

COMMON COUNCIL  
REGULAR SESSION  
MAY 16, 2022  
7:00 P.M.

The Common Council of the City of Warsaw met in Regular Session on Monday May 16, 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 Jerry Frush. Also present Mayor Thallemer, Clerk-Treasurer Lynne Christiansen, City Attorney Scott Reust, Community Development Director Jeremy Skinner, Cemetery Sexton Hal Heagy, Stormwater Coordinator Ryan Workman, 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 Diane Quance.

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

#### **MINUTES-**

The minutes from the May 2, 2022 regular meeting were presented for approval. Motion made by Councilor Frush to approve the minutes as presented, seconded by Councilor Dobbins, carried by unanimous vote. The minutes from the May 2, 2022 special session were presented for approval as well. Motion made by Councilor Wilhite to approve the minutes as presented, seconded by Councilor Finch, carried by unanimous vote.

#### **REPORTS & COMMUNICATIONS-**

The following reports and communications were presented:

- (1) April 2022 Fund Report.
- (2) Comcast First Quarter 2022 Franchise Fee- \$13,811.68.
- (3) \$1,711,000.00 Taxable Economic Development Tax Increment Revenue Bonds 2022, Marketplace Project closing letter.

#### **UNFINISHED BUSINESS-**

None noted.

#### **NEW BUSINESS-**

##### **JEFFERY & MAUREEN SMITH/ANNEXATION PETITION-**

Community Development Director Jeremy Skinner presented a signed petition from property owners Jeffery and Maureen Smith asking for voluntary annexation. The legal description on the petition is listed as 2199 E. Old Road #30 and the property is located in Wayne Township, Kosciusko County, containing one (1) acre of land, more or less. Mr. Skinner introduced the annexation to the Council and the Council acknowledged receiving the petition.

#### **TAX ABATEMENT COMPLIANCE FORMS-**

The following list of companies have submitted their CF-1 Real (SF 51766) and/or Personal Property (SF 51765), "Compliance with Statement of Benefits" forms for tax abatement for approval. Mr. Skinner recommended approval of continuation of the requested tax abatements, finding all companies to be in compliance.

1. Patrick Industries, Inc., 1445 Polk Drive one (1) Personal Property, no representative present.
2. West Hill Development, LLC, 1445 Polk Drive, one (1) Real Property, \$4,485,800, no representative present.
3. West Hill Development, LLC, 1445 Polk Drive, one (1) Real Property, \$4,909,028, no representative present.
4. Banner Medical Innovations, Inc., 1295 Polk Drive, one (1) Personal Property, no representative present.
5. West Hill Development, LLC, 1295 Polk Drive, one (1) Real Property, no representative present.
6. Instrumental Machine & Development/TBS, LLC, 2098 N. Pound Drive, one (1) Personal Property, one (1) Real Property, no representative present.
7. Little Crow Lofts, LLC, 210 S. Detroit Street, one (1) Real Property, no representative present.
8. H2Z, LLC (formally Torrent Holdings, LLC), one (1) Real Property, 406 E. Bell Drive, no representative present.

Motion made by Councilor Klondaris approving all of the abatements, seconded by Councilor Frush, carried by unanimous vote.

**TRANSFER RESOLUTION/CEMETERY-**

Resolution #2022-05-02 was presented for approval. The Resolution transfers \$8,500.00 within the Cemetery's Operating budget for the purchase of a new vehicle. Motion made by Councilor Grose to approve Resolution #2022-05-02, seconded by Councilor Klondaris, and carried by a unanimous vote.

**TRANSFER RESOLUTION/CUMULATIVE CAPITAL DEVELOPMENT-**

Resolution #2022-05-01 was presented for approval. The Resolution transfers \$93,500.00 within the Cumulative Capital Development budget for stormwater projects. Motion made by Councilor Dobbins to approve Resolution #2022-05-01, seconded by Councilor Frush, and carried by a 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 7:23 p.m.

**ATTEST:**

**Lynne Christiansen, Clerk Treasurer**