

**COMMON COUNCIL
REGULAR SESSION
March 18, 2025
7:00 P.M.**

The Common Council of the City of Warsaw met in Regular Session on Tuesday, March 18, 2025 at 7:00 p.m. in the Council Chambers at City Hall. 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, and Diane Quance. Also present Mayor Grose, Clerk-Treasurer Lynne Christiansen, City Attorney Scott Reust, Stormwater Utility Coordinator Brandon Cordell, Community and Economic Development Director Jeremy Skinner, Attorney Thomas Everett from Barnes & Thornburg, Fred Helfrich, Nate Callithen from Ride+Walk Warsaw+Winona Lake Committee, and Times-Union reporter David Slone. The meeting was also presented live over the City's website at <https://www.warsaw.in.gov>.

ABSENT: Council member Jerry Frush.

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

MINUTES-

The minutes from the March 3, 2025 Regular Session were presented for approval. Motion made by Councilor Klondaris to approve the minutes as presented, seconded by Councilor Dobbins, carried by unanimous vote.

RECOGNITION OF VISITORS-

-Ride+Walk Downtown Multimodal Trail Presentation: Fred Helfrich and Nate Callithen from the Ride+Walk Committee advised the Council of their proposal to secure a grant that will fund a temporary demonstration of a multimodal trail through the downtown area. Their committee cannot apply for a grant and are asking the Council permission to apply for a Safe Streets for All grant of up to \$500,000.00. After the presentation, the meeting was opened to the public for comments and several attendees voiced their support of the grant and a trail through the downtown area. After much discussion between the Council and the public, Councilor Klondaris made a motion for Mayor Grose to pursue the Safe Streets grant, seconded by Councilor Quance, carried by unanimous vote.

REPORTS & COMMUNICATIONS-

The following reports and communications were presented:

- (1) February 2025 Fund Report

UNFINISHED BUSINESS-

ORDINANCE AMENDING CHAPTER 78 OF CITY OF WARSAW CODE-

Ordinance #2025-02-01 was presented for second and final reading. The Ordinance amends Chapter 78 of the City of Warsaw Code-Utilities Article III-VII dealing with stormwater and MS4 regulations. After discussion, Councilor Dobbins made a motion to approve Ordinance #2025-02-01, seconded by Councilor Finch, carried by unanimous vote.

NEW BUSINESS-

RESOLUTION #2025-03-04/CROUSE LEASING, LLC ANNEXATION AND FISCAL PLAN-

Community and Economic Development Director Jeremy Skinner presented Resolution #2025-03-04 accepting the Fiscal Plan for annexation of property owned by Crouse Leasing LLC and located along County Road 250 North East and described in part as a tract of land in the Southwest Quarter of Section 33, Township 33 North, Range 6 East, Kosciusko County, Indiana and containing 1.0 acre, more or less, and better described in the documents provided. Mr. Skinner reported that the Fiscal Plan lists any capital costs associated for street and wastewater improvements as well as non-capital costs. This is the advertised public hearing and Mayor Grose opened the meeting for any comments for or against the annexation. None were heard and Mayor Grose closed the public hearing. After discussion Councilor Klondaris made a motion to pass the Resolution/Fiscal Plan, seconded by Councilor Wilhite, carried by unanimous vote.

ORDINANCE APPROVING ISSUANCE OF TAX INCREMENT REVENUE BONDS/BELLE AUGUST RESIDENTIAL INFRASTRUCTURE FINANCING (RIF)-

Mr. Skinner presented Ordinance #2025-03-01 for consideration. The Ordinance approves the issuance of tax increment revenue bonds for development in the Belle Augusta subdivision that is in the Northern

Residential Economic Development Area that are not to exceed \$1,055,000.00. The bonding will be provided through the Indiana Finance Authority and their Residential Housing Infrastructure (RIF) financing. Biggs Group plans to develop residential housing of up to forty-one (41) single housing units. Attorney Thomas Everett reviewed the Ordinance and answered any questions presented. After discussion Councilor Klondaris made a motion to approve Ordinance #2025-03-01 on first reading, seconded by Councilor Voss, carried by unanimous vote.

ORDINANCE APPROVING ISSUANCE OF TAX INCREMENT REVENUE BONDS/MILLWORKS-

Mr. Skinner presented Ordinance **#2025-03-02**. The Ordinance approves issuing tax increment revenue bonds not to exceed the amount of \$4,500,000.00. The funds will go toward the Millworks project located between the 300 blocks of West Market and West Center Streets. Upon completion the area will consist of about eight-five (85) apartments and other spaces developed by AP Development LLC and AP Millworks LLC. The area to be developed is in the consolidated Northern and Central Economic Development Area. Attorney Everett reviewed the ordinance and answered questions the Council had. After discussion Councilor Dobbins made a motion to approve the Ordinance on first reading, seconded by Councilor Wilhite, 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 8:44 p.m.

ATTEST:

Lynne Christiansen, Clerk-Treasurer