motion to suspend the rules, seconded by Councilor Frush, carried by unanimous vote. Councilor Quance made a motion to approve on second and final reading, seconded by Councilor Klondaris, carried by unanimous vote.

ADJOURNMENT-

There being no further business to come before the Council by a motion duly made and seconded, the meeting was adjourned at 7:58 p.m.

ATTEST:

Lynne Christiansen, Clerk-Treasurer