

COMMON COUNCIL
COUNCIL CHAMBERS-CITY HALL
SEPTEMBER 16, 2025 -7:00 P.M.

Public Hearing- 2026 Budget

Mayor Lance Waters opened the public hearing for the 2026 Budget. Mayor Waters touched on changing points from last year's budget to this year. The public hearing ended at 7:03 P.M.

The Common Council of the City of Kendallville met in regular session September 16, 2025, at 7:03 P.M.

Roll call was answered by: Mayor Lance Waters, Council Member Amy Ballard, Council Member Corey Boese, Council Member Shari Targgart, Attorney Jacob Atz, Council Member Tara Streb and Council Member Christopher McCreery.

Others present were Katie Ritchie, Matt Getts- KPC News, Scott Mosley, Scott Derby, April Waters, John Dixon, Jeremy McKinley, Patrick Howell, Brian Strange, Andrew Foster- Inspiration Ministries, Robert Probst, Jim Nixon, Ania Hornberger, Caroline Foster- Impact Institute, Kellie Knauer- Regions, David Birchmeier, Cody Herbruck, Natalie Coffey, Jim Mowery, Ross Hagen, Wes Smith, Matt Huckley, Megan Stites, and Lori Gagen.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited by all in attendance.

MINUTES/ MEETING

Minutes from September 2, 2025, Common Council meeting was presented for review. Council Member Tara Streb made a motion to approve with a second from Council Member Christopher McCreery. The motion passed 5 ayes – 0 nays.

PETITIONS OR COMMENTS

No petitions or comments were given.

MAYOR

Resolution #1129/ Tax Abatement- Transfer to Herbruck Poultry Ranch Inc.

Council Member Amy Ballard requested the reading of Resolution 1129 in its entirety. Attorney Jacob Atz read Resolution 1129 in its entirety. Council Member Amy Ballard made a motion to approve with a second from Council Member Shari Targgart. The motion passed 5 ayes – 0 nays.

Resolution #1130/ Tax Abatement- PP Herbruck Poultry Ranch Inc.

Council Member Amy Ballard made a motion to read the findings for the personal property tax abatement for Resolution #1130 with a second from Council Member Christopher McCreery. The motion passed 5 ayes – 0 nays. Attorney Jacob Atz read the findings for the abatement. Council Member Amy Ballard made a motion to accept the findings with a second from Council Member Tara Streb. The motion passed 5 ayes – 0 nays.

Council Member Amy Ballard requested the reading of Resolution 1130 in its entirety. Attorney Jacob Atz read Resolution 1130 in its entirety. Council Member Amy Ballard made a motion to approve with a second from Council Member Shari Targgart. The motion passed 5 ayes – 0 nays.

Resolution #1131/ Tax Abatement- RP Herbruck Poultry Ranch Inc.

Council Member Amy Ballard made a motion to read the findings for the real property tax abatement for Resolution #1131 with a second from Council Member Tara Streb. The motion passed 5 ayes – 0 nays. Attorney Jacob Atz read the findings for the abatement. Council Member Amy Ballard made a motion to accept the findings with a second from Council Member Christopher McCreery. The motion passed 5 ayes – 0 nays.

Council Member Amy Ballard requested the reading of Resolution 1131 in its entirety. Attorney Jacob Atz read Resolution 1131 in its entirety. Council Member Amy Ballard made a motion to approve with a second from Council Member Tara Streb. The motion passed 5 ayes – 0 nays.

Domestic Violence Awareness Month Proclamation

Mayor Lance Waters read the proclamation, naming October Domestic Violence Awareness Month.

Adult Education and Family Literacy Week Proclamation

Mayor Lance Waters read the proclamation, naming the week of September 14 through 20, 2025, Adult Education and Family Literacy Week.

Southern Pike Solar Project Presentation

Wesley Smith from Southern Pike Solar gave a presentation introducing themselves to the area and the local projects they are doing.

Inspiration Ministries Grant Request

Andrew Foster from Inspiration Ministries asked the Council to consider giving Inspiration Ministries \$20,000.00 towards a local match for transportation. This money would come from the restricted opioid settlement that the city has received. Council Member Tara Streb made a motion to approve with a second from Council Member Christopher McCreery. The motion passed 5 ayes – 0 nays.

Tree Commission Certificates

Robert Probst, Jim Nixon, and Ania Hornberger from the Tree Commission presented certifications to the Street, Fire, and Park Departments for their assistance in helping maintain the trees within the city.

CLERK TREASURER

2025 Title VI Implementation Plan

Clerk Treasurer Katie Ritchie presented the 2025 Title VI Implementation Plan that was amended by JPR. Ritchie told the board that this must be passed every year for the city to receive federal funding. Board Member Shari Targgart made a motion to approve with a second from Council Member Tara Streb. The motion passed 5 ayes – 0 nays.

FIRE

The August 2025 Fire Report was presented for review.

POLICE

The August 2025 Police Report was presented for review.

OLD BUSINESS

General Ordinance #1276/ C-2A, General Commercial to R-2 One & Two Family – 3rd Reading

Council Member Corey Boese requested the reading of General Ordinance #1276 in title only. Attorney Jacob Atz read General Ordinance #1276 in title only. Council Member Corey Boese made a motion to approve with a second from Council Member Amy Ballard. The motion passed 5 ayes – 0 nays.

General Ordinance #1277/ C-1A, General Commercial to AR-Apartment – 3rd Reading

Council Member Corey Boese requested the reading of General Ordinance #1277 in title only. Attorney Jacob Atz read General Ordinance #1277 in title only. Council Member Corey Boese made a motion to approve with a second from Council Member Amy Ballard. The motion passed 5 ayes – 0 nays.

General Ordinance #1278/ Zoning Regulations – 3rd Reading

Council Member Christopher McCreery asked Council to table this ordinance until the next agenda so there was more time to go over what the changes from the prior ordinance stated. Council Member Corey Boese made a motion to table this ordinance until the next meeting with a second from Council Member Christopher McCreery. The motion passed 5 ayes – 0 nays.

Special Ordinance #1598/ 2026 Budget- 2nd Reading

Council Member Amy Ballard made a motion to suspend the rules and read Special Ordinance 1598 in title only with a second from Council Member Corey Boese. Mayor Lance Waters told the audience that the ordinance was available online for the public to view. The motion passed 5 ayes – 0 nays.

Council Member Amy Ballard requested the reading of Special Ordinance 1598 in title only. Attorney Jacob Atz read Special Ordinance 1598 in title only. Council Member Amy Ballard made a motion to approve with a second from Council Member Shari Targgart. Council Member Christopher McCreery asked for further clarification on what infrastructure would be used for in the Community Development Fund and Mayor Waters said the focus for that fund was more driven to replace sidewalks first before infrastructure. Mayor Waters reassured McCreery that any purchase over \$4,000.00 has to be go before the Board of Works for approval. The motion passed 5 ayes – 0 nays.

Special Ordinance 1599/ Kendallville Water SRF Bond- 2nd Reading

Council Member Amy Ballard made a motion to suspend the rules and read Special Ordinance 1599 in title only for the second reading with a second from Council Member Shari Targgart. Mayor Lance Waters told the audience that the ordinance was available online for the public to view. The motion passed 5 ayes – 0 nays.

Council Member Amy Ballard requested the reading of Special Ordinance 1599 in title only. Attorney Jacob Atz read Special Ordinance 1599 in title only. Council Member Amy Ballard made a motion to approve with a second from Council Member Tara Streb. The motion passed 5 ayes – 0 nays.

Council Member Amy Ballard made a motion to suspend the rules and perform the 3rd reading for Special Ordinance 1599 with a second from Council Member Christopher McCreery. The motion passed 5 ayes – 0 nays.

Council Member Amy Ballard requested the reading of Special Ordinance 1599 in title only. Attorney Jacob Atz read Special Ordinance 1599 in title only. Council Member Amy Ballard made a motion to approve with a second from Council Member Shari Targgart. The motion passed 5 ayes – 0 nays.

NEW BUSINESS

Special Ordinance #1597/ 2026 Salaries – 1st Reading

Council Member Amy Ballard requested the reading of Special Ordinance 1597 in title only. Attorney Jacob Atz read Special Ordinance 1597 in title only. Council Member Amy Ballard made a motion to approve with a second from Council Member Tara Streb. Clerk Treasurer Katie Ritchie told the board that this ordinance would be posted online for the public to view by the next meeting. The motion passed 5 ayes – 0 nays.

ALLOWANCE OF BILLS AND CLAIMS

Council Member Amy Ballard presented bills and claim numbers 80089 through 80674 for \$1,104,602.07 for approval. Council Member Amy Ballard made a motion to approve the bills and claims with a second by Council Member Tara Streb. Clerk Treasurer Katie Ritchie explained that the check numbers from the old account were added to the register with no balance and the checks from the new account number started at 80601. The motion passed 5 ayes-0 nays.

MOTION TO ADJOURN

Council Member Tara Streb made a motion to adjourn the meeting with a second from Council Member Amy Ballard. Mayor Lance Waters adjourned the meeting at 8:06 P.M.

Kathren R. Ritchie- Clerk Treasurer

Minutes approved by me this 7th of October 2025

Lance L. Waters-Mayor