

**COMMON COUNCIL  
REGULAR SESSION  
April 18, 2022  
7:00 P.M.**

The Common Council of the City of Warsaw met in a Regular Session on Monday, April 18, 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, Jeff Grose, Josh Finch, Mike Klondaris, and Diane Quance. Also present Mayor Thallemer, Clerk-Treasurer Lynne Christiansen, City Attorney Scott Reust, Community Development Director Jeremy Skinner, Attorney Randy Rompola, Andrew Mouser from Baker Tilly, City Planner Justin Taylor, John Murphy and Reid Mason from SW Warsaw, LLC, Erin Rowland from CASA, and Times-Union reporter David Slone. The meeting was also presented live over the City's web-site at <https://www.warsaw.in.gov>.

**ABSENT:** Council member Jerry Frush.

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

**MINUTES-**

The minutes from the March 21, 2022 regular session were presented for approval. Motion made by Councilor Wilhite to approve the minutes as presented, seconded by Councilor Dobbins, carried by unanimous vote.

**RECOGNITION OF VISITORS-**

CASA Proclamation - National Child Abuse Prevention Month.

**REPORTS/ORAL & WRITTEN COMMUNICATIONS-**

1. March 2022 Fund Report.

**UNFINISHED BUSINESS-**

None noted.

**NEW BUSINESS-**

**CONFLICT OF INTEREST STATEMENTS-**

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

1. Ryan Workman

Motion made by Councilor Grose to acknowledge receipt of the statement, seconded by Councilor Dobbins, carried by unanimous vote.

**RESOLUTION AMENDING FUNDING PLAN FOR THE AMERICAN RESCUE PLAN ACT (ARPA)-**

Resolution #2022-04-02 was presented for approval. The City will receive \$3,420,453.92 that will be reported as revenue loss per the Treasury Department final rule effective April 1, 2022. After discussion Councilor Quance made a motion to approve Resolution #2022-04-02, seconded by Councilor Dobbins, carried by unanimous vote.

**ORDINANCE FOR ADDITIONAL APPROPRIATION-**

Ordinance #2022-05-01 was presented for first reading. The Ordinance appropriates \$250,000.00 from the EDIT fund to be placed into the EDIT Revolving Loan Fund for economic development incentives. Councilor Grose made a motion to approve Ordinance #2022-05-01 on first reading, seconded by Councilor Finch, carried by unanimous vote. Second reading and Public Hearing will be held during the May 2, 2022 session.

**ORDINANCE/BIGGS INDIANA PROPERTIES, LLC/BELLE AUGUSTA SECTION 5 PLANNED UNIT DEVELOPMENT (PUD)-**

City Planner Justin Taylor presented **Ordinance #2022-04-01**. The Ordinance amends Ordinance #98-4-1 by authorizing a residential Planned Unit Development district that would be located in part of the Northwest Quarter of Section 11, Township 32 North, Range 6 East, 2<sup>nd</sup> P.M., Wayne Township, Kosciusko County, Indiana containing 33.46 acres more or less and is in the Belle Augusta Subdivision. 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. After discussion Councilor Dobbins made a motion to approve the Ordinance as presented and delegate secondary detailed review to the Plan Commission, seconded by Councilor Wilhite, carried by unanimous vote.

**RESOLUTION #2022-04-04/BOWEN CENTER ANNEXATION FISCAL PLAN-**

Community Development Director Jeremy Skinner presented Resolution #2022-04-04 accepting the Fiscal Plan for annexation of Bowen Center property located at Lot 23 Phillips Subdivision SD4/1813 Hepler Drive in Wayne Township, Kosciusko County, Indiana, 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 Finch made a motion to approve the Resolution/Fiscal Plan, seconded by Councilor Wilhite carried by unanimous vote.

**ANNEXATION ORDINANCE/BOWEN CENTER PROPERTY-**

Ordinance #2022-04-02 was presented for first reading. The Ordinance annexes Lot 23 Phillips Subdivision SD4/1813 Hepler Drive in Wayne Township, Kosciusko County, Indiana. 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 Dobbins made a motion to approve Ordinance #2022-04-02 on first reading, seconded by Councilor Quance, carried by unanimous vote. Second reading of the Ordinance will be held during the May 2, 2022 meeting.

**RESOLUTION/DEVELOPMENT AGREEMENT/SW WARSAW, LLC-**

Resolution #2022-04-03 was presented for approval. The Resolution is a development agreement between the City and SW Warsaw, LLC to make certain investments in property located at 2884 Frontage Road within the Winona Interurban Redevelopment Area and commonly known as The Marketplace at Warsaw, was presented for approval. John Murphy and Reid Mason from SW Warsaw, LLC gave a presentation of the project while Attorney Randy Rompola went over the agreement and Andrew Mouser from Baker Tilly reviewed the financial aspects of the agreement. After discussion Councilor Klondaris made a motion to approve Resolution #2022-04-03, seconded by Councilor Finch, carried by unanimous vote.

**ORDINANCE/ISSUANCE OF TAXABLE ECONOMIC DEVELOPMENT REVENUE BONDS OF 2022/MARKET PLACE OF WARSAW-**

Ordinance #2022-05-02 was presented for approval. The Resolution is approving the issuance of Economic Development Revenue Bonds of 2022 for the purpose of financing, reimbursing or refinancing the costs of acquisition, construction, renovation, installation, and equipping of facilities at the Marketplace of Warsaw. The aggregate principal amount is not to exceed \$1,900,000.00 and the interest rate is not to exceed 7.0% and shall mature no later than twenty-five (25) years after the date of issuance. Motion made by Councilor Grose to approve the ordinance on first reading, seconded by Councilor Quance, carried by unanimous vote. Second reading will be held during the May 2, 2022 session.

**ADJOURNED-**

There being no further business to come before the Council by a motion duly made and seconded the meeting was adjourned at 8:21 p.m.

**ATTEST:**

Lynne Christiansen, Clerk-Treasurer