

**COMMON COUNCIL  
REGULAR SESSION  
NOVEMBER 21, 2011  
7:00 P.M.**

The Common Council of the City of Warsaw met in a Regular Session on Monday, November 21, 2011 at 7:00 P.M. in the Council Chambers at City Hall. Mayor Ernest Wiggins presided and the following persons were noted as present or absent:

**PRESENT:** Councilmembers Charles Smith, George Clemens, Jerry Patterson, Joe Thallemer, Kyle Babcock and Diane Quance. Also present Mayor Wiggins, Clerk-Treasurer Lynne Christiansen, City Attorney Michael Valentine, City Planner Jeremy Skinner, Fire Territory Chief Mike Rice, Cemetery Sexton Hal Heagy, WCDC President Mary Ellen Rudisel-Jordan, WCDC Director Cindy Dobbins, Paige Sansone from Umbaugh & Associates, President of the Warsaw-Kosciusko County Chamber of Commerce Mark Dobson, Randy Rompola from Baker & Daniels, Mike Klondaris, Jerry Frush, and Times Union Reporter Jennifer Peryam.

**ABSENT:** Councilmember Jeff Grose

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

**MINUTES –**

The minutes from the November 7, 2011 Regular Session were presented for approval. Motion made by Councilmember Quance to approve the minutes as presented, seconded by Councilmember Smith and carried by unanimous vote.

**REPORTS –**

The following reports were presented:

- (1) Comcast Cable- Franchise Fee paid to the City for the third quarter of 2011 in the amount of \$13,363.08.
- (2) Public Works year-end paving schedule.
- (3) Umbaugh & Associates WWTU 3<sup>rd</sup> Quarter Financial Management Report.

**NEW BUSINESS –**

**RESOLUTION/ISSUANCE OF REDEVELOPMENT TIF BONDS-**

**Resolution #2011-11-03** was presented for approval. Randy Rompola, Attorney from Baker & Daniels, advised the Council that the Resolution approves the issuance of certain City of Warsaw Redevelopment Commission Tax Increment Revenue Bonds (TIF), Series 2011, not to exceed \$1,400,000.00. The project will cover development in the Northern Economic Development Area with funding to pay the Bond coming from collected tax increment revenues. Warsaw 15-300N I, LLC is the developer and wishes to expand the developed area known as “Warsaw Commons”. After discussion, Councilmember Smith made a motion to adopt the Resolution, seconded by Councilmember Babcock, carried by unanimous vote. (Copy attached).

**RESOLUTION/APPROVING AN ORDER BY THE PLAN COMMISSION-**

**Resolution #2011-11-04** was presented for approval. Mr. Rompola explained this Resolution approves a Resolution adopted by the Redevelopment Commission on November 7, 2011 and another Resolution adopted by the Plan Commission on November 14, 2011. Both Resolutions amend the Economic Development Plan for the Northern Economic Development Area. It is necessary for the Council as the Legislative Body of the City to approve the Plan Commissions Order to allow the Redevelopment Commission to complete their amendment process by holding a public hearing during their next scheduled meeting on December 5, 2011. Councilmember Babcock made a motion to approve the Resolution, seconded by Councilmember Clemens, carried by unanimous vote. (Copy attached).

**TRANSFER ORDINANCE/FIRE TERRITORY-**

**Ordinance #2011-11-05**, an ordinance transferring \$500,000 within the Fire Territory Budget, more specifically set forth within the ordinance was presented for approval. Paige Sansone from Umbaugh & Associates presented information about the Fire Territory's budget and financial analysis for several years ahead. Fire Territory Chief Mike Rice gave an update on their equipment replacement plan. After discussion a motion was made by Councilmember Quance to approve the transfer, seconded by Councilmember Patterson, carried by unanimous vote. (Copy attached)

**2012 CONTRACTS WITH NOT-FOR-PROFITS -**

The following non-profit requests and amounts for 2012 were finalized.

- (1) AWL - Kosciusko Animal Welfare League - \$16,500.
- (2) CCAC - City County Athletic Complex - \$31,000.
- (3) KABS - Kosciusko Area Bus Service - \$18,500.
- (4) KEDCO - Kosciusko County Economic Development - \$50,000.
- (5) WCDC - Warsaw Community Development Corporation - \$12,600.
- (6) WHA - Warsaw Housing Authority - \$25,000.
- (7) ORTHOWORX - \$10,000.

President of the WCDC, Mary Ellen Rudisel-Jordan, presented two updated job descriptions for the WCDC Executive Director's position as WCDC had requested more than was awarded, and the current Director will be resigning at the end of 2011. After discussion, a motion was made by Councilmember Smith to approve the monetary amounts listed, seconded by Councilmember Patterson, carried by unanimous vote. (Copy of information attached to minutes).

**RESOLUTION TO PURCHASE PROPERTY/CEMETERY-**

Cemetery Sexton Hal Heagy presented **Resolution #2011-11-05**. The Resolution states that the City is interested in purchasing real estate located adjacent to Oakwood Cemetery and contains 3.451 acres. The current owner is Rosemary Parsons and she wishes to sell the property to the City so the Cemetery can expand accordingly. Two appraisals will be completed before the action goes forward. Motion made by Councilmember Smith to approve the Resolution, seconded by Councilmember Quance, carried by unanimous vote. (Copy attached to minutes).

**PROPERTY APPRAISAL/PURCHASE-**

Mayor Wiggins presented a letter he had received from Chandler M. Williams. Mr. Williams and George Clemens own a triangular piece of ground at the intersection of West Center Street and West Market Street. They have decided to sell the property and feel the City may be interested in purchasing the real estate. It was the consensus of the Council to move forward with the purchase. Mr. Clemens abstained from the conversation and consent. (Copy of letter attached to minutes).

**ADJOURNED -**

There being no further business to come before the Council by a motion duly made and seconded, the meeting was adjourned.

**ATTEST:**

**Lynne Christiansen, Clerk-Treasurer**