

**COMMON COUNCIL
REGULAR SESSION
June 15, 2026
7:00 P.M.**

The Common Council of the City of Warsaw met in a Regular Session on Monday June 15, 2026 at 7:00 p.m. in the temporary Council Chambers at police department training center. Mayor Jeff R. Grose presided and the following persons were noted as present or absent:

PRESENT: Council members Cindy Dobbins, Jack Wilhite, Juergen Voss, Josh Finch, Mike Klondaris, Jerry Frush and Diane Quance. Also present, Mayor Jeff R. Grose, Clerk-Treasurer Lynne Christiansen, City Attorney Scott Reust, Community Economic Development Director Jeremy Skinner, City Planner Justin Taylor, Dr. Nate Bosch from the Lilly Center for Lakes and Streams, and Times-Union reporter David Slone. The meeting was also presented live through the City's website at <https://www.warsaw.in.gov>.

ABSENT: City Attorney Scott Reust

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

MINUTES-

The minutes from the June 1, 2026, meeting were presented for approval. Motion made by Councilor Finch to approve the minutes as presented, seconded by Councilor Frush, carried by a unanimous vote.

RECOGNITION OF VISITORS-

-Dr. Nate Bosch from the Lilly Center gave an update on area lakes and streams as well as their financial impact.

REPORTS/ORAL & WRITTEN COMMUNICATIONS-

-May 2026 Fund Report

UNFINISHED BUSINESS-

None noted.

NEW BUSINESS-

RESOLUTION AUTHORIZING THE INVESTMENT OF PUBLIC FUNDS-

Resolution #2026-06-01 was presented for approval. The Resolution allows banks outside of the City to submit quotes on Certificates of Deposit for investment of certain funds. Motion made by Councilor Wilhite to approve the Resolution, seconded by Councilor Dobbins, carried by unanimous vote.

REPLAT OF BLOCK B, PATHS OF DEERFIELD-

City Planner Justin Taylor requested approval of a replat of Block B within the Paths of Deerfield Planned Unit Development. Developer Biggs, Inc. is requesting division of a parcel into two single-family residential lots. Originally, the parcel had been platted as a neighborhood recreational space that will not be used now due to there being no organized Homeowner's Association to cover the parcel, causing lack of funds to cover maintenance and liability. He is also recommending the completion of a sidewalk for connectivity throughout the neighborhood. After discussion, Councilor Voss made a motion to split the green space parcel into Lots #91 and #92 for single family homes in the amended Block B of the Paths of Deerfield, and completion of the sidewalk on Lot #80, seconded by Councilor Klondaris, carried by unanimous vote.

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. It is recommended to continue the requested Tax Abatements, finding all companies to be complying.

1. 802 Center, L.P., 802 E. Center Street, one (1) Real Property, no representative present.
2. Flexaust Co. Inc./International Management & Finance, LLC/Flomar Realty, 1510 Armstrong Road, three (3) Personal Property and one (1) Real Property; 602 Leiter Drive, two (2) Personal Property and one (1) Real Property, no representative present.
3. AJM, LLC/Rural King, 3350 Lake City Highway, one (1) Vacant Building, no representative present.
4. Patrick Industries, Inc., 1445 Polk Drive, one (1) Personal Property, no representative present.
5. West Hill Development, LLC, 1445 Polk Drive, two (2) Real Property, no representative present.
6. West Hill Development, LLC, 1295 Polk Drive, one (1) Real Property, no representative present.

7. West Hill Investment Group, LLC, 1195 Polk Drive, one (1) Real Property, no representative present.
8. West Hill Investment Group, LLC, 1395 Polk Drive, one (1) Real Property, no representative present.
9. Texmo Precision Castings US, Inc., one (1) Real Property, 596 E. 200 N., no representative present.
10. Wildman Business Group/Buffalo Street, LLC, two (2) Personal Property, one (1) Real Property, 800 S. Buffalo St. no representative present.
11. Zimmer Production, Inc./Biomet Manufacturing, 35, 56, and 132 E Bell Drive, two (2) Personal Property, 1800 W. Center Street, one (1) Personal Property, no representative present.
12. 2525 LP, 2525 Durbin Street, one (1) Real Property, no representative present.
13. Danco Medical, 905 Executive Drive, one (1) Real Property, one (1) Personal Property, no representative present.
14. Bodycote-Lake City Heat Treating Corp., 2427 N. Boeing Drive, one (1) Personal Property, no representative present.
15. Legrand AV, 3100 N. Detroit Street, one (1) Personal Property, no representative present.
16. Banner Medical Innovations, Inc., 1295 Polk Drive, one (1) Personal Property, no representative present.

Motion made by Councilor Quance to approve the abatements as presented, seconded by Councilor Klondaris, carried by unanimous vote.

OTHER MATTERS-

-Several items that were mentioned before adjournment were the attendance at Freedom Fest; an update on construction at the Street Department; use of fireworks; the HVAC system at City Hall; and Downtown parking.

ADJOURN-

There being no further business to come before the Council by a motion duly made and seconded, the meeting was adjourned at 8:37 p.m.

ATTEST:

Lynne Christiansen, Clerk-Treasurer