

COMMON COUNCIL
REGULAR SESSION
June 2, 2025
7:00 P.M.

The Common Council of the City of Warsaw met in a Regular Session on Monday, June 2, 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, Jerry Frush, and Diane Quance. Also present were Mayor Jeff R. Grose, Clerk-Treasurer Lynne Christiansen, Community Economic Development Director Jeremy Skinner, Human Resources Director Denny Harlan, and reporter David Slone from the Times-Union. The meeting was also presented live over 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 May 19, 2025 meeting were presented for approval. Motion made by Councilor Finch to approve the minutes as presented, seconded by Councilor Frush, carried by unanimous vote.

REPORTS/ORAL & WRITTEN COMMUNICATION-

None noted.

UNFINISHED BUSINESS-

None noted.

NEW BUSINESS-

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. Instrumental Machine & Development/TBS, LLC, 2098 N. Pound Drive, one (1) Personal Property, one (1) Real Property, no representative present.
2. Little Crow Lofts, LLC, 210 S. Detroit Street, one (1) Real Property, no representative present.
3. 802 Center, L.P., 802 E. Center Street, one (1) Real Property, no representative present.
4. Flexaust Co. Inc./International Management & Finance, LLC/Flomar Realty, 1605 W. Center Street, one (1) Personal Property; 1510 Armstrong Road, three (3) Personal Property and one (1) Real Property; 602 Leiter Drive, two (2) Personal Property and two (2) Real Property, no representative present.
5. AJM, LLC/Rural King, 3350 Lake City Highway, one (1) Vacant Building, no representative present.
6. West Hill Development, LLC, 1445 Polk Drive, one (1) Real Property, no representative present.
7. West Hill Development, LLC, 1295 Polk Drive, one (1) Real Property, no representative present.
8. West Hill Investment Group, LLC, 1195 Polk Drive, one (1) Real Property, no representative present.
9. West Hill Investment Group, LLC, 1395 Polk Drive, one (1) Real Property, no representative present.
10. Texmo Precision Castings US, Inc., one (1) Personal Property, and one (1) Real Property, 596 E. 200 N., no representative present.
11. Wildman Business Group/Buffalo Street, LLC, two (2) Personal Property, one (1) Real Property, 800 S. Buffalo St. no representative present.
12. Zimmer Production, Inc./Biomet, Inc., and Subsidiaries/Zimmer, Inc., 56 E. Bell Drive, one (1) Personal Property, 1800 W. Center Street, two (2) Personal Property, no representative present.
13. Patrick Industries, Inc., 1445 Polk Drive, one (1) Personal Property, no representative present.
14. 2525 LP, 2525 Durbin Street, one (1) Real Property, no representative present.
15. Danco Medical, 905 Executive Drive, one (1) Real Property, one (1) Personal Property, no representative present.
16. BTC Investments, LLC, one (1) Real Property, no representative present.

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

TRANSFER RESOLUTION/NORTH RESIDENTIAL RIF-

Resolution #**2025-06-01** was presented for approval. The Resolution transfers a total of \$50,000.00 within the North Residential RIF budget. Motion made by Councilor Klondaris to approve Resolution #2025-06-01, seconded by Councilor Wilhite carried by unanimous vote.

2025 POLICE SALARY ORDINANCE AMENDMENT-

Ordinance #**2025-06-01** was presented for first reading. The Ordinance amends the 2025 Police Salary Ordinance by creating a new position titled “Community Compliance Officer” at a maximum hourly wage of \$29.29. Motion made by Councilor Klondaris to approve the Ordinance on first reading, seconded by Councilor Frush, carried by unanimous vote. Motion made by Councilor Quance to suspend the rules, seconded by Councilor Dobbins. Motion made by Councilor Quance to approve and second and final reading, seconded by Councilor Finch, carried by unanimous vote.

ADJOURNED-

There being no further business to come before the Council by a motion duly made and seconded, the meeting was adjourned at 7:37 p.m.

ATTEST:

Lynne Christiansen, Clerk Treasurer