

**COMMON COUNCIL
REGULAR SESSION
October 20, 2025
7:00 P.M.**

The Common Council of the City of Warsaw met in a Regular Session on Monday October 20, 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 Jerry Frush. Also present Mayor Jeff R. Grose, Deputy Clerk-Treasurer Kelly Geiger, City Attorney Scott Reust, Human Resources Director Denny Harlan, City Planner Justin Taylor, Community and Economic Development (CED) Director Jeremy Skinner, Fire Chief Joel Shilling, 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 Diane Quance.

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

MINUTES-

The minutes from the October 6, 2025 regular meeting were presented for approval. Motion made by Councilor Finch to approve the minutes as presented, seconded by Councilor Frush and carried by unanimous vote.

REPORTS/ORAL & WRITTEN COMMUNICATIONS-

-September 2025 Fund Report.

UNFINISHED BUSINESS-

2026 GENERAL SALARY ORDINANCE-

Ordinance **#2025-09-01**, an Ordinance establishing maximum compensation levels for 2026 for department chairs, appointed positions and certain salaried and non-salaried employees of the City of Warsaw was presented for approval. After discussion, Councilor Klondaris made a motion to approve Ordinance #2025-09-01, seconded by Councilor Dobbins and carried by unanimous vote.

2026 POLICE SALARY ORDINANCE-

Ordinance **#2025-09-02**, establishing maximum compensation levels for 2026 for employees of the Police Department was presented for approval. Motion made by Councilor Wilhite to approve Ordinance #2025-09-02, seconded by Councilor Voss, carried by unanimous vote.

2026 FIRE TERRITORY SALARY ORDINANCE-

Ordinance **#2025-09-03**, establishing maximum compensation levels for 2026 for employees of the Warsaw-Wayne Township Fire Territory was presented for approval. Motion made by Councilor Finch to approve Ordinance #2025-09-03, seconded by Councilor Klondaris carried by unanimous vote.

2026 ELECTED OFFICIALS' SALARY ORDINANCE-

Ordinance **#2025-09-04**, establishing compensation for the year 2026 for elected officials, was presented for approval. After discussion, motion made by Councilor Klondaris to approve the Ordinance, seconded by Councilor Frush, with Councilors Dobbins, Wilhite, Voss, Klondaris, and Frush voting aye and Councilor Finch voting nay.

NEW BUSINESS-

IDEAL CONSTRUCTION-ANDREW HOSTETLER ANNEXATION PUBLIC HEARING-

This is the advertised public hearing for voluntary annexation of two parcels of land with the description listed as Parcel ID 029-114-007.G "TR NW 29-33-6 1.16A" no address listed, and Parcel ID 029-114-007.C "TR NE 29-33-6 .81A" with an address of 3624 N SR 15. Both Parcels are in Plain Township, and the location of Ideal Construction Company of Northern Indiana Inc. Mayor Grose opened the meeting for public comment and none was made for or against the voluntary annexation. Mayor Grose closed the public hearing for public comment and no action was needed from the Council.

ANNEXATION ORDINANCE/WILLIAMS-

Ordinance **#2025-10-02** was presented for first reading. The Ordinance annexes property along Husky Trail which is located in the "Fractional Northeast Quarter of Section 4, Township 32 North, Range 6 East, Wayne Township, Kosciusko County, Indiana, and more particularly described within the

document. After discussion Councilor Klondaris made a motion to approve Ordinance #2025-10-02 on first reading, seconded by Councilor Finch, carried by unanimous vote. Second reading of the Ordinance will be on the November 3, 2025 meeting agenda.

ECONOMIC DEVELOPMENT MEMORANDUM OF UNDERSTANDING (MOU)-

CED Director Jeremy Skinner presented an MOU between the City and SW Warsaw, LLC for developing real estate within the City. Addresses of the property to be redeveloped are 2878, 2880, 2882, 2884, and 2888 Frontage Road, Warsaw, In. 46580 which is part of the Market Place Shopping Center. The MOU lists several articles that will redevelop the area to support Hobby Lobby Stores, Inc. and further defined in the MOU. After discussion, Councilor Klondaris made a motion to approve the MOU, seconded by Dobbins, carried by unanimous vote.

ECONOMIC DEVELOPMENT REVOLVING LOAN AGREEMENT-

Mr. Skinner presented a Revolving Loan Agreement between the City and SW Warsaw, LLC. The agreement authorizes a loan from the City to SW Warsaw, LLC for the development of Hobby Lobby in the Market Place Shopping Center. The loan is not to exceed \$250,000.00 and disbursed in two installments of \$100,000.00 and \$150,000.00 per terms listed in the agreement. The loan is forgivable if terms of the agreement have been met. Motion made by Councilor Wilhite to approve the agreement, seconded by Councilor Dobbins, carried by unanimous vote.

RESOLUTION/TRANSFER OF FUNDS-

Resolution #2025-10-04 was presented for approval. The Resolution transfers a total of \$7,000.00 within the Cemetery Permanent Budget as stated further in the Resolution. Motion made by Councilor Dobbins to approve the transfer, seconded by Councilor Wilhite, carried by unanimous vote.

ORDINANCE AMENDING CHAPTER 2, ADMINISTRATION, ARTICLE IV OF CITY CODE-

City Planner Justin Taylor presented Ordinance #2025-11-01. The Ordinance amends City Code Chapter 2, Administration, Article IV Ordinance Violations Bureau, by increasing penalties for parking matters as well as addition of an "Immobilization Fee". After discussion, Councilor Wilhite made a motion to table the Ordinance, seconded by Councilor Finch carried by unanimous vote.

ORDINANCE AMENDING CHAPTER 74, ARTICLE V OF CITY CODE-

Mr. Taylor presented Ordinance #2025-11-02. The Ordinance amends Chapter 74, Article V of the City Code. Most of the amendments are being made due to the implementation of digital parking enforcement. After discussion, Councilor Wilhite made a motion to table the Ordinance, seconded by Councilor Finch, carried by unanimous vote.

RESOLUTION REDUCING 2025 BUDGETS-

Resolution #2025-10-02, setting forth reductions from the 2025 budgets from the Mayor, Human Resources, Clerk-Treasurer, Council, Police, Street, Building and Plan, Aviation, Cemetery, Parks & Recreation, Fire Territory Operating, and Redevelopment General, totaling \$1,151,600.00 and more specifically set out in the Resolution, was presented for approval. Motion was made by Councilor Finch to approve Resolution #2025-10-02, seconded by Councilor Frush, and 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 7:49 p.m.

ATTEST:

Kelly Geiger
Deputy Clerk-Treasurer