

AGENDA

Monday, October 15, 2018

**Meetings of Standing Committees
Council Conference Room
6:45 P.M.**

**REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL
COUNCIL CHAMBERS/CITY HALL
7:00 P.M.**

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Roll Call**
- 4. Approval of the Minutes of the Previous Regular Meeting**

October 08, 2018 will be submitted at the November 07, 2018 meeting

5. Petitions, Communications, Remonstrance and Memorials

A Letter from the City Plan Commission regarding recommendations from their October 09, 2018 meeting.

Approval of the Justice Assistance Grant (JAG) for 2018

6. Report of Special Committee

7. Ordinances on First Reading

P.O. NO. 2018-24 Rezone from C-1 to C-4 for Proposed Car Wash Facility - 4405 & 4415 Grape Road

P.O. NO. 2018-25 Rezone from I-1 Heavy Industrial to R-1 Single Family 2051 E. LaSalle

P.O. NO. 2018-26 Rezone from C-1 General Commercial to R-1 Single Family Residential 418 E. Mishawaka Ave.

P.O. NO. 2018-27 Vacation of Public Right-of-Way a portion of Madison and Pine Streets - Center for Hospice and Palliative Care, Inc.

P.O. NO. 2018-28 Rezone 209 N. Cedar and 602, 608 & 612 Madison Street from R-1 Single Family Residential to C-3 City Center Commercial

8. Resolutions

R2018-20 Fiscal Plan for Annexation of rear 181.5' of 55960 Clover Rd. & rear 90.75' of 1828 E. McKinley Ave. Rezone rear 181.5' of 55960 Clover Rd. & 1828 E. McKinley Ave. to I-1 Light Industrial

9. Ordinances on Second Reading

P.O. NO. 2018-19 Annex Rear 181.5' Of 55960 Clover Rd. & Rear 90.75' Of 1828 E. McKinley Ave. Rezone Rear 181.5' Of 55960 Clover Rd. & 1828 E. McKinley Ave. To I-1 Light Industrial (Assigned to the Land Use Planning Committee) **ADOPTION VOTE-ONLY**

P.O. NO. 2018-23AA Civil City Budget and Tax Levy for 2019 (Assigned to the Budget and Finance Committee) **FINAL ADOPTION**

10. Privilege of the Floor - Non-Agenda Items

11. Unfinished Business

12. New Business

13. Adjournment

At this time I know of no other business to come before the Council.

Deborah S. Block, IAMC, MMC, City Clerk

The City of Mishawaka acknowledges its responsibility to comply with the Americans with Disabilities Act of 1990. In order to assist individuals with disabilities who require special services (i.e. sign interpretative services, alternative audio/visual devices, and amanuenses) for participation in or access to City sponsored public programs, services and/or meetings, the City requests that individuals make requests for these services forty-eight (48) hours ahead of the scheduled program, service and/or meeting. To make arrangements, contact Geoffrey Spiess, ADA Coordinator, at (574) 258-1615.



City of Mishawaka

DAVID A. WOOD, MAYOR

DEPARTMENT OF CITY PLANNING

October 10, 2018

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 11 2018

CITY CLERK
MISHAWAKA, IN

Honorable Members of the Common Council
City of Mishawaka, Indiana

RE: Plan Commission Recommendation
October 9, 2018, Public Hearing
Certification of Proposed Ordinances

Honorable Members:

A regular meeting of the Mishawaka Plan Commission was held on the above referenced date at which time the following proposed ordinances were considered:

PETITION #18-21 A petition submitted by Garatoni Holdings LP V requesting to rezone **4405 and 4415 Grape Road** from C-1 General Commercial District to C-4 Automobile Oriented Commercial District.

The Commission, with a vote of 6-1, recommended approval.

PETITION #18-24 A petition submitted by Heather Coleman requesting to rezone **2051 East LaSalle Avenue** from I-2 Heavy Industrial District to R-1 Single Family Residential District.

The Commission, with a vote of 8-0, recommended approval.

PETITION #18-25 A petition submitted by Jack and Amanda Dorman requesting to rezone **418 East Mishawaka Avenue** from C-1 General Commercial District to R-1 Single Family Residential District.

The Commission, with a vote of 8-0, recommended approval.

PETITION #18-27 A petition submitted by Foundation for the Center for Hospice and Palliative Care, Inc., and Robert L. and Patricia Kay requesting to vacate right-of-way within the City of Mishawaka.

The Commission, with a vote of 8-0, recommended approval.

PETITION #18-28 A petition submitted by Foundation for the Center for Hospice and Palliative Care, Inc. and City of Mishawaka Department of Redevelopment seeking to rezone **209 North Cedar Street and 602, 608, and 612 Madison Street** from R-1 Single Family Residential District to C-3 City Center Commercial District.

The Commission, with a vote of 8-0, recommended approval.

Pursuant to I.C. 36-7-4-605 the Mishawaka Plan Commission hereby certifies to the Mishawaka Common Council the attached proposed ordinances regarding the above matters.

Respectfully,

A handwritten signature in cursive script that reads "Kari Myers".

Kari Myers, Administrative Planner
Secretary, Mishawaka Plan Commission

cc: Brian McMorrow
Heather Coleman
Jack and Amanda Dorman
Chris Chockley

STAFF REPORT

Location: 4405 & 4415 Grape Road at the northwest corner of
Grape Road & Tanglewood Lane

Date: October 9, 2018

Petition: 18- 21

Prepared By: DJS

GENERAL INFORMATION

Applicant: Garatoni Holdings LP V / Wyant Properties LLC

Status: Property Owner / Contingent Purchaser

Request: To rezone from C-1 General Commercial District to C-4 Automobile Oriented Commercial District to allow for the construction of a car wash facility

Zoning Classification: C-1 General Commercial

Lot Size: 3.3 acres including a large drainage easement and pond within the northern half of the site adjacent to Juday Creek

Applicable Regulations: Section 137-379 thru 137-380 / C-4 Automobile Oriented Commercial District & Section 137-41 / Amendments to the Zoning Map

SPECIAL INFORMATION

Area Development Pattern: North: C-2 Shopping Center Commercial (Vacant commercial lot north of Juday Creek)

South: C-9 Automobile Commercial Sales (Restaurant without a drive-thru/Buffalo Wild Wings)

East: S-2 Planned Unit Development (Multi-tenant Commercial Shopping Center/Princess City Plaza (Kohl's)) & R-3 Multi-Family Residential (City-Owned Lift Station)

West: R-3 Multi-Family Residential (Assisted Living Facility/Tanglewood Trace)

Thoroughfare: Grape Road

School District: South Bend Community School Corporation

Township: Clay

Public Utilities: All utilities are available and will be extended/connected to and relocated through the site at the expense of the developer.

Comprehensive Plan: General Commercial (Downtown Retail Sales & Shopping Centers)

ANALYSIS

The Petitioners, Garatoni Holdings LP V and Wyant Properties LLC, are requesting to rezone property located at the northwest corner of Grape Road and Tanglewood Lane from C-1 General Commercial to C-4 Automobile Oriented Commercial to allow for the construction of a car wash facility.

The 3.3 acre lot is adjacent to the Buffalo Wild Wings restaurant to the south, the Tanglewood Trace assisted living facility to the west, and the Princess City Plaza multi-tenant shopping center across Grape Road to the east. Juday Creek is located along the northern property line.

The property is undeveloped and includes a large drainage easement within the northern half of the lot. This easement contains an existing retention basin that provides stormwater storage for the site and the Tanglewood Trace property. In 2010, the property was rezoned from R-3 Multi-Family Residential to C-1 General Commercial (Petition 10-04) for a prospective 8,400 sq. ft. multi-tenant retail building. This proposed building was never constructed.

Per the preliminary site plan, the contingent owner is proposing to construct a two-story 4,772 sq. ft. automatic car wash facility, a twenty-eight (28) space parking lot, and other required infrastructure (utility connections and relocations, a stormwater collection system, etc.). Access to the site will be via Tanglewood Lane, a private drive to the south. This drive is located within a dedicated ingress/egress easement and also providing access to Buffalo Wild Wings and the Tanglewood Trace assisted living facility. Staff is recommending that an additional access point be provided at the southwest corner of the proposed parking lot to eliminate the dead-end parking area. No new access points are proposed onto the public right-of-way. Landscaping and screening shall comply with the commercial landscaping and C-4 Automobile Oriented Commercial district requirements. The development is proposed to be constructed in one phase.

FEMA Flood Insurance Rate Map (FIRM) Panel No. 18141C0204D, with an effective date of January 6, 2011, indicates that the entire site is located within Zone AE – Special Flood Hazard Areas subject to the inundation by the 1% chance annual flood. Zone AE areas, also known as the floodplain fringe, have determined base flood elevations based upon a Flood Insurance Study (FIS). The FIS shows an approximate base flood elevation of 739.3' (NAVD88) for this site. Any structures built below the flood protection grade, which is the base flood elevation plus 2', must be designed and constructed to be watertight and be capable of resisting the effects of the regulatory flood. If the rezoning is approved, compliance with this requirement will be reviewed during the final site plan process.

The preliminary site plan shows the intent to comply with the required height, area and developmental regulations for the C-4 Automobile Oriented Commercial District. If any variances from these regulations are required, the Board of Zoning Appeals shall be petitioned when the final site plan is submitted.

With this petition, the property owner and contingent purchaser are only seeking to establish the proper zoning required for the proposed use. If approved, a detailed final site plan shall be submitted for Staff review and Plan Commission approval prior to construction. The final site plan shall address storm drainage, grading, utilities, landscaping, soil erosion control, and all other required improvements pertinent to the proposed development.

The conceptual building elevations show proposed exterior building materials consisting of a combination of an aluminum storefront system with glass panels, concrete masonry units, metal panels, and tile. It appears that the proposed materials do not comply with the City's design requirements for appropriate architectural materials (Section 137-380 (15) (a) – Design Review) which will require a developmental variance.

Regardless of the property being zoned for general commercial uses and located along the Grape Road commercial corridor, Staff is recommending that the request for rezoning be forwarded to the Common Council with an unfavorable recommendation. The proposed automatic car wash facility is not compatible with the existing multi-family residential use (assisted living facility) located adjacent to the site to the west. Although automobile uses exist up and down Grape Road, this smaller area changed in character when the Gates used auto sales facility was converted into a restaurant (Buffalo Wild Wings). Staff's concerns relate to the potential impact to the senior living community due to excessive exterior noise commonly associated with automatic car washing operations, blowers, and vacuums. We also feel that there is a potential negative impact regarding property values. Uses such as the Lexus dealership do not have exterior vacuums, car ports covers, flashing lights through glass as part of wash cycles, or an overabundance of signage that are typically associated with car washes.

In an effort to support the request for rezoning and address compatibility issues as noted above, Abonmarche Consultants, Inc., the Petitioner's consultant, provided the attached e-mail. Staff also recommends that the petitioner meet with the adjacent Tanglewood property owner to better assess the concerns raised by staff.

Since the August 14th Plan Commission meeting, Planning Staff, the contingent purchaser, the Petitioner's consultant, and a representative with Tanglewood Trace met to discuss the site design and proposed use. It appears that Tanglewood Trace no longer opposes the proposed rezoning and use of the property as an automatic car wash facility.

The Building, Fire, Electric, and Water Departments have reviewed and approved the rezoning request providing no additional comments.

The Engineering Department had no comments related to the rezoning petition but provided the following comments to be addressed with the final site plan:

1. An ingress/egress easement shall be provided within the site to allow access to the adjacent city-owned lift station. The City will remove the existing curb cut along Grape Road that currently provides access to the lift station.
2. Show all existing recorded easements.
3. Additional stormwater management and/or treatment may be required due to the site's proximity to Juday Creek.
4. All wash water shall be routed to sanitary sewer with an oil/water and grit separator.

RECOMMENDATION

Staff recommends Petition 18-21 to rezone an approximate 3.3 acre lot at the northwest corner of Grape Road and Tanglewood Lane (4405 & 4415 Grape Road) from C-1 General Commercial to C-4 Automobile Oriented Commercial for a proposed carwash facility be forwarded to the Common Council with an **favorable** recommendation. This recommendation is based on the following findings of fact:

1. Existing Conditions – The subject property consists of a vacant parcel of land with a large retention basin and wooded area, and is located along Grape Road, a highly travelled commercial corridor providing major north-south access through the City. Adjacent land uses include a multi-tenant commercial shopping center across Grape Road to the east, a restaurant to the south, and an assisted living facility to the west.
2. Character of Buildings – The character of the buildings in the area are predominantly multi-family residential and commercial.
3. The most desirable/highest and best use – Because of the parcel's location adjacent to an existing assisted living facility, it is the Staff's opinion that the most desirable use of the property is a less intensive commercial use such as those currently permitted in the C-1 General Commercial District. However, the Plan Commission stated that the highest and best use was the proposed car wash facility due to the existing commercial uses along the Grape Road corridor, lack of development within the northern part of the site that will provide a natural buffer between the assisted living facility and Grape Road, and the provisions for additional fencing and landscaping between the site and the assisted living facility.
4. Conservation of property values – It is the Staff's opinion that the proposed rezoning may be injurious to property values in the area. However, due to the above stated reasons, the Plan Commission believes that the adjacent property values will not be negatively impacted.
5. Comprehensive Plan – The 2000 Mishawaka Comprehensive Plan, created in 1990, guided general commercial development within this property. With the proposed fencing, landscaping, and lack of development within the northern part of the site, the proposed use is consistent with the general policies of encouraging compatible adjacent land uses.

ATTACHMENTS

Aerial Photograph, Site Photographs, Petition, Location Map, Conceptual Building Elevations & Architectural Elevation, Site Concept Plan, E-mail from Mike Huber, Planner, Abonmarche Consultants, Inc., dated 8/2/18



Aerial Photograph
Vacant Lot at Northwest Corner of Grape Road & Tanglewood Lane
4405 & 4415 Grape Road



P1. Looking northwesterly from the Grape Road & Tanglewood Lane intersection toward the parcel to be rezoned.



P2. Looking northeasterly from the Tanglewood Lane and the southwest corner of the parcel to be rezoned.



P3. Looking southwesterly from Grape Road and the city-owned lift station toward the parcel to be rezoned.



P4. Looking westerly from Grape Road and the city-owned lift station toward the parcel to be rezoned.

STAFF REPORT

Location: 2051 E. LaSalle Ave.

Date: Oct. 9, 2018

Petition: 18 24

Prepared By: KM

GENERAL INFORMATION

Applicant: Heather Coleman

Status: Property Owner

Request: Rezone from I-2 Heavy Industrial District to R-1 Single Family Residential

Zoning Classification: I-2 Heavy Industrial District

Lot Size: 81' X 260'

Applicable Regulations: Sec. 137-164 Residential R-1 District; Sec. 137-40 Plan Commission; & Sec. 137-41 Amendment to Zoning Ordinance and Zoning Map

SPECIAL INFORMATION

Area Development Pattern: North: R-1 Single Family Residential District
South: I-2 Heavy Industrial District
East: I-2 Heavy Industrial District
West: I-2 Heavy Industrial District

Thoroughfare: LaSalle Avenue between Home and Elder

School District: Penn-Harris-Madison School District

Public Utilities: Available

Comprehensive Plan: Industrial

ANALYSIS

The Petitioner is requesting to rezone 2051 E. LaSalle Avenue from I-2 Heavy Industrial District. The property is located between Home Street and Elder Road. Homes located across the street are zoned R-1 Single Family Residential and homes on the south side of LaSalle Avenue are zoned I-2 Heavy Industrial. There are industrial uses located behind the home.

The Petitioner states she is selling the home and it needs proper R-1 zoning for the buyer to obtain financing. Prior to the 1980's residential uses were permitted in industrial zoned districts. Around 1986 the Zoning Ordinance was amended to prohibit residential uses in certain districts. Originally constructed as a private residence, the home historically has remained residential in its use.

Pertinent City Departments have reviewed and approved the request.

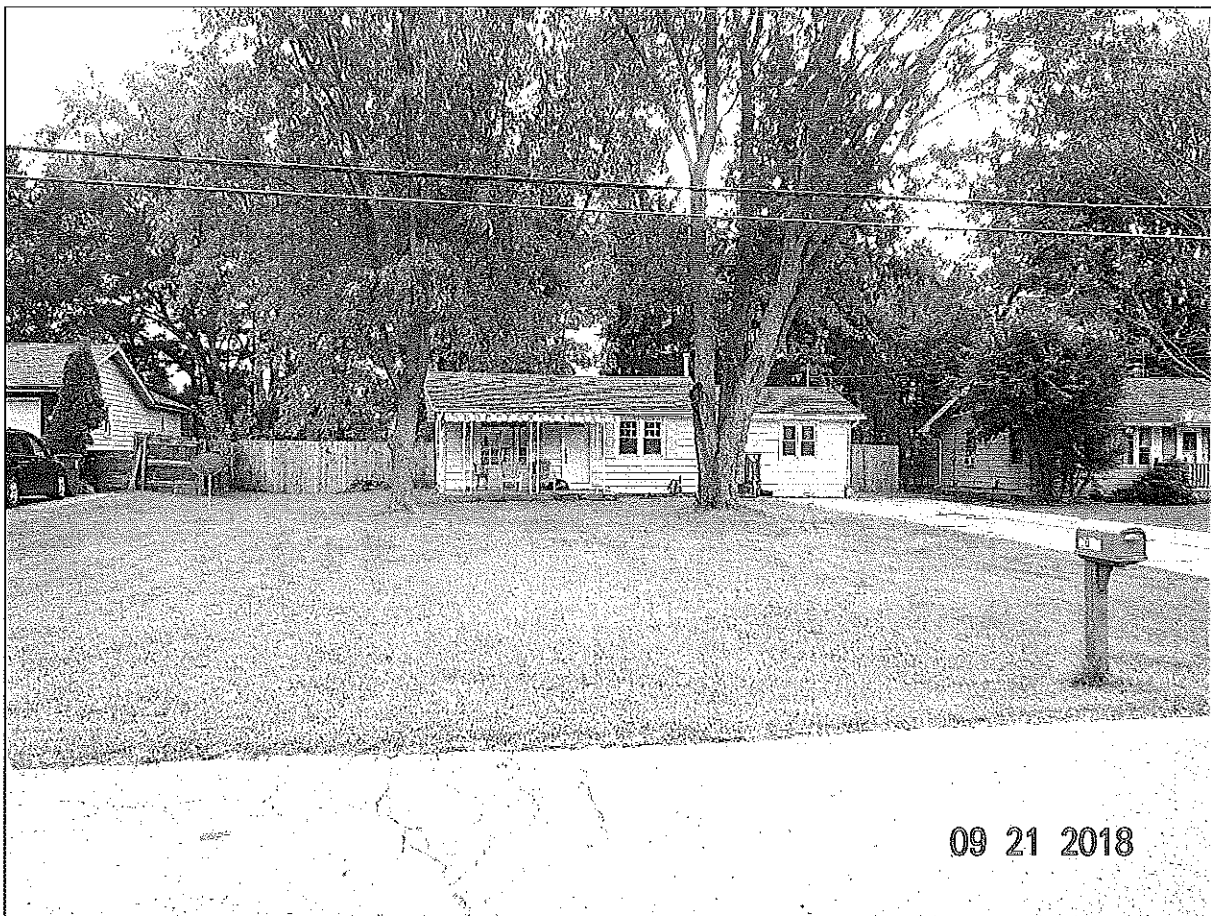
RECOMMENDATION

The Planning Department recommends **approval** of Petition 18-24 to rezone 2051 E. LaSalle Avenue from I-2 Heavy Industrial District to R-1 Single Family Residential District. This recommendation is based upon the following findings of fact:

1. There are industrial uses south of the property, but the neighborhood surrounding the property to the north, west, and east are used as single family dwellings, and its historic use as a single family dwelling would be compatible to the area;
2. Use and value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner because given the context of its location, its relationship to surrounding properties, and the potential of development as an industrial project, staff feels that the most desirable use for this property is its historical single-family use;
3. Because the parcel is located in an area of residential uses, the rezoning to R-1 Single-Family Residential is a desirable use for this property;
4. As opposed to the range of potential industrial development that could occur with its current zoning, rezoning this property to the R-1 Single-family Residential classification will have a favorable and stabilizing impact on the neighborhood, conserving property values in the immediate and surrounding residential neighborhood; and,
5. The City's Comprehensive Plan calls for industrial use, however, its historic use as a single family home is compatible and consistent with the historic residential uses in the area.

ATTACHMENTS

PETITION, PHOTOGRAPHS, AERIAL, LOCATION MAP



2051 E. LaSalle Avenue

STAFF REPORT

Location: 418 E. Mishawaka Ave.

Date: Oct. 9, 2018

Petition: 18 25

Prepared By: KM

GENERAL INFORMATION

Applicant: Jack B. and Amanda Dorman

Status: Property Owners

Request: Rezone from C-1 General Commercial District to R-1 Single Family Residential

Zoning Classification: C-1 General Commercial District

Lot Size: 66' X 132'

Applicable Regulations: Sec. 137-164 Residential R-1 District; Sec. 137-40 Plan Commission; & Sec. 137-41 Amendment to Zoning Ordinance and Zoning Map

SPECIAL INFORMATION

Area Development Pattern: North: R-1 Single Family Residential District
South: C-5 Neighborhood Commercial District
East: C-1 General Commercial District
West: R-1 Single Family Residential District

Thoroughfare: Mishawaka Avenue between Division and Locust

School District: School City of Mishawaka

Public Utilities: Available

Comprehensive Plan: Residential

ANALYSIS

The Petitioners are requesting to rezone 418 E. Mishawaka Avenue from C-1 General Commercial District to R-1 Single Family Residential District. The property is located on Mishawaka Avenue between Division and Locust Streets. The neighborhood consists mainly of residential homes with some commercial nearby. The property is located immediately to the west of the former bait shop and soon to be home of Scoobie's Restaurant.

The Petitioners state they are selling the home and it needs proper R-1 zoning for buyers to obtain financing. Prior to the 1980's residential uses were permitted in commercial zoned districts. Around 1986 the Zoning Ordinance was amended to prohibit residential uses in certain districts. Originally constructed as a private residence, the home historically has remained residential in its use.

Pertinent City Departments have reviewed and approved the request.

RECOMMENDATION

The Planning Department recommends **approval** of Petition 18-25 to rezone 418 E. Mishawaka Avenue from C-1 General Commercial District to R-1 Single Family Residential District. This recommendation is based upon the following findings of fact:

1. There are commercial uses east of the property, but the neighborhood surrounding the property is primarily residential in nature, and its historic use as a single family dwelling would be compatible to the area;
2. Use and value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner because given the context of its location, its relationship to surrounding properties, and the potential of development as a commercial project, staff feels that the most desirable use for this property is its historical single-family use;
3. Because the parcel is located in an area of residential uses, the rezoning to R-1 Single-Family Residential is a desirable use for this property;
4. As opposed to the range of potential commercial development that could occur with its current zoning, rezoning this property to the R-1 Single-family Residential classification will have a favorable and stabilizing impact on the neighborhood, conserving property values in the immediate and surrounding residential neighborhood; and,
5. The City's Comprehensive Plan calls for residential and its historic use as a single family home is compatible and consistent with the historic residential uses in the area.

ATTACHMENTS

PETITION, PHOTOGRAPHS, AERIAL, LOCATION MAP



418 E. Mishawaka Avenue

STAFF REPORT

Location: Portions of Pine and Madison Streets, and an 14' wide east-west alley all being adjacent to Lots 6, 7, and 8 in the Riverside Addition and Lot 1A in the Center for Hospice Subdivision Date: October 9, 2018

Petition: 18-27

Prepared By: DJS

GENERAL INFORMATION

Applicant: Foundation for the Center for Hospice and Palliative Care, Inc., and Robert L. & Patricia Kay Goeller

Status: Adjacent Property Owners

Request: Vacate Public Right-of-Way

Zoning Classification: Right-of-Way

Applicable Regulations: IC 36-7-3-12 and 13

SPECIAL INFORMATION

Area Development Pattern: North: R-1 Single-Family Residential (Residential)
South: C-3 City Center Commercial (Institutional/Part of Center for Hospice campus currently under construction and an existing office building)
East: R-1 Single-Family Residential (Vacant & Residential)
West: C-3 City Center Commercial (Institutional/Part of Center for Hospice campus currently under construction)

Thoroughfare: Pine and Madison Streets

School District: School City of Mishawaka

Public Utilities: Public Right-of-Way

Comprehensive Plan: The Mishawaka 2000 Comprehensive Plan identifies a preferred or planned use for the adjacent property as Low Density Residential and Open Space.

ANALYSIS

The Petitioners, the Foundation for the Center for Hospice and Palliative Care, Inc., and Robert L. and Patricia Kay Goeller, are requesting to vacate portions of N. Pine Street and Madison Street, and a 14' wide east-west alley lying east of Pine Street between Madison Street and Comfort Place. All right-of-way to be vacated is currently improved as a public street and alley. If the vacation is approved, utility easements will remain.

The Center for Hospice is proposing to construct a parking lot, access drives, and sidewalks within both the vacated right-of-way and the adjacent Lots 6, 7, and 8 in the Riverside Addition at the northeast corner of Pine and Madison Street. The lot will provide additional parking for a building addition and a new building currently under construction to the west and south. A site plan (AD 18-N) for the proposed

parking lot and associated improvements, as attached, and a rezoning petition (Petition 18-28) for said Lots 6, 7, and 8 were submitted concurrently with the vacation petition. Said lots will be rezoned from R-1 Single-Family Residential to C-3 City Center Commercial as the current zoning district does not allow for commercial parking lots.

The portion of Madison Street, which will remain within a 30' wide public right-of-way, will be reconfigured to a one-way street between Cedar Street and the north-south alley to west. Angled parking will be provided along the south side of this street. A small portion of the southeast corner of Lot 8 in said Riverside Addition will be dedicated as public right-of-way due to the realignment of the adjacent alley. This additional right of way is shown on the attached "Center for Hospice Subdivision Second Replat" (Replat 18-29) also submitted concurrently with the vacation petition.

If this petition is approved, the Center for Hospice, being the owner of Lots 6, 7, and 8 in Riverside Addition, will be deeded the south 7' of the vacated alley, while Robert L. & Patricia Kay Goeller, being the owner of Lots 9 and 10 in Riverside Addition (312 N. Pine Street), will be deeded the north 7' of the vacated alley. Per discussions with the applicant's consultant, it is understood that the Goeller's portion of the vacated alley will then be transferred to the Center for Hospice to accommodate the new parking lot. In order for the Goellers to maintain legal access to an existing garage, which faces the alley to be vacated, an ingress/egress easement will need to be established and recorded. Staff feels that this easement should be recorded separately from the replat. In the long term, the Center for Hospice has plans to purchase the Goeller property and will likely demolish the existing house and garage. A copy of the recorded easement agreement shall be provided to the City. All portions of the Pine and Madison Street right-of-way to be vacated will be deeded to the Center of Hospice as they currently own all the adjacent parcels.

All City departments have reviewed the proposed right-of-way vacation and recommend approval.

The Engineering Department requested that a written agreement be provided stating that the Center for Hospice will perpetually maintain Pine Street and Madison Street from Comfort Place to N. Cedar Street.

The Fire Department commented that the loop access drive west of the section of N. Pine Street to be vacated be signed as "No Parking - Fire Lane" with a painted yellow curb.

The Electric Department commented that any existing electrical facilities requiring relocation not covered under the Terms and Conditions of Electrical Service shall be at the owner's or developer's expense. Utility easements shall be maintained if the existing electric is not relocated.

RECOMMENDATION

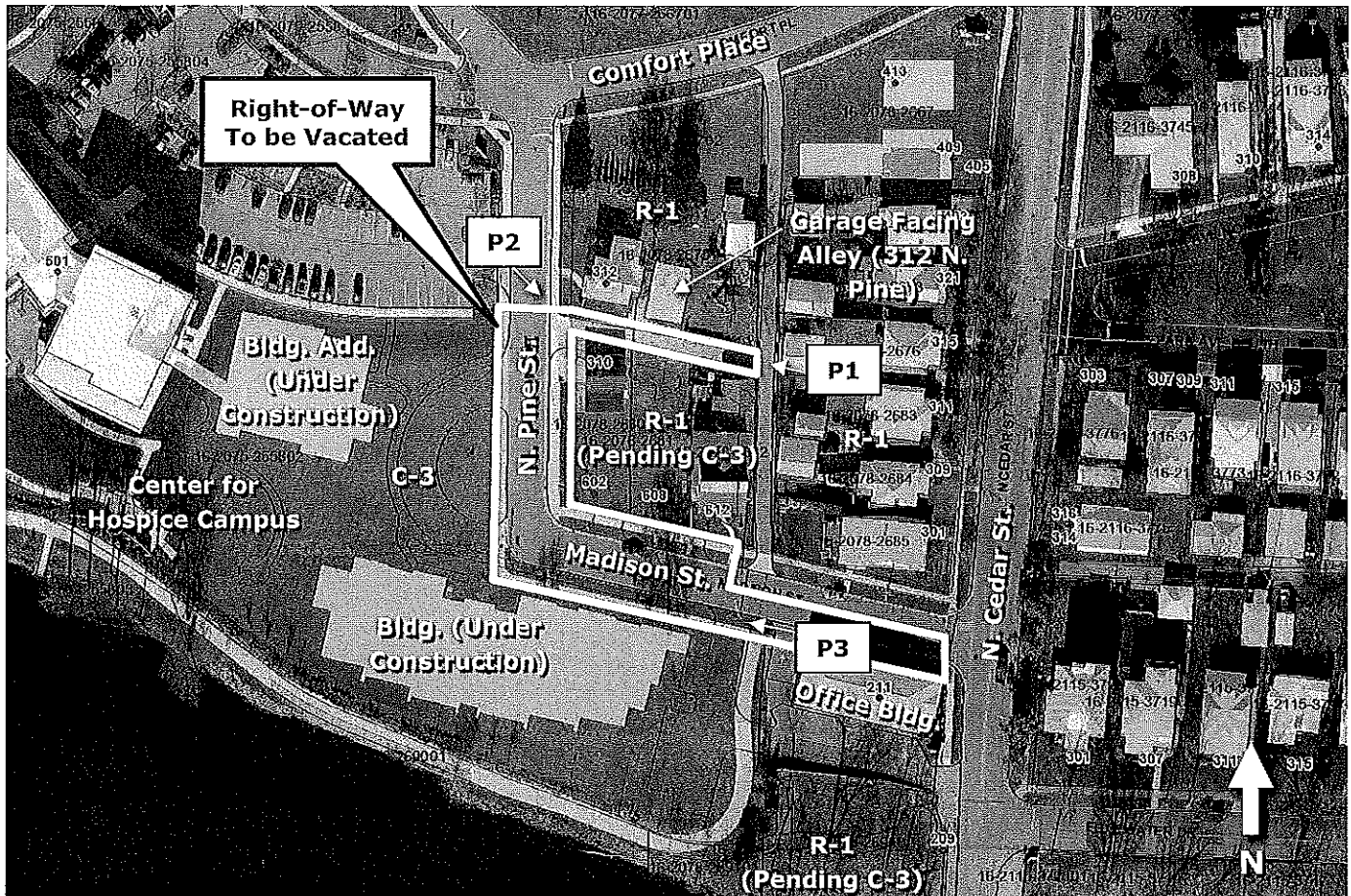
Staff recommends in favor of Petition 18-27 to vacate portions of N. Pine Street and Madison Street, and a 14' wide east-west alley lying east of Pine Street between Madison Street and Comfort Place. This recommendation is based on the following findings of fact:

- 1) The vacation will not hinder the growth or orderly development of the neighborhood. The vacation will allow a new parking lot, access drives, and sidewalks to be constructed for the adjacent Center for Hospice campus.
- 2) The vacation of the established right-of-way will not make access to any adjacent property difficult or inconvenient. An ingress/egress easement shall be established and recorded to provide legal access to an existing garage located to the north of the vacated alley.
- 3) The street does not provide access to any church, school, public building or place and thus will not hinder the public's access to any of the aforementioned destination;
- 4) The proposed vacation will not hinder the use of any public way, utility or place.

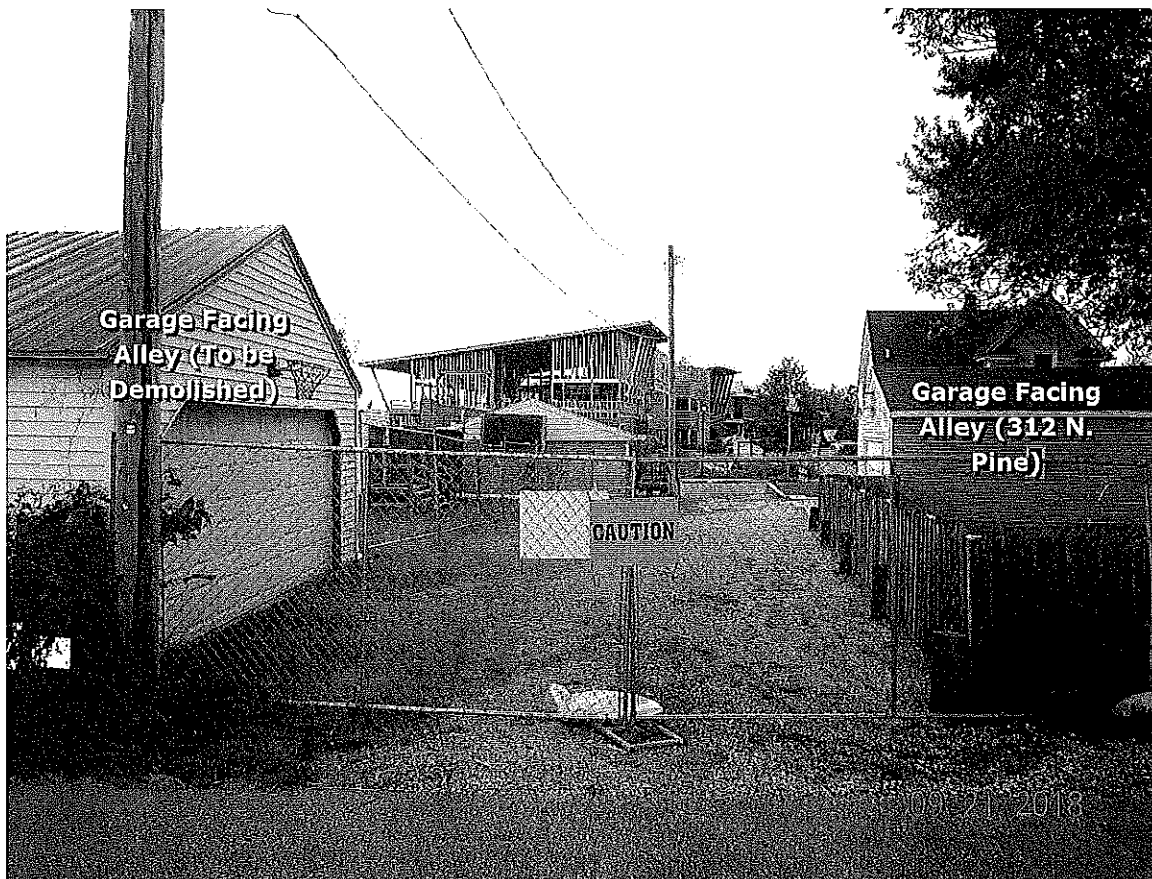
- 5) This petition is not in specific conflict with the goals, objectives, and policies of the Comprehensive Plan.

ATTACHMENTS

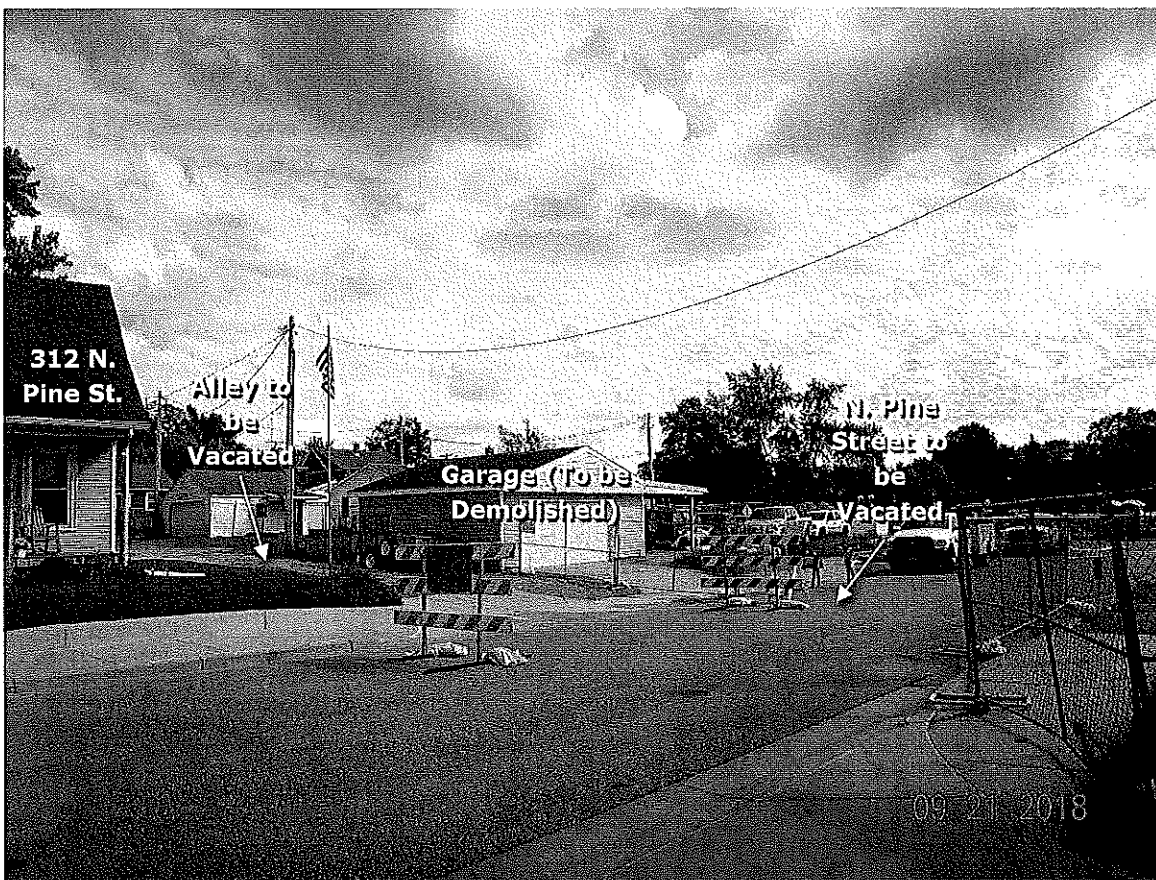
Aerial Photograph of the Right-of-Way to be Vacated, Photos, Petition, Location Map, Site Plan for the Proposed Parking Lot, Subdivision Replat



Aerial Photograph
Portions of N. Pine Street and Madison Street, and a 14' wide E-W Alley to be vacated



P1. Looking westerly along the 14' alley to be vacated from the adjacent alley.



P2. Looking southeasterly from the intersection of the E-W 14' wide alley and portion of N. Pine Street to be vacated.



P3. Looking westerly along the portion of Madison Street to be vacated.

STAFF REPORT

Location: 602, 608, and 612 Madison Street, and 209 N. Cedar Street

Date: October 9, 2018

Petition: 18- 28

Prepared By: DJS

GENERAL INFORMATION

Applicant: Foundation for the Center for Hospice and Palliative Care, Inc. & The City of Mishawaka, Department of Redevelopment

Status: Property Owners

Request: To rezone from R-1 Single-Family Residential District to C-3 City Center Commercial District to allow for the construction of parking lot and extension of the Mishawaka Riverwalk

Zoning Classification: R-1 Single-Family Residential District

Lot Size: Approximately 0.33 acres including three parcels at 602, 608 & 612 Madison Street & 0.22 acres including two parcels at 209 N. Cedar Street

Applicable Regulations: Section 137-358 thru 137-360 / C-3 City Center Commercial District & Section 137-41 / Amendments to the Zoning Map

SPECIAL INFORMATION

Area Development Pattern: North: R-1 Single-Family Residential (Residential) north of the Madison Street parcels, and C-3 City Center Commercial (Office/Center for Hospice) north of the N. Cedar Street parcels

South: C-3 City Center Commercial (Institutional/Part of Center for Hospice campus currently under construction) south of the Madison Street parcels, and the St. Joseph River south of the N. Cedar Street parcels

East: R-1 Single-Family Residential (Residential)

West: C-3 City Center Commercial (Institutional/Part of Center for Hospice campus currently under construction & Public Recreational Space/Mishawaka Riverwalk)

Thoroughfare: N. Pine Street, Madison Street, and N. Cedar Street

School District: School City of Mishawaka

Township: Penn Township

Public Utilities: All utilities are available and/or will be extended/connected to the site at the owner's/developer's expense

Comprehensive Plan: The Mishawaka 2000 Comprehensive Plan identifies a preferred or planned use for this property as Low Density Residential and Open Space.

ANALYSIS

The Petitioners, the Foundation for the Center for Hospice and Palliative Care, Inc., and the City of Mishawaka, Department of Redevelopment, are requesting to rezone three (3) platted residential lots along Madison Street, and two (2) parcels of land along N. Cedar from R-1 Single-Family Residential to C-3 City Center Commercial.

The parcels at the northeast corner of Madison Street and N. Pine Street, which total approximately 0.33 acres, were acquired by the Center for Hospice between 2014 and 2018. The dwellings on the two westerly lots have been demolished with the remaining house at 612 Madison Street serving as a construction office. After completion of the Hospice staff building and the Ernest M Raclin House, an inpatient care facility, to the west and south, all structures within these parcels will be razed. Development plans for this area, as shown on the attached site plan (AD 18-N), include a new parking lot, access drives, and sidewalks. The parcels must be rezoned since parking lots are not a permitted use within the R-1 Single-Family Residential District.

The parcels at the northwest corner of N. Cedar Street and the St. Joseph River, which total approximately 0.22 acres, were acquired by the City of Mishawaka, Department of Redevelopment, between 2010 and 2017. A small northern portion of these parcels, where indicated on the attached site plan, will be transferred to the Center for Hospice for additional parking. This area will be a part of Lot 1B of the proposed "Center for Hospice Subdivision Second Replat" (Replat 18-29), which was submitted concurrently with the rezoning petition. A copy of the replat is also attached. The southern portion of these parcels will be utilized for the extension of the Mishawaka Riverwalk along the river bank to N. Cedar Street. The parcels must be rezoned since a portion of the lots will provide additional parking for the Center for Hospice.

Staff supports the request for rezoning since it represents the next, and most likely, final phase in the development of Center for Hospice campus. The proposed additional parking areas and the extension of the river walk are low intensity uses compatible with the adjacent existing single-family residential uses to the north and east. Conceptual planning for the Center for Hospice campus began over seven years ago with property acquisitions, demolitions and clearing, rezoning and subdivision approvals, and street and infrastructure improvements taking place.

The Engineering, Building, Fire, and Water Departments have reviewed and approved the rezoning request providing no additional comments.

The Electric Department commented that any existing electrical facilities requiring relocation not covered under the Terms and Conditions of Electric Services shall be at the owner's/developer's expense.

RECOMMENDATION

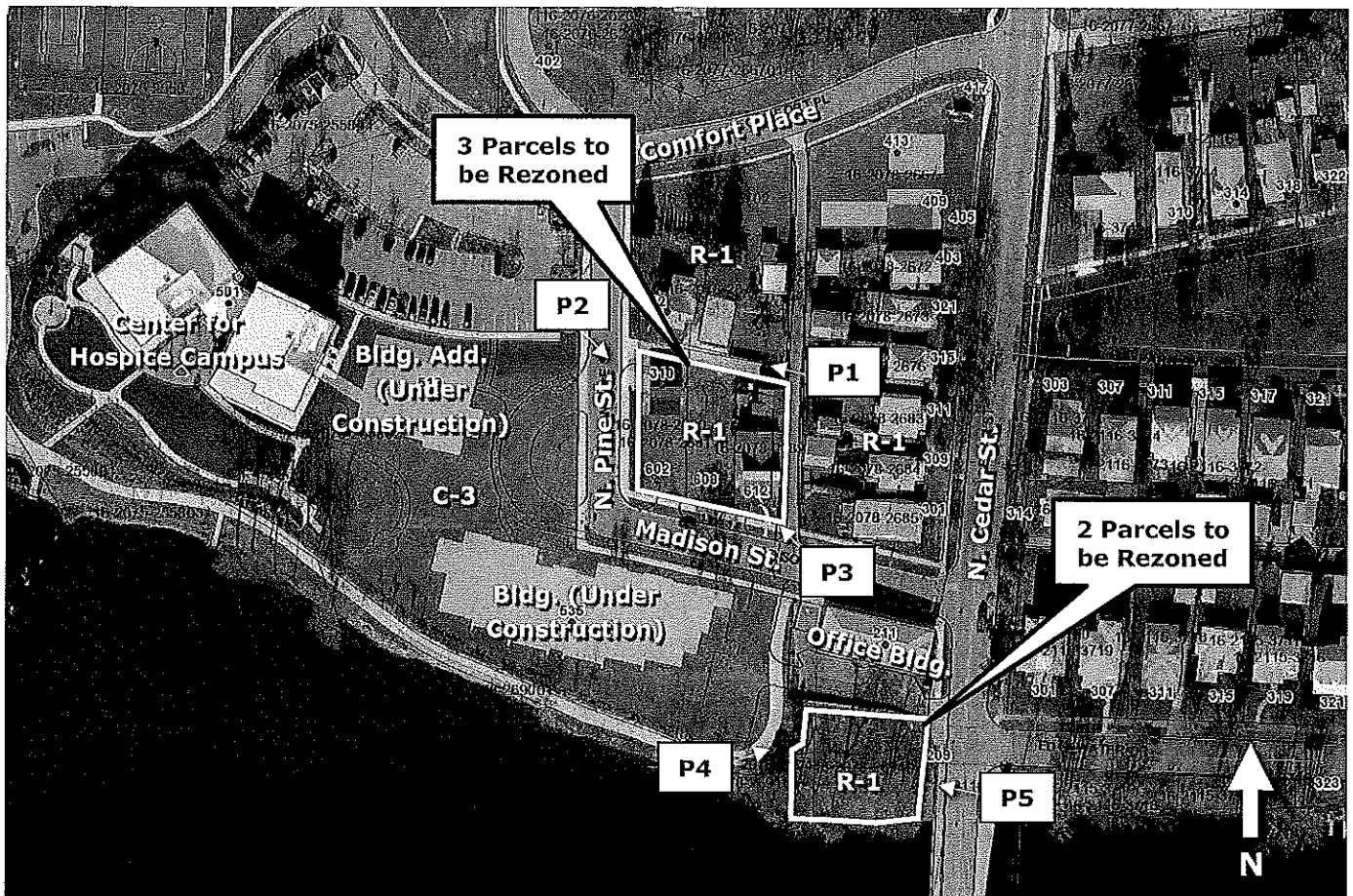
Staff recommends in **favor** of Petition 18-28 to rezone multiple parcels at 602, 608, and 612 Madison Street, and 209 N. Cedar Street from R-1 Single-Family Residential to C-3 City Center Commercial to allow for the construction of a parking lot and extension of the Mishawaka Riverwalk. This recommendation is based on the following findings of fact:

1. Existing Conditions – The subject properties, located at the northeast corner of Madison Street and N. Pine Street and at the northwest corner of N. Cedar Street and the St. Joseph River, are primarily vacant parcels previously used for residential purposes. One dwelling, currently used as construction office, and several accessory structures remain on the Madison Street parcels. Adjacent land uses include the Center for Hospice campus to the west and south, in which a staff building and inpatient care facility are currently under construction, and single-family residential uses to north and east.
2. Character of Buildings – The adjacent properties include a combination of one and two-story office, residential care, and single-family residential structures.

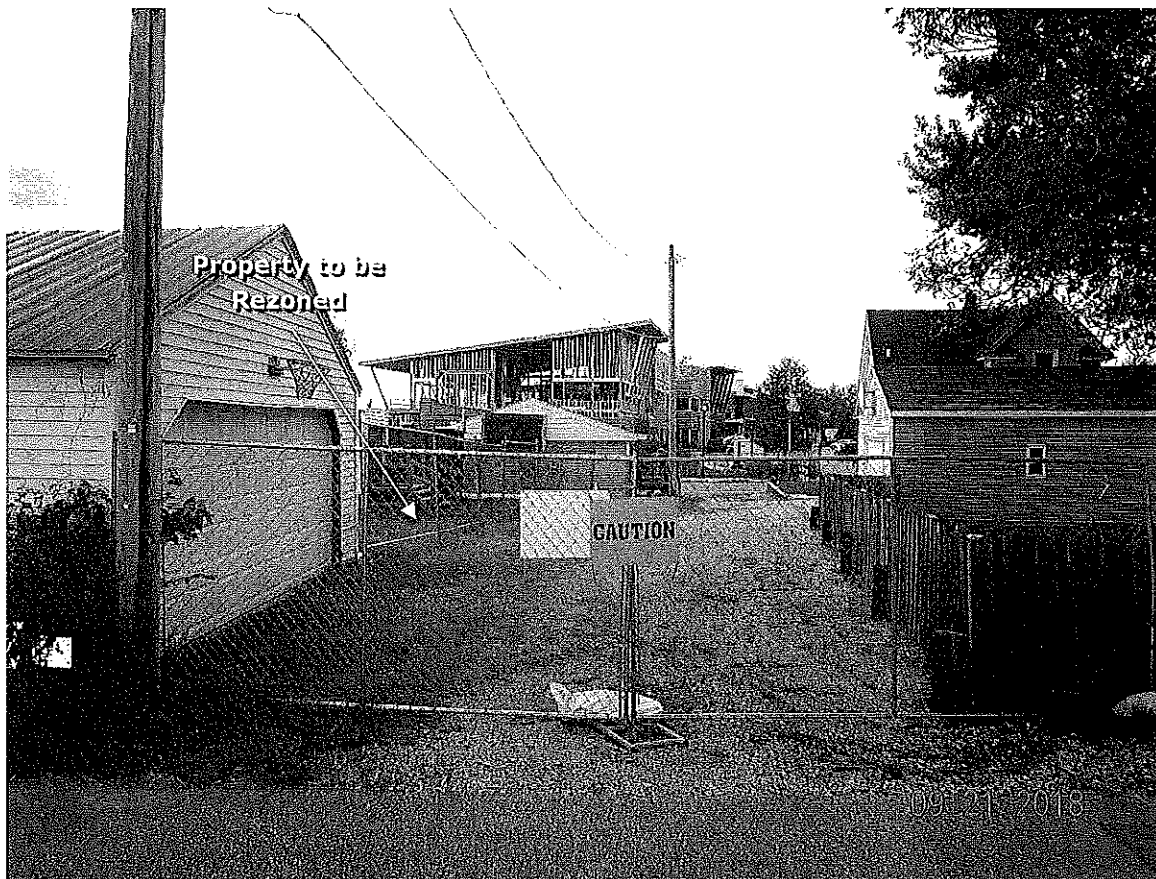
3. The most desirable/highest and best use – Due to the parcels location adjacent to the existing Center for Hospice campus, single-family residential uses, and the Mishawaka Riverwalk, the most desirable use of the property is a continuation of these adjacent uses.
4. Conservation of property values – The rezoning should not be injurious to property values in the area. The proposed parking lot and public recreational uses are compatible with the adjacent existing uses.
5. Comprehensive Plan – The 2000 Mishawaka Comprehensive Plan, created in 1990, designated the property as Low Density Residential and Open Space. The proposed rezoning is consistent with the Comprehensive Plan in that the proposed uses are low intensity uses that do not conflict with the goals and objectives of the plan.

ATTACHMENTS

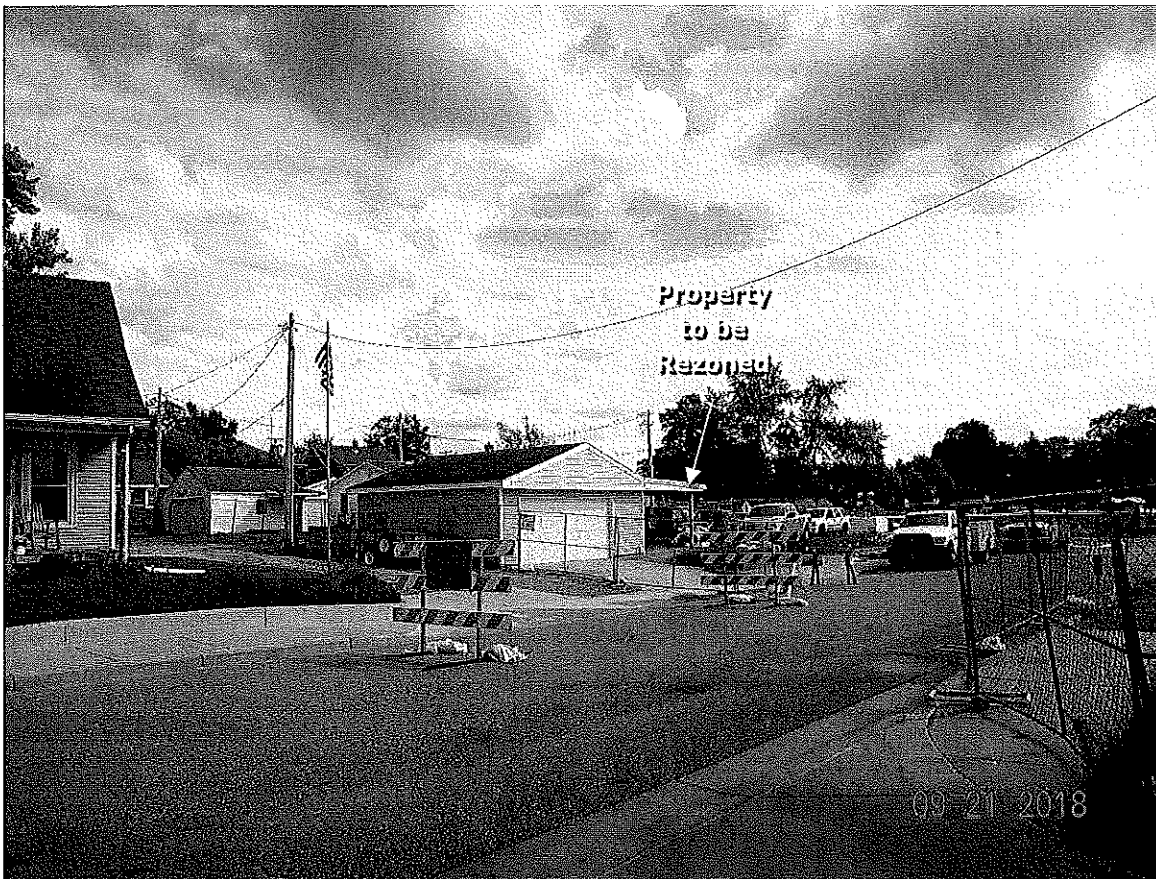
Aerial Photograph, Photographs, Petition, Location Map, Site Plan (AD-N), Replat



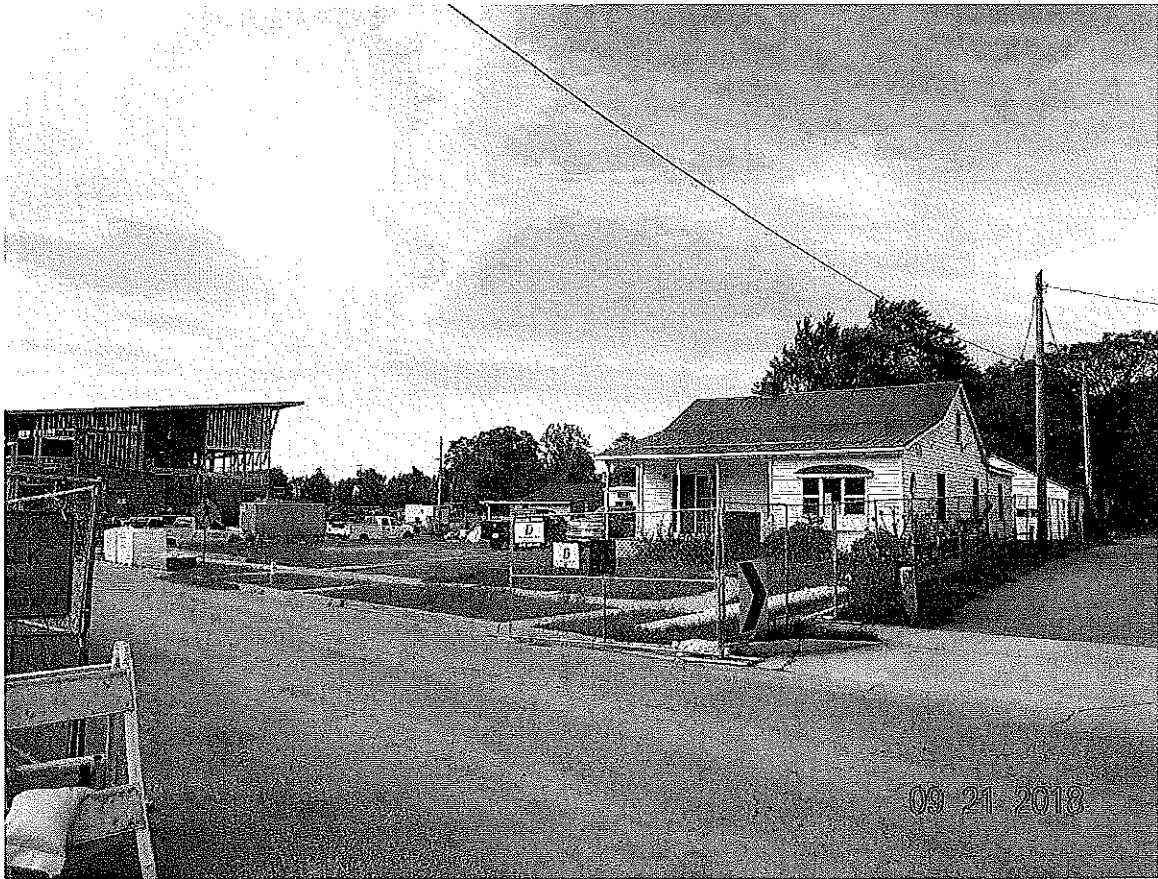
Aerial Photograph
Property along Madison Street & N. Cedar Street to be rezoned.



P1. Looking westerly along the existing 14' alley and the north property line of the Madison Street parcels to be rezoned.



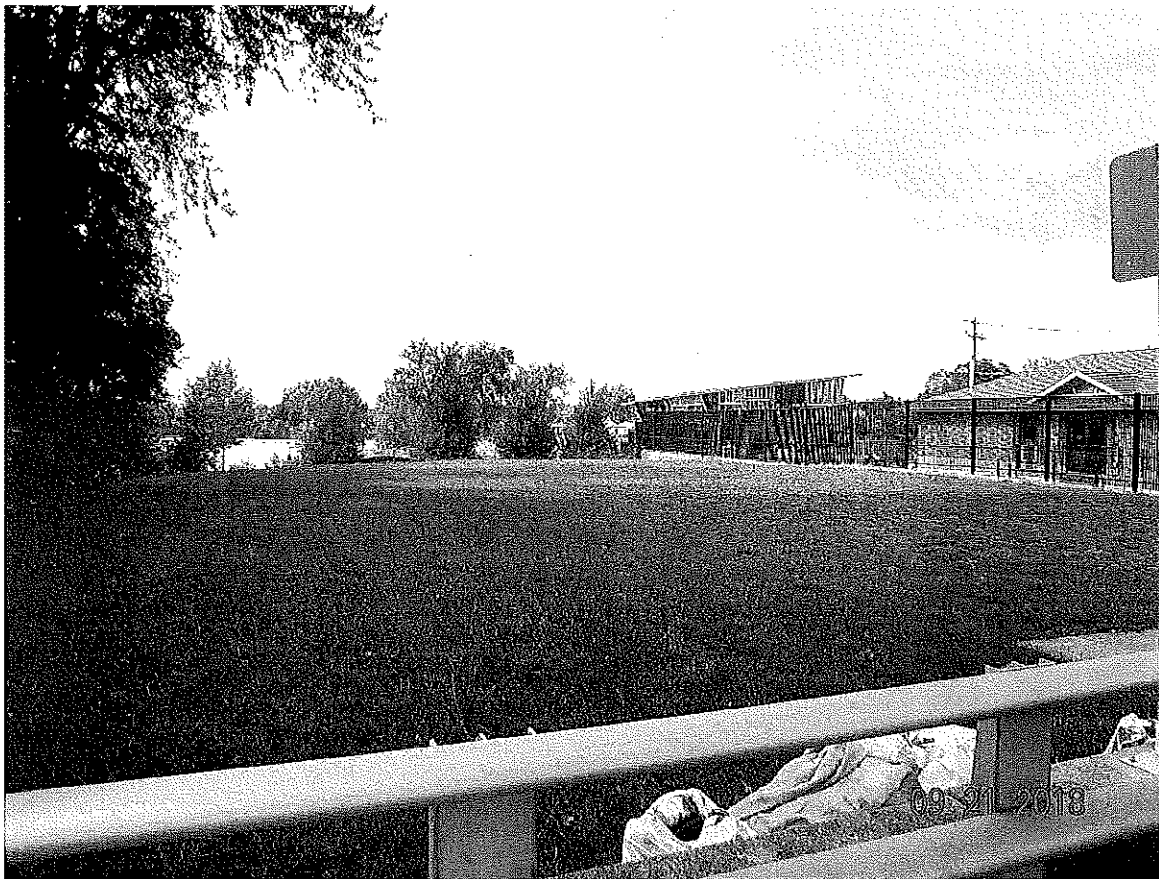
P2. Looking southeasterly from the intersection of the E-W 14' wide alley N. Pine Street toward the parcels to be rezoned.



P3. Looking northwesterly from Madison Street toward the parcels to be rezoned and the existing structure currently being used as a construction office.



P4. Looking easterly from the existing Mishawaka Riverwalk toward the parcels along N. Cedar Street to be rezoned.



P5. Looking westerly from N. Cedar Street toward the parcels to be rezoned.



CITY OF MISHAWAKA



200 N. Church St.
Mishawaka, IN 46544

Police Department

Kenneth L. Witkowski, Chief
David A. Wood, Mayor

October 15, 2018

Mayor David Wood
Honorable Council Members
Rebecca Miller, Controller
Budget/Finance Committee

Re: US Department of Justice, Justice Assistance Grant (JAG) 2018 Application 2018-H3610-IN-DJ,
Award 2018-DJ-BX-0095 **Non-matching Grant**

Dear Mayor Wood and Honorable Council Members:

The Mishawaka Police Department was awarded a 2018 Department of Justice Grant, Justice Assistance Grant (hereby referred to as JAG) award of \$12,151.00 for police equipment. As part of the requirements, an administrative review/advisory process is required for the awarding of this grant.

The JAG is a non-matching grant. We are planning on using the funds to purchase equipment. We have determined the best uses of these funds are: SWAT headsets, digital cameras, radars, Motorola APX6000 Radio, E-Ticket units.

If you have any questions, please feel free to contact me. Thank you for your time and consideration.

Respectfully,

Kenneth L. Witkowski
Chief of Police

KLW:dcw

EMERGENCY 911
FRONT DESK (574) 258-1678
DETECTIVE BUREAU (574) 258-1684
RECORDS (574) 258-1681

CHIEF (574) 258-1683
UNIFORM CHIEF (574) 258-1688
TRAFFIC DIVISION (574) 259-2966
FAX (574) 258-1690

Notice to Public

The City of Mishawaka, Police Department has received notice of an award through the U.S. Department of Justice, FY2018 Edward Byrne Memorial Justice Assistance Grant (JAG) Program in the amount of \$12,151.00. This notice is our intention to for the use of these funds, which is a requirement of the process. Funds are used for law enforcement technology, equipment, and programs. This is not a matching grant. The use of these funds will be determined and presented to the Common Council at their meeting in room 205 City Hall, 600 E. Third Street, Mishawaka, IN at 6:45 P.M. (local time) on Tuesday, October 15, 2018. Comments from citizens and Neighborhood or Community Based Organizations will be heard at that time. Questions or comments prior to the meeting may be directed to the Division Chief of Services, Russ Haimbaugh at (574) 968-0943.

1st Reading
2nd Reading
Passed
Failed
Continued To

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 11 2018

CITY CLERK
MISHAWAKA, IN

PETITION 18-21

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2018-24

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 137, OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED, COMMONLY KNOWN AS "THE ZONING ORDINANCE OF 1966" OF THE CITY OF MISHAWAKA, INDIANA.

WHEREAS, the Plan Commission of the City of Mishawaka, Indiana, has recommended the reclassification of the zoning as herein set forth of the real estate hereinafter described.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, that:

Section 1. Chapter 137, of the Municipal Code of the City of Mishawaka, commonly known as "The Zoning Ordinance of 1966", be, and the same is hereby amended as follows:

The following described real estate in the City of Mishawaka, Clay Township, St. Joseph County, State of Indiana, to-wit:

Lot 3AA Second Replat of Healthquest-Grape Road Minor Subdivision, City of Mishawaka, Clay Township, St. Joseph County, State of Indiana

COMMON ADDRESS: 4405 and 4415 Grape Road

which real estate is now classified as C-1 General Commercial District shall hereafter be within and a part of that District known as C-4 Automobile Oriented Commercial District designated in "The Zoning Ordinance of 1966" as amended.

Section 2. The Common Council of the City of Mishawaka, Indiana, hereby finds that:

1. Existing Conditions – The subject property consists of a vacant parcel of land with a large retention basin and wooded area, and is located along Grape Road, a highly travelled commercial corridor providing major north-south access through the City. Adjacent land uses include a multi-tenant commercial shopping center across Grape Road to the east, a restaurant to the south, and an assisted living facility to the west.
2. Character of Buildings – The character of the buildings in the area are predominantly multi-family residential and commercial.
3. The most desirable/highest and best use – Because of the parcel's location adjacent to an existing assisted living facility, it is the Staff's opinion that the

Proposed Ordinance No: _____

Ordinance No: _____

most desirable use of the property is a less intensive commercial use such as those currently permitted in the C-1 General Commercial District. However, the Plan Commission stated that the highest and best use was the proposed car wash facility due to the existing commercial uses along the Grape Road corridor, lack of development within the northern part of the site that will provide a natural buffer between the assisted living facility and Grape Road, and the provisions for additional fencing and landscaping between the site and the assisted living facility.

4. Conservation of property values – It is the Staff's opinion that the proposed rezoning may be injurious to property values in the area. However, due to the above stated reasons, the Plan Commission believes that the adjacent property values will not be negatively impacted.
5. Comprehensive Plan – The 2000 Mishawaka Comprehensive Plan, created in 1990, guided general commercial development within this property. With the proposed fencing, landscaping, and lack of development within the northern part of the site, the proposed use is consistent with the general policies of encouraging compatible adjacent land uses.

Section 3. This Ordinance shall be in full force and effect from and after its passage, due attestation and legal publication.

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of _____, 2018, at _____ o'clock ____M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2018, at _____ o'clock ____M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2018, at _____ o'clock ____M.

David A. Wood, Mayor

July 24, 2018

RECEIVED
DEBORAH S. BLOCK, MMC

Honorable Members of the
Common Council
City of Mishawaka, Indiana
and
Mishawaka City Plan Commission
City of Mishawaka, Indiana

JUL 31 2018

CITY CLERK
MISHAWAKA, IN

RE: PETITION TO REZONE

The undersigned Garatoni Holdings LP V respectfully show they are the owners of the following described real estate, and the undersigned Wyant Properties LLC respectfully show they are the contract purchasers of the following described real estate, located in the City of Mishawaka, County of St. Joseph, State of Indiana, to-wit:

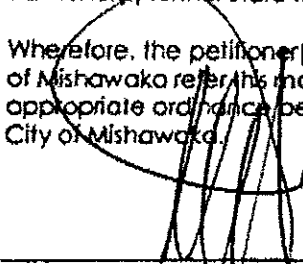
Lot 3AA Second Replat of Healthquest-Grape Rd Minor NP #2297 04-05-11

Address: 4405 & 4415 Grape Road, Mishawaka, IN 46545
Parcel ID: 029-1001-001311

Garatoni Holdings LP V owns one hundred (100%) percent of the above described parcel of land which carries a zoning classification of C-1, General Commercial District. Wyant Properties LLC will own one hundred (100%) percent of the above described parcel of land which carries a zoning classification of C-1, General Commercial District. Said property is a vacant commercial lot.

Petitioner(s) desire said real estate to be rezoned to C-4, Auto-Oriented Commercial District. Petitioner(s) further state that they intend to utilize said land for a car wash facility.

Wherefore, the petitioner(s) pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted rezoning the above described parcel of land located in the City of Mishawaka.



Garatoni Holdings LP V

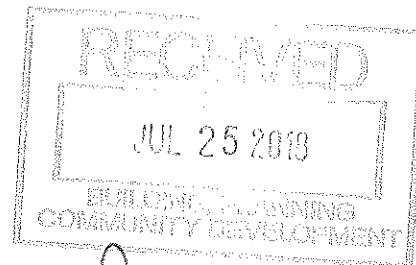


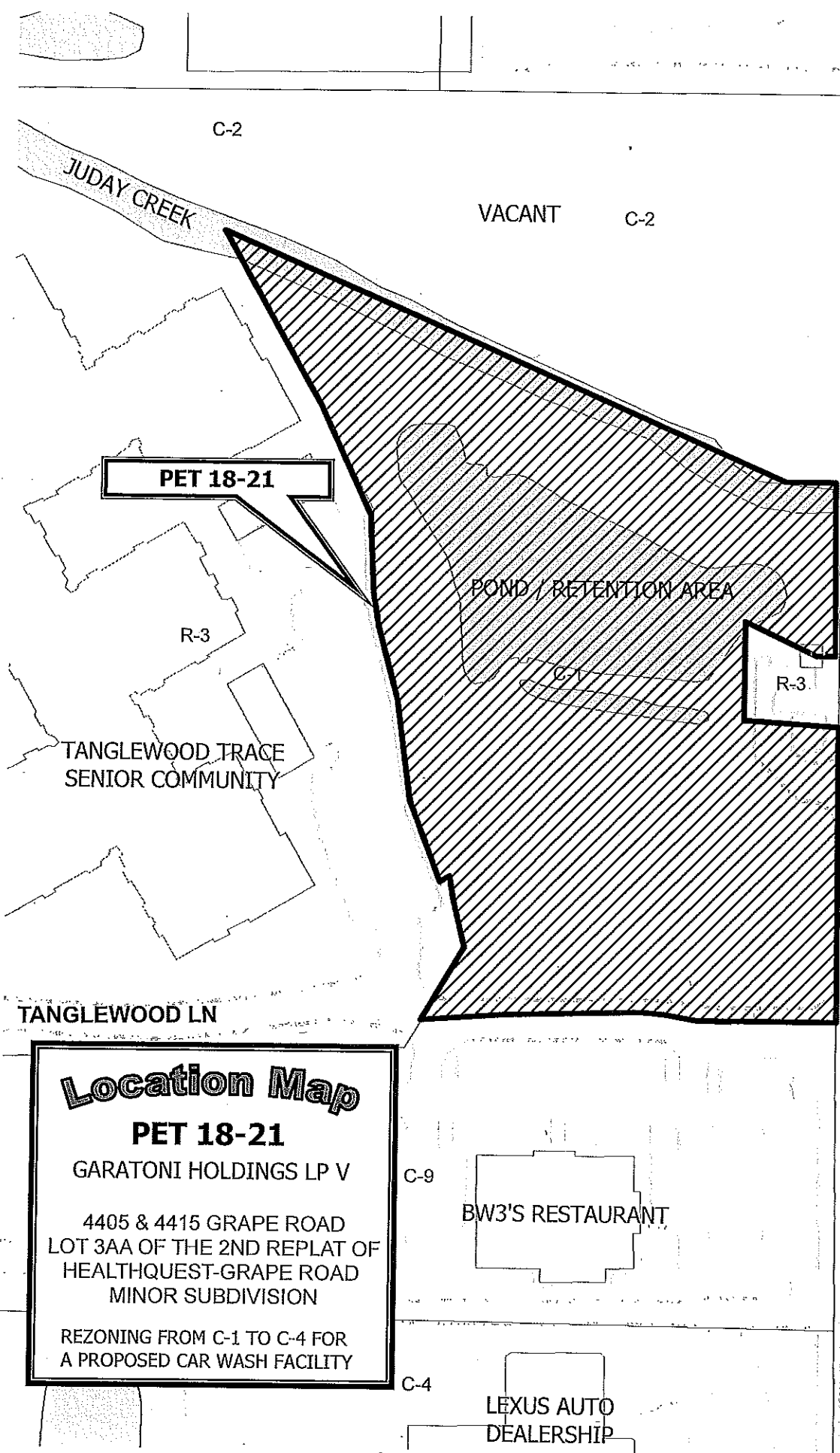
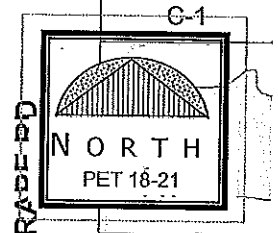
John Wyant, Wyant Properties LLC

CONTACT PERSON:
Abonmarche Consultants, Inc. (Attn, Brian McMorrow)
750 Lincoln Way East
South Bend, IN 46601
574.314.1022
bmcmorrow@abonmarche.com

Garatoni Holdings Limited Partnership V
By: The Garatoni Holdings Management, LLC, General Partner
By: Garatoni Holdings Irrevocable Trust, Sole Member
By:

Steven L. Garatoni, Trustee





Location Map
PET 18-21
GARATONI HOLDINGS LP V
4405 & 4415 GRAPE ROAD
LOT 3AA OF THE 2ND REPLAT OF
HEALTHQUEST-GRAPE ROAD
MINOR SUBDIVISION
REZONING FROM C-1 TO C-4 FOR
A PROPOSED CAR WASH FACILITY

OCT 11 2018

CITY CLERK
MISHAWAKA, IN

PETITION 18-24

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2018-25

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 137, OF THE MUNICIPAL
CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME
AMENDED, COMMONLY KNOWN AS "THE ZONING ORDINANCE OF 1966" OF
THE CITY OF MISHAWAKA, INDIANA.

WHEREAS, the Plan Commission of the City of Mishawaka, Indiana, has
recommended the reclassification of the zoning as herein set forth of the real estate
hereinafter described.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY
OF MISHAWAKA, INDIANA, that:

Section 1. Chapter 137, of the Municipal Code of the City of Mishawaka,
commonly known as "The Zoning Ordinance of 1966", be, and the same is hereby
amended as follows:

The following described real estate in the City of Mishawaka, Penn Township,
St. Joseph County, State of Indiana, to-wit:

Lot 111, Citizens Home Co. McKinley Highway Plat, City of Mishawaka, Penn
Township, St. Joseph County, State of Indiana

COMMON ADDRESS: 2051 East LaSalle Avenue

which real estate is now classified as I-2 Heavy Industrial District shall hereafter be
within and a part of that District known as R-1 Single Family Residential District
designated in "The Zoning Ordinance of 1966" as amended.

Section 2. The Common Council of the City of Mishawaka, Indiana, hereby
finds that:

1. There are industrial uses south of the property, but the neighborhood
surrounding the property to the north, west, and east are used as single
family dwellings, and its historic use as a single family dwelling would be
compatible to the area;
2. Use and value of the area adjacent to the property included in the rezoning
will not be affected in a substantially adverse manner because given the
context of its location, its relationship to surrounding properties, and the
potential of development as an industrial project, staff feels that the most
desirable use for this property is its historical single-family use;

Proposed Ordinance No: _____

Ordinance No: _____

3. Because the parcel is located in an area of residential uses, the rezoning to R-1 Single-Family Residential is a desirable use for this property;
4. As opposed to the range of potential industrial development that could occur with its current zoning, rezoning this property to the R-1 Single-family Residential classification will have a favorable and stabilizing impact on the neighborhood, conserving property values in the immediate and surrounding residential neighborhood; and,
5. The City's Comprehensive Plan calls for industrial use, however, its historic use as a single family home is compatible and consistent with the historic residential uses in the area.

Section 3. This Ordinance shall be in full force and effect from and after its passage, due attestation and legal publication.

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of _____, 2018, at _____ o'clock _____.M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2018, at _____ o'clock _____.M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2018, at _____ o'clock _____.M.

David A. Wood, Mayor

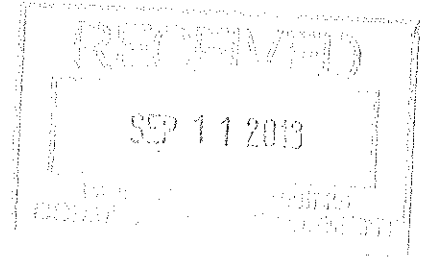
RECEIVED
DEBORAH S. BLOCK, MMC

August 31, 2018

SEP 27 2018

CITY CLERK
MISHAWAKA, IN

Honorable Members of the
Common Council
City of Mishawaka, Indiana
and
Mishawaka City Plan Commission
City of Mishawaka, Indiana



RE: PETITION TO REZONE

The undersigned Heather Coleman respectfully show she is the owner of the following
Described real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana,
to-wit:

Lot 111 Citizens Home Co
McKinley Highway Plat

2051 East Lasalle Avenue
Mishawaka, Indiana 46545

Petitioner(s) owns one hundred (100%) percent of the above described parcel of land which
carries a zoning classification of Industrial District. Said property is Residential – Single Family
Structure.

Petitioner(s) desire said real estate to be rezoned to Residential District. Petitioner(s) further
state that they intend to utilize said land for Permanent Family Residence.

Wherefore, the petitioner(s) pray and respectfully request that the Common Council of the City
of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing,
an appropriate ordinance be enacted rezoning the above described parcel of land located in the
City of Mishawaka.

Heather Coleman

CONTACT PERSON:

Heather Coleman
2051 East Lasalle Avenue
Mishawaka, Indiana 46545
574-310-0806
Heatherc1083@gmail.com

Pet 18-24

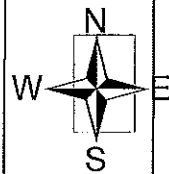
I will not be able to attend the meetings as I am moving out of town and will be represented by my mother

Angela Whitfield of Mishawaka, Indiana
55681 Elder Rd,
574-309-8506

46545

Heather
Coleman

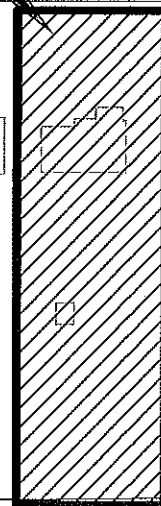




PET 18-24

E LASALLE AVE

N HOME ST



Location Map

PET 18-24

2051 E LASALLE

**REZONING FROM
I-2 HEAVY INDUSTRIAL TO
R-1 SINGLE FAMILY RESIDENTIAL**

OCT 11 2018

PETITION 18-25

CITY OF MISHAWAKA, INDIANA

CITY CLERK
MISHAWAKA, IN

PROPOSED ORDINANCE NO. 2018-26

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 137, OF THE MUNICIPAL
CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME
AMENDED, COMMONLY KNOWN AS "THE ZONING ORDINANCE OF 1966" OF
THE CITY OF MISHAWAKA, INDIANA.

WHEREAS, the Plan Commission of the City of Mishawaka, Indiana, has
recommended the reclassification of the zoning as herein set forth of the real estate
hereinafter described.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY
OF MISHAWAKA, INDIANA, that:

Section 1. Chapter 137, of the Municipal Code of the City of Mishawaka,
commonly known as "The Zoning Ordinance of 1966", be, and the same is hereby
amended as follows:

The following described real estate in the City of Mishawaka, Penn Township,
St. Joseph County, State of Indiana, to-wit:

Lot 3, G W R Fowlers 1st, City of Mishawaka, Penn Township, St. Joseph
County, State of Indiana

COMMON ADDRESS: 418 East Mishawaka Avenue

which real estate is now classified as C-1 General Commercial District shall hereafter
be within and a part of that District known as R-1 Single Family Residential District
designated in "The Zoning Ordinance of 1966" as amended.

Section 2. The Common Council of the City of Mishawaka, Indiana, hereby
finds that:

1. There are commercial uses east of the property, but the neighborhood
surrounding the property is primarily residential in nature, and its historic use
as a single family dwelling would be compatible to the area;
2. Use and value of the area adjacent to the property included in the rezoning
will not be affected in a substantially adverse manner because given the
context of its location, its relationship to surrounding properties, and the
potential of development as a commercial project, staff feels that the most
desirable use for this property is its historical single-family use;
3. Because the parcel is located in an area of residential uses, the rezoning to R-
1 Single-Family Residential is a desirable use for this property;

Proposed Ordinance No: _____

Ordinance No: _____

4. As opposed to the range of potential commercial development that could occur with its current zoning, rezoning this property to the R-1 Single-family Residential classification will have a favorable and stabilizing impact on the neighborhood, conserving property values in the immediate and surrounding residential neighborhood; and,
5. The City's Comprehensive Plan calls for residential and its historic use as a single family home is compatible and consistent with the historic residential uses in the area.

Section 3. This Ordinance shall be in full force and effect from and after its passage, due attestation and legal publication.

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of _____, 2018, at _____ o'clock _____.M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2018, at _____ o'clock _____.M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2018, at _____ o'clock _____.M.

David A. Wood, Mayor

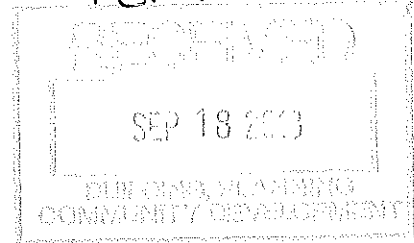
DATE: September 5, 2018

Honorable Members of the
Common Council
City of Mishawaka, Indiana
and
Mishawaka City Plan Commission
City of Mishawaka, Indiana

RECEIVED
DEBORAH S. BLOCK, MMC

SEP 27 2018

CITY CLERK
MISHAWAKA, IN



RE: PETITION TO REZONE

The undersigned, Jack and Amanda Dorman respectfully show they are the owners of the following described real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana, to-wit:

418 East Mishawaka Avenue in Township St. Joseph County, Mishawaka, Indiana, 46545- 6820. Lot 3 G W R Fowlers 1st. Parcel ID 016-2081-2749, Tax Type: Residential. Parcel Stat: 71-09-10-359-009.111-023.

Petitioner(s) own one hundred (100%) percent of the above described parcel of land which carries a zoning classification of C-1 Commercial. Said property is R-1 Single Family Residential.

Petitioner(s) desire said real estate to be rezoned to R-1 Single Family Residential. Petitioner(s) further state that they intend to utilize said land for R-1 Single Family Residential use.

Wherefore, the petitioner(s) pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted rezoning the above described parcel of land located in the City of Mishawaka.

Signature(s) of Property Owner(s)

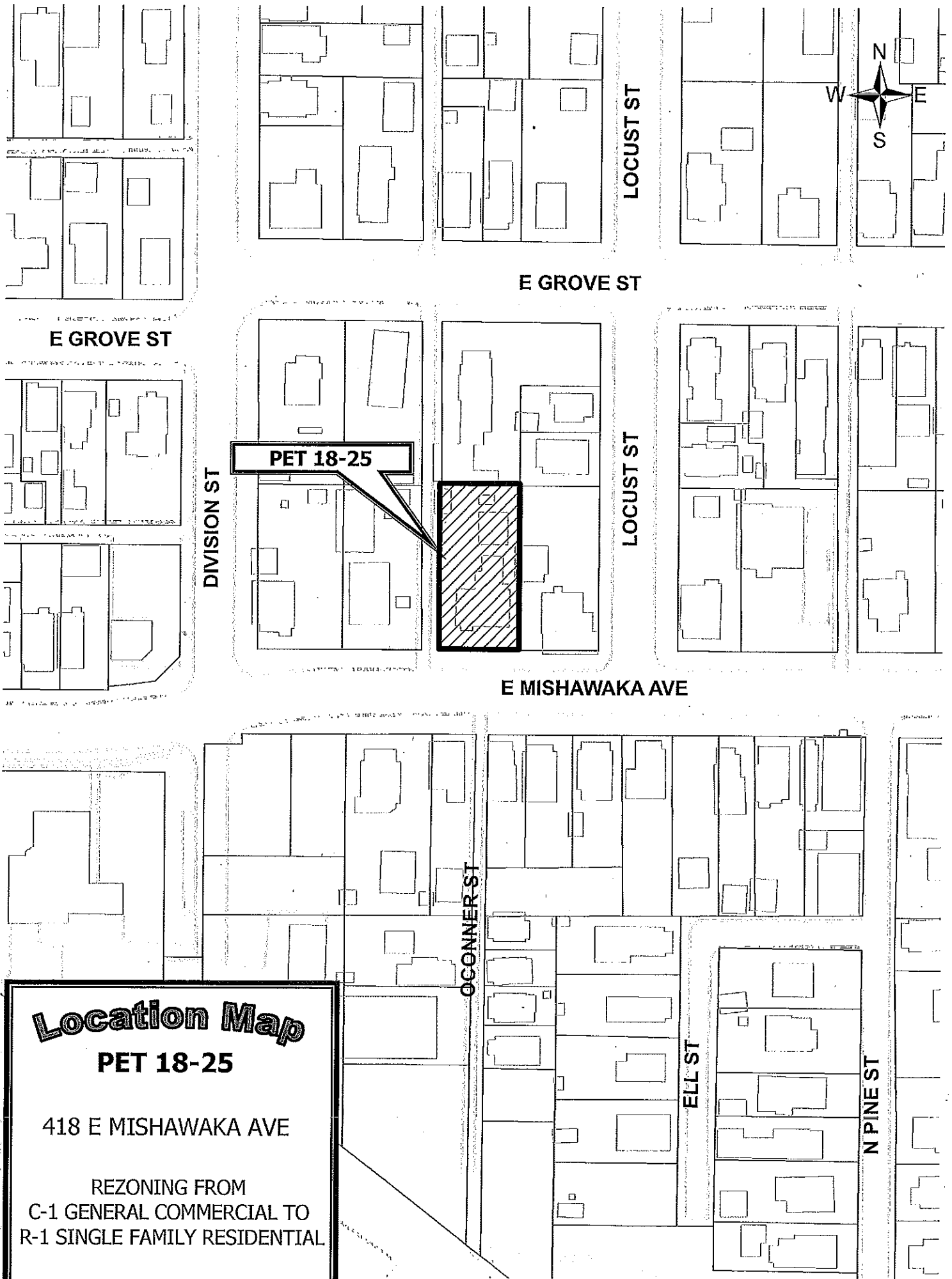
Jack B. Dorman Jr.

Signature(s) of Property Owner(s)

Amanda Dorman

CONTACT PERSON:

NAME: AMANDA DORMAN
ADDRESS: 418 E. MISHAWAKA AVE. MISHAWAKA, IN 46545
PHONE NUMBER: 574-323-0922
EMAIL: ADORMAN@HOPEBRIDGE.COM



OCT 11 2018

CITY CLERK
MISHAWAKA, IN

PETITION #18-27

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2018-27

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 137 OF THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME AMENDED, COMMONLY KNOWN AS "THE ZONING ORDINANCE OF 1966" OF THE CITY OF MISHAWAKA, INDIANA.

WHEREAS, the Foundation for the Center for Hospice and Palliative Care, Inc., and Robert L. and Patricia Kay Goeller have filed a petition for vacation of the public right-of-way described in Section 1 below;

WHEREAS, the Petitioners own all land that abuts the public right-of-way sought to be vacated;

WHEREAS, notice of the filing and petition and date of hearing on said petition has been given as required by law;

WHEREAS, the vacation will not hinder the growth or orderly development of the neighborhood;

WHEREAS, the public right-of-way sought to be vacated will not prevent access to any abutting lands by means of a public way;

WHEREAS, the vacation of the public right-of-way sought to be vacated will not hinder the public's access to a church, school, or other public building or place;

WHEREAS, the vacation of the public right-of-way sought to be vacated will not hinder the use of any public way, utility or place;

WHEREAS, the vacation of the public right-of-way does not conflict with the goals, objectives and policies of the Mishawaka Comprehensive Plan; and

WHEREAS, the Plan Commission of the City of Mishawaka, Indiana, has recommended the vacation of the public right-of-way including the imposition of reasonable conditions, to-wit, the recommendation of the department of City Planning, as hereinafter described.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, that:

Section 1. Chapter 137 of the Municipal Code of the City of Mishawaka, commonly known as "The Zoning Ordinance of 1966", be, and the same is hereby amended as follows:

(North Alley Description)

A part of the recorded plat of Riverside Addition to the City of Mishawaka, Indiana, the plat of which recorded in Plat Book 8, page 178 in the Office of the Recorder of St. Joseph County, Indiana, said Plat being located in the Northwest Quarter of Section 15, Township 37 North, Range 3 East, Penn Township, St. Joseph County, Indiana and being more particularly described as follows: Beginning at the northwest corner of Lot 6 in said Addition; thence North

PROPOSED ORDINANCE NO. _____

ORDINANCE NO. _____

0 degrees 42 minutes 38 seconds East a distance of 14.34 feet to the southwest corner of Lot 9 in said Addition; thence South 76 degrees 51 minutes 17 seconds East along the south line of said Lot a distance of 128.98 feet to the southeast corner of said Lot; thence South 0 degrees 19 minutes 29 seconds West a distance of 14.36 feet to the northeast corner of Lot 8 in said Addition; thence North 76 degrees 51 minutes 17 seconds West along the north line of Lots 8, 7 and 6 a distance of 129.08 feet to the point of beginning and containing 1,806 square feet, more or less.

(A portion of Madison and Pine Streets)

A part of the recorded plat of Riverside Addition to the City of Mishawaka, Indiana , the plat of which recorded in Plat Book 8, page 178 in the Office of the Recorder of St. Joseph County, Indiana, and the Center for Hospice Subdivision, the Plat of which is recorded in Instrument No. 1407853, said Plats being located in the Northwest Quarter of Section 15, Township 37 North, Range 3 East, Penn Township, St. Joseph County, Indiana and being more particularly described as follows: Beginning at the northeast corner of Lot 1A in the Center for Hospice Subdivision, and further being the southwest corner of the intersection of Cedar Street and Madison Street; thence North 77 degrees 03 minutes 19 seconds West along the south line of Madison Street 308.82 feet to its intersection with the west line of Pine Street; thence North 0 degrees 42 minutes 38 seconds East along the west line of Pine Street 179.68 feet; thence South 89 degrees 37 minutes 28 seconds East 50.00 feet to the east line of Pine Street to the southwest corner of Lot 9 in Riverside Addition to the City of Mishawaka; thence South 00 degrees 42 minutes 38 seconds West along the east line of Pine Street 129.42 feet to the southwest corner of Lot 6 in said Addition and further being the intersection of the east line of Pine Street and the north line of Madison Street; thence South 77 degrees 03 minutes 19 seconds East along the north line of Madison Street and further being the south line of Lots 6 thru 8 in said Riverside Addition 114.98 feet; thence South 13 degrees 16 minutes 18 seconds West 30.00 feet; thence South 77 degrees 03 minutes 19 seconds East 151.73 feet to the northern prolongation of the west line of Cedar Street; thence South 05 degrees 05 minutes 44 seconds West along said northern prolongation 30.28 feet to the point of beginning and containing 20,377 square feet, more or less.

COMMONLY KNOWN AS: Portions of North Pine Street and Madison Street, and a 14' wide east-west alley lying east of Pine between Madison Street and Comfort Place

Section 2. The Common Council of the City of Mishawaka, Indiana, hereby finds that:

- 1) The vacation will not hinder the growth or orderly development of the neighborhood. The vacation will allow a new parking lot, access drives, and sidewalks to be constructed for the adjacent Center for Hospice campus.
- 2) The vacation of the established right-of-way will not make access to any adjacent property difficult or inconvenient. An ingress/egress easement shall be established and recorded to provide legal access to an existing garage located to the north of the vacated alley.
- 3) The street does not provide access to any church, school, public building or place and thus will not hinder the public's access to any of the aforementioned destination.
- 4) The proposed vacation will not hinder the use of any public way, utility or place.

PROPOSED ORDINANCE NO. _____

ORDINANCE NO. __

- 5) This petition is not in specific conflict with the goals, objectives, and policies of the Comprehensive Plan.

Section 3. This Ordinance shall be in full force and effect from and after its passage, due attestation and legal publication.

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of _____, 2018.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2018, at _____ o'clock _____M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2018, at _____ o'clock _____M.

David A. Wood, Mayor

RECEIVED
DEBORAH S. BLOCK, MMC

SEP 27 2018

CITY CLERK
MISHAWAKA, IN

September 18, 2018

To the Honorable Members of the
Common Council
City of Mishawaka, Indiana
And
Mishawaka City Plan Commission
City of Mishawaka, Indiana

RE: PETITION FOR VACATION OF PUBLIC RIGHT OF WAY

The undersigned, Foundation for the Center for Hospice and Palliative Care, Inc., respectfully request the Mishawaka Common Council and the Mishawaka City Plan Commission vacate the following described public rights of way located in the City of Mishawaka, St. Joseph County, Indiana:

(Please see the attached sheet for legal descriptions)

Petitioners further state they are the owners of the property immediately adjacent to the above-described rights of way.

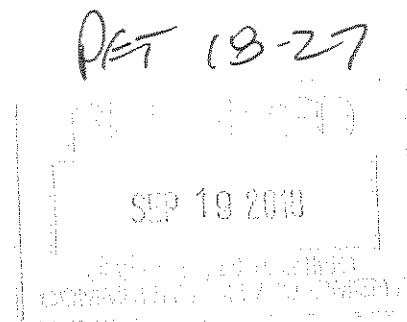
Wherefore, the Petitioner(s) pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted vacated the above described rights of way located in the City of Mishawaka.


Foundation for the Center for Hospice and
Palliative Care, Inc.
Lots 6-8, Riverside Addition
Lot 1A, Center for Hospice Subdivision


Robert L. & Patricia Kay Goeller
Lot 9, Riverside Addition

Contact Person:

Jones Petrie Rafinski – Chris Chockley
325 South Lafayette Blvd.
South Bend, IN 46601
574-232-4388



Project: Mishawaka Hospice
Parcel: Vacation Legal Descriptions

Sheet 1 of 2

(North Alley Description)

A part of the recorded plat of Riverside Addition to the City of Mishawaka, Indiana , the plat of which recorded in Plat Book 8, page 178 in the Office of the Recorder of St. Joseph County, Indiana, said Plat being located in the Northwest Quarter of Section 15, Township 37 North, Range 3 East, Penn Township, St. Joseph County, Indiana and being more particularly described as follows: Beginning at the northwest corner of Lot 6 in said Addition; thence North 0 degrees 42 minutes 38 seconds East a distance of 14.34 feet to the southwest corner of Lot 9 in said Addition; thence South 76 degrees 51 minutes 17 seconds East along the south line of said Lot a distance of 128.98 feet to the southeast corner of said Lot; thence South 0 degrees 19 minutes 29 seconds West a distance of 14.36 feet to the northeast corner of Lot 8 in said Addition; thence North 76 degrees 51 minutes 17 seconds West along the north line of Lots 8, 7 and 6 a distance of 129.08 feet to the point of beginning and containing 1,806 square feet, more or less.

Prepared for: The Center for Hospice
By: Jeffrey S. Barnes, PS
Firm: Jones Petrie Rafinski (JPR)
Date: September 18, 2018
Job Number: 2017-0283

Project: Mishawaka Hospice
Parcel: Vacation Legal Descriptions

Sheet 2 of 2

ALSO:

(A portion of Madison and Pine Streets)

A part of the recorded plat of Riverside Addition to the City of Mishawaka, Indiana, the plat of which recorded in Plat Book 8, page 178 in the Office of the Recorder of St. Joseph County, Indiana, and the Center for Hospice Subdivision, the Plat of which is recorded in Instrument No. 1407853, said Plats being located in the Northwest Quarter of Section 15, Township 37 North, Range 3 East, Penn Township, St. Joseph County, Indiana and being more particularly described as follows: Beginning at the northeast corner of Lot 1A in the Center for Hospice Subdivision, and further being the southwest corner of the intersection of Cedar Street and Madison Street; thence North 77 degrees 03 minutes 19 seconds West along the south line of Madison Street 308.82 feet to its intersection with the west line of Pine Street; thence North 0 degrees 42 minutes 38 seconds East along the west line of Pine Street 179.68 feet; thence South 89 degrees 37 minutes 28 seconds East 50.00 feet to the east line of Pine Street to the southwest corner of Lot 9 in Riverside Addition to the City of Mishawaka; thence South 00 degrees 42 minutes 38 seconds West along the east line of Pine Street 129.42 feet to the southwest corner of Lot 6 in said Addition and further being the intersection of the east line of Pine Street and the north line of Madison Street; thence South 77 degrees 03 minutes 19 seconds East along the north line of Madison Street and further being the south line of Lots 6 thru 8 in said Riverside Addition 114.98 feet; thence South 13 degrees 16 minutes 18 seconds West 30.00 feet; thence South 77 degrees 03 minutes 19 seconds East 151.73 feet to the northern prolongation of the west line of Cedar Street; thence South 05 degrees 05 minutes 44 seconds West along said northern prolongation 30.28 feet to the point of beginning and containing 20,377 square feet, more or less.

Note: Basis of bearing for the above descriptions are based upon the Indiana State Plane Coordinate System, East Zone.

Prepared for: The Center for Hospice
By: Jeffrey S. Barnes, PS
Firm: Jones Petrie Rafinski (JPR)
Date: September 18, 2018
Job Number: 2017-0283

Parcel No: na
 Des. No.: na
 Project: na
 Road: Pine/Madison
 Sec: 15 Town: 37 N. Range: 3 E.

Vacation Sketch Exhibit "B"

Prepared for: Center for Hospice
 Owner: City of Mishawaka

Code: na

Job No: 2018-0283
 Drawn: jsb
 Checked: jsb
 County: St. Joseph

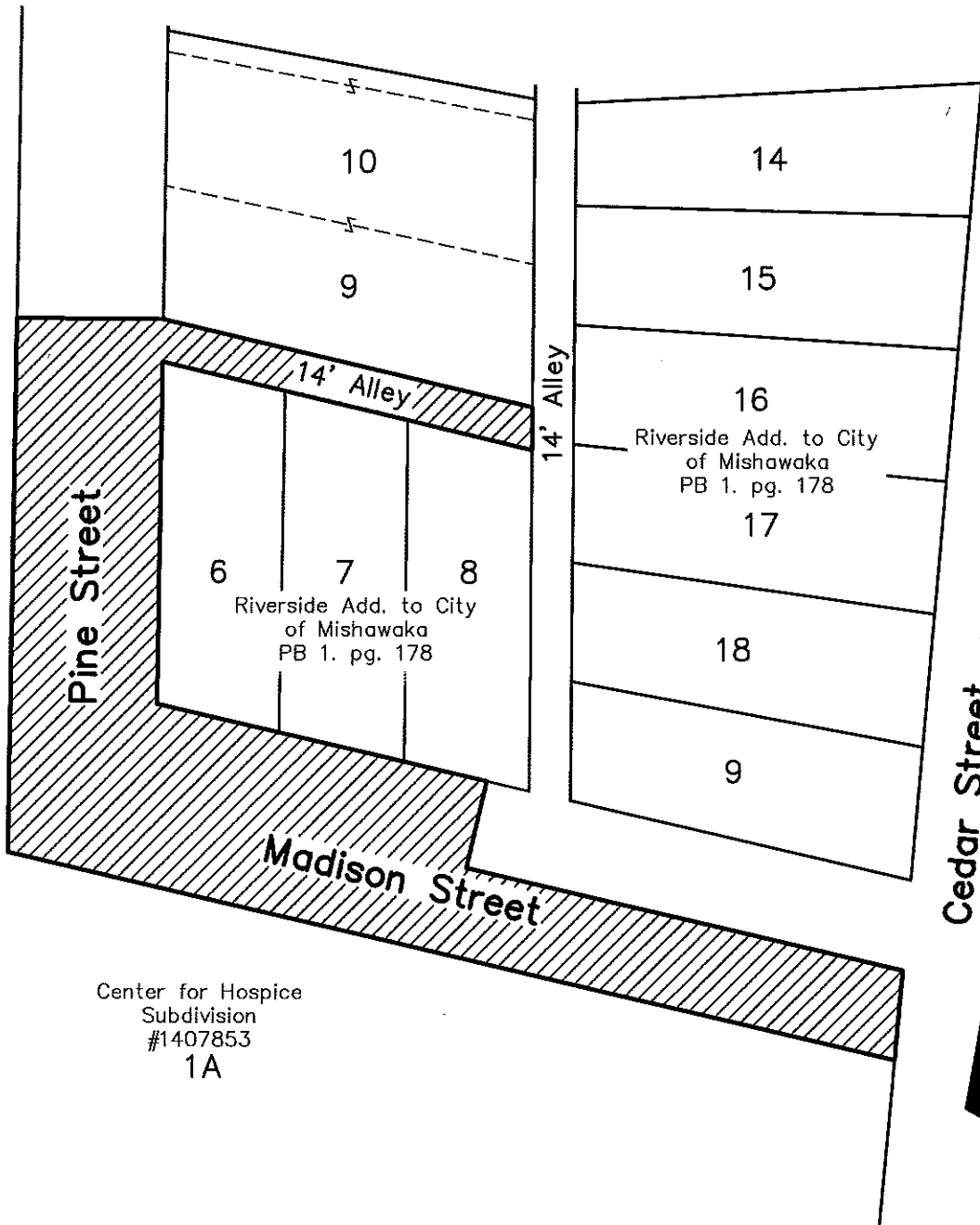


Hatched area is
 approximate vacation

Deed Rec.: na
 Key Number: na

This plat was prepared from information obtained from the recorder's office and other sources which were not necessarily checked by a field survey. Dimensions shown are from listed record documents.

Center for Hospice Subdivision
 #1407853
 1A



Center for Hospice
 Subdivision
 #1407853
 1A



JONES PETRIE RAFINSKI
 your one single source
 Surveying • Engineering • Planning • Architecture • Utility Management
 GIS • Environmental • Renewable Energy • Landscape Architecture

Elkhart, IN
 p: 574.293.7762
 South Bend, IN
 p: 574.232.4388
 Fort Wayne, IN
 p: 260.422.2522

1" = 60'

PET 18-27

RECEIVED
DEBORAH S. BLOCK, MMC

PETITION 18-28

OCT 11 2018

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2018-28

CITY CLERK
MISHAWAKA, IN

ORDINANCE NO. _____

AN ORDINANCE AMENDING CHAPTER 137, OF THE MUNICIPAL
CODE OF THE CITY OF MISHAWAKA, INDIANA, AS FROM TIME TO TIME
AMENDED, COMMONLY KNOWN AS "THE ZONING ORDINANCE OF 1966" OF
THE CITY OF MISHAWAKA, INDIANA.

WHEREAS, the Plan Commission of the City of Mishawaka, Indiana, has
recommended the reclassification of the zoning as herein set forth of the real estate
hereinafter described.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF
MISHAWAKA, INDIANA, that:

Section 1. Chapter 137, of the Municipal Code of the City of Mishawaka,
commonly known as "The Zoning Ordinance of 1966", be, and the same is hereby amended
as follows:

The following described real estate in the City of Mishawaka, Penn Township, St.
Joseph County, State of Indiana, to-wit:

Lots 6, 7 and 8 in Riverside Addition to the City of Mishawaka, Indiana, as per plat thereof
recorded August 24, 1904, in Plat Book 8, page 178 in the Office of the Recorder of Saint
Joseph County, Indiana.

(Instrument Nos. 1406132, 1529796 and 1804604)

ALSO:

DR 1726812 (City of Mishawaka)

Part of Lots Numbered Thirty-five (35) and Thirty-six (36) as shown on the plat of Riverside
Addition to the City of Mishawaka, recorded August 24, 1904 in the Office of the Recorder of
St. Joseph County, Indiana, in Plat Book 8, page 178, more particularly described as
follows: Commencing at the northeast corner of Lot Numbered Thirty-five (35); thence
South 5 degrees 32 minutes 58 seconds West on the easterly line of Lot 35 a distance of
73.26 feet to the Point of Beginning; thence North 75 degrees 24 minutes 05 seconds West
along the southerly edge of a concrete wall a distance of 31.33 feet; thence North 83
degrees 47 minutes 05 seconds West along the southerly edge of a concrete wall a distance
of 67.99 feet to a point on the westerly line of Lot 36; thence South 5 degrees 32 minutes
58 seconds West on the westerly line of Lot 36 to the St. Joseph River; thence easterly
along the St. Joseph River to the easterly line of Lot 35; thence North 5 degrees 32 minutes
58 seconds East and on the easterly line of Lot 35 to the point of beginning

ALSO

DR 1015198 (City of Mishawaka)

Lots Numbered 35, 36, and a strip of land twenty feet in width from west to east taken off

Proposed Ordinance No: _____

Ordinance No: _____

of and from the east side of Lot Numbered 37 all as shown on the plat of Riverside Addition to the City of Mishawaka. EXCEPTING THEREFROM a tract or parcel of land bounded and described as follows: Beginning at the northeast corner of said Lot 35, which is at the southwest corner of the intersection of Cedar and Madison Streets in said City of Mishawaka; thence south along the east line of Lot Numbered 35, which is also the west line of Cedar Street, a distance of 74.59 feet; thence west on a line parallel with the south line of Madison Street to a point which is twenty feet west of the west line of said Lot Numbered 36; thence north along a line parallel with the west line of said Lot Numbered 36 to the south line of Madison Street; thence east along the south line of Madison Street, a distance of 120 feet, more or less to the place of beginning. Said exception is also described of record as follows: Part of Lots Numbered 35, 36, and 37 all as shown on the plat of Riverside Addition to the City of Mishawaka, described as follows: Beginning at the northeast corner of Lot 35; thence North 76 degrees 30 minutes West, on the northerly line of said Lots Numbered 35, 36, and 37, a distance of 119.825 feet; thence South 1 degree 24 minutes 08 seconds East, along the westerly edge of a concrete wall, a distance of 46.44 feet; thence South 1 degree 06 minutes 09 seconds West, along the westerly edge of a concrete wall, a distance of 37.98 feet; thence South 83 degrees 47 minutes 05 seconds East, along the southerly edge of a concrete wall, a distance of 79.14 feet; thence South 75 degrees 24 minutes 05 seconds East, along the southerly edge of a concrete wall, a distance of 31.33 feet to a point on the easterly line of said Lot Numbered 35; thence North 5 degrees 32 minutes 58 seconds East and on the easterly line of Lot Numbered 35, a distance of 73.26 feet to the point of beginning. FURTHER EXCEPTING THEREFROM Part of the Lots Numbered 35 and 36 as shown on the plat of Riverside Addition to the City of Mishawaka, described as follows: Commencing at the northeast corner of said Lot Numbered 35; thence South 5 degrees 32 minutes 58 seconds West, on the easterly line of said Lot 35, a distance of 73.26 feet, to the Point of Beginning; thence North 75 degrees 24 minutes 05 seconds West, along the southerly edge of a concrete wall, a distance of 31.33 feet; thence North 83 degrees 47 minutes 05 seconds West, along the southerly edge of a concrete wall, a distance of 67.99 feet to a point on the westerly line of Lot 36; thence South 5 degrees 32 minutes 58 seconds West, on the westerly line of Lot 36, to the St. Joseph River; thence easterly, along the St. Joseph River, to the easterly line of Lot 35; thence North 5 degrees 32 minutes 58 seconds East and on the easterly line of Lot 35 to the point of beginning.

COMMON ADDRESSES: 209 North Cedar Street, 602, 608, and 612 Madison Street

which real estate is now classified as R-1 Single Family Residential District shall hereafter be within and a part of that District known as C-3 City Center Commercial District designated in "The Zoning Ordinance of 1966" as amended.

Section 2. The Common Council of the City of Mishawaka, Indiana, hereby finds that:

1. Existing Conditions – The subject properties, located at the northeast corner of Madison Street and N. Pine Street and at the northwest corner of N. Cedar Street and the St. Joseph River, are primarily vacant parcels previously used for residential purposes. One dwelling, currently used as construction office, and several accessory structures remain on the Madison Street parcels. Adjacent land uses include the Center for Hospice campus to the west and south, in which a staff building and inpatient care facility are currently under construction, and single-family residential uses to north and east.

Proposed Ordinance No: _____

Ordinance No: _____

2. Character of Buildings – The adjacent properties include a combination of one and two-story office, residential care, and single-family residential structures.
3. The most desirable/highest and best use – Due to the parcels location adjacent to the existing Center for Hospice campus, single-family residential uses, and the Mishawaka Riverwalk, the most desirable use of the property is a continuation of these adjacent uses.
4. Conservation of property values – The rezoning should not be injurious to property values in the area. The proposed parking lot and public recreational uses are compatible with the adjacent existing uses.
5. Comprehensive Plan – The 2000 Mishawaka Comprehensive Plan, created in 1990, designated the property as Low Density Residential and Open Space. The proposed rezoning is consistent with the Comprehensive Plan in that the proposed uses are low intensity uses that do not conflict with the goals and objectives of the plan.

Section 3. This Ordinance shall be in full force and effect from and after its passage, due attestation and legal publication.

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of _____, 2018, at _____ o'clock _____.M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2018, at _____ o'clock _____.M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2018, at _____ o'clock _____.M.

David A. Wood, Mayor

RECEIVED
DEBORAH S. BLOCK, MMC

SEP 27 2018

CITY CLERK
MISHAWAKA, IN

September 18, 2018

To the Honorable Members of the
Common Council
City of Mishawaka, Indiana
And
Mishawaka City Plan Commission
City of Mishawaka, Indiana

RE: PETITION FOR REZONE

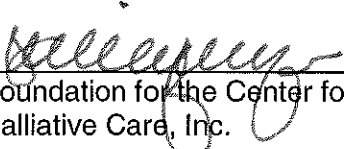
The undersigned, Foundation for the Center for Hospice and Palliative Care, Inc. and the City of Mishawaka, Department of Redevelopment, respectfully show they are the owners of the following described real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana, to wit:

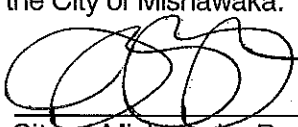
(Please see the attached sheet for legal descriptions)

Petitioner(s) own one hundred (100%) percent of the above described parcel(s) of land which carries a zoning classification of R-1 Single Family Residential District. Said property is comprised of three (3) platted residential lots along Madison Street currently owned by the Center for Hospice and Palliative Care, Inc. The westerly two (2) lots have had their dwellings demolished while the most easterly Lot still contains one (1) dwelling. The second location is for two (2) parcels of land owned by the City of Mishawaka located on the west side of Cedar Street, approximately 74 feet south of Madison Street.

Petitioner(s) desire said real estate to be rezoned to C-3, City Center Commercial District. Petitioners(s) further state that they intend to utilize said land for construction of a parking lot for the Center for Hospice and Palliative Care, Inc. facility immediately to the south and west of the subject lots north of Madison Street, between Pine Street to the west and the first North-South alley between said Pine Street and Cedar Street. For the parcel(s) owned by the City of Mishawaka Department of Redevelopment. These parcels will be developed for the construction and the extension of the existing trail currently runs along the St. Joseph River. Said trail will be extended easterly to Cedar Street.

Wherefore, the Petitioner(s) pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted vacated the above described rights of way located in the City of Mishawaka.


Foundation for the Center for Hospice and
Palliative Care, Inc.


City of Mishawaka Department of
Redevelopment

Contact Person:

Jones Petrie Rafinski – Chris Chockley
325 South Lafayette Blvd.
South Bend, IN 46601
574-232-4388

PAF 18-29
SEP 19 2018

Project: Mishawaka Hospice
Parcel: Rezone Legal Descriptions

Sheet 1 of 3

Lots 6, 7 and 8 in Riverside Addition to the City of Mishawaka, Indiana, as per plat thereof recorded August 24, 1904, in Plat Book 8, page 178 in the Office of the Recorder of Saint Joseph County, Indiana.

(Instrument Nos. 1406132, 1529796 and 1804604)

ALSO:

DR 1726812 (City of Mishawaka)

Part of Lots Numbered Thirty-five (35) and Thirty-six (36) as shown on the plat of Riverside Addition to the City of Mishawaka, recorded August 24, 1904 in the Office of the Recorder of St. Joseph County, Indiana, in Plat Book 8, page 178, more particularly described as follows: Commencing at the northeast corner of Lot Numbered Thirty-five (35); thence South 5 degrees 32 minutes 58 seconds West on the easterly line of Lot 35 a distance of 73.26 feet to the Point of Beginning; thence North 75 degrees 24 minutes 05 seconds West along the southerly edge of a concrete wall a distance of 31.33 feet; thence North 83 degrees 47 minutes 05 seconds West along the southerly edge of a concrete wall a distance of 67.99 feet to a point on the westerly line of Lot 36; thence South 5 degrees 32 minutes 58 seconds West on the westerly line of Lot 36 to the St. Joseph River; thence easterly along the St. Joseph River to the easterly line of Lot 35; thence North 5 degrees 32 minutes 58 seconds East and on the easterly line of Lot 35 to the point of beginning.

Prepared for: The City of Mishawaka
By: Jeffrey S. Barnes, PS
Firm: Jones Petrie Rafinski (JPR)
Date: September 13, 2018
Job Number: 2017-0283

ALSO

DR 1015198 (City of Mishawaka)

Lots Numbered 35, 36, and a strip of land twenty feet in width from west to east taken off of and from the east side of Lot Numbered 37 all as shown on the plat of Riverside Addition to the City of Mishawaka. EXCEPTING THEREFROM a tract or parcel of land bounded and described as follows: Beginning at the northeast corner of said Lot 35, which is at the southwest corner of the intersection of Cedar and Madison Streets in said City of Mishawaka; thence south along the east line of Lot Numbered 35, which is also the west line of Cedar Street, a distance of 74.59 feet; thence west on a line parallel with the south line of Madison Street to a point which is twenty feet west of the west line of said Lot Numbered 36; thence north along a line parallel with the west line of said Lot Numbered 36 to the south line of Madison Street; thence east along the south line of Madison Street, a distance of 120 feet, more or less to the place of beginning. Said exception is also described of record as follows: Part of Lots Numbered 35, 36, and 37 all as shown on the plat of Riverside Addition to the City of Mishawaka, described as follows: Beginning at the northeast corner of Lot 35; thence North 76 degrees 30 minutes West, on the northerly line of said Lots Numbered 35, 36, and 37, a distance of 119.825 feet; thence South 1 degree 24 minutes 08 seconds East, along the westerly edge of a concrete wall, a distance of 46.44 feet; thence South 1 degree 06 minutes 09 seconds West, along the westerly edge of a concrete wall, a distance of 37.98 feet; thence South 83 degrees 47 minutes 05 seconds East, along the southerly edge of a concrete wall, a distance of 79.14 feet; thence South 75 degrees 24 minutes 05 seconds East, along the southerly edge of a concrete wall, a distance of 31.33 feet to a point on the easterly line of said Lot Numbered 35; thence North 5 degrees 32 minutes 58 seconds East and on the easterly line of Lot Numbered 35, a distance of 73.26 feet to the point of beginning. FURTHER EXCEPTING THEREFROM Part of the Lots Numbered 35 and 36 as shown on the plat of Riverside Addition to the City of Mishawaka, described as follows: Commencing at the northeast corner of said Lot Numbered 35; thence South 5 degrees 32 minutes 58 seconds West, on the easterly line of said Lot

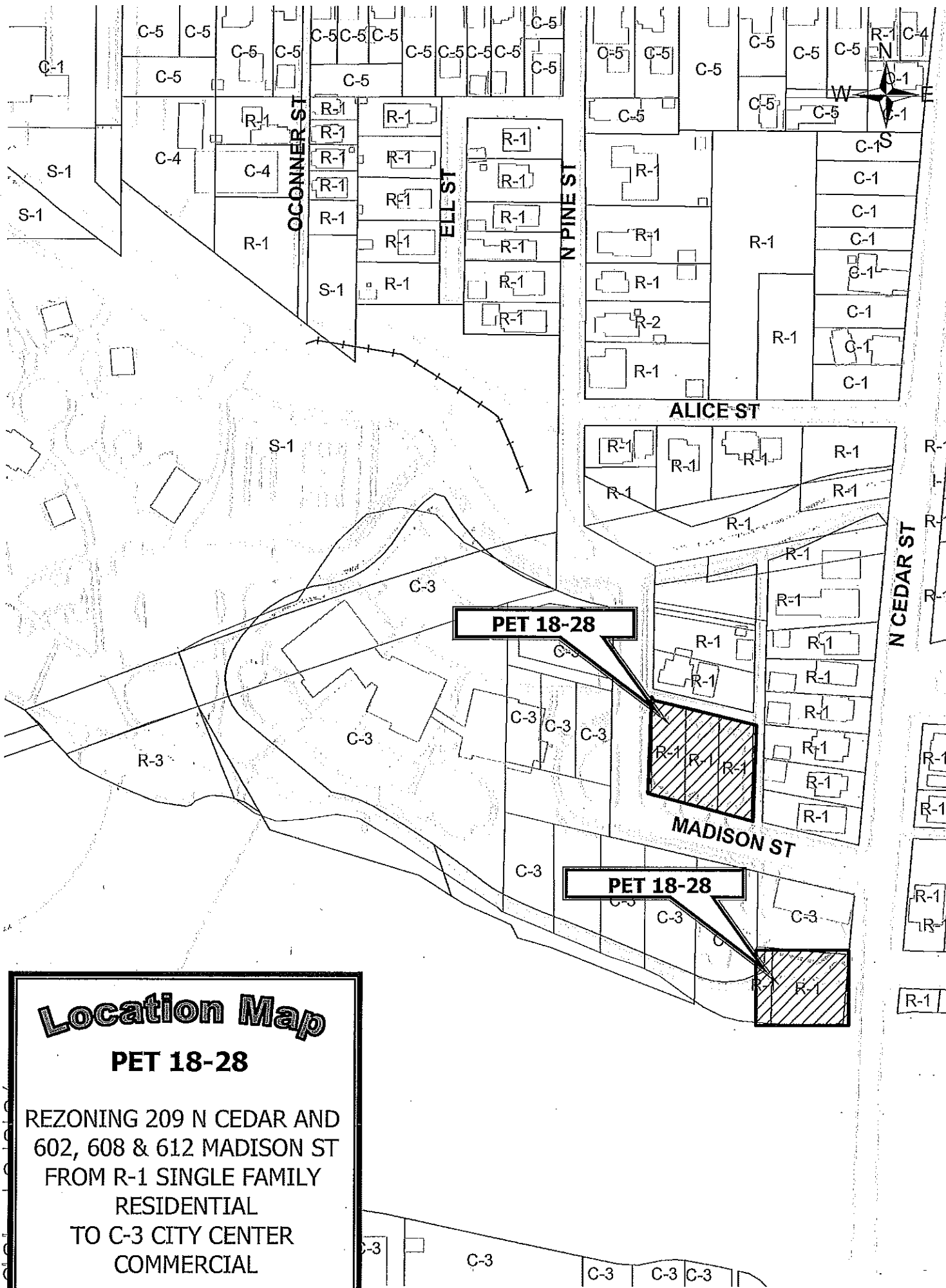
Prepared for: The City of Mishawaka
By: Jeffrey S. Barnes, PS
Firm: Jones Petrie Rafinski (JPR)
Date: September 13, 2018
Job Number: 2017-0283

Project: Mishawaka Hospice
Parcel: Rezone Legal Descriptions

Sheet 3 of 3

35, a distance of 73.26 feet, to the Point of Beginning; thence North 75 degrees 24 minutes 05 seconds West, along the southerly edge of a concrete wall, a distance of 31.33 feet; thence North 83 degrees 47 minutes 05 seconds West, along the southerly edge of a concrete wall, a distance of 67.99 feet to a point on the westerly line of Lot 36; thence South 5 degrees 32 minutes 58 seconds West, on the westerly line of Lot 36, to the St. Joseph River; thence easterly, along the St. Joseph River, to the easterly line of Lot 35; thence North 5 degrees 32 minutes 58 seconds East and on the easterly line of Lot 35 to the point of beginning.

Prepared for: The City of Mishawaka
By: Jeffrey S. Barnes, PS
Firm: Jones Petrie Rafinski (JPR)
Date: September 13, 2018
Job Number: 2017-0283



Location Map

PET 18-28

REZONING 209 N CEDAR AND
602, 608 & 612 MADISON ST
FROM R-1 SINGLE FAMILY
RESIDENTIAL
TO C-3 CITY CENTER
COMMERCIAL

RESOLUTION NO. 2018-20

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, INTRODUCING AN ORDINANCE FOR ANNEXATION, ADOPTING A WRITTEN FISCAL PLAN, AND A DEFINITE POLICY FOR ANNEXATION FOR THE PROPERTY LOCATED AT:

Rear/northern part of 1828 E. McKinley Avenue, 55960 Clover Road, and the rear/eastern part of 55946 Clover Road, Mishawaka, IN 46545.

WHEREAS, the Common Council of the City of Mishawaka desires to consider the annexation of territory adjacent to the City in accordance with a definite policy and all applicable laws and restrictions.

WHEREAS, the entire area proposed for annexation has either petitioned for annexation or signed a consent regarding annexation.

WHEREAS, Indiana Code Section 36-4-3-3.1 requires a municipality to develop and adopt a written fiscal plan and establish a definite policy by resolution.

WHEREAS, the said fiscal plan has been reviewed and is otherwise consistent with the requirements of Indiana Code 36-4-3-13.

WHEREAS, the Department of City Planning has prepared said fiscal plan with the input of each applicable City department. Furthermore, based on the review of each City department, a comparable level of City services can be provided to the proposed annexation area when compared to similar geographic areas of the City.

WHEREAS, the Department of City Planning has prepared a written policy on annexation that has been incorporated within the fiscal plan.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, as follows:

Section I. The Common Council has provided notice of this resolution as required by law, and is initiating an ordinance to annex the following property, legally described as:

THE EAST 181.5' OF THE NORTH HALF OF LOT 9 IN SULTS BABY FARM; THE WEST 183' OF THE SOUTH HALF OF LOT 9 IN SULTS BABY FARM INCLUDING THE 40' RIGHT-OF-WAY OF CLOVER ROAD LYING WEST AND ADJACENT TO THE AFORE SAID LOT; AND THE NORTH 90.75' +/- OF LOT 6 IN SULTS BABY FARM, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, STATE OF INDIANA. (ADDRESSES: 55960 CLOVER ROAD, REAR 181.5' OF 55946 CLOVER ROAD, REAR 90.75' OF 1828 EAST MCKINLEY AVENUE)

Section II. Following the review of documents prepared by the Department of City Planning and presentation, the Common Council hereby adopts the Fiscal Plan and Annexation Policy as it relates to the aforementioned properties.

Section III. This Resolution shall be in full force and effect after its adoption by the Common Council and approval by the Mayor, as required by law.

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of _____, 2018, at _____ o'clock ____M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____
2018, at _____ o'clock ____M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____ 2018, at
_____ o'clock ____M.

David A. Wood, Mayor



CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF BUILDING, COMMUNITY DEVELOPMENT & PLANNING

October 9, 2018

Mr. Dale Emmons, 1st District City Council
Mr. Mike Bellovich, 2nd District City Council
Mr. Ross Deal, 3rd District City Council
Mrs. Kate Voelker, 4th District City Council
Mr. Michael Compton, 5th District City Council
Mr. Ron Banicki, 6th District City Council
Mr. Joe Canarecci, At Large City Council
Mr. Matt Mammolenti, At Large City Council
Mr. Bryan Tanner, At Large City Council
Mrs. Deborah S. Block, City Clerk

Re: Fiscal Plans and Approving Resolutions for proposed Ordinances to Annex and Zone property into the City of Mishawaka: Rear/northern part of 1828 E. McKinley Avenue, 55960 Clover Road, and the rear/eastern part of 55946 Clover Road

Dear Council Members and Clerk:

Attached herewith for your review is a copy of the Fiscal Plan and approving resolution prepared by the Department of City Planning in accordance with the requirements of the State of Indiana Code Section 36-4-3-3.1. This document provides basic information about the areas to be annexed, and describes how the City of Mishawaka will provide services to the area to be annexed.

Prior to preparing a fiscal plan, copies of the proposed request are forwarded to all applicable City Departments. The Departments are then asked what expenditures/costs will be required to service the area and if the request can be accommodated with the funds currently approved within the City Budget. In this case, given that the property is immediately adjacent to existing City limits, and that the developer is responsible for installing, and if necessary extending, all utilities to the site and constructing any required improvements within the public right-of-way, no additional expenditures are anticipated at this time.

Staff will present a brief summary of the plan and be prepared to respond to questions at the Common Council meeting on October 15, 2018.

If you have any questions, please feel free to contact our office at your convenience.

Sincerely,

Derek J. Spier, AICP
Senior Planner & Economic Development Specialist

cc: David A. Wood, Mayor

BUILDING • PLANNING • COMMUNITY DEVELOPMENT • REDEVELOPMENT
ECONOMIC DEVELOPMENT • HISTORIC PRESERVATION

City Hall • 600 East Third Street • Mishawaka IN • 46544-2241

Building Phone: (574) 258-1607 Fax: (574) 968-6999

Community Development • Redevelopment • Economic Development Phone: (574) 258-1609 Fax: (574) 968-6999

Planning • Historic Preservation Phone: (574) 258-1625 Fax: (574) 968-6999



City of Mishawaka

*SLB Properties, LLC
(d/b/a Hose Assemblies)
A part of 1828 E. McKinley
Avenue and 55946 Clover
Road, and 55960 Clover Road
Annexation*

*Property located Northeast of
E. McKinley Avenue and Clover Road*

October 2018

**Prepared by:
City of Mishawaka
Department of Building, City Planning &
Community Development
600 E. Third Street
Mishawaka, IN
46544-2241**

**Phone: (574) 258-1625
Fax: (574) 968-6999
E-mail: planning@mishawaka.in.gov**

**SLB PROPERTIES LLC
(D/B/A HOSE ASSEMBLIES)
ANNEXATION FISCAL PLAN**

TABLE OF CONTENTS

TAB A	CITY OF MISHAWAKA ANNEXATION POLICY	
	City of Mishawaka Annexation Policy.....	Page 1
TAB B	BASIC DATA & FISCAL ANALYSIS	
	Basic Data & Fiscal Analysis	Page 4
	Location Map.....	Page 9
	Map of Existing City Limits	Page 10
	Map of Proposed City Limits.....	Page 11
	Aerial Photography of Land to be Annexed	Page 12
	Photographs of Property to be Annexed	Page 14
	Petition for Annexation and Zoning	Page 16
TAB C	SUMMARY OF SERVICES	
	Summary of Services.....	Page 19
	Sanitary Sewer, Transportation, and Drainage	Page 21
	Electric Service	Page 24
	Fire Protection/EMS.....	Page 26
	Parks and Recreation Opportunities	Page 31
	Police and Crime Prevention	Page 35
	Street Department	Page 39
	Waste Disposal and Recycling Services	Page 44
	Wastewater Treatment.....	Page 45
	Water Service.....	Page 48
TAB D	APPENDICES	
	"A" - Resolution Adopting Fiscal Plan	Page 50
	"B" - Annexation Ordinance	Page 52
	"C" - Tax Rate Chart for the Year 2017 Payable 2018	Page 54
	Provided by the St. Joseph County Auditor	
	"D" - Indebtedness of St. Joseph County and Penn Township	Page 56
	Per State of Indiana Gateway Website	

Annexation Fiscal Plan

THE EAST 181.5' OF THE NORTH HALF OF LOT 9 IN SULTS BABY FARM; THE WEST 183' OF THE SOUTH HALF OF LOT 9 IN SULTS BABY FARM INCLUDING THE 40' RIGHT-OF-WAY OF CLOVER ROAD LYING WEST AND ADJACENT TO THE AFORE SAID LOT; AND THE NORTH 90.75' +/- OF LOT 6 IN SULTS BABY FARM, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, STATE OF INDIANA. (ADDRESSES: 55960 CLOVER ROAD, REAR 181.5' OF 55946 CLOVER ROAD, REAR 90.75' OF 1828 EAST MCKINLEY AVENUE)

TAB A- CITY OF MISHAWAKA **ANNEXATION POLICY**

CITY OF MISHAWAKA ANNEXATION POLICY

GENERAL POLICY

The City of Mishawaka recognizes that as the population of St. Joseph County grows and development trends change, there will be a continuous demand for infrastructure and urban services provided by cities such as Mishawaka. Infrastructure includes, but is not limited to, water, sanitary sewer, electric, and transportation. Urban services include, but are not limited to, police, fire, and emergency medical services. With a stable tax rate, low crime rate, outstanding public schools, and strong neighborhoods, the City of Mishawaka is a livable community where families and businesses desire to locate. The expansion of infrastructure and services combined with the desire of families and businesses to locate in Mishawaka has necessitated the City to create a policy on annexation.

It is the policy of the City of Mishawaka to encourage the growth of the City boundary in a compact and contiguous manner concurrently with the extension of infrastructure and services. Although exceptions will be considered for large industrial projects or proposals related to specific economic development efforts, the City recognizes that compact and contiguous growth promotes the cost-effective delivery of services.

The City of Mishawaka continues to promote the logical expansion of infrastructure into the unincorporated areas of the county contiguous to the City on request provided there is availability. The voluntary extension of infrastructure, such as water and sewer, requires the benefactor(s) of that infrastructure to waive or consent to future annexation at the time of connection. The extension of infrastructure does not automatically equate to the immediate annexation of property. To meet the statutory requirements for annexation, both infrastructure and urban services must be provided. As such, many unincorporated areas are currently provided with public rate-supported utilities by the City that will not be suitable for annexation in the foreseeable future. Thus, it is the policy of the City of Mishawaka that the initiation of annexation be undertaken only at a time when the City determines that both infrastructure and urban services can be provided for unincorporated area adjacent to the City. To consider annexation, infrastructure and urban services must be available to the proposed annexation area at a standard that is comparable to similar geographic and use areas that currently exist within the City of Mishawaka.

IMPACT OF ST. JOSEPH COUNTY GROWTH

The City of Mishawaka also recognizes the impact growth and development currently occurring in unincorporated St. Joseph County has on annexation efforts. There has been a trend in St. Joseph County to allow for development on septic and well systems sporadically throughout the county. As is currently the case in St. Joseph County, there are numerous examples of the problems associated with this type of sprawling development. Septic systems based on poor installation or lack of maintenance; contribute to the pollution of both surface and groundwater. Based on groundwater concerns, residents desire to connect to public water systems. Residents are also calling for urban services, rather than the rural services typically provided by county governments. Residential streets need to be plowed, and emergency response times for police, fire and emergency medical services frequently exceed the times typically expected of suburban development.

As the population of these areas increase, the demand/need for infrastructure and increased urban services will grow exponentially. Due to the sprawling nature of this development, the cost for providing infrastructure and urban services to the existing City of Mishawaka standard far exceeds the tax revenue generated by these areas. This point has been addressed within this annexation policy because of the past concerns expressed by some residents/property owners of these areas who have been historically opposed to annexation. These concerns, for the most part, are based in fear and do not reflect the reality of the practical constraints of annexation. For the record, the cost of providing services, based on the sprawled growth and statutory limitations, makes it both undesirable and not readily feasible for the City of Mishawaka to annex large non-contiguous developed areas.

This point has also been included to identify the reciprocal concern of the City relative to the sprawling growth within unincorporated St. Joseph County. Currently, the taxpayers within the City of Mishawaka pay City taxes to sustain infrastructure and a desired level of urban services. Furthermore, the taxpayers of the City of Mishawaka also pay county taxes that are used in part to provide similar services to county residents. Cities are wholly responsible for these services within their respective jurisdictional areas. These services include, but are not limited to, road maintenance, police patrols, and emergency medical services. These are services subsidized by general county tax dollars that the City of Mishawaka contributes to but does not receive the

corresponding reciprocal benefit. The taxpayers of the county do not pay taxes that directly or indirectly support these services within the City. Based on the current division of general county funds, this equates to the City of Mishawaka financially subsidizing the sprawling growth of the county. Accordingly, the City of Mishawaka continues to seek a more equitable distribution of existing general county tax revenues. Furthermore, based on this existing inequity, it is an important objective of the City to work with county officials to ensure that there are not future increases in spending to address the problems associated with sprawling unincorporated development. The City also recognizes the need to develop fair cost-sharing practices to provide for regional services that does not adversely impact the residents of the City, while still providing for the needed/desired services in the unincorporated county.

Although the equitable distribution of tax dollars is an important concern, the City also recognizes that the problems associated with this sprawling unincorporated development also impacts the City of Mishawaka. The City is impacted by the limitations existing development has on future City growth, and the corresponding increased costs of extending infrastructure. As such, the City of Mishawaka will continue to work with the county in a cooperative effort, where possible, to address problems. However, it is only fair that the residents and property owners of a particular problem area caused by sprawling development should be the party wholly responsible for the costs of desired/needed infrastructure or services- not the tax payers of the City of Mishawaka.

STATUTORY LIMITATIONS

The City of Mishawaka also recognizes the burden placed on municipalities within St. Joseph County based on the statutory requirements on Municipal Annexation and Dis-annexation. The controlling legislation on annexation is established by the Indiana Code 36-4-3-series.

The statute also places minimum requirements on municipalities regarding providing services to proposed annexation areas, the timing of implementation, and contiguity requirements. The statute also requires that a fiscal plan be adopted showing how the costs associated with providing services will be paid. An estimated amount of time required for voluntary annexation is three to four months. The increased time required to process an annexation has placed a burden on real estate transactions and development on the fringe of the City. It is not uncommon to have annexation placed as a condition on the sale of property by the buyer. Annexation is typically requested because City services are desired or needed to serve the proposed project. This increased time frame when compared to the traditional rezoning process has the potential for directing appropriate contiguous growth away from the City due to the lack of suitable available property that can be developed in a short period of time.

IMPLEMENTATION OF POLICY

The stringent statutory requirements of annexation have necessitated the creation of a policy of the City of Mishawaka to evaluate the geographic boundary of each proposed voluntary annexation relative to the surrounding unincorporated properties. The purpose of this evaluation is to examine the proposed annexation area to the existing City limits relative to providing a compact and contiguous City boundary.

Annexation law significantly limits the ability of municipalities to annex property without the consent of the majority of property owners. Therefore, the City has deemed it necessary to review adjacent unincorporated properties that have not requested annexation at the time a voluntary annexation is proposed. Although this may ultimately necessitate the annexation of property without the consent of a minority of the adjacent property owners, this policy provides for a means to expand the City boundary in a compact and contiguous manner that would otherwise not be possible based on statutory requirements.

A secondary purpose of this policy is to reduce the number of separate contiguous annexation petitions that are likely to be filed within a short period of time. The potential inclusion of additional property as part a proposed annexation petition will counteract the discouraging development influence of time limitations placed by the Indiana Code.

In the past, voluntary annexations without this policy have created a chaotic City boundary that promotes the inefficient delivery of services for both the City of Mishawaka and St. Joseph County. Chaotic refers only to the physical geographic location of the boundary. Common chaotic configurations include *saw-tooth shapes*, *islands*, and *adjacent pockets*. The attributes of these boundary configurations are described as follows:

A *saw-tooth boundary* refers to shape where contiguous properties located along a single roadway change municipal boundaries multiple times in a relative short distance. This situation creates difficulties in providing for the efficient delivery of services. Specifically, it is more difficult for the postal service, police, fire, and emergency medical providers to determine the physical limits of jurisdictions in the field. Under non-emergency circumstances, this situation is likely to result in inconveniences only. However, in emergency situations, confusion on boundary locations in the field has the potential to delay providing potentially life saving services, or could otherwise promote providing double coverage for the area limiting the ability of one provider to respond to other calls.

An *island* refers to unincorporated areas that are physically surrounded by the incorporated City. This situation provides for the inefficient delivery of services for both the City of Mishawaka and unincorporated St. Joseph County. Services such as trash removal, snow plowing, road maintenance, police, fire, and emergency medical services could all potentially require one service provider to travel through another service provider's jurisdictional area. This inherently inefficient situation potentially increases the costs of providing services for both jurisdictions.

Adjacent pockets refers to unincorporated area that is reasonably adjacent to the City and is currently served at least in part by City infrastructure. When the infrastructure was provided to these areas, these areas were typically located on the fringes of the City where other services were either not available or desired at the time. However, as the demand for growth and development continues, the demand for additional services also grows. Over time, pockets are also typically provided with some peripheral City services without expense. Emergency service providers within the City of Mishawaka and St. Joseph County have consistently worked together to provide reciprocal assistance in responding to calls when the other provider is either occupied or at a considerable distance, provided resources are available. Typically, due to the general location adjacent to the City and the increased ability of the City to provide services, these pocket areas will intermittently receive City emergency services.

Furthermore, pockets become obstacles to the future expansion of infrastructure and services. They are considered obstacles due to the contiguity requirements established by the Indiana Code for annexation. If these pockets are not annexed over time, the City is prevented from expanding. The annexation of these pocket areas not only allows for the continued growth of the City, but also provides for the efficient and equitable delivery of services.

SUMMARY

- It is the policy of the City of Mishawaka to encourage the growth of the City boundary in a compact and contiguous manner concurrently with the extension of infrastructure and services.
- It is the policy of the City of Mishawaka that the annexation be undertaken only at a time when the City determines that both infrastructure and urban services can be provided for unincorporated area adjacent to the City.
- To address existing sprawl and inequitable distribution of general county tax dollars, it is the policy of the City of Mishawaka that the residents and property owners of a particular problem area caused by sprawling development should be the party wholly responsible for the costs of desired/needed infrastructure or services- not the taxpayers of the City of Mishawaka.
- The stringent statutory requirements of annexation have necessitated the creation of a policy of the City of Mishawaka to evaluate the geographic boundary of each proposed voluntary annexation relative to the surrounding unincorporated properties to promote the efficient delivery of services and remove chaotic boundary configurations.

Annexation Fiscal Plan

THE EAST 181.5' OF THE NORTH HALF OF LOT 9 IN SULTS BABY FARM; THE WEST 183' OF THE SOUTH HALF OF LOT 9 IN SULTS BABY FARM INCLUDING THE 40' RIGHT-OF-WAY OF CLOVER ROAD LYING WEST AND ADJACENT TO THE AFORE SAID LOT; AND THE NORTH 90.75' +/- OF LOT 6 IN SULTS BABY FARM, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, STATE OF INDIANA. (ADDRESSES: 55960 CLOVER ROAD, REAR 181.5' OF 55946 CLOVER ROAD, REAR 90.75' OF 1828 EAST MCKINLEY AVENUE)

TAB B- BASIC DATA & FISCAL **ANALYSIS**

BASIC DATA & FISCAL ANALYSIS

A. LOCATION AND SIZE

The area proposed for annexation is illustrated on the following maps and shown on the accompanying aeriels. This area is legally described as follows:

THE EAST 181.5' OF THE NORTH HALF OF LOT 9 IN SULTS BABY FARM; THE WEST 183' OF THE SOUTH HALF OF LOT 9 IN SULTS BABY FARM INCLUDING THE 40' RIGHT-OF-WAY OF CLOVER ROAD LYING WEST AND ADJACENT TO THE AFORE SAID LOT; AND THE NORTH 90.75' +/- OF LOT 6 IN SULTS BABY FARM; THE SOUTH 150.00' +/- OF LOT 6 IN SULTS BABY FARM, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, STATE OF INDIANA. (ADDRESSES: 55960 CLOVER ROAD, REAR 181.5' OF 55946 CLOVER ROAD, REAR 90.75' OF 1828 EAST MCKINLEY AVENUE)

Annexation Area

The area to be annexed is located northeast of E. McKinley Avenue and Clover Road, and includes three (3) parcels of property, or portions thereof, with common addresses of 1828 E. McKinley Avenue, and 55946 and 55960 Clover Road, Mishawaka IN, 46545. The parcels have current tax identification numbers of 014-1134-5198.08 for the north 90.75' of 1828 E. McKinley Avenue, 014-1134-5215 for the east 181.5' of 55946 Clover Road, and 014-1134-5216 for 55960 Clover Road. The property is bound to the south and east with approximately 393 linear feet being incorporated into the City, while the remaining adjacent properties are located in unincorporated St. Joseph County. The property is currently zoned "R" Residential within unincorporated St. Joseph County. If annexed, the parcels will be zoned I-1 Light Industrial. The Petitioner also owns the adjacent Hose Assemblies manufacturing facility to the east at 1904 and 1906 E. McKinley Avenue, and is proposing to construct a warehouse/storage building where conceptually shown on the preliminary site plan. All structures will be demolished with neither of the houses occupied or rented as stated in the annexation petition.

Contiguity with the Existing City Limits

The property to be annexed into the City, including the Clover Road public right-of-way, is approximately 0.72 acres. The external boundary of the annexation area measures +/-1190.5 linear feet with +/-393 linear feet being contiguous with the current corporate boundary of the City of Mishawaka. The border of the contiguous area is 33.01% of the total external boundary. This is in excess of the minimum 12.5%, or 1/8, of the boundary that is required to be contiguous based on the determination requirements of the Indiana Code.

B. TOPOGRAPHY AND EXISTING USE/IMPROVEMENTS

The area is characterized as being relatively flat with minimal relief across the site. Per the generalized two (2) foot contour topographic maps, elevations on the property range from approximately 744 feet along Clover Road to just over 740 feet at the eastern property line of the northern parcel. The property, including the adjacent parcel at 1828 E. McKinley Avenue, includes two (2) single-family residential houses and three (3) accessory structures.

C. LAND USE/CURRENT ZONING

The proposed area to be annexed is currently zoned R Residential within unincorporated St. Joseph County and includes two (2) single-family houses and accessory structures. If the Mishawaka Common Council approves the annexation request, the area will be zoned to I-1 Light Industrial to permit the construction of a 7,200 sq. ft. warehouse/storage building for use by the adjacent Hose Assemblies facility. As

previously stated, all the existing structures within the annexation area and 1828 E. McKinley Avenue will be demolished.

D. ASSESSMENT

The territory to be annexed consists of three (3) parcels of land, or portions thereof. The Land and Improvement Valuations shown below are based upon current GIS parcel data:

Tax ID Number	Property Owner	Number of Acres	Land & Imp. Valuation
014-1134-5198.08	SLB PROPERTIES, LLC	0.19 ACRE	\$58,500*
014-1134-5215	SLB PROPERTIES, LLC	0.25 ACRE (BEING THE EAST 181.5' OF THE PARCEL)	\$3,100** (AREA TO BE ANNEXED ONLY INCLUDES VACANT LAND)
014-1134-5216	SLB PROPERTIES, LLC	0.28 ACRES (INC. THE CLOVER RD. R/W)	\$43,300 (INCLUDES IMPROVEMENT VALUE OF \$37,900 AND \$5,400 LAND VALUE)

* This figure includes a land value of \$5,900 for the parcel to be annexed, and an improvement value of \$52,600 for the adjoining parcel to the south located with the City of Mishawaka. All improvements are proposed to be demolished after annexation. The adjoining parcel has a tax identification number of 027-1001-0530.

**For the purposes of the below fiscal impact analysis, an estimated land value of \$3,100 is used. The estimated value is for the eastern 181.5' of the parcel which is the vacant/unimproved portion of the parcel to be annexed.

E. CURRENT TAX RATE

The City's tax rate 2017 payable 2018 was \$2.0516 per \$100 of assessed valuation. For property owners in Penn Township, in which this proposed annexation is located, the total taxes will be \$4.0207 per \$100 of assessed valuation. Property owners in this area currently pay \$2.1371 per \$100 of assessed valuation. These rates are based on the best information available at the time this plan was prepared. Actual tax rates may vary.

Tax District	Existing Tax Rate	Tax Rate after Annexation
Penn Township	2.1371	4.0207

The City's tax rate has remained relatively stable over the years:

2017	\$2.0516
2016	\$1.9977
2015	\$1.8750
2014	\$2.0062
2013	\$1.9086
2012	\$1.8186
2011	\$1.7362
2010	\$1.6741
2009	\$1.6557
2008	\$1.5283

2007	\$1.3326
2006	\$1.3899
2005	\$1.3382
2004	\$1.3313
2003	\$1.2476
2002	\$1.8627
2001	\$5.5007 ¹
2000	\$5.2417

¹ Change in Tax Code

F. NEW ADDRESSES

If the proposed annexation is approved, the properties will be zoned I-2 Light Industrial to allow for the construction of a proposed 7,200 sq. ft. storage/warehouse building. The property will be developed in accordance with the requirements of the City of Mishawaka Zoning and Subdivision Ordinance. If applicable or required, addresses will be assigned by the City of Mishawaka Engineering Department when the property is developed.

G. DETERMINATION OF SERVICE STANDARDS AND COSTS

Every proposed annexation area to the City of Mishawaka is reviewed by each pertinent City department or agency that would ultimately be required to provide infrastructure and/or urban services to a given area. Departments were asked to evaluate the location, area, and existing conditions of this proposed annexation area relative to providing infrastructure and urban services at a standard that is identical to other areas of the City. In determining required services, departments reviewed the area relative to similar geographic and use areas that currently exist within the City of Mishawaka.

The standards for infrastructure and services provided by the City of Mishawaka, broken down by department, have been included within this document following Tab C. After establishing an understanding of the existing conditions, each department or agency was asked to identify any capital improvements required to serve the proposed annexation area to meet existing city standards. It will be the responsibility of any future property owner/ developer to bear any expense required to connect to existing City services. Given the location of the proposed annexation area, adjacent to the existing city limits, and, considering the size of the area, each department identified that non-infrastructure-related services could be provided to the proposed annexation area with no additional expenditures. Increased maintenance costs for non-rate supported services, were identified as minimal and well within the approved budgets for each department.

Given that no consequential additional expenditures are anticipated, the itemization of costs associated with providing each service is not possible relative to the annexation area. However, to document that funds have been approved and are available for the services identified, a copy of the approved year 2018 City budget has been attached to the Summary of Service Report for each applicable non-rate supported department. These budgets identify the costs for personnel, equipment, repairs, and other expenditures anticipated for the budget year. Budgets for any department are available for the review of the public upon request at City Hall.

H. TERMS AND CONDITIONS

The City of Mishawaka will provide a level of basic services, including infrastructure and urban services, at a standard that is comparable to similar geographic and use areas that currently exist within the City of Mishawaka. The specific date of implementation of services has been identified within the description of specific services where applicable. Given the location of the proposed annexation area, the size of the area, and the presence of existing infrastructure, no capital expenditures are required to serve

the proposed annexation area. Basic services, not otherwise specified, will be provided to the annexation area within one year of the effective date of the annexation as required by law. However, it is anticipated that the majority of basic services will be available immediately or at least in a timely manner.

The effective date of annexation, if approved, will be thirty days from the date of approval of the annexation ordinance as required by law.

I. FISCAL IMPACT ON TAXPAYERS, MUNICIPAL FINANCES, AND POLITICAL SUBDIVISIONS

Analysis:

The property proposed to be annexed, together with the adjacent parcel at 1828 E. McKinley Avenue, currently includes two (2) single-family residential houses and three (3) accessory buildings. If the annexation is approved, the Petitioner is proposing to demolish all the existing structures and construct a 7,200 sq. ft. storage/warehouse building. The property owner indicated that construction costs will be approximately \$200,000, which is expected to yield an initial assessed valuation of \$120,000 (60% of the construction costs). The estimated assessed valuation for the improvement is based upon a similar 2,400 sq. ft. warehouse/manufacturing structure constructed at 606 S. Byrkit Avenue in 2016. When adding the current land assessed valuation of \$14,400, the total estimated land and improvement value used for the below analysis is \$134,400.

The current and future political subdivisions and their associated tax rates were determined by the geography of the property and the attached "Tax Rate Chart for the year 2017 payable 2018". (See Tab "D" / Appendix "C".) This chart is provided by the St. Joseph County Auditor's Office.

Current property assessed Valuation:

\$104,900

Current Property Taxes Generated from the Property:

The current property taxes that are being generated from the property were determined utilizing the State of Indiana Department of Local Government Finance Gateway website calculator located at <https://gateway.ifionline.org/CalculatorsDLGF/TaxCalculator.aspx>.

The website requires you to enter the geographic location of the property by County, Township, and School Corporation. You then enter the type of property, if it is a homestead (owner-occupied residential); residential rental, non-homestead residential, and agricultural; or other. You then input the assessed valuation and it estimates the maximum tax bill as well as the property tax cap credit if applicable.

This calculation has been done with a scenario before annexation for residential rental, then following annexation for other identifying the property as now being subject to the City tax rate.

The estimated property tax value for the property is as follows:

Prior to annexation: \$2,285

Following annexation: \$4,272

Political Subdivisions before Annexation:

Percent of tax rate and corresponding yearly estimated property tax revenue*

- St. Joseph County (32.3%) - \$738.06
- Penn Township (15.0%) - \$342.75

- PHM School Corporation (42.5%) - \$971.13
- Mishawaka Penn Harris Library (7.6%) - \$173.66
- Airport Authority (2.6%) - \$59.41

** Estimates may not equal estimated tax value due to rounding.*

The current tax rate of all of these entities combined is 2.1371%.

The tax rate will increase to 4.0207% upon annexation to the City. However, the revenue will not increase significantly due to the tax cap, which for other property is 3% plus the tax cap exempt rate of 0.1785%. As a result, the distribution of property tax revenue will decrease for all existing taxing entities, but the Airport Authority, based on getting a smaller percentage of revenue when the City tax rate and to a very minor extent, the South Bend Transpo rate is added to the overall rate. This decrease, for all but Penn Township, is due exclusively to the property tax caps.

Political Subdivisions following Annexation:

Percent of tax rate and corresponding yearly estimated revenue for government-owned property of existing taxing units upon annexation*

- St. Joseph County (17.2%) - \$734.78 (-\$3.28 per year)
- Penn Township (0.9%) - \$38.45 (-\$304.30 per year)
- PHM School Corporation (22.6%) - \$965.47 (-\$5.66 per year)
- Mishawaka Penn Harris Library (4.0%) - \$170.88 (-\$2.78 per year)
- Airport Authority (1.4%) - \$59.81 (+\$0.40 per year)
- South Bend Transpo (2.9%) - \$123.89
- City of Mishawaka (51.0%) - \$2178.72

** Estimates may not equal estimated tax value due to rounding.*

The current tax rate of all of these entities combined is 2.1371.

Four Year Projection of Property Tax Revenue following Annexation (above numbers x4)

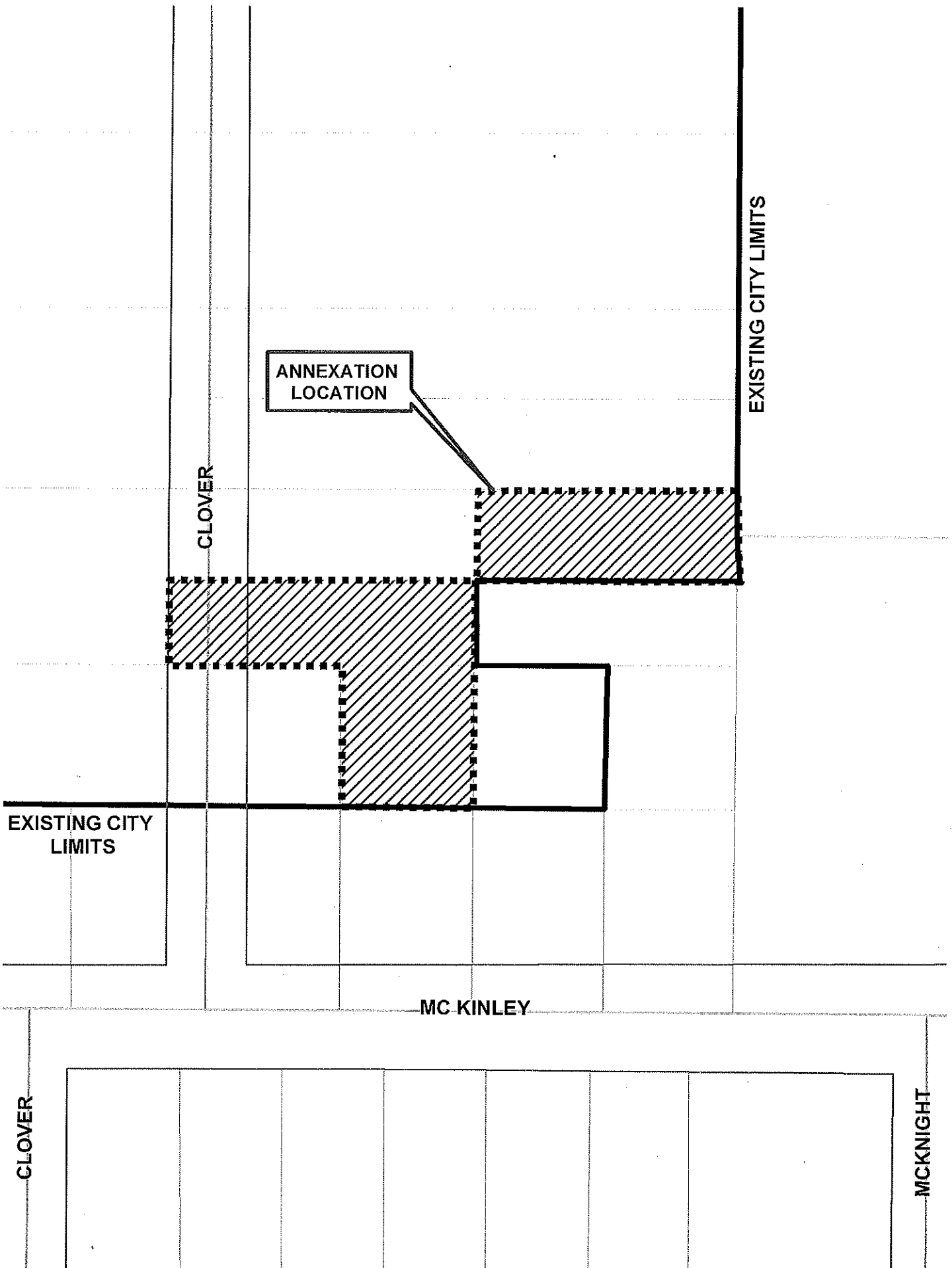
Straight line projection assuming existing use remains and the tax rate and assessed valuation remains constant

• St. Joseph County	\$2939.12
• Penn Township	\$153.80
• PHM School Corporation	\$3861.88
• Mishawaka Penn Harris Library	\$683.52
• Airport Authority	\$239.24
• South Bend Transpo	\$495.56
• City of Mishawaka	\$8714.88

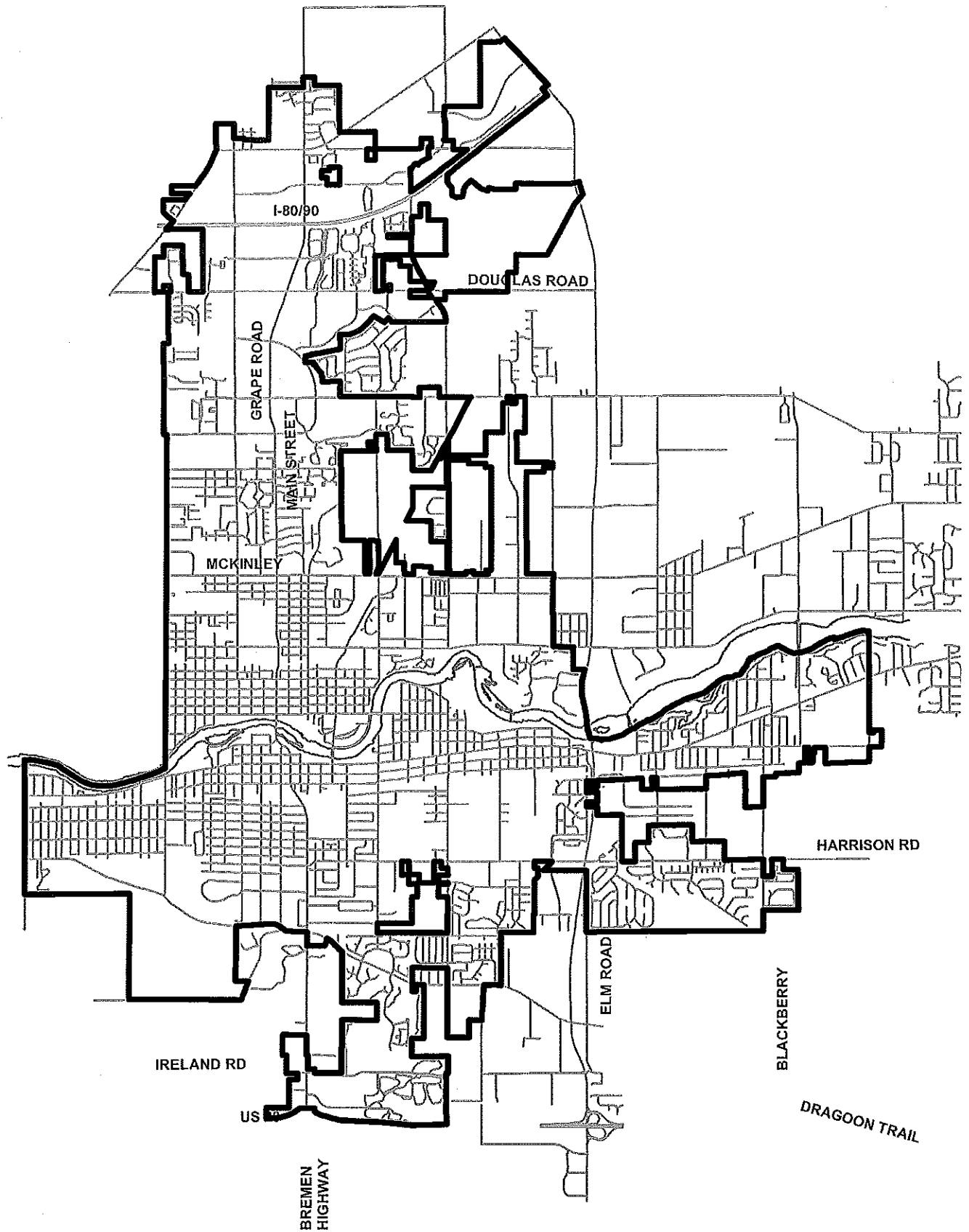
J. ASSUMED INDEBTEDNESS & COUNTY INFRASTRUCTURE REIMBURSEMENT

Pursuant to I.C. 36-4-3-4.2 under certain circumstances the City would be required to assume a portion of indebtedness as it would pertain to the proposed annexation area. Specifically, this would be required if the County had used property tax revenue to repay debt used to build infrastructure within the annexation area, or if income tax was being generated from the property in question that was being used to pay off applicable county wide debt that would now be allocated to the City upon annexation.

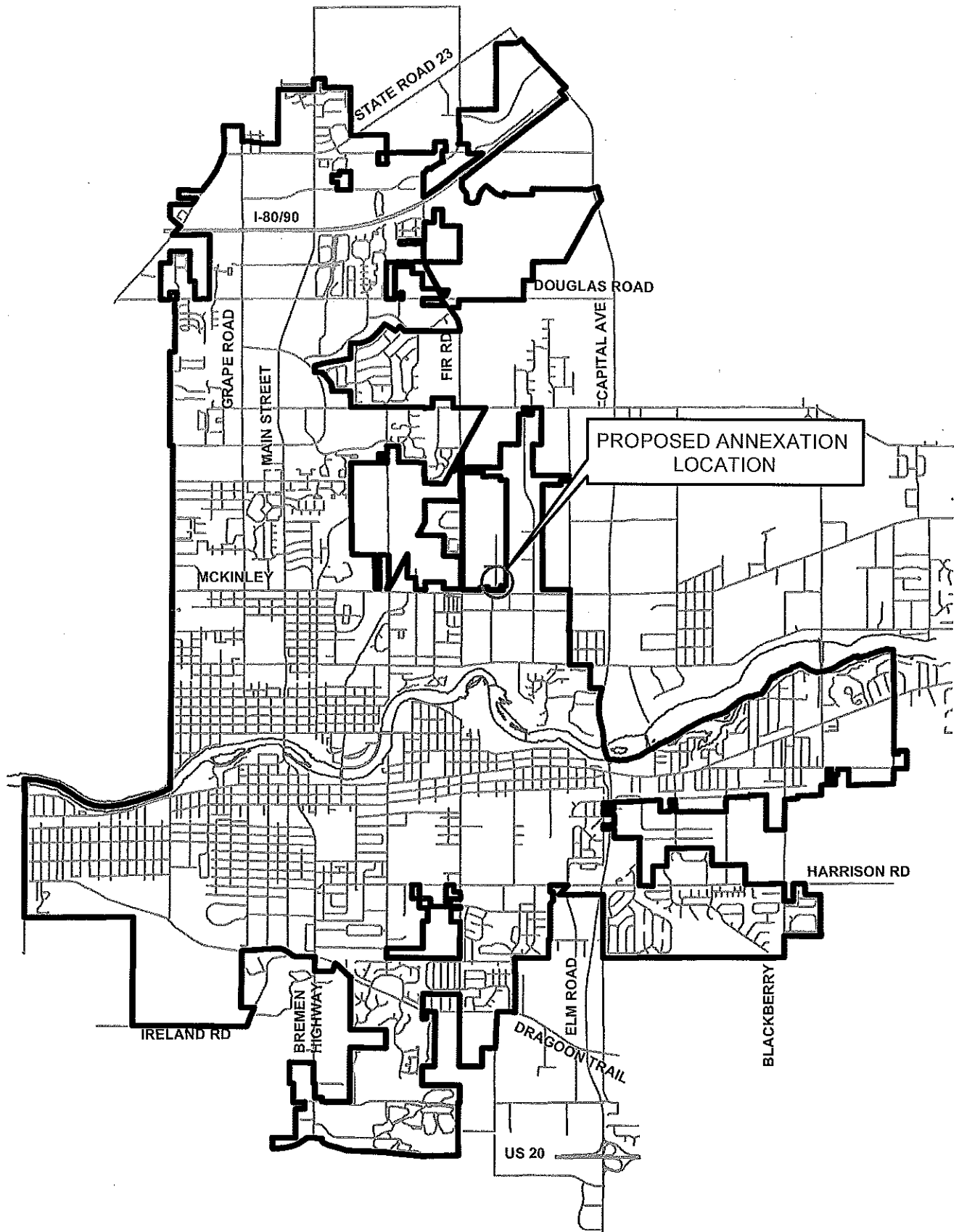
Upon reviewing the site and the information identified in Tab "D" / Appendix "D", there is no County infrastructure debt associated within the proposed annexation, nor is there any outstanding county debt on infrastructure that is payable by a local option income tax.



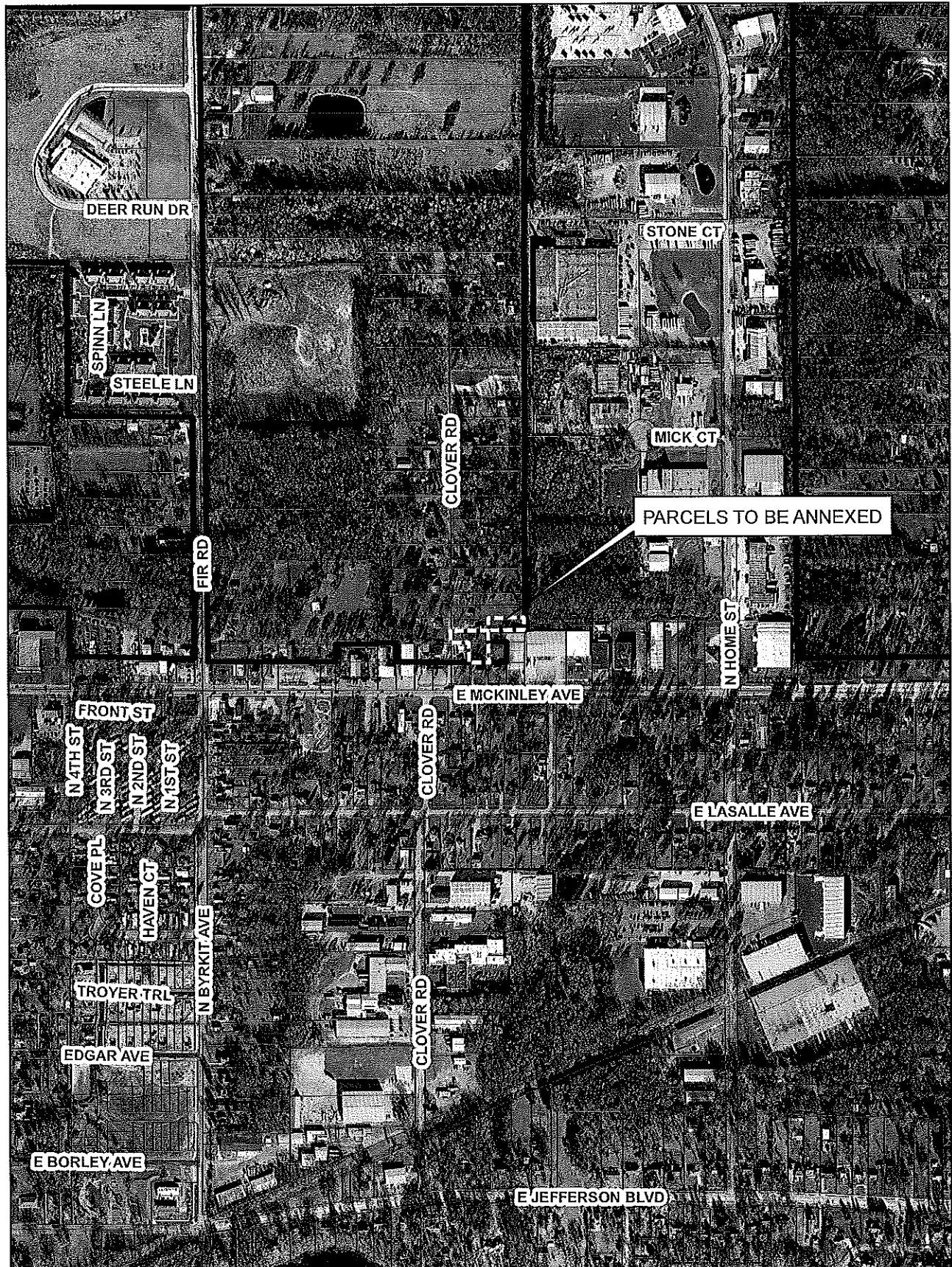
MAP OF EXISTING CITY LIMITS



MAP OF PROPOSED CITY LIMITS



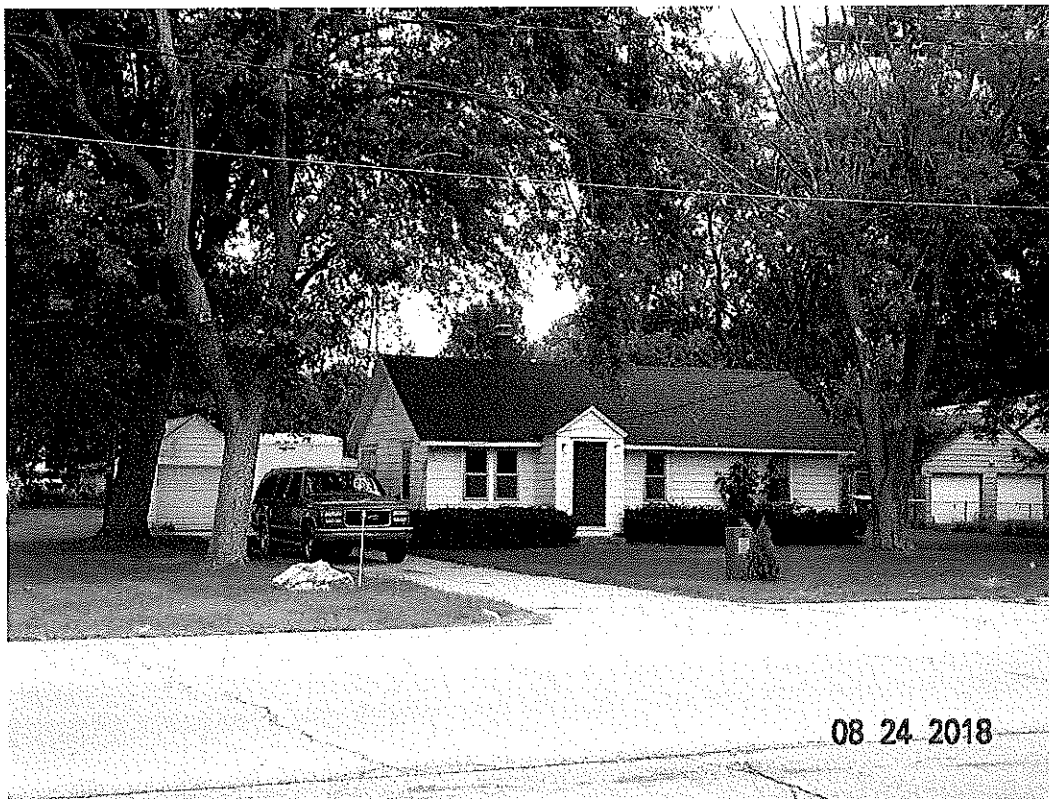
AERIAL PHOTOGRAPHY OF LAND TO BE ANNEXED



AERIAL PHOTOGRAPHY OF LAND TO BE ANNEXED



PHOTOGRAPHS OF PROPERTY TO BE ANNEXED



Looking northerly toward 1828 E. McKinley of which the north 90.75' is to be annexed.



Looking easterly toward 55960 Clover Road to be annexed.

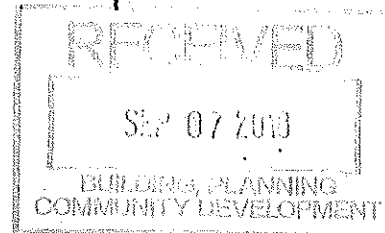


Looking easterly toward 55946 Clover Road of which the east 181.5' is to be annexed.
The existing house will remain and is located in unincorporated St. Joseph County.

DATE: August 22, 2018

TO THE:

Honorable Members of the Common Council
City of Mishawaka, Indiana
and
Mishawaka City Plan Commission
City of Mishawaka, Indiana



RE: Petition for Annexation and Zoning Classification and Rezoning Classification

The undersigned SLB Properties, LLC respectfully show they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

For Annexation and Zoning Classification:

The east 181.5' of the north half of Lot 9 in Sults Baby Farm;
The west 183' of the south half of Lot 9 in Sults Baby Farm including the 40' right-of way of Clover Road lying west and adjacent to the afore said lot; and
The north 90.75'+/- of Lot 6 in Sults Baby Farm.

For Rezoning:

The South 150.00'+/- of Lot 6 in Sults Baby Farm.

For Annexation and Zoning Classification:

Petitioner owns One Hundred (100%) percent of the above-described parcel of land which is located at 1828 E. McKinley Avenue (rear portion); 55960 Clover Road and 55946 Clover Road (rear portion) and that Petitioners desire the same to be annexed to the City of Mishawaka, Indiana, with an Industrial I-1 District. Petitioners further state they intend to utilize said land for immediate expansion of adjacent warehouse and continue the single family residence at 55960 Clover as a non-conforming use with future plans of demolition and future expansion of warehouse.

For Rezoning:

Petitioner owns one hundred (100%) percent of the above described parcel of land located at 1828 E. McKinley Ave which carries a zoning classification of Residential R-1 District. Said property is currently a residential house. Petitioner desire said real estate to be rezoned to Industrial I-1 District. Petitioner further states that they intend to utilize said land for the construction of storage warehouse for the adjacent business and continue the single family as a non-conforming use with future plans of demolition and future expansion of warehouse.

Accompanying this petition is a drawing, to scale, showing the above-described parcel of real estate, showing the size of the proposed building and also the location of the proposed building structure(s).

Petitioners further show this proposed annexation to be in the best interest of the City of Mishawaka, Indiana, and of the territory sought to be annexed which is urban in character and is an economic and social part of the City of Mishawaka.

Wherefore, Petitioners pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted annexing the above described parcel of real estate to the City of Mishawaka with an Industrial I-1 District.



SLB Properties, LLC

By MATTHEW VELDMAN (print name)

1906 McKinley Avenue

Mishawaka, Indiana 46545

Contact Person:

Lang, Feeney & Associates, Inc.

Terance D. Lang

715 South Michigan Street

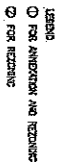
South Bend, Indiana 46601

574-233-1841

Terry@LangFeeney.com

PART OF THE SOUTHWEST QUARTER OF SECTION 2,
TOWNSHIP 37 NORTH, RANGE 3 EAST.

FOR:
HOSE ASSEMBLIES



957 13-22



LFA

Land Surveyors • Soil Scientists

Lemp, Penney & Associates, Inc.

715 N. Broadway Street

South Bend, Indiana 46601

Phone (219) 233-1641

Annexation Fiscal Plan

THE EAST 181.5' OF THE NORTH HALF OF LOT 9 IN SULTS BABY FARM; THE WEST 183' OF THE SOUTH HALF OF LOT 9 IN SULTS BABY FARM INCLUDING THE 40' RIGHT-OF-WAY OF CLOVER ROAD LYING WEST AND ADJACENT TO THE AFORE SAID LOT; AND THE NORTH 90.75' +/- OF LOT 6 IN SULTS BABY FARM, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, STATE OF INDIANA. (ADDRESSES: 55960 CLOVER ROAD, REAR 181.5' OF 55946 CLOVER ROAD, REAR 90.75' OF 1828 EAST MCKINLEY AVENUE)

TAB C- SUMMARY OF SERVICES

SUMMARY OF SERVICES

The City of Mishawaka, known as the Princess City, was incorporated in 1833 with only a few hundred residents. Now, with an estimated population of nearly 50,000 present-day Mishawaka is continuing to grow. From the bustling Grape Road corridor to the quiet paths of the Shiojiri Garden at Merrifield Park, the city offers residents a comforting sense of community where people like to live, work and raise families.

The backbone of any city is its services, and no unincorporated area of St. Joseph County can come close to matching the number and quality of services offered in the City of Mishawaka.

Some of the services provided are basic: electric, sewer, and water. Others, such as strong police and fire protection, efficient trash removal and access to parks and libraries, greatly improve the quality of life.

Sewer, water and electric services in the City are not paid by tax dollars; rather, Mishawaka Utilities services are all paid for through the low rates given to property owners.

Instead of dealing with septic systems, property owners can tap into lines provided by Mishawaka Utilities Wastewater Division. The Division has a plant staffed 24 hours a day, and maintenance technicians are available at all times to respond to emergencies. The City's sewer insurance program provides sewer coverage for each single-family residential homeowner on the public sewer system for a small monthly fee, paid with the Mishawaka Utilities bill. With this program, the homeowner is protected from paying the cost of catastrophic sewer repairs outside the home. A \$42 million expansion of the wastewater treatment plant was completed in June 2008. From 2013 to 2017, capital improvements to the wastewater system were made including the replacement of two lift stations and two emergency generators. Additional plant and system improvements are planned in the upcoming years.

The City's water rates have traditionally been among the lowest in the state. The Water Division completed a \$26 million capital improvement project in 2003. Several improvements to the overall system were made including the addition of a new well field, the replacement of water mains, and the extension of services to some areas that previously did not have water service. Planned future improvements include a new water treatment facility and well field near Juday Creek in the northeast part of the City expected to break ground in 2020 or 2021.

Another service provided by Mishawaka Utilities is the distribution of electricity. Although Mishawaka Utilities does not generate or produce power, electricity is purchased at a wholesale rate and is distributed by Mishawaka Utilities. Mishawaka Utilities is not supported by tax dollars, but rather through revenue generated by the sales of electricity to its consumers.

But property owners get more out of being in the City of Mishawaka than just those basic services. Public safety is a priority in the City, with about 50 percent of the budget going toward fire, police and emergency medical services.

Mishawaka has a full-time Fire Department, with four stations. The Department maintains a Class 3 fire rating with the Insurance Services Office (ISO). This rating is anticipated to drop to Class 2 in future years when the City requests reevaluation. The lower the rating, the lower a resident's homeowner's insurance will be. Additionally, the department's response time is excellent, and fire trucks arrive within three minutes to a call for 90 percent of the city.

The Mishawaka Police Department, with approximately 90 officers and employees, responds to critical incidents within three to five minutes. The Department offers many personal services within its Community Relations and Street Crimes Units, and the Riverwalk Beat. These services include attendance at neighborhood watch meetings, administering various programs for school-aged children and senior citizens, and focusing on crime reduction in high crime areas of the city.

The City's EMS Department is a centralized system that responded to approximately 7,400 calls in 2017. The City, with its population of nearly 50,000, responds to about 50% more calls than the County ambulance service does, with its population of over 100,000 residents spread over a much larger area. The business of "saving lives" has a very narrow window of four to six minutes, so the quicker an ambulance can respond, the more likely a life will be saved.

The efficiency of the City's Street Department is unmatched when it comes to snow removal, compared to St. Joseph County. Like other services, the county cannot provide a similar level of service because resources are spread out over a much larger area. In the event of a windstorm that blows trees and limbs into the streets, the City usually can have streets reopened in less than an hour.

Access to leisure activities is readily available in the City of Mishawaka. Residents can use all 28 City parks and the Eberhart-Petro golf course. Park rentals, for events such as weddings and receptions, are also less expensive for residents of the City.

Additionally, residents of the City of Mishawaka have access to all three branches of the Mishawaka-Penn-Harris Public Library. The Main Branch on Church Street in downtown Mishawaka, the Bittersweet Branch on the City's east side, and the Harris Branch on Elm Road in Granger.

Trash pick-up in the City is also inexpensive and efficient, with the monthly fee for single-family trash pickup at \$13.86. For senior citizens, the rate is \$11.09. The rates include the cost of recycling and yard waste, which is picked up on the same day the trash.

With the exception of the trash removal, library use and Mishawaka Utilities services, the vehicle with which to pay for the rest of the City's services is through city property taxes. And the City of Mishawaka has a long history of having a low, stable tax rate – in fact, the rate has remained relatively stable for the past 10 years.

With its rich history, Mishawaka continues to prepare and grow for the future. New development within the City's Central Business District and the continued development of the city's commercial and industrial sectors guarantee its strength in the future. This growth allows the tax rates to remain low. With the low tax rate and the multitude of services provided, the City of Mishawaka is an excellent place to build homes, start businesses, and raise families.

SANITARY SEWER, TRANSPORTATION, AND DRAINAGE

Existing Sanitary Sewer Infrastructure

The City has an existing 10" gravity sanitary sewer main flowing west to east, on the north side of the McKinley Avenue right-of-way, along with a 10" gravity sanitary sewer main, which is stubbed to the north 4' from the manhole located at the intersection of Clover Road. In order to serve these parcels, either connect to existing 10" gravity sanitary sewer main on north side of McKinley Avenue, or extend the 10" gravity sanitary sewer main stub to the north property line of 55946 Clover Road within Clover Road right-of-way, which is approximately 318'. This sanitary sewer extension and/or connection shall be the responsibility of the owner/developer, and the city would take on perpetual maintenance after installation, satisfying our standards. The City's sanitary sewer system has ample capacity to serve these annexation properties. This sanitary sewer extension will discharge into an existing sanitary sewer system that is publicly maintained and ultimately discharges to the City of Mishawaka's Wastewater Treatment Facility. The existing septic systems can continue to be utilized, so long as there is not a change in property use or existing septic system fails. At that time, we would require connection to sanitary sewer system as described above.

Existing Road/Transportation Infrastructure

Currently, this annexation has its only frontage along Clover Road, and is two parcels north of the McKinley Avenue intersection and McKinley Avenue through previously owned property (1828 E. McKinley Avenue). Clover Road is a two-lane road section, one-travel lanes in each direction and McKinley Ave is a two-lane road with Clover Road is currently maintained by St. Joseph County.

Existing Storm Sewer/Drainage Infrastructure

Regarding any new development or redevelopment within the annexation area, sites are required to retain the stormwater generated by the development on site at the rate of the 100-year return storm frequency. This requirement provides significant protection to both existing and proposed developments regarding the impact of stormwater run-off. Several different engineering methods are considered acceptable by the City of Mishawaka to calculate this requirement. The simplest method of calculation is using the one-line rational equation. However, the Rational Method, Curve Number Method, and TR-55 Method are also acceptable and tend to be more advanced, taking into consideration the percolation rate of soil types and ratios of developed impervious surfaces. The choice of one method over another typically is due to factors of site size, soil type, and design preference. With no new development planned for these parcels, the City would not require any additional stormwater/drainage infrastructure to be constructed at this time. If any new development is proposed, the developer is required to bear all costs associated with stormwater management. All land disturbing activities will require full compliance with the City's Erosion Control Ordinance.

Planned Capital Expenditures, Staff and Rates

If annexed, the City Engineering Department, Street Department, and Sewer Department will be responsible for maintenance of public streets, storm sewers, or sanitary sewer systems within dedicated City right-of-way. Any streets constructed within the annexed parcel will remain privately maintained by the site owners and/or a Commercial Owners Association if established. The City Departments do not require any additional funds than what is currently allocated within the present City budget. For general information, the repair and maintenance of sanitary sewers is supported by rates paid by its users. Otherwise, as a general percentage of City expenditures, approximately 15 cents of every dollar of the City budget is allocated for street and storm sewer expenditures.

Personal Service Programs

The Engineering Department works closely with the Mishawaka Utilities Sewer Maintenance Department regarding the maintenance of the City sewer system. We maintain construction records for all sanitary and storm sewers and providing technical and administrative assistance on sewer repairs and for the Sewer Lateral Insurance Program that was initiated in 1986.

Specifically, the Sewer Lateral Insurance Program covers each single-family residential homeowner on the public sewer system within the City of Mishawaka. For a \$1.50 monthly fee (included on homeowner's Mishawaka Utilities sewer bill), the homeowner is protected from paying catastrophic sanitary sewer repair costs for the portion of sewer lateral between the street right-of-way and outside of foundation wall of the home. Currently, this annexation area proposes an I-1 Light Industrial use, and therefore is not eligible for this program.

CITY OF MISHAWAKA
2018 BUDGET

ENGINEERING DEPARTMENT
101-13

1 PERSONAL SERVICES

<u>Salaries and Wages</u>			biweekly
411-01	Director of Engineering	75,404.00	2,900.15
411-02	Assistant Director	62,439.00	2,401.48
	Project Manager	52,772.00	2,029.70
	Traffic Manager	51,434.00	1,978.23
	Project Coordinator	38,082.00	1,464.70
	Office Manager	<u>33,273.00</u>	1,279.72
			313,404.00
<u>Other Personal Services</u>			
411-65	PE Certification	<u>10,000.00</u>	192.31
			323,404.00

2 SUPPLIES

<u>Office Supplies</u>			
421-90	General Supplies	<u>4,000.00</u>	
			4,000.00

3 OTHER SERVICES AND CHARGES

<u>Professional Services</u>			
431-06	Consulting	5,000.00	
<u>Communication and Transportation</u>			
432-03	Travel and Training	1,750.00	
<u>Repairs and Maintenance</u>			
436-01	Equipment Repair	2,500.00	
<u>Other Services and Charges</u>			
439-03	Subscriptions, Dues, etc.	<u>1,000.00</u>	
			<u>10,250.00</u>
			337,654.00

ELECTRIC SERVICE

Services and Rates

Mishawaka Utilities – Electric Division *currently serves the proposed annexation area as it is already in our franchise boundary.*

The costs of providing service for future/planned development will be the responsibility of applicant(s) for service (reference Terms and Conditions, Section 9.0). The necessary expenditure to make connection to an applicant for service will be considered to be warranted when the estimated total revenue (i.e., net revenue) as estimated by the Utility for a period of two and one-half (2½) years to be realized by the Utility from permanent and continuing Customers on such an extension is at least equal to the estimated cost of such extension.

Whenever, in the opinion of the Utility, the necessary expenditure to make connection to an applicant for service is not warranted by the Utility's estimate of prospective revenues to be derived there from, or whenever, in the opinion of the Utility, the permanence of the Customer's load is questionable, the Utility may require the applicant to make an advance deposit for line construction or service connection. Or, the Utility may require a long-term agreement, an aid to construction payment, monthly minimum charge or such definite and written guarantee from a Customer, or group of Customers, in addition to any minimum payment required by the Rate Schedule. This requirement may also be made covering the payment by the Customer of the cost of tapping existing transmission or distribution lines for light or power service or both, when such service will not provide sufficient load or revenue, in the opinion of the Utility, to justify the cost of tapping said lines.

In those cases where it is not feasible or practicable to construct lines on public rights of way and it is necessary to secure easements or line-clearing permits on private property, the applicant or applicants shall secure the same without cost to the Utility or assist the Utility in obtaining such easements or line-clearing permits on private property before construction shall commence. The Utility shall be under no obligation to construct lines in the event the necessary easements or line-clearing permits cannot be so obtained.

Personnel

Mishawaka Utilities – Electric Division has a staff of 47 employees. The Division, under the direction of the Electric Division Manager, is divided into the departments of engineering, construction, metering and operations:

- Engineering: Consists of the System Reliability Supervisor, Substation Supervisor, Substation Technician, Engineering Projects Manager, and support engineering personnel.
- Construction: Consists of the Construction Superintendent, two Construction Foremen, and support construction personnel (Journeyman, Apprentices and Linemen).
- Metering: Consists of Metering Department Manager and support metering personnel.
- Operations: Consists of the Operations Coordinator along with supporting personnel in dispatch/stores.

Description of Services

Normal working hours are from 7:30 a.m. to 4:00 p.m. Monday through Friday. During these hours, the Electric Division staff is available to provide immediate response to any system perturbation.

Services provided after normal working hours are on an emergency basis only. Customers requiring assistance can call the after-hours answering service, where a call is then placed to a duty supervisor to assess the situation. The duty supervisor then calls out required support personnel (via the answering service).

Mishawaka Utilities – Electric Division is well equipped to respond to problems associated with providing electric service. The electric division utilizes a wide breadth of equipment to meet the needs of the consumer. Major equipment includes loaders, backhoes, trenchers, boring machines, pushing machines, trailers, compressors, forklifts, bucket and line trucks, and pole trailers.

The service response time to restore from a loss of electricity resulting from storm damage or other physical line damage is typically less than AEP (AEP customers are spread geographically over a much larger area). However, since Mishawaka Utilities does not produce power, the utility is not able to control service problems based on the generation of power and has minimal control of transmission to, or within, Mishawaka.

Costs Associated with Services

Mishawaka Utilities is not supported by tax dollars, but rather through revenue generated by the sales of electricity to its consumers. Mishawaka Utilities does not generate or produce power. Mishawaka Utilities purchases electricity at a wholesale rate and is responsible for distributing it to every customer within the service area. Based on the large numbers of customers in a relatively small geographic area, Mishawaka Utilities is able to deliver electricity more economically than larger companies such as AEP. Although AEP actually generates or produces power, the cost for delivering the electricity to the consumer is greater because the customers are spread geographically over a much larger area. Actual rates will vary over time.

FIRE PROTECTION/EMS

The Mishawaka Fire/EMS Department is one of the area's best, with quick response times, excellent training, and the latest equipment.

Staffing and Response Times

The Mishawaka Fire Department currently has four stations located strategically throughout the City of Mishawaka. The Fire Department and the Emergency Medical Services Department merged January 1, 2002.

In accordance with the firefighter's union Collective Bargaining Agreement and the City of Mishawaka, minimum staffing of 29 personnel are available at all times. The department also has three members working in the City's Fire Inspection Bureau.

The Department's response time is excellent. The Fire Department responds to calls within three minutes for 90 percent of the City.

Fire Stations

The four fire stations are located in strategic areas around the City:

Station No. 1, built in 1991, is located on Union Street near downtown. It is staffed by a minimum of eleven (11) firefighters manning one Sutphen pumper truck, one aerial truck, a 105' Sutphen aerial/pumper combination), one heavy-duty K.M.E. rescue truck and one A.L.S. Paramedic ambulance unit.

Station No. 2, located at 2332 N. Main St., is staffed by five (5) to six (6) firefighters at all times, manning one Sutphen pumper truck, and one A.L.S. Paramedic ambulance unit. If annexed, this would be the primary responding station since it is the nearest to the site.

Station No. 3, located at 333 E. Douglas Road, is staffed by eight (8) firefighters at all times, manning one Seagrave pumper truck, one 105' Pierce Quint aerial/pumper combination, and one A.L.S. Paramedic ambulance unit.

Station No. 4, located at 3000 Harrison Road, is staffed by 5 firefighters manning one Seagrave pumper truck, and one Battalion Chief Vehicle.

All engine and ladder Companies are certified advanced life support non-transport.

For the year 2017 out of 7,432 runs 5,731 or roughly 77% were medical in nature. The Mishawaka Fire Department restructured going to a three-platoon system. With the addition of a third ambulance we were able to move ambulances out of one central location to be closer to the neighborhoods they served. This and the availability of paramedics on some engine companies have decreased the time in which it takes to start lifesaving interventions if needed. Engine and ladder companies also have Advanced E.M.T.'s on board who may begin vital treatment such as 12 lead E.K.G.'s, establishing I.V. lines, and administration of a handful of drugs. Once the ambulance arrives the paramedics take over in the continuum of care depending upon the severity of the call.

Equipment

Equipment for the department is very comparable with what is available to surrounding township departments, but the City's fire department offers other advantages not available to the township fire departments. By having 29-36 firefighters on duty at any given time Mishawaka is able to send more resources depending upon the nature of the call. The Mishawaka Fire Department has three ladder/pumper trucks available for emergencies. Two of these are in service at all times with the third being a reserve. Depending upon the location, some outside fire departments utilize mutual aid agreements in the event of the need for an aerial device.

The City maintains a fifteen (15) member Dive/Rescue team for water emergencies.

Training

The fire department undergoes year-round training in all areas of suppression, haz-mat, emergency medical, inspection, water rescue, public education, confined space, high angle rescue, extrication and others.

In order to work on an ambulance, the State of Indiana requires personnel to be Emergency Medical Technicians (minimum training). Generally speaking, while employed with an ambulance service, employees have an opportunity to advance their skills. Training is offered at two additional levels, Advanced EMT, (IV therapy, cardiac monitoring) and Paramedic, (addition of several other medications). The EMS division is highly regarded by other services and municipalities in our area offering paramedic service.

All firefighters hired by the City of Mishawaka must become an Advanced level E.M.T within eighteen (18) months of hiring and maintain it throughout their career.

In the calendar year 2017 each firefighter took part in an average of 200+ hours of continuing education.

Complete training records for all personnel are available.

Fire Insurance Rating

Mishawaka maintains a Class 3 fire rating with the Insurance Services Office. The lower the number in the rating, the lower a homeowner's insurance policy could be. Thus, properties that are annexed into the city could see a reduction in property insurance.

During the last audit in November of 2012 Mishawaka's rating improved from 72.25% out of a maximum of 100% in 2003 to 78.65% out of 100% in 2012.

We are currently only 1.35% away from a Class two (2) designation of which there are only three (3) in the State of Indiana.

We are waiting for improvements as a result of the ongoing Public Safety Answering Point mergers and some other internal improvements to occur before we asked to be reevaluated by the I.S.O.

Of course, the only way to determine if a reduction will occur is to contact applicable insurance providers. Homeowner's insurance portion that is fire related would benefit the least while those of a business would have a much larger impact.

For comparison, many township departments have ratings of 7 to 9. After our next reevaluation we believe Mishawaka's fire insurance rating will be the same as the City of South Bend, which is a two (2).

Future Plans

Additional personnel will become necessary in the future as the City grows. This increase is due in part to the increased role the department plays as the first responder unit for medical and accident calls. Given the numerous locations of fire stations in the city, the Fire Department is able to respond to emergency medical and accident situations in a shorter period of time than the emergency medical units alone.

The next Station slated for major improvements is Station #2 located at 2332 North Main Street. Planning and funding are being researched now.

Plans are also underway to place a fourth A.L.S. Paramedic ambulance in service as future growth of the department allows.

Potential increases in personnel, equipment, and buildings, are evaluated on a continual basis. Although these increases represent the anticipated long term needs of the department, these increases are not needed in the short term to provide the consistent high level of service that has been historically provided to the city.

Citizen Programs

The fire department provides regular fire inspections for businesses located in the area, and home inspections upon request.

In 2016 the Fire Prevention Bureau performed 1,109 fire inspections of new and existing buildings in Mishawaka.

In addition, residents are encouraged to take part in the department's smoke detector giveaway and installation programs.

Fire Marshals give extinguisher demonstrations and emergency planning procedures upon request to businesses in the City. Participants use real extinguishers on mock up fires to prepare them for the real thing.

The department also participates in drive through flu clinics, C.P.R. classes, Triad pill drops, car seat installations and clinics throughout the year.

Costs Associated With Services

If annexed, the City of Mishawaka Fire Department is capable of providing a level of service for the area that is equal to the services currently provided for the City. Given the proximity of the proposed annexation area, the Fire Department does not require any additional funds than what have been allocated within the current city budget to provide these services. For general information purposes, a copy of the year 2018 budget has been included for reference.

CITY OF MISHAWAKA
2018 BUDGET

FIRE/EMS DEPARTMENT
101-19

1 PERSONAL SERVICES - *see salary ordinance for changes*

<u>Salaries and Wages</u>		biweekly
411-01	Fire Chief	70,288.00 2,703.40
411-02	Assistant Chief	
	3 @ 64,831	194,493.00 2,493.50
	Battalion Chief	
	3 @ 63,401	190,203.00 2,438.50
	Captains 15 @ 60,315	904,725.00 2,319.81
	Lieutenants	
	15 @ 58,655	879,825.00 2,255.97
	Fire Inspectors	
	3 @ 58,135	174,405.00 2,235.96
	Driver Operator	
	30 @ 57,032	1,710,960.00 2,193.52
	Master Firefighters	
	34 @ 56,279	1,913,486.00 2,164.59
	1st Class Firefighter	
	11 @ 54,279	<u>597,069.00</u> 2,086.90
		6,635,454.00
<u>Civilian</u>		
	Executive Secretary	<u>33,556.00</u> 1,290.62
		33,556.00
<u>Other Personal Services</u>		
411-12	Specialty Pay	220,550.00
411-13	Out of Rank Pay	50,000.00
411-60	Overtime	600,000.00
411-66	Uniform Allowance 113 @ 1250	141,250.00
411-67	Pension Equalization	<u>10,300.00</u>
		1,022,100.00
<u>Employee Benefits</u>		
413-01	Social Security	12,500.00
413-02	Medicare	112,000.00
413-03	PERF-14.2%	29,000.00
413-05	Health Insurance	3,000,000.00
413-06	Life/Disability Insurance	6,500.00
413-09	77 Pension 20.5%	<u>1,258,000.00</u>
		<u>4,418,000.00</u>
		12,109,110.00

CITY OF MISHAWAKA
2018 BUDGET

FIRE/EMS DEPARTMENT
101-19

2 SUPPLIES

Office Supplies

421-90 Office Supplies 6,000.00

Operating Supplies

422-01 Operating Supplies 200,000.00

422-03 Medical Supplies 125,000.00

Other Supplies

429-10 Public Education

Training/ Seminar

Supplies/Refreshments 6,000.00

337,000.00

3 OTHER SERVICES AND CHARGES

Repairs and Maintenance

436-01 Building/ Equipment Repair 100,000.00

436-91 Laundry Maintenance 3,000.00

Other Services and Charges

439-03 Subscriptions, Dues, etc. 3,000.00

106,000.00

12,552,110.00

PARKS AND RECREATION OPPORTUNITIES

Parks and Recreation

Mishawaka offers 28 public parks, each with its own unique natural attributes. For boating enthusiasts, there are four parks with boat launches into the St. Joseph River. East of the American Electric Dam by Capital Avenue, the river provides opportunities for water-skiers and sailors. Mishawaka parks also have an excellent swimming pool, splash pads, as well as accommodations for tennis and various field sports. Disc golf is another popular park sport. The City also contains the Eberhart-Petro 18 hole municipal golf course located along the St. Joseph River.

Some Mishawaka parks contain attractive areas for walking and picnicking, and nearly all have playground equipment and play field areas. Three parks, Shiojiri Niwa, Battell, and the Robert Beutter Riverfront Park, have attractive landscape and water amenities and are routinely the place for weddings, special events, and family pictures. The parks in Mishawaka range in size from 0.2 acres to 90 acres for the Eberhart-Petro Golf Course.

The responsibility for development of the parks and recreation system for the City rests with the Board of Parks and Recreation. The Board consists of four members and a member from the Board of School Trustees and a member from the Library Board.

Staff and Equipment

The park office staff consists of the Superintendent, Office Coordinator, and Community Center Director. There are 5 Park Divisions (Recreation, Special Events, Golf, Aquatics/Ice Rink, and Landscape). Four (4) have Division Directors and the Landscape Division is headed by the Landscape Manager.

The Mishawaka Parks Department provides budget support for its park maintenance through the Central Services Department, which manages all operations and maintenance staff and equipment for streets, parks, motor pool, and some electrical service vehicles.

Costs Associated With Services

All programs implemented through the Mishawaka Park and Recreation Department are available to all who wish to participate in them or rent the facilities. Listings of all park and recreation rates are available through the City of Mishawaka Park Department.

If annexed, the existing park system will continue to provide a level of service for the area that is equal to the services currently provided for the rest of the city. Resident services will begin immediately upon annexation.

For general information purposes, a copy of the year 2018 budget has been included for reference.

CITY OF MISHAWAKA
2018 BUDGET

PARK AND RECREATION
204-50

1 PERSONAL SERVICES

Salaries and Wages

411-01	Department Head	65,304.00		biweekly
411-02	Regular Employees	479,334.00		2,511.69
	Group 1: 14 @19.51*2092	571,409.00	1,116,047.00	
411-03	Temporary/Summer Help	377,000.00	377,000.00	
	Directors	1,800.00		
	Reimburse CS Assts. 1.25	64,317.00		
	Reimburse MVH director 5%	3,058.00	<u>69,175.00</u>	
			1,562,222.00	

Other Services Personal

411-60	Overtime	30,000.00	
411-63	Longevity	12,050.00	
411-64	FTO	15,000.00	57,050.00

Employee Benefits

413-01	Social Security	101,000.00	
413-02	Medicare	24,000.00	
413-03	PERF 14.2%	177,000.00	
413-04	Unemployment	5,000.00	
413-05	Employee Insurance Benefits	375,000.00	
413-06	Life Insurance	1,500.00	<u>683,500.00</u>
			2,302,772.00

2 SUPPLIES

Office Supplies

421-90	Office Supplies	5,000.00
--------	-----------------	----------

Operating Supplies

422-02	Gas, Oil, Parts, etc.	73,000.00
--------	-----------------------	-----------

Other Supplies

429-09	Merrifield Complex Supplies	15,000.00	
429-14	Maintenance Supplies	60,000.00	
429-15	Program Supplies	40,000.00	
429-16	Golf Course Concessions	40,000.00	
429-18	Athletic Event Supplies	20,000.00	
429-20	Golf Course Supplies	30,000.00	
429-21	Other Concessions	5,000.00	
429-23	Merrifield/BC Concessions	<u>20,000.00</u>	
			308,000.00

CITY OF MISHAWAKA
2018 BUDGET

PARK AND RECREATION
204-50

3 OTHER SERVICES AND CHARGES

Professional Services

431-09 Health Screenings/Vaccines 8,000.00

Communication and Transportation

432-02 Postage and Freight 2,000.00

432-03 Travel and Training 3,000.00

432-04 Telephone 7,000.00

Printing and Advertising

433-01 Printing/Newsletter etc. 10,000.00

Insurance

434-90 Insurance Premiums/Deductibles 120,000.00

Utility Services

435-01 MU/AEP Charges 370,000.00

435-02 NIPSCO 30,000.00

Repairs and Maintenance

436-01 Equipment/Facility Repair 50,000.00

436-90 Service Contracts 95,000.00

Rentals

437-05 Uniforms/Port-o-lets 11,500.00

Other Services and Charges

439-03 Subscription, Dues, etc. 1,400.00

439-09 Miscellaneous/Charges 1,000.00

439-18 Instructor Fees 20,500.00

439-19 Official/Referee Fees 10,000.00

439-21 Recreation Event/Entertainment 30,000.00

439-93 Sales Tax 25,000.00

794,400.00

3,405,172.00

CITY OF MISHAWAKA
2018 BUDGET

PARK AND RECREATION NON-REVERTING
214-50

1 PERSONAL SERVICES

Salaries and Wages

411-03	Temporary Help	15,000.00	
			15,000.00

2 SUPPLIES

Other Supplies

429-09	Wilson Hill Supplies	7,500.00	
429-16	Golf Course Concessions	10,000.00	
429-17	Landscaping/Chemical Supplies	60,000.00	
			77,500.00

3 OTHER SERVICES AND CHARGES

Professional Services

431-06	Consulting	75,000.00	
--------	------------	-----------	--

Communication and Transportation

432-04	Wilson Hill Phone and Internet	2,500.00	
--------	--------------------------------	----------	--

Repairs and Maintenance

436-01	Golf Cart Repair	5,000.00	
436-20	Merrifield Pool and Rink Repair	15,000.00	
436-21	Wilson Building Repair	10,000.00	
436-90	Animal Control	15,000.00	
	GPS Contract	28,000.00	
			150,500.00

4 CAPITAL OUTLAYS

Machinery and Equipment

444-10	Golf Carts	65,000.00	
			65,000.00
			<u>308,000.00</u>

POLICE AND CRIME PREVENTION

The City of Mishawaka's Police Department provides residents with professional public protection and safety, helping keep the city's crime rate low. The officers are among the area's most well-trained, receiving the best training, using top-of-the-line equipment and offering personal service to Mishawaka residents.

Staffing

There are currently a total of 7 full time civilians within the Mishawaka Police Department, and are budgeted for 106 sworn officers. The Department has 23 officers on the day shift, 25 on the afternoon shift, and 23 on midnights, making for a total of 71 officers in the Uniform Division.

Because of a State Mandate, effective on January 1, 2015, the four dispatch centers in St. Joseph County (including the Mishawaka Public Safety Dispatch Center) were required to consolidate into two Dispatch Centers. The former Mishawaka Police Dispatchers are now employed by St. Joseph County; hence the reduction in civilian employees for the MPD.

There are also 9 officers in the Investigative Division and 6 officers assigned to special duty (special crimes, domestic violence, school resource, etc.)

All police officers in the State are required to successfully complete the basic program at the Indiana Law Enforcement Academy within the first year of employment. This is a 15-week program. Current ILEA standards require each Officer to complete 24 hours of service training per year. The Mishawaka Police Department averages 64 hours of training, compared with minimums of 24+ statewide.

Equipment

The Police Department has a take-home patrol car program. Currently, there are 103 take-home vehicles. Each car contains standard first aid equipment for immediate response. Each officer is also well equipped with standard equipment such as side-arms, shotguns, Tasers, and body armor. All officers have been provided with digital cameras for recording accident and crime scenes. In addition, 22 cars are equipped with video cameras to record events on patrol. The City provides for the continual maintenance, repair, and replacement of equipment. Standard equipment items such as cars and firearms are on a set replacement schedule for both reliability and performance.

Several years ago the City purchased a radar trailer, which detects a motorist's speed and flashes it on a screen, for \$9,000. This equipment assists in controlling speed by making motorists aware of their current rate of travel. This equipment can also specifically be used in the annexation area.

The Police Department has three School Resource officers available with School City of Mishawaka. One officer is assigned to Mishawaka High School, one officer is assigned to John Young Middle School and one is assigned to the elementary schools. The cost of these officers is shared with School City.

The Community Relations Unit

The Community Relations Officers handle various public relationship events such as Neighborhood Watch meetings, MPD tours for boy scouts and schools, reading to kids, bike safety rodeos, and participating in Tri-Ad Senior Citizens Organization. The unit is partnered with Nixle.com (a California-based Internet messaging-service provider). This provider offers a standardized, secure, and certified communication platform for local police departments, municipalities, and their agencies to communicate important, neighborhood-level information to the residents of their communities. This has been a great success with improving how we get crime information and other important information out to the public.

The unit also handles neighborhood complaints, such as drug houses, speeding, neighbor disputes, and other "quality of life" issues.

Street Crimes Unit

The Street Crimes Unit was implemented in July of 2009. The goal of this Unit is to concentrate efforts in high crime areas of the city and work in conjunction with the Police Department's Investigative Division to identify criminals and solve crimes. So far, the SCU has worked very hard at their mission and has proven to be quite a success. Because of their determination and self-motivation, the Unit has taken several criminals, weapons and drugs off the streets and has seen crime decrease in the high crime neighborhoods.

Riverwalk Beat

A "Riverwalk beat" was implemented in 2015 and determined to be very successful. Several methods of patrol have been utilized, including the Kawasaki mule, bicycles and motorcycle. The extra patrols have minimized reported vandalism that was seen in previous years. The renovation of Central Park has brought an increase of visitors to both the park and Riverwalk. The MPD continues its patrol efforts in the parks enhanced with the installation of a video camera surveillance system throughout the Riverwalk, Beutter and Central Park. Several emergency call boxes will also be installed, thus enhancing the safety of all Riverwalk users.

CAPS Program

The Citizens in Alliance with Police (CAPS) Program has much success in patrolling the Riverwalk and City parks and has expanded to two teams of volunteers that can be seen on the weekends.

Response Time and Crime Statistics

On average, the Mishawaka Police Department responds to critical incidents within three to five minutes. This is comparable to three to seven minutes in South Bend. South Bend has a modestly larger coverage area. Response times for the county were not available; however, with the St. Joseph County Police Department's much larger coverage area per officer, it is anticipated that the response time within the City of Mishawaka is significantly lower than in the county.

Mishawaka crime rates in general continue to remain low for cities of comparable sizes. Serious crimes such as rapes, robberies, assaults, thefts, auto thefts have dropped from 2016 to 2017. There was an increase in robberies from 2016 to 2017. Overall there was a 2% decrease in crime in 2017. Mishawaka had 2 homicides in 2016. In 2017 there were 3 homicides.

For general information purposes, a copy of the year 2018 budget has been included for reference. The budget itemizes the costs of providing services for the entire city.

Costs Associated with Services

If annexed, the City of Mishawaka Police Department is capable of providing a level of service for the area that is equal to the services currently provided within the City of Mishawaka. The Police Department does not require any additional funds than what has been allocated within the current city budget to provide these services. No capital expenditures are required in association with this proposed annexation.

CITY OF MISHAWAKA
2018 BUDGET

POLICE DEPARTMENT
101-20

1 PERSONAL SERVICES - *see salary ordinance for changes*

<u>Salaries and Wages</u>		biweekly	
411-01	Police Chief	70,737.00	2,720.64
411-02	Assistant Chief		
	3 @ 65,277	195,831.00	2,510.66
	Captains		
	6 @ 59,725	358,350.00	2,297.11
	Lieutenants		
	14 @ 58,584	820,176.00	2,253.24
	Sergeants		
	20 @ 57,480	1,149,600.00	2,210.76
	1st Patrol Officer		
	46 @ 56,728	2,609,488.00	2,181.83
	2nd Patrol Officer		
	18 @ 54,728	<u>985,104.00</u>	2,104.13
			6,189,286.00
<u>Civilians</u>			
	Executive Secretary	33,556.00	
	Administrative Secretary	33,273.00	
	Secretary 2 @ 32,825	65,650.00	
	Parking Personnel	32,825.00	
	Property Manager	36,939.00	
	Services Administrator	<u>38,163.00</u>	240,406.00
	Crossing Guards 21 @ 7,317	153,657.00	
411-03	Substitute Crossing Guard	2,000.00	
	Temporary Help/Part-time	<u>20,000.00</u>	175,657.00
<u>Other Personal Services</u>			
411-60	Overtime/ Court-time Officer-Non Officer	500,000.00	
411-66	Uniform Allowance		
	1 @ 600, 106 @ 2050	217,900.00	
	Equipment Allowance	<u>30,000.00</u>	747,900.00
<u>Employee Benefits</u>			
413-01	Social Security	27,000.00	
413-02	Medicare	107,000.00	
413-03	PERF 14.2%	35,000.00	
413-05	Health Insurance	2,650,000.00	
413-06	Life Insurance	6,250.00	
413-10	77 Pension 19.5%	<u>1,195,000.00</u>	
			<u>4,020,250.00</u>
			11,373,499.00

CITY OF MISHAWAKA
2018 BUDGET

POLICE DEPARTMENT
101-20

2 SUPPLIES

Operating Supplies

422-01 Operating Supplies 35,000.00

Other Supplies

429-11 Seminars/ Community Relations 1,000.00

36,000.00

3 OTHER SERVICES AND CHARGES

Communication and Transportation

432-03 Travel and Training 2,000.00

Printing and Advertising

433-01 Printing 1,800.00

Repairs and Maintenance

436-01 Building Repair/ Maintenance
Service Contracts 90,000.00

Other Services and Charges

439-03 Subscriptions, Dues, etc. 3,000.00

439-11 Special Expense 13,000.00

439-12 Canine Expenses 3,000.00

439-16 Crime Stoppers Program 5,000.00

117,800.00

11,527,299.00

STREET DEPARTMENT

The Mishawaka Street Department, with its large staff and several trucks and multiple pieces of equipment, constantly maintains the City's streets and is prompt at answering to emergencies.

Staffing

The Mishawaka Street Department, headed by the Street Commissioner, has 32 union employees, two clerical personnel and two assistant street commissioners. The telephone is staffed 24 hours a day, and one manager is on call at all times, so that most emergencies can be handled in less than one hour.

Equipment

The Department uses 3 tandem axle and 11 single-axle trucks for the majority of the City's snow plowing. The Department also has 12 4-wheel drive trucks used for plowing smaller streets.

If the need arises during a winter storm, the Department also can call upon the Utilities and Parks departments to help supplement the snow removal efforts.

Along with the three loaders, two graders and the help of the manpower and equipment from other departments, the City can put a total of seven loaders, five backhoes and four additional trucks on the road to help remove snow. St. Joseph County does not have as many resources and has a larger area to plow; therefore, it takes the county longer to clear their roads.

Services

The City's leaf pick-up program is completed on a weekly basis every fall, compared with the County's leaf pick-up program, which is done by quadrants.

The City also has an aggressive street sweeping schedule, with all streets swept every 10 days. The County does little street sweeping.

Also, in the event of a wind storm that blows trees into streets, the City can have the street reopened, in most cases, in less than an hour. The county can take six to eight hours, as evidenced by calls from residents on streets just outside the City's boundaries.

Costs Associated with Services

If annexed, the City of Mishawaka Street Department is capable of providing a level of service for the area that is equal to the services currently provided for similar geographic areas within the City of Mishawaka. Given the proximity of the proposed annexation area, bordered to the south by the existing City limits, the Street Department does not require any additional funds than what have been allocated within the current city budget to provide these services. No capital expenditures are required in association with this proposed annexation. Services will begin within one year of the date of annexation as required by law.

For general information purposes, a copy of the year 2018 budget has been included for reference.

CITY OF MISHAWAKA
2018 BUDGET

CENTRAL SERVICES DEPARTMENT
101-22

1 PERSONAL SERVICES

Salaries and Wages

411-02 Assistant 4 @51,453	205,812.00	biweekly 1,978.94
Fleet Maintenance Technician		
6 @ 20.55*2092	257,944.00	
Group 1: 4 @ 19.51*2092	163,260.00	
PT maintenance 1040 hrs @ 11.00	11,440.00	
Reimburse MVH Director-61,148*5%	<u>3,058.00</u>	

641,514.00

Other Services Personal

411-60 Overtime	15,000.00
411-63 Longevity	<u>4,575.00</u>

19,575.00
661,089.00

2 SUPPLIES

Office Supplies

421-90 Office Supplies	2,000.00
------------------------	----------

Operating Supplies

422-02 Gas, Oil, etc.	800,000.00
422-05 Equipment/ Vehicle/Maint Supplies	110,000.00

Other Supplies

429-08 Uniform/ Supplies	<u>4,250.00</u>
--------------------------	-----------------

916,250.00

3 OTHER SERVICES AND CHARGES

Professional Services

431-09 Health Screenings/ Vaccines	1,000.00
------------------------------------	----------

Communication and Transportation

432-03 Travel and Training	1,500.00
----------------------------	----------

Repairs and Maintenance

436-01 Building Repair / Equipment/Maint	70,000.00
--	-----------

Rentals

437-05 Uniforms	5,000.00
-----------------	----------

Other Services and Charges

439-09 Miscellaneous Charges	<u>2,500.00</u>
------------------------------	-----------------

80,000.00

1,657,339.00

CITY OF MISHAWAKA
2018 BUDGET

MOTOR VEHICLE HIGHWAY
201-50

1 PERSONAL SERVICES

Salaries and Wages

biweekly

411-01	Street Commissioner	61,148.00	2,351.83
411-02	Office Administrator	33,769.00	1,298.82
	Office Manager	33,273.00	1,279.72
	Group 1: 32 @ 19.51*2092	1,306,077.00	
	CS reimburse-51,453* 1.55 for assts.	79,753.00	
			1,514,020.00

Other Services Personal

411-60	Overtime	80,000.00	
411-63	Longevity	16,820.00	
411-64	FTO (Flexible Time Off) Plan	<u>8,000.00</u>	
			104,820.00

Employee Benefits

413-01	Social Security	100,500.00	
413-02	Medicare	24,000.00	
413-03	PERF 14.2%	230,000.00	
413-04	Unemployment	5,000.00	
413-05	Employee Ins Benefits	640,000.00	
413-06	Life Insurance	2,250.00	
			<u>1,001,750.00</u>
			2,620,590.00

2 SUPPLIES

Office Supplies

421-90	Office Supplies	1,500.00	
--------	-----------------	----------	--

Operating Supplies

422-02	Gas, Oil, etc.	100,000.00	
--------	----------------	------------	--

Repair and Maintenance Supplies

423-03	Equipment/ Parts, Supplies	175,000.00	
--------	----------------------------	------------	--

Other Supplies

429-08	Uniform Supplies	5,000.00	
429-13	Traffic Supplies	35,000.00	
			316,500.00

CITY OF MISHAWAKA
2018 BUDGET

MOTOR VEHICLE HIGHWAY
201-50

3 OTHER SERVICE AND CHARGES

Professional Services

431-09 Health Screenings/ Vaccines 5,000.00

Communication and Transportation

432-03 Travel and Training 5,000.00

432-04 Telephone/ Paging 7,500.00

Printing and Advertising

433-02 Publications 500.00

Insurance

434-90 Insurance Premiums/Deductibles 150,000.00

Utility Service

435-01 MU Charges 135,000.00

435-02 NIPSCO 100,000.00

Repairs and Maintenance

436-01 Building/ Equipment Repair 200,000.00

Rentals

437-05 Uniforms 8,000.00

Other Services and Charges

439-09 Miscellaneous Charges 3,000.00

614,000.00

4 CAPITAL OUTLAYS

Improvements Other than Buildings

442-01 Street Repair

Community Crossings Grant match 183,000.00

183,000.00

3,734,090.00

CITY OF MISHAWAKA
2018 BUDGET

LOCAL ROAD AND STREET
202-50

4 CAPITAL OUTLAYS

Improvements other than Buildings

442-01	Street Repair/Summer Program	<u>680,000.00</u>	<u>680,000.00</u>
--------	------------------------------	-------------------	-------------------

LOIT SPECIAL DISTRIBUTION
257-50

4 CAPITAL OUTLAYS

Machinery and Equipment

445-02	Street Equipment	<u>180,000.00</u>	<u>180,000.00</u>
--------	------------------	-------------------	-------------------

WASTE DISPOSAL AND RECYCLING SERVICES

Waste Disposal and Recycling Services

Trash pick-up in the City of Mishawaka is inexpensive and efficient. The monthly fee for single family trash pickup is \$13.86. This includes trash, yard waste and recycling. Residents also are allowed to place up to two large items out each week for removal with their regular trash. Large items could include furniture, appliances, and similar objects that are not readily placed within containers.

A discounted rate of \$11.09 per month is provided for senior citizens.

Similar to the county and other municipalities, trash removal services are not offered to multiple family developments, commercial, or industrial businesses. The waste stream generated from these uses varies widely and usually require private dumpsters. These uses are required to contract for services through private trash contractors. Given that portion of the proposed annexation is an industrial facility; waste disposal will be the responsibility of the property owner with no involvement from the City.

Leaf pick-up and the Organic Center

The leaf pick-up and Christmas tree pick-up programs are done through the City's Street Department. The Organic Center offers recycling for residents of Mishawaka only. Brush, grass and leaves may be brought in, by residents at no charge.

WASTEWATER

Services

Services are provided by the Mishawaka Wastewater Division 24-hours a day. There are at least two operators staffing the facility at all times. Additionally, maintenance technicians can be called in during off-hours to respond to emergencies. The thirty remote sewage lift stations are continuously monitored by radio telemetry.

Facilities

Mishawaka's wastewater treatment plant is a Class IV facility that was recently expanded to provide an average design capacity of 20 million gallons per day (MGD). The peak design capacity is 42 MGD. The plant is designed to operate in the conventional activated sludge mode. Single stage nitrification is achieved in the activated sludge process to convert ammonia to nitrate. Phosphorus is removed both biologically and by chemical precipitation using ferrous chloride. Solids generated in the treatment process are anaerobically digested and mechanically dewatered. These biosolids are land applied on area farm fields for soil conditioning and fertilizing. The treated effluent from the facility is disinfected with sodium hypochlorite, then treated with sodium bisulfite to remove any chlorine residual. The dechlorinated effluent is aerated to add dissolved oxygen.

For the year 2017, an average flow of 10.33 MGD was treated. The average cBOD removal was 98% and the average suspended solids removal was 98%.

Staff

Twenty six people staff the wastewater utility. There are 5 managers/supervisors, 4 chemists, 9 operators, 6 maintenance technicians, 1 biosolids technician, and 1 pretreatment technician. At least two operators are on duty at all times.

Support Personnel

The Wastewater Division relies on the Mishawaka Utilities Business Office for support functions such as billing, budget tracking, and customer service. The City's Engineering Division works closely with the Wastewater Division on plan reviews for sewer and lift station additions. Consulting engineering firms are used to design improvements and for comprehensive studies.

Past and Planned Capital Improvements

A \$42 million upgrade was completed in mid 2008 for the wastewater utility. This upgrade was necessary to provide capacity for service area growth and to address the CSO requirements established in Mishawaka's NPDES permit and CSO control regulations. The upgrade increased both the dry weather flow capacity and the plant's capability to treat wet weather flows. Construction began in November 2005 and was substantially complete in June 2008.

The capital improvements increased the wastewater treatment plant's capacity from 12 MGD to 20 MGD. The hydraulic peak capacity increased from 24 MGD to 42 MGD. The scope of the wastewater treatment plant improvements include the following elements:

- Parallel 60-inch interceptor sewer from CSO 009 to treatment plant
- Influent Pump Station Expansion
- Additional Fine Screen
- New Grit Separation and Washing Equipment
- New Scum Concentrating Equipment
- Addition of Two New Grit Removal Tanks
- Addition of Two New Primary Clarifiers
- Addition of Two New Aeration Tanks
- Addition of Two New Final Clarifiers
- Addition of Chlorine Contact Tank
- Conversion From Gaseous Chlorine and Sulfur Dioxide to Liquid Sodium Hypochlorite and Sodium Bisulfite Disinfection
- Rehabilitation of Ferrous Chloride Storage and Feed System
- Addition of two WAS Gravity Belt Thickener

- Addition of a second belt filter press for biosolids dewatering
- New Anaerobic Digester and Rehabilitation of Existing Digesters Including New Covers
- Modifications to the Plant Electrical Feed
- Installation of a high efficiency turbo aeration blower
- New Process Air Blower Equipment
- Administration Building Modifications
- Expansion of Maintenance Facilities
- Site Landscaping

In 2013, the Carriage Lane and Winding Brook lift stations were replaced and stand-by emergency generators were added. The Southampton lift station was upgraded to include a stand-by emergency generator as well.

In 2017, the Oakland St. lift station was replaced.

In 2018, the west side final clarifier troughs are to be replaced. Also, design has begun on miscellaneous plant improvements to include replacement of the manual bar screen with a new automated fine screen, improvements to the hypochlorite disinfection system, improvements to CSO 009, and replacement of the existing air monitoring systems in the Headworks and Digester Control Buildings. Also, design has begun on the replacement of the Home St. lift station to be constructed in 2019.

Future capital improvements focusing on the Combined Sewer Overflow Long Term Control Plan will consist mainly of sewer system improvements to convey greater volumes of wet weather flow to the Wastewater Plant for treatment as well as sewer separation.

Statistical Information

Mishawaka's wastewater treatment plant exhibits outstanding performance. For the year 2017 the average removals and effluent concentrations were as follows:

	Percent Removal	Effluent Concentration mg/l
CBOD	98%	<2.0
Total Suspended Solids	98%	<2.6
Phosphorus	83%	0.56
Ammonia Nitrogen	97%	<0.8

During 2017 there were 2 exceedances of NPDES permit effluent mercury limitations. The permit limit for mercury is 3.2 parts per trillion as an annual average over the most recent (rolling) 12 month period. This is a very low limit and treatment plants are not designed specifically for mercury removal. A part per trillion is the equivalent of one inch in sixteen million miles. Compliance with this limit is dependent on controlling discharges of mercury at their source. The Utility is developing a Mercury Minimization Plan to address source control of mercury discharges.

Costs Associated with Services

Mishawaka Utilities Wastewater Division is predominately supported through revenue generated by the rates charged to customers. 2005 was the first full year of construction of the Wastewater Treatment Plant Upgrade and Expansion. The project was completed in June of 2008. The City financed \$41.9 million for the plant improvements through a low interest State Revolving Fund Program loan, which will save considerable interest expense throughout the twenty year life of the loan. The expansion serves the dual purpose of providing capacity for continued growth in the community and cut annual combined sewer overflow (CSO) volume in-half. Because a portion of the expanded capacity will serve growth in the Northwest TIF area, TIF funding has been pledged to the Wastewater Division to assist in funding debt service payments. An annual TIF distribution of \$3.36 million reduces the rate increases necessary to fund the expansion's bond payments.

Residents of St. Joseph County who have access to city sanitary sewer pay the same sewer rate provided to residents of the city. However, Wastewater Utility customers whose premises are served by the utility and are located within the City limits shall receive a credit applied towards their monthly

sewer bill in recognition of the portion of the principal and interest on Wastewater Utility bonds paid by the City from TIF revenues. City sewer facilities are available to the proposed annexation area and will have no impact on the level of service provided by the city. Mishawaka Utilities currently provides a level of service for the area that is equal to the rest of the City. No additional Wastewater Division capital expenditures are required in association with this proposed annexation.

WATER SERVICE

Water Utilities

The Mishawaka Utilities Water Division is a medium-sized public water utility that serves a population and area larger than just the City of Mishawaka. The combined well fields average about 7 million gallons pumped each day, with a peak daily rate of 25 mgd and a maximum capacity of 32 mgd. The water is treated with chlorine, fluoride and phosphate and is regularly and comprehensively tested in accordance with state and federal regulations. The city public water supply consistently exceeds the strict standards set forth by the United States Environmental Protection Agency and the Indiana Department of Environmental Management.

Serving the Proposed Annexation Area

There is no water main fronting 55946 and 55960 Clover Road. An existing twelve (12) inch distribution main is located 250' to the south at E. McKinley and Clover Road on the north side of the street off the edge of the pavement. The parcel at 1828 East McKinley has a 12" water main fronting the lot. A water main extension would need to be done to extend water into the annexation area down Clover Road or through the parcel at 1828 East McKinley.

The costs associated with the extension of water service to the individual property, including tap fees, are paid by developer's/property owners, and are not paid by Mishawaka Utilities. For existing properties with wells, a 1-inch copper service line is typically provided to the property line for future connection. Similar to other areas of the city, the customer would be required to pay for the tap in order to use the service. The property owner also would be responsible to run the service from the property line to any future proposed development and install a meter setter in accordance with Water Division standards.

Staff and Services

The Mishawaka Utilities Water Division has a 24-hour emergency answering service line, which calls the supervisor on duty on a cellular telephone. Crews generally report on site within an hour of an emergency. On average, service outages only last about three hours.

There are a total of twenty-nine (29) employees in the Water Division consisting of twenty (20) union employees and nine (9) salaried personnel. An additional administrative staff of four (4) people and an office staff of twenty-three (23) carries out all billing and clerical work for both the electric and water divisions.

The Water Division has twenty-seven (27) vehicles and eight (8) large specialized pieces of equipment to serve the area.

Services to Residents

The Mishawaka Utilities Water Division provides three programs to replace lead services within the City's water system.

1. The Division replaces any lead service that is in need of repair.
2. The Division replaces any lead service to a current customer when the customer replaces the line from the street shut-off to the house.
3. The Division replaces any lead service that is not currently in use by a customer at a reduced cost to customer when a new structure is built.

The Division has no benefits geared strictly toward senior citizens, but it does accept money from the Project Safe program, provided by Real Services. Real Services provides state funds to pay utility bills of low-income families that fall within a certain income range. The low-income families must fill out an application, at the Real Services office, to become eligible for this benefit.

Costs Associated with Services

Mishawaka Utilities Water Division is not supported by tax dollars, but rather through revenue generated by the sales of water to its consumers. All costs associated with providing water service are rate generated. No tax dollars are used to provide this service. If annexed, Mishawaka Utilities is capable of providing a level of service for the area that is equal to the services currently provided within the City.

Annexation Fiscal Plan

THE EAST 181.5' OF THE NORTH HALF OF LOT 9 IN SULTS BABY FARM; THE WEST 183' OF THE SOUTH HALF OF LOT 9 IN SULTS BABY FARM INCLUDING THE 40' RIGHT-OF-WAY OF CLOVER ROAD LYING WEST AND ADJACENT TO THE AFORE SAID LOT; AND THE NORTH 90.75' +/- OF LOT 6 IN SULTS BABY FARM, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, STATE OF INDIANA. (ADDRESSES: 55960 CLOVER ROAD, REAR 181.5' OF 55946 CLOVER ROAD, REAR 90.75' OF 1828 EAST MCKINLEY AVENUE)

TAB D - APPENDICES

RESOLUTION NO. 2018-20

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, INTRODUCING AN ORDINANCE FOR ANNEXATION, ADOPTING A WRITTEN FISCAL PLAN, AND A DEFINITE POLICY FOR ANNEXATION FOR THE PROPERTY LOCATED AT:

Rear/northern part of 1828 E. McKinley Avenue, 55960 Clover Road, and the rear/eastern part of 55946 Clover Road, Mishawaka, IN 46545.

WHEREAS, the Common Council of the City of Mishawaka desires to consider the annexation of territory adjacent to the City in accordance with a definite policy and all applicable laws and restrictions.

WHEREAS, the entire area proposed for annexation has either petitioned for annexation or signed a consent regarding annexation.

WHEREAS, Indiana Code Section 36-4-3-3.1 requires a municipality to develop and adopt a written fiscal plan and establish a definite policy by resolution.

WHEREAS, the said fiscal plan has been reviewed and is otherwise consistent with the requirements of Indiana Code 36-4-3-13.

WHEREAS, the Department of City Planning has prepared said fiscal plan with the input of each applicable City department. Furthermore, based on the review of each City department, a comparable level of City services can be provided to the proposed annexation area when compared to similar geographic areas of the City.

WHEREAS, the Department of City Planning has prepared a written policy on annexation that has been incorporated within the fiscal plan.

NOW THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, as follows:

Section I. The Common Council has provided notice of this resolution as required by law, and is initiating an ordinance to annex the following property, legally described as:

THE EAST 181.5' OF THE NORTH HALF OF LOT 9 IN SULTS BABY FARM; THE WEST 183' OF THE SOUTH HALF OF LOT 9 IN SULTS BABY FARM INCLUDING THE 40' RIGHT-OF-WAY OF CLOVER ROAD LYING WEST AND ADJACENT TO THE AFORE SAID LOT; AND THE NORTH 90.75' +/- OF LOT 6 IN SULTS BABY FARM, CITY OF MISHAWAKA, PENN TOWNSHIP, ST. JOSEPH COUNTY, STATE OF INDIANA. (ADDRESSES: 55960 CLOVER ROAD, REAR 181.5' OF 55946 CLOVER ROAD, REAR 90.75' OF 1828 EAST MCKINLEY AVENUE)

Section II. Following the review of documents prepared by the Department of City Planning and presentation, the Common Council hereby adopts the Fiscal Plan and Annexation Policy as it relates to the aforementioned properties.

Section III. This Resolution shall be in full force and effect after its adoption by the Common Council and approval by the Mayor, as required by law.

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of _____, 2018, at _____ o'clock ____M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____
2018, at _____ o'clock ____M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____ 2018, at
_____ o'clock ____M.

David A. Wood, Mayor

PETITION #18-22

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. _____

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CONTIGUOUS TERRITORY TO THE CITY OF
MISHAWAKA, INDIANA, AND PROVIDING ZONING CLASSIFICATION THEREFORE

WHEREAS, a Petition has been presented to the Common Council of the City of Mishawaka, Indiana, praying that certain territory lying contiguous to the corporate limits of the City of Mishawaka, Indiana, be annexed to and declared to be a part of the City of Mishawaka, and that it be provided with a Zoning Classification, and

WHEREAS, the Mishawaka City Plan Commission, to which Commission the petition was duly referred, has recommended the annexation and the zoning as hereinafter set forth, including the imposition of reasonable conditions, to wit, the recommendations of the Department of City Planning.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, that:

Section 1. The following described real estate be and the same is hereby annexed to and declared to be a part of the City of Mishawaka, Indiana:

The east 181.5' of the north half of Lot 9 in Sults Baby Farm; the west 183' of the south half of Lot 9 in Sults Baby Farm including the 40' right-of-way of Clover Road lying west and adjacent to the afore said lot; and the north 90.75' +/- of Lot 6 in Sults Baby Farm; the south 150.00' +/- of Lot 6 in Sults Baby Farm, City of Mishawaka, Penn Township, St. Joseph County, State of Indiana.

COMMON ADDRESSES: 55960 Clover Road, rear 181.5' of 55946 Clover Road, rear 90.75' of 1828 East McKinley Avenue

The above described real estate shall hereafter be annexed into and within the City of Mishawaka, Indiana, and a part of that district designated in the Zoning Ordinance of the City of Mishawaka, Indiana, and shall carry a classification for zoning of I-1 Light Industrial District.

Section 2. The Common Council of the City of Mishawaka, Indiana, hereby finds that:

1. Existing Conditions - The subject parcels are located adjacent to industrial, commercial, and residential zoned properties with the area to be annexed and rezoned consisting of two existing single-family houses and vacant land. Adjacent land uses include single-family residential to north, single-family residential and an automobile service shop to the west, single-family residential to the south, and single-family residential and industrial to the east.
2. Character of Buildings in Area - The character of the buildings located adjacent to and in the surrounding area are commercial, light industrial, and residential. The structures

located to the east of the property to be annexed and zoned include a single-family house and industrial building.

3. The most desirable/highest and best use – Because of the existing I-1 Light Industrial zoning and recent expansion of the adjacent industrial use to the east, the most desirable use for the property is the continuation of the existing light industrial use.
4. Conservation of property values - The proposed zoning will not be injurious to property values in the surrounding area because the light industrial use is consistent with those located within the surrounding area. Furthermore, the required screening will protect those residential properties that are located adjacent to the property to be annexed and rezoned.
5. Comprehensive Plan – The Comprehensive Plan, created in 1990, guided general commercial within this area. However, industrial uses were identified adjacent to the east of the property and the expansion of the existing I-1 Light Industrial use is consistent with the Comprehensive Plan.

Section 3. This Ordinance shall be in full force and effect from and after its passage, due attestation and legal publication.

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of _____, 2018, at _____ o'clock _____.M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2018, at _____ o'clock _____.M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2018, at _____ o'clock _____.M.

David A. Wood, Mayor

Appendix "C"

Tab Rate Chart for the year 2017 payable 2018
 Notice is hereby given that the Tax Duplicates for the Taxing Units of St. Joseph County, for the year 2017 payable 2018, are now in the hands of the St. Joseph County Auditor, who is ready to receive the Taxes charged thereon.
 The following table shows the rate of taxation on each \$100.00 of Taxable Real Estate, Personal Property and Mobile Homes. The first installment will be delinquent after May 10, 2018.
 Second installment will be delinquent after November 12, 2018. Michael J. Hamann, Auditor of St. Joseph County.

Fund	Fund Name	71 001 Centre Township	71 002 South Bend - Centre	71 003 Clay Township	71 004 South Bend - Clay	71 005 Mishawaka - Clay	71 006 Indian Village	71 007 Roseland	71 008 German Township	71 009 South Bend - German	71 010 Greene Township	71 011 Harris Township	71 014 Lincoln Township	71 015 Walkerton	71 016 Madison Township
101	County General	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610	0.5610
124	Cumulative Reassessment	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117	0.0117
180	Debt Service	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111	0.0111
188	Bond & Int/Debt Serv Ex CB	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185	0.0185
702	Highway														
706	LR & S														
720	Cumulative Bridge	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098	0.0098
725	Major Cumulative Bridge	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183
801	Health	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182	0.0182
822	Medical Center														
1301	Park & Recreation	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239	0.0239
2391	Cumulative Capital Development	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183	0.0183
71 1	TOTAL COUNTY	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908	0.6908
71 2	TOTAL TOWNSHIP	0.4862	0.0000	0.3654	0.0315	0.0319	0.3654	0.3654	0.3654	0.0130	0.1588	0.3434	0.0675	0.0675	0.0556
0	City Bonds/Debt														
61	City/Town Rainy Day			0.0260	0.0260	0.0260	0.0260	0.0260				0.0095	0.0675	0.0675	0.0122
101	City General														
180	City Debt Service														
181	City/Town Debt Payment														
182	City/Town Bond #2														
188	City Debt Serv Ex CB														
280	BOND-GEN SH/SHN														
341	City Fire Pension														
342	City Police Pension														
381	City Debt Payment Ex CB														
706	City/Town LR & S														
708	City MVI														
720	City/Town Major Moves Spc														
1401	City Ambulance/EMS														
1191	City Cum Fire Special														
1301	City Park & Rec														
1303	City/Town Park														
1380	Park Bond														
1386	City Park Bond Exempt CB														
2120	City Cemetery														
2379	City/Town CCI														
2391	City Cum Cap Development														
6290	City Cum Sewer														
8604	City Town Fire Territory Gen														
8692	City Town Fire Terr Equip Replc														
71 3	TOTAL CITY/TOWN	0.0000	3.5514	0.0000	3.5514	2.0514	0.0000	0.5758	0.0000	3.5514	0.0000	0.0000	0.3962	2.0774	0.0000
22	Referendum Exempt Operating														
61	School Rainy Day														
101	School General														
180	School Debt Service	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.2401	0.1100	0.1100	0.2401
186	School Retirement/Pension Debt														
188	School Debt Service Exempt CB	0.3628	0.3628	0.3628	0.3628	0.3628	0.3628	0.3628	0.3628	0.3628	0.3628	0.1043	0.3260	0.3260	0.1043
189	School Pension Debt Ex CB	0.0744	0.0744	0.0744	0.0744	0.0744	0.0744	0.0744	0.0744	0.0744	0.0744	0.0281	0.0217	0.0217	0.0281
287	Referendum Debt-Exempt Capital														
608	School Historic Society	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050			0.0050
1214	School Capital Projects	0.3073	0.3073	0.3073	0.3073	0.3073	0.3073	0.3073	0.3073	0.3073	0.3073	0.2583	0.2746	0.2746	0.2583
2016	School Art Institute	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050	0.0050			0.0050
2033	2013 STATE LOAN														
6301	School Transportation Fund	0.3686	0.3686	0.3686	0.3686	0.3686	0.3686	0.3686	0.3686	0.3686	0.3686	0.2463	0.1886	0.1886	0.2463
6302	School Bus Replacement	0.0244	0.0244	0.0244	0.0244	0.0244	0.0244	0.0244	0.0244	0.0244	0.0244	0.0205	0.0458	0.0458	0.0205
71 4	TOTAL SCHOOL	1.1685	1.1685	1.1685	1.1685	1.1685	1.1685	1.1685	1.1685	1.1685	1.1685	0.9076	0.9667	0.9667	0.9076
61	Library Debt														
61	Library Rainy Day														
101	Library General	0.3038	0.3038	0.3038	0.3038	0.3038	0.3038	0.3038	0.3038	0.3038	0.3038	0.1353	0.0862	0.0862	
180	Library Debt Service														
188	Library Debt Serv Exempt CB	0.0271	0.0271	0.0271	0.0271	0.0271	0.0271	0.0271	0.0271	0.0271	0.0271	0.0276	0.0931	0.0931	
286	Library Lease/Rent Exempt CB														
382	Library Debt #2 Exempt CB														
1220	Library Capital Project														
2011	Library URF														
2301	Library Construction														
71 5	TOTAL LIBRARY	0.3309	0.3309	0.3309	0.3309	0.3309	0.3309	0.3309	0.3309	0.3309	0.3309	0.1629	0.1793	0.1793	0.0000
8001	So Bond Transp Spec Trn Cum		0.1174		0.1174	0.1174					0.1174				
8101	Airport Authority General	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314	0.0314
8180	Airport Sp Airport Debt	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210	0.0210
8181	Airport Auth Bond Ex CB														
8190	Airport Authority Cum Bldg	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031	0.0031
8210	Sp Solid Waste Ma														
8485	SR Redevel Bond #1 Ex CB		0.0178		0.0178						0.0178				
71 6	TOTAL SPECIAL UNIT	0.0555	0.1907	0.0555	0.1907	0.1229	0.0555	0.0555	0.0555	0.1907	0.0555	0.0555	0.0555	0.0555	0.0555
	Total Tax Rates (Less Conspervancy)	2.7915	5.9923	2.6111	5.9642	4.4466	2.6111	3.1869	2.5922	5.9453	2.4043	2.1602	2.3560	4.0332	1.7495

1.

Tab Rate Chart for the year 2017 payable 2018 **Tab Rate Chart for the year 2017 payable 2018**

Notice is hereby given that the Tax Duplicates (Notice is hereby given that the Tax Duplicates for the Taxing Units of St. Joseph County, for the year 2017 payable 2018, are now in the hands of the St. Joseph County Auditor, who is ready to receive the Taxes charged thereon. The following table shows the rate of taxation. The following table shows the rate of taxation on each \$100.00 of Taxable Real Estate, Personal Property and Mobile Homes. The first installment will be delinquent after May 30, 2018.

Second installment will be delinquent after November 12, 2018. Michael J. Hamann, Auditor of St. Joseph County

[illegible]

Property Tax System

Property Tax System

03/20/2018 11:43 AM by Sgregori

2. Mishawaka/PHM School (Harris Township) Tax Rates - Post Annexation

1. Penn Township Tax Rates - Prior to Annexation

Appendix "D"
Indebtedness of St. Joseph County

St. Joseph County

Submitted to the State on Friday, February 26, 2016

Report printed on Thursday, April 26, 2018

Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: JAIL BUILDING CORPORATION

Debt Status: Outstanding

Type of Indebtedness: Lease

Base CUSIP Number: 790613

Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N

Applicable Issuer:

Current Debt Limit:

Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing:

Date of Final Approval/Lease Execution:

Date of Appropriation Resolution:

Date of Debt Sale:

Date of Debt Closing: 7/15/2015

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating
----------------	-----------	--------	--------

Security on the Debt - Source of Repayment**Property Tax:** Primary**TIF Revenue:** No**COIT:** No**Motor Vehicle Highway/Local Road & Street:** No**CAGIT:** No**Stormwater Revenues:** No**CEDIT:** No**Electric Revenues:** No**Water Revenue:** No**Wasterwater Revenues:** No**Grant Revenue:** No**Other () :** No**Allocation Area from which the TIF Revenues will be generated:****Name of Lessor (Building Corporation/Hold Corporation):** ST. JOSEPH COUNTY JAIL BUILDING CORPORATION**Does this debt refinance or refund any previously outstanding debt?** Yes**Purpose/Cost****Purpose of Debt:** Jail Construction**Total Project Cost:** \$11,401,000.00**Sources**

Sources of Funds	Amount
------------------	--------

Uses

Uses of Funds	Amount
---------------	--------

Dates**Date Bids Received:****Date Construction Started:****Estimated Date of Substantial Completion:****Amortization Schedule**

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
12/31/2015	\$1,730,000			\$1,730,000			\$1,000	\$1,730,000		
6/30/2016	\$1,610,000			\$1,610,000			\$1,000	\$1,610,000		
12/31/2016	\$1,614,000			\$1,614,000			\$1,000	\$1,614,000		
6/30/2017	\$1,615,000			\$1,615,000			\$1,000	\$1,615,000		
12/31/2017	\$1,610,000			\$1,610,000			\$1,000	\$1,610,000		
6/30/2018	\$1,614,000			\$1,614,000			\$1,000	\$1,614,000		
12/31/2018	\$1,608,000			\$1,608,000			\$1,000	\$1,608,000		
Total	\$11,401,000			\$11,401,000			\$7,000	\$11,401,000		

Notes

St. Joseph County

Submitted to the State on

Report printed on Thursday, April 26, 2018

Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: Mental Health Revenue Refunding Bonds, Series 2012 (Limited Tax)

Debt Status: Outstanding

Type of Indebtedness: Bond

Base CUSIP Number: 79062V

Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized: 5-1-5 and 36-2-6-18

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y

Applicable Issuer: St. Joseph County, Indiana

Current Debt Limit: \$53,332,514.00

Current Debt Capacity (after issuance of this debt): \$41,332,514.00

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing:

Date of Final Approval/Lease Execution:

Date of Appropriation Resolution:

Date of Debt Sale: 9/13/2012

Date of Debt Closing: 9/27/2012

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating
----------------	-----------	--------	--------

Security on the Debt - Source of Repayment

Property Tax: No

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other (Mental Health Property Tax Levy) : Primary

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation):

Does this debt refinance or refund any previously outstanding debt? Yes

Purpose/Cost

Purpose of Debt: Current refunding of outstanding Economic Development Refunding Revenue Bonds, Series 1997

Total Project Cost: \$4,355,660.76

Sources

Sources of Funds	Amount
------------------	--------

Uses

Uses of Funds	Amount
---------------	--------

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
2/15/2021	\$265,000	3.00	\$3,975	\$268,975		\$541,925				\$0
8/15/2020	\$265,000	3.00	\$7,950	\$272,950		\$0				\$265,000
2/15/2020	\$260,000	3.00	\$11,850	\$271,850		\$542,525				\$530,000
8/15/2019	\$255,000	3.00	\$15,675	\$270,675		\$0				\$790,000
2/15/2019	\$250,000	3.00	\$19,425	\$269,425		\$541,975				\$1,045,000
8/15/2018	\$250,000	2.50	\$22,550	\$272,550		\$0				\$1,295,000
2/15/2018	\$250,000	2.50	\$25,675	\$275,675		\$553,850				\$1,545,000
8/15/2017	\$250,000	2.00	\$28,175	\$278,175		\$0				\$1,795,000
2/15/2017	\$250,000	2.00	\$30,675	\$280,675		\$548,700				\$2,045,000
8/15/2016	\$235,000	2.00	\$33,025	\$268,025		\$0				\$2,295,000
2/15/2016	\$235,000	3.00	\$36,550	\$271,550		\$545,450				\$2,530,000

8/15/2015	\$235,000	2.00	\$38,900	\$273,900		\$0			\$2,765,000
2/15/2015	\$235,000	2.00	\$41,250	\$276,250		\$544,750			\$3,000,000
8/15/2014	\$225,000	2.00	\$43,500	\$268,500		\$0			\$3,235,000
2/15/2014	\$225,000	2.00	\$45,750	\$270,750		\$543,750			\$3,460,000
8/15/2013	\$225,000	2.00	\$48,000	\$273,000		\$0			\$3,685,000
2/15/2013	\$170,000	2.00	\$38,103	\$208,103		\$208,103			\$3,910,000
10/30/2012	\$0	0.00	\$0	\$0		\$0			\$4,080,000
Total	\$4,080,000		\$491,028	\$4,571,028		\$4,571,028			

Notes

St. Joseph County

Submitted to the State on

Report printed on Thursday, April 26, 2018

Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: Economic Development Income Tax Revenue Bonds of 2014

Debt Status: Outstanding

Type of Indebtedness: Bond

Base CUSIP Number: 790607

Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized: 6-3.5-7

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y

Applicable Issuer: St. Joseph County

Current Debt Limit: \$52,426,723.00

Current Debt Capacity (after issuance of this debt): \$35,171,723.00

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing:

Date of Final Approval/Lease Execution: 9/16/2014

Date of Appropriation Resolution:

Date of Debt Sale: 12/11/2014

Date of Debt Closing: 12/30/2014

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating
----------------	-----------	--------	--------

Security on the Debt - Source of Repayment

Property Tax: No

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: Primary

Electric Revenues: No

Water Revenue: No

Wastewater Revenues: No

Grant Revenue: No

Other () : No

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation):

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Construct a new Public Safety Answering Point and renovate existing facility to serve as a backup

Total Project Cost: \$9,155,000.00

Sources

Sources of Funds	Amount
------------------	--------

Uses

Uses of Funds	Amount
---------------	--------

Dates

Date Bids Received: 11/18/2014

Date Construction Started: 9/30/2014

Estimated Date of Substantial Completion: 9/30/2015

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
6/30/2015	\$210,000	2.00	\$131,866	\$341,866						\$8,945,000
12/31/2015	\$215,000	2.00	\$129,766	\$344,766		\$686,631				\$8,730,000
6/30/2016	\$215,000	2.00	\$127,616	\$342,616						\$8,515,000
12/31/2016	\$220,000	2.00	\$125,466	\$345,466		\$688,081				\$8,295,000
6/30/2017	\$220,000	2.00	\$123,266	\$343,266						\$8,075,000
12/31/2017	\$225,000	2.00	\$121,066	\$346,066		\$689,331				\$7,850,000
6/30/2018	\$225,000	2.00	\$118,816	\$343,816						\$7,625,000
12/31/2018	\$225,000	2.00	\$116,566	\$341,566		\$685,381				\$7,400,000
6/30/2019	\$230,000	2.00	\$114,316	\$344,316						\$7,170,000
12/31/2019	\$230,000	2.00	\$112,016	\$342,016		\$686,331				\$6,940,000
6/30/2020	\$235,000	2.00	\$109,716	\$344,716						\$6,705,000

12/31/2020	\$235,000	2.00	\$107,366	\$342,366		\$687,081				\$6,470,000
6/30/2021	\$240,000	3.00	\$105,016	\$345,016						\$6,230,000
12/31/2021	\$240,000	3.00	\$101,416	\$341,416		\$686,431				\$5,990,000
6/30/2022	\$245,000	3.00	\$97,816	\$342,816						\$5,745,000
12/31/2022	\$250,000	3.00	\$94,141	\$344,141		\$686,956				\$5,495,000
6/30/2023	\$255,000	3.00	\$90,391	\$345,391						\$5,240,000
12/31/2023	\$255,000	3.00	\$86,566	\$341,566		\$686,956				\$4,985,000
6/30/2024	\$260,000	3.00	\$82,741	\$342,741						\$4,725,000
12/31/2024	\$265,000	3.00	\$78,841	\$343,841		\$686,581				\$4,460,000
6/30/2025	\$190,000	3.00	\$74,866	\$264,866						\$4,270,000
12/31/2025	\$195,000	3.00	\$72,016	\$267,016		\$531,881				\$4,075,000
6/30/2026	\$200,000	3.00	\$69,091	\$269,091						\$3,875,000
12/31/2026	\$200,000	3.00	\$66,091	\$266,091		\$535,181				\$3,675,000
6/30/2027	\$205,000	3.13	\$63,091	\$268,091						\$3,470,000
12/31/2027	\$205,000	3.13	\$59,888	\$264,888		\$532,978				\$3,265,000
6/30/2028	\$210,000	3.25	\$56,684	\$266,684						\$3,055,000
12/31/2028	\$215,000	3.25	\$53,272	\$268,272		\$534,956				\$2,840,000
6/30/2029	\$215,000	3.38	\$49,778	\$264,778						\$2,625,000
12/31/2029	\$220,000	3.38	\$46,150	\$266,150		\$530,928				\$2,405,000
6/30/2030	\$225,000	3.38	\$42,438	\$267,438						\$2,180,000
12/31/2030	\$225,000	3.38	\$38,641	\$263,641		\$531,078				\$1,955,000
6/30/2031	\$230,000	3.50	\$34,844	\$264,844						\$1,725,000
12/31/2031	\$235,000	3.50	\$30,819	\$265,819		\$530,663				\$1,490,000
6/30/2032	\$240,000	3.50	\$26,706	\$266,706						\$1,250,000
12/31/2032	\$240,000	3.50	\$22,506	\$262,506		\$529,213				\$1,010,000
6/30/2033	\$245,000	3.63	\$18,306	\$263,306						\$765,000
12/31/2033	\$250,000	3.63	\$13,866	\$263,866		\$527,172				\$515,000
6/30/2034	\$255,000	3.63	\$9,334	\$264,334						\$260,000
12/31/2034	\$260,000	3.63	\$4,713	\$264,713		\$529,047				\$0
Total	\$9,155,000		\$3,027,870	\$12,182,870		\$12,182,857				

Notes

St. Joseph County

Submitted to the State on

Report printed on Thursday, April 26, 2018

Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: St. Joseph County, Indiana, Limited Tax Bridge Refunding Bonds of 2014

Debt Status: Outstanding

Type of Indebtedness: Bond

Base CUSIP Number:

Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized: 5-1-5-1

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y

Applicable Issuer: St. Joseph County

Current Debt Limit: \$50,094,655.00

Current Debt Capacity (after issuance of this debt): \$42,059,655.00

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing:

Date of Final Approval/Lease Execution:

Date of Appropriation Resolution: 10/14/2014

Date of Debt Sale: 12/3/2014

Date of Debt Closing: 12/18/2014

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating
----------------	-----------	--------	--------

Security on the Debt - Source of Repayment

Property Tax: Primary

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other () : No

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation):

Does this debt refinance or refund any previously outstanding debt? Yes

Purpose/Cost

Purpose of Debt: Costs of a bridge and infrastructure improvements and refunds the Bridge Funding Bonds of 2005

Total Project Cost: \$2,808,995.56

Sources

Sources of Funds	Amount
------------------	--------

Uses

Uses of Funds	Amount
---------------	--------

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
6/30/2015	\$150,000	0.46	\$14,330	\$164,330						\$2,485,000
12/30/2015	\$150,000	0.57	\$13,090	\$163,090		\$327,420				\$2,335,000
6/30/2016	\$145,000	0.69	\$12,662	\$157,662						\$2,190,000
12/30/2016	\$145,000	0.80	\$12,162	\$157,162		\$314,824				\$2,045,000
6/30/2017	\$515,000	0.93	\$11,582	\$526,582						\$1,530,000
12/30/2017	\$510,000	1.06	\$9,187	\$519,187		\$1,045,769				\$1,020,000
6/30/2018	\$500,000	1.20	\$6,484	\$506,484						\$520,000
12/30/2018	\$520,000	1.34	\$3,484	\$523,484		\$1,029,968				\$0
Total	\$2,635,000		\$82,981	\$2,717,981		\$2,717,981				

Notes

St. Joseph County

Submitted to the State on Friday, February 17, 2017

Report printed on Thursday, April 26, 2018

Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: St. Joseph County Redevelopment District, Special Taxing District Bonds of 2016

Debt Status: Outstanding

Type of Indebtedness: Bond

Base CUSIP Number: 79062M

Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized: I.C. 36-7-14 & I.C. 36-7-25

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y

Applicable Issuer: St. Joseph County Redevelopment District

Current Debt Limit: \$28,513,058.00

Current Debt Capacity (after issuance of this debt): \$15,333,058.00

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s): Tri-County News and South Bend Tribune

Date of Public Hearing: 7/1/2016

Date of Final Approval/Lease Execution:

Date of Appropriation Resolution: 7/12/2016

Date of Debt Sale: 11/21/2016

Date of Debt Closing: 11/30/2016

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating
----------------	-----------	--------	--------

Security on the Debt - Source of Repayment

Property Tax: Primary

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other () : No

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation):

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Provide funds to finance various improvements in or serving the NewCarlisle EconomicDevelopmentArea

Total Project Cost: \$9,197,753.00

Sources

Sources of Funds	Amount
------------------	--------

Uses

Uses of Funds	Amount
---------------	--------

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
8/1/2017			\$196,716	\$196,716						\$8,730,000
2/1/2018			\$146,925	\$146,925		\$343,641				\$8,730,000
8/1/2018			\$146,925	\$146,925						\$8,730,000
2/1/2019	\$565,000	3.00	\$146,925	\$711,925		\$858,850				\$8,165,000
8/1/2019			\$138,450	\$138,450						\$8,165,000
2/1/2020	\$490,000	3.00	\$138,450	\$628,450		\$766,900				\$7,675,000
8/1/2020			\$131,100	\$131,100						\$7,675,000
2/1/2021	\$505,000	3.00	\$131,100	\$636,100		\$767,200				\$7,170,000
8/1/2021			\$123,525	\$123,525						\$7,170,000
2/1/2022	\$520,000	3.00	\$123,525	\$643,525		\$767,050				\$6,650,000
8/1/2022			\$115,725	\$115,725						\$6,650,000

2/1/2023	\$535,000	3.00	\$115,725	\$650,725		\$766,450				\$6,115,000
8/1/2023			\$107,700	\$107,700						\$6,115,000
2/1/2024	\$550,000	3.00	\$107,700	\$657,700		\$765,400				\$5,565,000
8/1/2024			\$99,450	\$99,450						\$5,565,000
2/1/2025	\$565,000	3.00	\$99,450	\$664,450		\$763,900				\$5,000,000
8/1/2025			\$90,975	\$90,975						\$5,000,000
2/1/2026	\$585,000	3.00	\$90,975	\$675,975		\$766,950				\$4,415,000
8/1/2026			\$82,200	\$82,200						\$4,415,000
2/1/2027	\$600,000	3.00	\$82,200	\$682,200		\$764,400				\$3,815,000
8/1/2027			\$73,200	\$73,200						\$3,815,000
2/1/2028	\$620,000	3.00	\$73,200	\$693,200		\$766,400				\$3,195,000
8/1/2028			\$63,900	\$63,900						\$3,195,000
2/1/2029	\$265,000	4.00	\$63,900	\$328,900		\$392,800				\$2,930,000
8/1/2029			\$58,600	\$58,600						\$2,930,000
2/1/2030	\$275,000	4.00	\$58,600	\$333,600		\$392,200				\$2,655,000
8/1/2030			\$53,100	\$53,100						\$2,655,000
2/1/2031	\$290,000	4.00	\$53,100	\$343,100		\$396,200				\$2,365,000
8/1/2031			\$47,300	\$47,300						\$2,365,000
2/1/2032	\$300,000	4.00	\$47,300	\$347,300		\$394,600				\$2,065,000
8/1/2032			\$41,300	\$41,300						\$2,065,000
2/1/2033	\$310,000	4.00	\$41,300	\$351,300		\$392,600				\$1,755,000
8/1/2033			\$35,100	\$35,100						\$1,755,000
2/1/2034	\$325,000	4.00	\$35,100	\$360,100		\$395,200				\$1,430,000
8/1/2034			\$28,600	\$28,600						\$1,430,000
2/1/2035	\$335,000	4.00	\$28,600	\$363,600		\$392,200				\$1,095,000
8/1/2035			\$21,900	\$21,900						\$1,095,000
2/1/2036	\$350,000	4.00	\$21,900	\$371,900		\$393,800				\$745,000
8/1/2036			\$14,900	\$14,900						\$745,000
2/1/2037	\$365,000	4.00	\$14,900	\$379,900		\$394,800				\$380,000
8/1/2037			\$7,600	\$7,600						\$380,000
2/1/2038	\$380,000	4.00	\$7,600	\$387,600		\$395,200				\$0
Total	\$8,730,000		\$3,306,741	\$12,036,741		\$12,036,741				

Notes

St. Joseph County

Submitted to the State on Thursday, April 12, 2018

Report printed on Thursday, April 26, 2018

Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: 2017 General Obligation (Guaranteed Energy Savings) Bonds

Debt Status: Outstanding

Type of Indebtedness: Bond

Base CUSIP Number:

Is this debt exempt from the property tax caps? N

Code Cite

Code Cite Under Which Debt is Authorized:

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? Y

Applicable Issuer: Saint Joseph County

Current Debt Limit: \$54,674,687.00

Current Debt Capacity (after issuance of this debt): \$44,174,687.00

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing: 8/8/2017

Date of Final Approval/Lease Execution: 8/15/2017

Date of Appropriation Resolution:

Date of Debt Sale:

Date of Debt Closing: 10/12/2017

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating
----------------	-----------	--------	--------

Security on the Debt - Source of Repayment

Property Tax: Primary

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other () : No

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation):

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Capital improvements to County facilities for energy savings

Total Project Cost: \$10,574,935.00

Sources

Sources of Funds	Amount
------------------	--------

Uses

Uses of Funds	Amount
---------------	--------

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
12/30/2017	\$0	2.00	\$53,062	\$53,062		\$53,062	\$0			\$10,500,000
6/30/2018	\$260,000	2.00	\$122,450	\$382,450			\$0			\$10,240,000
12/30/2018	\$315,000	2.00	\$119,850	\$434,850		\$817,300	\$0			\$9,925,000
6/30/2019	\$320,000	2.00	\$116,700	\$436,700			\$0			\$9,605,000
12/30/2019	\$325,000	2.00	\$113,500	\$438,500		\$875,200	\$0			\$9,280,000
6/30/2020	\$325,000	2.00	\$110,250	\$435,250			\$0			\$8,955,000
12/30/2020	\$330,000	2.00	\$107,000	\$437,000		\$872,250	\$0			\$8,625,000
6/30/2021	\$330,000	2.00	\$103,700	\$433,700			\$0			\$8,295,000
12/30/2021	\$335,000	2.00	\$100,400	\$435,400		\$869,100	\$0			\$7,960,000
6/30/2022	\$340,000	2.00	\$97,050	\$437,050			\$0			\$7,620,000
12/30/2022	\$345,000	2.00	\$93,650	\$438,650		\$875,700	\$0			\$7,275,000
6/30/2023	\$345,000	2.00	\$90,200	\$435,200			\$0			\$6,930,000

12/30/2023	\$350,000	2.00	\$86,750	\$436,750		\$871,950	\$0		\$6,580,000
6/30/2024	\$355,000	2.00	\$83,250	\$438,250			\$0		\$6,225,000
12/30/2024	\$355,000	2.00	\$79,700	\$434,700		\$872,950	\$0		\$5,870,000
6/30/2025	\$360,000	2.00	\$76,150	\$436,150			\$0		\$5,510,000
12/30/2025	\$365,000	2.00	\$72,550	\$437,550		\$873,700	\$0		\$5,145,000
6/30/2026	\$365,000	2.13	\$68,900	\$433,900			\$0		\$4,780,000
12/30/2026	\$370,000	2.25	\$65,022	\$435,022		\$868,922	\$0		\$4,410,000
6/30/2027	\$375,000	2.38	\$60,859	\$435,859			\$0		\$4,035,000
12/30/2027	\$380,000	2.38	\$56,406	\$436,406		\$872,266	\$0		\$3,655,000
6/30/2028	\$385,000	2.50	\$51,894	\$436,894			\$0		\$3,270,000
12/30/2028	\$390,000	2.50	\$47,082	\$437,082		\$873,975	\$0		\$2,880,000
6/30/2029	\$395,000	2.75	\$42,206	\$437,206			\$0		\$2,485,000
12/30/2029	\$400,000	2.75	\$36,775	\$436,775		\$873,981	\$0		\$2,085,000
6/30/2030	\$405,000	3.00	\$31,275	\$436,275			\$0		\$1,680,000
12/30/2030	\$410,000	3.00	\$25,200	\$435,200		\$871,475	\$0		\$1,270,000
6/30/2031	\$415,000	3.00	\$19,050	\$434,050			\$0		\$855,000
12/30/2031	\$425,000	3.00	\$12,825	\$437,825		\$871,875	\$0		\$430,000
6/30/2032	\$430,000	3.00	\$6,450	\$436,450		\$436,450	\$0		\$0
Total	\$10,500,000		\$2,150,156	\$12,650,156		\$12,650,156	\$0		

Notes

2017 GO Energy Savings Bond. Closed 10/12/17. Gateway debt unlocked and information updated on 4/12/18.

St. Joseph County

Submitted to the State on Thursday, October 19, 2017

Report printed on Thursday, April 26, 2018

Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: 2015 PSAP Equipment Lease (US Bank)

Debt Status: Outstanding

Type of Indebtedness: Bond

Base CUSIP Number:

Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N

Applicable Issuer:

Current Debt Limit:

Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing:

Date of Final Approval/Lease Execution: 3/31/2015

Date of Appropriation Resolution:

Date of Debt Sale:

Date of Debt Closing: 3/31/2015

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating
----------------	-----------	--------	--------

Security on the Debt - Source of Repayment

Property Tax: No

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other (PSAP Charges) : Primary

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation):

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Technology and Equipment for a 911 Center

Total Project Cost: \$12,000,000.00

Sources

Sources of Funds	Amount
------------------	--------

Uses

Uses of Funds	Amount
---------------	--------

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
12/30/2014	\$661,240	2.22	\$7,323			\$1,337,127		\$668,563		\$0
6/30/2014	\$653,997	2.22	\$14,566					\$668,563		\$661,240
12/31/2023	\$646,833	2.22	\$21,730			\$1,337,127		\$668,563		\$1,315,237
6/30/2023	\$639,748	2.22	\$28,815					\$668,563		\$1,962,070
12/31/2022	\$632,741	2.22	\$35,823			\$1,337,127		\$668,563		\$2,601,818
6/30/2022	\$625,810	2.22	\$42,754					\$668,563		\$3,234,559
12/31/2021	\$618,955	2.22	\$49,609			\$1,337,127		\$668,563		\$3,860,369
6/30/2021	\$612,175	2.22	\$56,388					\$668,563		\$4,479,324
12/31/2020	\$605,469	2.22	\$63,094			\$1,337,125		\$668,563		\$5,091,499
6/30/2020	\$598,838	2.22	\$69,724					\$668,571		\$5,696,968
12/31/2019	\$592,278	2.22	\$76,286			\$1,337,127		\$668,563		\$6,295,806
6/30/2019	\$585,790	2.22	\$82,773					\$668,563		\$6,888,084

12/31/2018	\$579,374	2.22	\$89,190			\$1,337,127		\$668,563		\$7,473,874
6/30/2018	\$573,027	2.22	\$95,536					\$668,563		\$8,053,248
12/31/2017	\$566,751	2.22	\$101,813			\$1,337,127		\$668,563		\$8,626,275
6/30/2017	\$560,543	2.22	\$108,021					\$668,563		\$9,193,026
12/31/2016	\$554,403	2.22	\$114,161			\$1,337,127		\$668,563		\$9,753,569
6/30/2016	\$548,329	2.22	\$120,234					\$668,563		\$10,307,972
12/31/2015	\$542,324	2.22	\$126,240			\$1,337,127		\$668,563		\$10,856,301
6/30/2015	\$601,375	2.22	\$67,188					\$668,563		\$11,398,625
Total	\$12,000,000		\$1,371,268			\$13,371,268		\$13,371,268		

Notes

2015 PSAP Equipment and Technology Lease. US Bank. \$12,000,000 original principal amount.

St. Joseph County

Submitted to the State on Wednesday, November 15, 2017

Report printed on Thursday, April 26, 2018

Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: 2017 PSAP US Bank Technology Lease Amendment

Debt Status: Outstanding

Type of Indebtedness: Lease

Base CUSIP Number:

Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N

Applicable Issuer:

Current Debt Limit:

Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination:

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing:

Date of Final Approval/Lease Execution: 11/14/2017

Date of Appropriation Resolution:

Date of Debt Sale:

Date of Debt Closing: 11/14/2017

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating
----------------	-----------	--------	--------

Security on the Debt - Source of Repayment

Property Tax: No

TIF Revenue: No

COIT: No

Motor Vehicle Highway/Local Road & Street: No

CAGIT: No

Stormwater Revenues: No

CEDIT: No

Electric Revenues: No

Water Revenue: No

Wasterwater Revenues: No

Grant Revenue: No

Other (PSAP Charges for Services) : Primary

Allocation Area from which the TIF Revenues will be generated:

Name of Lessor (Building Corporation/Hold Corporation): Saint Josephy County

Does this debt refinance or refund any previously outstanding debt? No

Purpose/Cost

Purpose of Debt: Technology Improvements at County 911 Center

Total Project Cost: \$2,500,000.00

Sources

Sources of Funds	Amount
------------------	--------

Uses

Uses of Funds	Amount
---------------	--------

Dates

Date Bids Received:

Date Construction Started:

Estimated Date of Substantial Completion:

Amortization Schedule

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
11/16/2027	\$140,017	2.46	\$1,730			\$283,494		\$141,747		\$0
5/16/2027	\$138,327	2.46	\$3,420					\$141,747		\$140,017
11/16/2026	\$136,659	2.46	\$5,098			\$283,494		\$141,747		\$278,344
5/16/2026	\$134,990	2.46	\$6,757					\$141,747		\$415,003
11/16/2025	\$133,352	2.46	\$8,395			\$283,494		\$141,747		\$549,993
5/16/2025	\$131,734	2.46	\$10,013					\$141,747		\$683,345
11/16/2024	\$130,135	2.46	\$11,612			\$283,494		\$141,747		\$815,079
5/16/2024	\$128,556	2.46	\$13,191					\$141,747		\$945,214
11/16/2023	\$126,996	2.46	\$14,751			\$283,494		\$141,747		\$1,073,770
5/16/2023	\$125,454	2.46	\$16,293					\$141,747		\$1,200,766
11/16/2022	\$123,932	2.46	\$17,815			\$283,494		\$141,747		\$1,326,220
5/16/2022	\$122,428	2.46	\$19,319					\$141,747		\$1,450,152

11/16/2021	\$120,942	2.46	\$20,805			\$283,494		\$141,747		\$1,572,580
5/16/2021	\$119,474	2.46	\$22,273					\$141,747		\$1,693,522
11/16/2020	\$118,024	2.46	\$23,723			\$283,494		\$141,747		\$1,812,996
5/16/2020	\$116,592	2.46	\$25,155					\$141,747		\$1,931,020
11/16/2019	\$115,177	2.46	\$26,570			\$283,494		\$141,747		\$2,047,612
5/16/2019	\$113,779	2.46	\$27,968					\$141,747		\$2,162,789
11/16/2018	\$112,398	2.46	\$29,348			\$283,494		\$141,747		\$2,276,568
5/16/2018	\$111,034	2.46	\$30,713					\$141,747		\$2,388,966
Total	\$2,500,000		\$334,949			\$2,834,940		\$2,834,940		

Notes

2017 PSAP Technology Lease Amendment in the amount of \$2,500,000 with U.S. Bank. Approved by Commissioners on 11/14/17.

St. Joseph County

Submitted to the State on Monday, January 22, 2018

Report printed on Friday, April 27, 2018

Note: Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.

Basic Debt Information

Debt Name: 2015 Taxable Economic Development Revenue Bonds (General Sheet Metal)

Debt Status: Outstanding

Type of Indebtedness: Bond

Base CUSIP Number:

Is this debt exempt from the property tax caps? Y

Code Cite

Code Cite Under Which Debt is Authorized:

Code cite can typically be found in the bond resolution or ordinance.

Debt Limitation

Is this debt subject to the issuer's debt limit? N

Applicable Issuer:

Current Debt Limit:

Current Debt Capacity (after issuance of this debt):

Date Information

Date of Preliminary Determination: 1/7/2015

Date of Publication of Preliminary Determination:

Newspaper(s):

Date of Public Hearing:

Date of Final Approval/Lease Execution: 5/1/2015

Date of Appropriation Resolution:

Date of Debt Sale:

Date of Debt Closing: 5/27/2015

Petition / Remonstrance

Was this debt subject to petition/remonstrance? No

Was a remonstrance conducted? No

Votes in favor debt:

Votes against debt:

Was this debt subject to referendum? No

Votes in favor debt:

Votes against debt:

Debt Rating

Type of Rating	Insurance	Agency	Rating
----------------	-----------	--------	--------

Security on the Debt - Source of Repayment**Property Tax:** Primary**TIF Revenue:** No**COIT:** No**Motor Vehicle Highway/Local Road & Street:** No**CAGIT:** No**Stormwater Revenues:** No**CEDIT:** No**Electric Revenues:** No**Water Revenue:** No**Wasterwater Revenues:** No**Grant Revenue:** No**Other** (Company Guarantee) : Primary**Allocation Area from which the TIF Revenues will be generated:****Name of Lessor (Building Corporation/Hold Corporation):****Does this debt refinance or refund any previously outstanding debt?** No**Purpose/Cost****Purpose of Debt:** General Sheet Metal Expenditures**Total Project Cost:** \$3,300,000.00**Sources**

Sources of Funds	Amount
------------------	--------

Uses

Uses of Funds	Amount
---------------	--------

Dates**Date Bids Received:****Date Construction Started:****Estimated Date of Substantial Completion:****Amortization Schedule**

Date	Principal	Interest Rate	Interest	Period Total	Capitalized Interest	Fiscal Total	Trustee Fee	Lease Payments	Federal Tax Credit	Remaining Balance
2/1/2016		3.00	\$67,100	\$67,100	\$67,100					\$3,300,000
8/1/2016		3.00	\$49,500	\$49,500	\$49,500	\$116,600				\$3,300,000
2/1/2017		3.00	\$49,500	\$49,500	\$49,500					\$3,300,000
8/1/2017		3.00	\$49,500	\$49,500	\$49,500	\$99,000				\$3,300,000
2/1/2018		3.00	\$49,500	\$49,500	\$49,500					\$3,300,000
8/1/2018	\$90,000	3.00	\$49,500	\$139,500	\$0	\$189,000				\$3,210,000
2/1/2019	\$100,000	3.00	\$48,150	\$148,150	\$0					\$3,110,000
8/1/2019	\$105,000	3.00	\$46,650	\$151,650	\$0	\$299,800				\$3,005,000
2/1/2020	\$105,000	3.00	\$45,075	\$150,075	\$0					\$2,900,000
8/1/2020	\$105,000	3.00	\$43,500	\$148,500	\$0	\$298,575				\$2,795,000
2/1/2021	\$110,000	3.00	\$41,925	\$151,925	\$0					\$2,685,000
8/1/2021	\$110,000	3.00	\$40,275	\$150,275	\$0	\$302,200				\$2,575,000

2/1/2022	\$110,000	3.00	\$38,625	\$148,625	\$0					\$2,465,000
8/1/2022	\$115,000	3.00	\$36,975	\$151,975	\$0	\$300,600				\$2,350,000
2/1/2023	\$120,000	3.00	\$35,250	\$155,250	\$0					\$2,230,000
8/1/2023	\$135,000	3.00	\$33,450	\$168,450	\$0	\$323,700				\$2,095,000
2/1/2024	\$135,000	3.00	\$31,425	\$166,425	\$0					\$1,960,000
8/1/2024	\$135,000	3.00	\$29,400	\$164,400	\$0	\$330,825				\$1,825,000
2/1/2025	\$140,000	3.00	\$27,375	\$167,375	\$0					\$1,685,000
8/1/2025	\$140,000	3.00	\$25,275	\$165,275	\$0	\$332,650				\$1,545,000
2/1/2026	\$145,000	3.00	\$23,175	\$168,175	\$0					\$1,400,000
8/1/2026	\$145,000	3.00	\$21,000	\$166,000	\$0	\$334,175				\$1,255,000
2/1/2027	\$150,000	3.00	\$18,825	\$168,825	\$0					\$1,105,000
8/1/2027	\$150,000	3.00	\$16,575	\$166,575	\$0	\$335,400				\$955,000
2/1/2028	\$155,000	3.00	\$14,325	\$169,325	\$0					\$800,000
8/1/2028	\$155,000	3.00	\$12,000	\$167,000	\$0	\$336,325				\$645,000
2/1/2029	\$160,000	3.00	\$9,675	\$169,675	\$0					\$485,000
8/1/2029	\$160,000	3.00	\$7,275	\$167,275	\$0	\$336,950				\$325,000
2/1/2030	\$160,000	3.00	\$4,875	\$164,875	\$0					\$165,000
8/1/2030	\$165,000	3.00	\$2,475	\$167,475	\$0	\$332,350				\$0
Total	\$3,300,000		\$968,150	\$4,268,150	\$265,100	\$4,268,150				

Notes

Debt Schedule No. 15 2015 Taxable Economic Development Revenue Bonds (General Sheet Metal).

[Report Builder](#) » [Select Report](#) » Total Debt by Unit Report

Report Builder: Total Debt by Unit Report

County

Unit Type

[View Report](#)Unit

Source of Repayment

1 of 1 Find | Next

Total Debt by Unit

PENN TOWNSHIP

St. Joseph County

Note: Under IC 5-1-18, units have one month to report debts in Gateway Debt Management after issuance. Some outstanding debts may not be currently reported. *Data contained in Gateway Debt Management is self-reported by local government officials and/or their designees. Debt Reports may not have been audited for accuracy or completeness by the Department of Local Government Finance. The Department is not responsible for any errors or omissions in this data.*

Year	Principal	Interest	Lease Payments	Federal Tax Credit	Total Outstanding Debt Obligations
2018	\$0	\$0	\$243,665	\$0	\$243,665
2019	\$0	\$0	\$145,539	\$0	\$145,539
2020	\$0	\$0	\$95,228	\$0	\$95,228
TOTAL	\$0	\$0	\$484,432	\$0	\$484,432

1st Reading 9-17-18
2nd Reading
Passed
Failed
Continued To

PETITION #18-22

SEP 12 2018

CITY OF MISHAWAKA, INDIANA

CITY CLERK
MISHAWAKA, IN

PROPOSED ORDINANCE NO. 2018-19

ORDINANCE NO. _____

AN ORDINANCE ANNEXING CONTIGUOUS TERRITORY TO THE CITY OF
MISHAWAKA, INDIANA, AND PROVIDING ZONING CLASSIFICATION THEREFORE

WHEREAS, a Petition has been presented to the Common Council of the City of Mishawaka, Indiana, praying that certain territory lying contiguous to the corporate limits of the City of Mishawaka, Indiana, be annexed to and declared to be a part of the City of Mishawaka, and that it be provided with a Zoning Classification, and

WHEREAS, the Mishawaka City Plan Commission, to which Commission the petition was duly referred, has recommended the annexation and the zoning as hereinafter set forth, including the imposition of reasonable conditions, to wit, the recommendations of the Department of City Planning.

NOW, THEREFORE, BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, that:

Section 1. The following described real estate be and the same is hereby annexed to and declared to be a part of the City of Mishawaka, Indiana:

The east 181.5' of the north half of Lot 9 in Sults Baby Farm; the west 183' of the south half of Lot 9 in Sults Baby Farm including the 40' right-of-way of Clover Road lying west and adjacent to the afore said lot; and the north 90.75' +/- of Lot 6 in Sults Baby Farm; the south 150.00' +/- of Lot 6 in Sults Baby Farm, City of Mishawaka, Penn Township, St. Joseph County, State of Indiana.

COMMON ADDRESSES: 55960 Clover Road, rear 181.5' of 55946 Clover Road, rear 90.75' of 1828 East McKinley Avenue

The above described real estate shall hereafter be annexed into and within the City of Mishawaka, Indiana, and a part of that district designated in the Zoning Ordinance of the City of Mishawaka, Indiana, and shall carry a classification for zoning of I-1 Light Industrial District.

Section 2. The Common Council of the City of Mishawaka, Indiana, hereby finds that:

1. Existing Conditions - The subject parcels are located adjacent to industrial, commercial, and residential zoned properties with the area to be annexed and rezoned consisting of two existing single-family houses and vacant land. Adjacent land uses include single-family residential to north, single-family residential and an automobile service shop to the west, single-family residential to the south, and single-family residential and industrial to the east.
2. Character of Buildings in Area - The character of the buildings located adjacent to and in the surrounding area are commercial, light industrial, and residential. The structures

Proposed Ordinance No. 2018-19

Ordinance No. _____

located to the east of the property to be annexed and zoned include a single-family house and industrial building.

3. The most desirable/highest and best use – Because of the existing I-1 Light Industrial zoning and recent expansion of the adjacent industrial use to the east, the most desirable use for the property is the continuation of the existing light industrial use.
4. Conservation of property values - The proposed zoning will not be injurious to property values in the surrounding area because the light industrial use is consistent with those located within the surrounding area. Furthermore, the required screening will protect those residential properties that are located adjacent to the property to be annexed and rezoned.
5. Comprehensive Plan – The Comprehensive Plan, created in 1990, guided general commercial within this area. However, industrial uses were identified adjacent to the east of the property and the expansion of the existing I-1 Light Industrial use is consistent with the Comprehensive Plan.

Section 3. This Ordinance shall be in full force and effect from and after its passage, due attestation and legal publication.

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of _____, 2018, at _____ o'clock _____.M.

Presiding Officer

ATTEST:

Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2018, at _____ o'clock _____.M.

Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2018, at _____ o'clock _____.M.

David A. Wood, Mayor

RECEIVED
DEBORAH S. BLOCK MMC

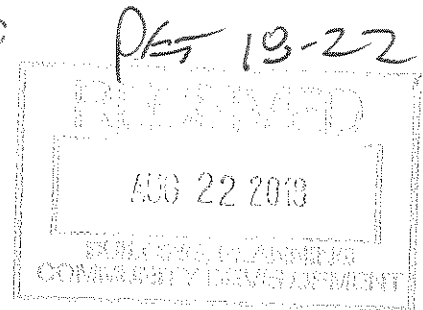
DATE: August 22, 2018

AUG 30 2018

TO THE:

Honorable Members of the Common Council
City of Mishawaka, Indiana
and
Mishawaka City Plan Commission
City of Mishawaka, Indiana

CITY CLERK
MISHAWAKA, IN



RE: Petition for Annexation and Zoning Classification and Rezoning Classification

The undersigned SLB Properties, LLC respectfully show they are the owners of the following described real estate located in the County of St. Joseph, State of Indiana, to-wit:

For Annexation and Zoning Classification:

The east 181.5' of the north half of Lot 9 in Sults Baby Farm;
The west 183' of the south half of Lot 9 in Sults Baby Farm; and
The north 90.75'+/- of Lot 6 in Sults Baby Farm.

For Rezoning:

The South 150.00'+/- of Lot 6 in Sults Baby Farm.

For Annexation and Zoning Classification:

Petitioner owns One Hundred (100%) percent of the above-described parcel of land which is located at 1828 E. McKinley Avenue (rear portion); 55960 Clover Road and 55946 Clover Road (rear portion) and that Petitioners desire the same to be annexed to the City of Mishawaka, Indiana, with an Industrial I-1 District. Petitioners further state they intend to utilize said land for immediate expansion of adjacent warehouse and continue the single family residence at 55960 Clover as a non-conforming use with future plans of demolition and future expansion of warehouse.

For Rezoning:

Petitioner owns one hundred (100%) percent of the above described parcel of land located at 1828 E. McKinley Ave which carries a zoning classification of Residential R-1 District. Said property is currently a residential house. Petitioner desire said real estate to be rezoned to Industrial I-1 District. Petitioner further states that they intend to utilize said land for the construction of storage warehouse for the adjacent business and continue the single family as a non-conforming use with future plans of demolition and future expansion of warehouse.

Accompanying this petition is a drawing, to scale, showing the above-described parcel of real estate, showing the size of the proposed building and also the location of the proposed building structure(s).

Petitioners further show this proposed annexation to be in the best interest of the City of Mishawaka, Indiana, and of the territory sought to be annexed which is urban in character and is an economic and social part of the City of Mishawaka.

Wherefore, Petitioners pray and respectfully request that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted annexing the above described parcel of real estate to the City of Mishawaka with an Industrial I-1 District.



SLB Properties, LLC

By MATHEW VELDMAN (print name)

1906 McKinley Avenue

Mishawaka, Indiana 46545

Contact Person:

Lang, Feeney & Associates, Inc.

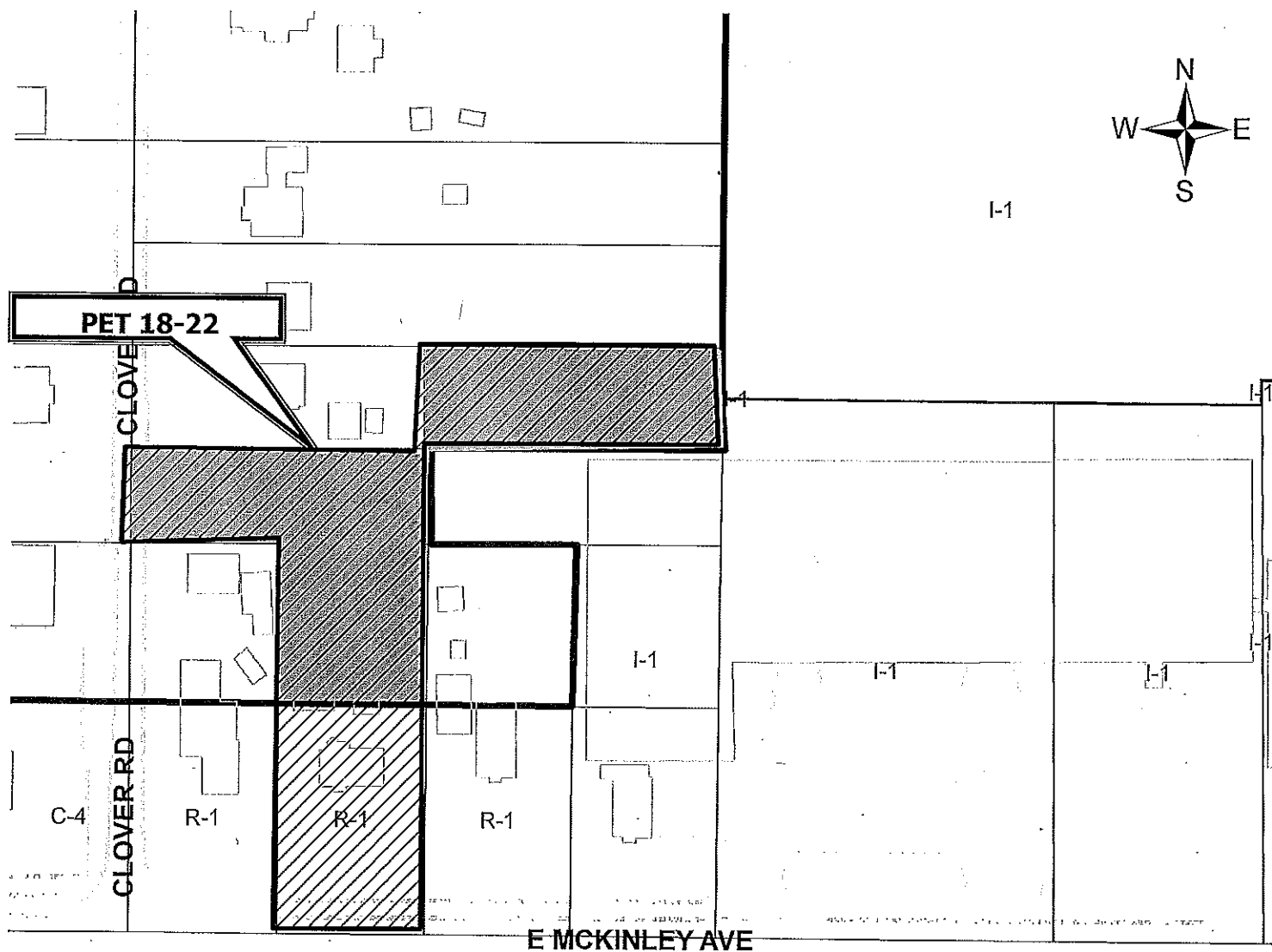
Terance D. Lang

715 South Michigan Street

South Bend, Indiana 46601

574-233-1841

Terry@LangFeeney.com

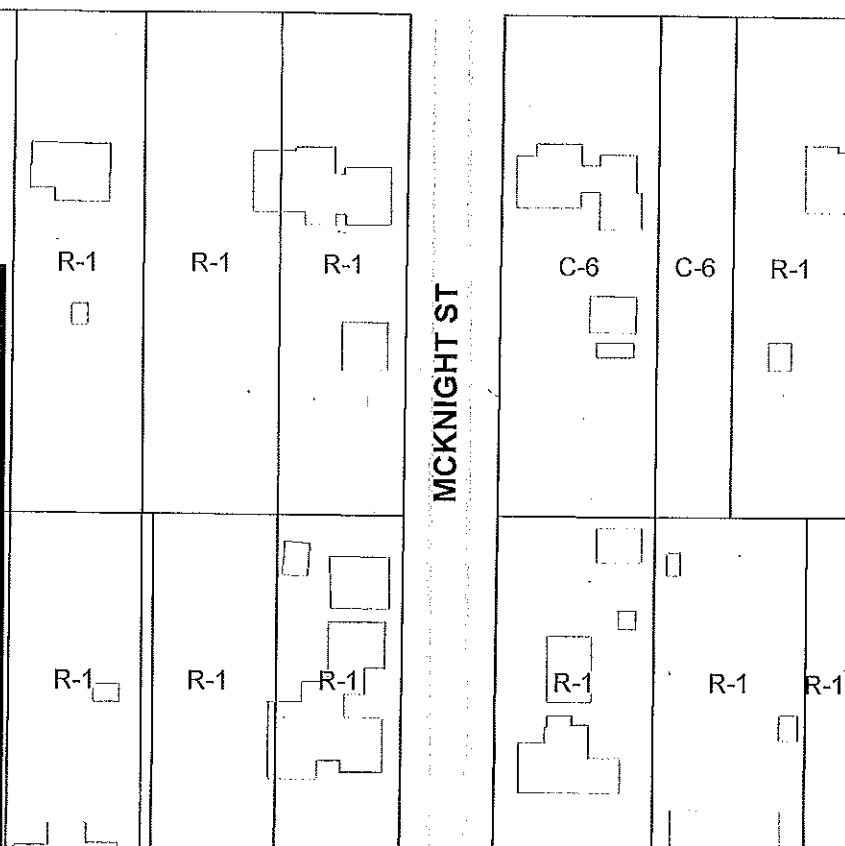


Location Map

PET 18-22

ANNEXATION (shaded):
55960 CLOVER ROAD,
REAR 181.5' OF 55946 CLOVER ROAD
& REAR 90.75' OF 1828 E MCKINLEY AVE

REZONING (hatched):
55960 CLOVER ROAD,
REAR 181.5' OF 55946 CLOVER ROAD
& 1828 E MCKINLEY AVE
TO I-1 LIGHT INDUSTRIAL



ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

State Form 55865 (7-15)
Approved by the State Board of Accounts, 2015
Prescribed by the Department of Local Government Finance

AS AMENDED

Budget Form No. 4
Generated 10/1/2018 3:11:48 PM

PROPOSED ORDINANCE NUMBER 2018-23

Ordinance / Resolution Number:

Be it ordained/resolved by the **Mishawaka Common Council** that for the expenses of **MISHAWAKA CIVIL CITY** for the year ending December 31, 2019 the sums herein specified are hereby appropriated and ordered set apart out of the several funds herein named and for the purposes herein specified, subject to the laws governing the same. Such sums herein appropriated shall be held to include all expenditures authorized to be made during the year, unless otherwise expressly stipulated and provided for by law. In addition, for the purposes of raising revenue to meet the necessary expenses of **MISHAWAKA CIVIL CITY**, the property tax levies and property tax rates as herein specified are included herein. Budget Form 4-B for all funds must be completed and submitted in the manner prescribed by the Department of Local Government Finance.

This ordinance/resolution shall be in full force and effect from and after its passage and approval by the **Mishawaka Common Council**.

Name of Adopting Entity / Fiscal Body	Type of Adopting Entity / Fiscal Body	Date of Adoption
Mishawaka Common Council	Common Council and Mayor	10/22/2018

Funds				
Fund Code	Fund Name	Adopted Budget	Adopted Tax Levy	Adopted Tax Rate
0101	GENERAL	\$35,087,573	\$29,388,505	2.6072
0254	LOCAL INCOME TAX	\$3,609,316	\$0	0.0000
0341	FIRE PENSION	\$2,074,750	\$0	0.0000
0342	POLICE PENSION	\$1,443,950	\$0	0.0000
0706	LOCAL ROAD & STREET	\$733,000	\$0	0.0000
0708	MOTOR VEHICLE HIGHWAY	\$3,923,182	\$0	0.0000
1151	CONTINUING EDUCATION	\$89,000	\$0	0.0000
1301	PARK & RECREATION	\$3,594,335	\$3,215,899	0.2853
1310	PARK NONREVERTING - CAPITAL	\$200,700	\$0	0.0000
2379	CUMULATIVE CAPITAL IMP (CIG TAX)	\$60,000	\$0	0.0000
2391	CUMULATIVE CAPITAL DEVELOPMENT	\$600,000	\$1,160,890	0.1030
2411	ECONOMIC DEV INCOME TAX CREDIT	\$3,828,135	\$0	0.0000
6290	CUMULATIVE SEWER	\$500,000	\$1,224,522	0.1086
		\$55,743,941	\$34,989,816	3.1041

Home-Ruled Funds (Not Reviewed by DLGF)		
Fund Code	Fund Name	Adopted Budget
9500	LOIT SPECIAL DISTRIBUTION	\$5,977
		\$5,977

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

State Form 55865 (7-15)
 Approved by the State Board of Accounts, 2015
 Prescribed by the Department of Local Government Finance

Budget Form No. 4
 Generated 10/1/2018 3:11:48 PM

Name		Signature
Mary C. Willson (Kate Voelker)	Aye ☐ Nay ☐ Abstain ☐	
S. Michael Compton	Aye ☐ Nay ☐ Abstain ☐	
Bryan Tanner	Aye ☐ Nay ☐ Abstain ☐	
Ross Deal	Aye ☐ Nay ☐ Abstain ☐	
Ronald S. Banicki	Aye ☐ Nay ☐ Abstain ☐	
Dale "Woody" Emmons	Aye ☐ Nay ☐ Abstain ☐	
Joe Canarecci	Aye ☐ Nay ☐ Abstain ☐	
Mike Bellovich	Aye ☐ Nay ☐ Abstain ☐	

ATTEST		
Name	Title	Signature
Deborah S. Block	City Clerk	

MAYOR ACTION (For City use only)			
Name		Signature	Date
David A. Wood	Approve ☐ Veto ☐		

BUDGET REPORT FOR

Selected Year: 2019
Selected County: 71 - St. Joseph County
Selected Unit: 0117 - MISHAWAKA CIVIL CITY
Selected Fund: 0101 - GENERAL

DEPARTMENT: 0040 CONTROLLER

	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$2,630,102	\$2,630,102
SUPPLIES	\$15,000	\$15,000
SERVICES AND CHARGES	\$2,072,500	\$2,072,500
CAPITAL OUTLAY	\$1,300,000	\$1,300,000
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$6,017,602	\$6,017,602

DEPARTMENT: 0041 CLERK-TREASURER (CITY/TOWN UNITS ONLY)

	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$147,376	\$147,376
SUPPLIES	\$3,000	\$3,000
SERVICES AND CHARGES	\$21,250	\$21,250
CAPITAL OUTLAY	\$0	\$0
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$171,626	\$171,626

DEPARTMENT: 0044 MAYOR

	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$154,136	\$154,136
SUPPLIES	\$1,500	\$1,500
SERVICES AND CHARGES	\$15,500	\$15,500
CAPITAL OUTLAY	\$0	\$0
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$171,136	\$171,136

DEPARTMENT: 0069 CITY COUNCIL/TOWN BOARD (COMMON COUNCIL)

	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$121,009	\$121,009
SUPPLIES	\$750	\$750
SERVICES AND CHARGES	\$11,000	\$11,000
CAPITAL OUTLAY	\$0	\$0
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$132,759	\$132,759

DEPARTMENT: 0082 PROPERTY TAX CAP IMPACT - BUDGET PURPOSES ONLY		
	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$0	\$0
SUPPLIES	\$0	\$0
SERVICES AND CHARGES	\$0	\$0
CAPITAL OUTLAY	\$0	\$0
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$5,948,262	\$5,948,262
Total	\$5,948,262	\$5,948,262

DEPARTMENT: 0101 PLANNING & ZONING		
	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$222,495	\$222,495
SUPPLIES	\$4,000	\$4,000
SERVICES AND CHARGES	\$4,500	\$4,500
CAPITAL OUTLAY	\$0	\$0
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$230,995	\$230,995

DEPARTMENT: 0106 DATA PROCESSING (COMPUTERS)		
	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$296,974	\$296,974
SUPPLIES	\$20,000	\$20,000
SERVICES AND CHARGES	\$40,000	\$40,000
CAPITAL OUTLAY	\$0	\$0
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$356,974	\$356,974

DEPARTMENT: 0119 CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS-SVC CTR.)

	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$679,621	\$679,621
SUPPLIES	\$917,750	\$917,750
SERVICES AND CHARGES	\$78,500	\$78,500
CAPITAL OUTLAY	\$0	\$0
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$1,675,871	\$1,675,871

DEPARTMENT: 0277 LAW DEPARTMENT

	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$150,088	\$150,088
SUPPLIES	\$1,000	\$1,000
SERVICES AND CHARGES	\$56,000	\$56,000
CAPITAL OUTLAY	\$0	\$0
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$207,088	\$207,088

DEPARTMENT: 0306 ENGINEER

	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$382,488	\$382,488
SUPPLIES	\$8,000	\$8,000
SERVICES AND CHARGES	\$14,550	\$14,550
CAPITAL OUTLAY	\$0	\$0
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$405,038	\$405,038

DEPARTMENT: 0309 HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)

	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$55,273	\$55,273
SUPPLIES	\$1,000	\$1,000
SERVICES AND CHARGES	\$72,500	\$72,500
CAPITAL OUTLAY	\$0	\$0
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0

Total	\$128,773	\$128,773
-------	-----------	-----------

DEPARTMENT: 0312 BUILDING DEPARTMENT (JAIL CONST. - BLDG. COMM. - PERMITS)

	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$208,168	\$208,168
SUPPLIES	\$2,000	\$2,000
SERVICES AND CHARGES	\$4,800	\$4,800
CAPITAL OUTLAY	\$0	\$0
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$214,968	\$214,968

DEPARTMENT: 0318 CODE ENFORCEMENT

	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$281,302	\$281,302
SUPPLIES	\$3,500	\$3,500
SERVICES AND CHARGES	\$38,000	\$38,000
CAPITAL OUTLAY	\$0	\$0
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$322,802	\$322,802

DEPARTMENT: 0362 FIRE DEPARTMENT

	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$12,414,627	\$12,414,627
SUPPLIES	\$337,000	\$337,000
SERVICES AND CHARGES	\$106,000	\$106,000
CAPITAL OUTLAY	\$0	\$0
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$12,857,627	\$12,857,627

DEPARTMENT: 0370 POLICE DEPARTMENT (TOWN MARSHALL)

	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$11,665,205	\$11,665,205
SUPPLIES	\$36,000	\$36,000
SERVICES AND CHARGES	\$117,800	\$117,800
CAPITAL OUTLAY	\$0	\$0
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$11,819,005	\$11,819,005

DEPARTMENT: 0544 CEMETERY

	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$0	\$0
SUPPLIES	\$0	\$0
SERVICES AND CHARGES	\$30,000	\$30,000
CAPITAL OUTLAY	\$0	\$0
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$30,000	\$30,000

DEPARTMENT: 0701 REDEVELOPMENT

	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$209,109	\$209,109
SUPPLIES	\$1,000	\$1,000
SERVICES AND CHARGES	\$135,200	\$135,200
CAPITAL OUTLAY	\$0	\$0
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$345,309	\$345,309

Totals by Fund

Published Amt. \$41,035,835

Adopted Amt. \$41,035,835

BUDGET REPORT FOR

Selected Year: 2019
Selected County: 71 - St. Joseph County
Selected Unit: 0117 - MISHAWAKA CIVIL CITY
Selected Fund: 0254 - LOCAL INCOME TAX

DEPARTMENT: 0000 NO DEPARTMENT		
	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$0	\$0
SUPPLIES	\$75,000	\$75,000
SERVICES AND CHARGES	\$2,491,316	\$2,491,316
CAPITAL OUTLAY	\$1,043,000	\$1,043,000
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$3,609,316	\$3,609,316

Totals by Fund	Published Amt.: \$3,609,316	Adopted Amt.: \$3,609,316
-----------------------	-----------------------------	---------------------------

BUDGET REPORT FOR

Selected Year: 2019
Selected County: 71 - St. Joseph County
Selected Unit: 0117 - MISHAWAKA CIVIL CITY
Selected Fund: 0341 - FIRE PENSION

DEPARTMENT: 0000 NO DEPARTMENT		
	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$2,070,750	\$2,070,750
SUPPLIES	\$1,000	\$1,000
SERVICES AND CHARGES	\$3,000	\$3,000
CAPITAL OUTLAY	\$0	\$0
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$2,074,750	\$2,074,750

Totals by Fund	Published Amt: \$2,074,750	Adopted Amt: \$2,074,750
-----------------------	----------------------------	--------------------------

BUDGET REPORT FOR

Selected Year: 2019
Selected County: 71 - St. Joseph County
Selected Unit: 0117 - MISHAWAKA CIVIL CITY
Selected Fund: 0342 - POLICE PENSION

DEPARTMENT: 0000 NO DEPARTMENT		
	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$1,441,000	\$1,441,000
SUPPLIES	\$0	\$0
SERVICES AND CHARGES	\$2,950	\$2,950
CAPITAL OUTLAY	\$0	\$0
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$1,443,950	\$1,443,950

Totals by Fund	Published Amt.: \$1,443,950	Adopted Amt.: \$1,443,950
-----------------------	-----------------------------	---------------------------

BUDGET REPORT FOR

Selected Year: 2019
Selected County: 71 - St. Joseph County
Selected Unit: 0117 - MISHAWAKA CIVIL CITY
Selected Fund: 0706 - LOCAL ROAD & STREET

DEPARTMENT: 0000 NO DEPARTMENT		
	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$0	\$0
SUPPLIES	\$0	\$0
SERVICES AND CHARGES	\$0	\$0
CAPITAL OUTLAY	\$733,000	\$733,000
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$733,000	\$733,000

Totals by Fund	Published Amt.: \$733,000	Adopted Amt. \$733,000
-----------------------	---------------------------	------------------------

BUDGET REPORT FOR

Selected Year: 2019
Selected County: 71 - St. Joseph County
Selected Unit: 0117 - MISHAWAKA CIVIL CITY
Selected Fund: 0708 - MOTOR VEHICLE HIGHWAY

DEPARTMENT: 0000 NO DEPARTMENT		
	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$2,667,682	\$2,667,682
SUPPLIES	\$318,500	\$318,500
SERVICES AND CHARGES	\$637,000	\$637,000
CAPITAL OUTLAY	\$300,000	\$300,000
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$3,923,182	\$3,923,182

Totals by Fund	Published Amt: \$3,923,182	Adopted Amt: \$3,923,182
-----------------------	----------------------------	--------------------------

BUDGET REPORT FOR

Selected Year: 2019
Selected County: 71 - St. Joseph County
Selected Unit: 0117 - MISHAWAKA CIVIL CITY
Selected Fund: 1151 - CONTINUING EDUCATION

DEPARTMENT: 0000 NO DEPARTMENT		
	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$0	\$0
SUPPLIES	\$25,000	\$25,000
SERVICES AND CHARGES	\$35,000	\$35,000
CAPITAL OUTLAY	\$29,000	\$29,000
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$89,000	\$89,000

Totals by Fund	Published Amt. \$89,000	Adopted Amt. \$89,000
-----------------------	-------------------------	-----------------------

BUDGET REPORT FOR

Selected Year: 2019
Selected County: 71 - St. Joseph County
Selected Unit: 0117 - MISHAWAKA CIVIL CITY
Selected Fund: 1301 - PARK & RECREATION

DEPARTMENT: 0000 NO DEPARTMENT		
	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$2,440,435	\$2,440,435
SUPPLIES	\$348,500	\$348,500
SERVICES AND CHARGES	\$805,400	\$805,400
CAPITAL OUTLAY	\$0	\$0
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$714,564	\$714,564
Total	\$4,308,899	\$4,308,899

Totals by Fund	Published Amt: \$4,308,899	Adopted Amt: \$4,308,899
----------------	----------------------------	--------------------------

BUDGET REPORT FOR

Selected Year: 2019
Selected County: 71 - St. Joseph County
Selected Unit: 0117 - MISHAWAKA CIVIL CITY
Selected Fund: 1310 - PARK NONREVERTING - CAPITAL

DEPARTMENT: 0000 NO DEPARTMENT		
	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$15,000	\$15,000
SUPPLIES	\$60,000	\$60,000
SERVICES AND CHARGES	\$125,700	\$125,700
CAPITAL OUTLAY	\$0	\$0
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$200,700	\$200,700

Totals by Fund	Published Amt: \$200,700	Adopted Amt: \$200,700
-----------------------	--------------------------	------------------------

BUDGET REPORT FOR

Selected Year: 2019
Selected County: 71 - St. Joseph County
Selected Unit: 0117 - MISHAWAKA CIVIL CITY
Selected Fund: 2379 - CUMULATIVE CAPITAL IMP (CIG TAX)

DEPARTMENT: 0000 NO DEPARTMENT		
	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$0	\$0
SUPPLIES	\$0	\$0
SERVICES AND CHARGES	\$60,000	\$60,000
CAPITAL OUTLAY	\$0	\$0
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$60,000	\$60,000

Totals by Fund	Published Amt: \$60,000	Adopted Amt: \$60,000
-----------------------	-------------------------	-----------------------

BUDGET REPORT FOR

Selected Year: 2019
Selected County: 71 - St. Joseph County
Selected Unit: 0117 - MISHAWAKA CIVIL CITY
Selected Fund: 2391 - CUMULATIVE CAPITAL DEVELOPMENT

DEPARTMENT: 0000 NO DEPARTMENT		
	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$0	\$0
SUPPLIES	\$0	\$0
SERVICES AND CHARGES	\$350,000	\$350,000
CAPITAL OUTLAY	\$250,000	\$250,000
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$205,373	\$205,373
Total	\$805,373	\$805,373

Totals by Fund	Published Amt. \$805,373	Adopted Amt. \$805,373
-----------------------	--------------------------	------------------------

BUDGET REPORT FOR

Selected Year: 2019
Selected County: 71 - St. Joseph County
Selected Unit: 0117 - MISHAWAKA CIVIL CITY
Selected Fund: 2411 - ECONOMIC DEV INCOME TAX CREDIT

DEPARTMENT: 0000 NO DEPARTMENT		
	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$0	\$0
SUPPLIES	\$450,000	\$450,000
SERVICES AND CHARGES	\$1,817,135	\$1,817,135
CAPITAL OUTLAY	\$1,561,000	\$1,561,000
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$3,828,135	\$3,828,135

Totals by Fund	Published Amt. \$3,828,135	Adopted Amt. \$3,828,135
-----------------------	----------------------------	--------------------------

BUDGET REPORT FOR

Selected Year: 2019
Selected County: 71 - St. Joseph County
Selected Unit: 0117 - MISHAWAKA CIVIL CITY
Selected Fund: 6290 - CUMULATIVE SEWER

DEPARTMENT: 0000 NO DEPARTMENT		
	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$0	\$0
SUPPLIES	\$0	\$0
SERVICES AND CHARGES	\$250,000	\$250,000
CAPITAL OUTLAY	\$250,000	\$250,000
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$131,801	\$131,801
Total	\$631,801	\$631,801

Totals by Fund	Published Amt: \$631,801	Adopted Amt: \$631,801
-----------------------	--------------------------	------------------------

BUDGET REPORT FOR

Selected Year: 2019
Selected County: 71 - St. Joseph County
Selected Unit: 0117 - MISHAWAKA CIVIL CITY
Selected Fund: 9500 - LOIT SPECIAL DISTRIBUTION

DEPARTMENT: 0000 NO DEPARTMENT		
	Advertised Amount	Adopted Amount
PERSONAL SERVICES	\$0	\$0
SUPPLIES	\$0	\$0
SERVICES AND CHARGES	\$5,977	\$5,977
CAPITAL OUTLAY	\$0	\$0
DEBT SERVICE	\$0	\$0
PROPERTY TAX CAPS	\$0	\$0
Total	\$5,977	\$5,977

Totals by Fund	Published Amt: \$5,977	Adopted Amt: \$5,977
-----------------------	------------------------	----------------------

Totals by Unit	Published Amt: \$62,749,918	Adopted Amt: \$62,749,918
-----------------------	-----------------------------	---------------------------

Form Signature

NAME

Rebecca S Miller

TITLE

CONTROLLER

SIGNATURE/PIN

DATE

09/21/2018

I hereby acknowledge that the submission of this document through the Gateway password and PIN system constitutes an "electronic signature" as defined in IC 5-24-2-2. This submission is intended to, and hereby does, constitute authentication and approval of the submitted document as required by the Indiana Code. I understand that this electronic signature takes the place of my handwritten signature and accomplishes the same purposes as would my handwritten signature in the same circumstance. I further acknowledge that this electronic signature has the same force and effect as my handwritten signature and can and will be used for all lawful purposes. I affirm that I have the real and apparent authority to electronically sign and submit this document on behalf of the unit.

Budget Estimate- Financial Statement-Proposed Tax Rate

Taxing Unit: 0117 - MISHAWAKA CIVIL CITY
Fund Name: 0101 - GENERAL
County: 71 - St. Joseph County
Year: 2019

Net Assessed Value		\$1,127,202,402
Funds Required For Expenses To December 31st Of Incoming Year	Amount Used To Compute Published Budget	Appropriating Body
1. Total budget estimate for incoming year	\$41,035,835	\$41,035,835
a). School Transfer Out	\$0	\$0
2. Necessary expenditures, July 1 to December 31 of present year, to be made from appropriation unexpended	\$18,537,453	\$18,537,453
3. Additional appropriation necessary to be made July 1 to December 31 of present year	\$100,000	\$100,000
4. Outstanding temporary loans:		
a). To be paid not included in lines 2 or 3	\$0	\$0
b). Not repaid by December 31 of present year	\$0	\$0
5. TOTAL FUNDS required (add lines 1,2,3,4a and 4b)	\$59,673,288	\$59,673,288
Funds On Hand To Be Received From Sources Other Than Proposed Tax Levy	Amount Used To Compute Published Budget	Appropriating Body
6. Actual cash balance, June 30 of present year (including cash investments)	\$9,862,731	\$9,862,731
7. Taxes to be collected, present year (December settlement)	\$7,625,000	\$7,625,000
8. Miscellaneous revenue to be received July 1 of present year to December 31 of incoming year(Schedule on File):		
a). Total Column A Budget Form 2	\$6,626,296	\$6,626,296
b). Total Column B Budget Form 2	\$13,170,756	\$13,170,756
9. TOTAL FUNDS (Add lines 6, 7, 8a and 8b)	\$37,284,783	\$37,284,783
10. Net amount to be raised for expenses to December 31 of incoming year (deduct line 9 from 5)	\$22,388,505	\$22,388,505
Proposed Tax Rate and Levy	Amount Used To Compute Published Budget	Appropriating Body
11. Operating balance (not in excess of expense January 1 to June 30, less miscellaneous revenue for same period)	\$7,000,000	\$7,000,000
12. Amount to be raised by tax levy (add lines 10 and 11)	\$29,388,505	\$29,388,505
13a. Property Tax Replacement Credit from Local Option Tax	\$0	\$0
13b. Operating LOIT	\$0	\$0
14. NET AMOUNT TO BE RAISED BY TAX LEVY (deduct line 13a and 13b from line 12)	\$29,388,505	\$29,388,505
15. Levy Excess Fund applied to current budget	\$0	\$0
16. Net amount to be raised	\$29,388,505	\$29,388,505
17. Net Tax Rate on each one hundred dollars of taxable property	2.6072	2.6072
Property Tax Caps	Amount Used To Compute Published Budget	Appropriating Body
Property Tax Cap Impact	\$5,948,262	\$5,948,262

Budget Estimate- Financial Statement-Proposed Tax Rate

Taxing Unit: 0117 - MISHAWAKA CIVIL CITY
Fund Name: 0254 - LOCAL INCOME TAX
County: 71 - St. Joseph County
Year: 2019

Net Assessed Value		\$1,127,202,402
Funds Required For Expenses To December 31st Of Incoming Year	Amount Used To Compute Published Budget	Appropriating Body
1. Total budget estimate for incoming year	\$3,609,316	\$3,609,316
a). School Transfer Out	\$0	\$0
2. Necessary expenditures, July 1 to December 31 of present year, to be made from appropriation unexpended	\$2,044,972	\$2,044,972
3. Additional appropriation necessary to be made July 1 to December 31 of present year	\$0	\$0
4. Outstanding temporary loans:		
a). To be paid not included in lines 2 or 3	\$0	\$0
b). Not repaid by December 31 of present year	\$0	\$0
5. TOTAL FUNDS required (add lines 1,2,3,4a and 4b)	\$5,654,288	\$5,654,288
Funds On Hand To Be Received From Sources Other Than Proposed Tax Levy	Amount Used To Compute Published Budget	Appropriating Body
6. Actual cash balance, June 30 of present year (including cash investments)	\$2,340,472	\$2,340,472
7. Taxes to be collected, present year (December settlement)	\$0	\$0
8. Miscellaneous revenue to be received July 1 of present year to December 31 of incoming year(Schedule on File):		
a). Total Column A Budget Form 2	\$1,300,000	\$1,300,000
b). Total Column B Budget Form 2	\$2,896,000	\$2,896,000
9. TOTAL FUNDS (Add lines 6, 7, 8a and 8b)	\$6,536,472	\$6,536,472
10. Net amount to be raised for expenses to December 31 of incoming year (deduct line 9 from 5)	(\$882,184)	(\$882,184)
Proposed Tax Rate and Levy	Amount Used To Compute Published Budget	Appropriating Body
11. Operating balance (not in excess of expense January 1 to June 30, less miscellaneous revenue for same period)	\$0	\$0
12. Amount to be raised by tax levy (add lines 10 and 11)	\$0	\$0
13a. Property Tax Replacement Credit from Local Option Tax	\$0	\$0
13b. Operating LOIT	\$0	\$0
14. NET AMOUNT TO BE RAISED BY TAX LEVY (deduct line 13a and 13b from line 12)	\$0	\$0
15. Levy Excess Fund applied to current budget	\$0	\$0
16. Net amount to be raised	\$0	\$0
17. Net Tax Rate on each one hundred dollars of taxable property	0.0000	0.0000
Property Tax Caps	Amount Used To Compute Published Budget	Appropriating Body
Property Tax Cap Impact	\$0	\$0

Budget Estimate- Financial Statement-Proposed Tax Rate

Taxing Unit: 0117 - MISHAWAKA CIVIL CITY
Fund Name: 0341 - FIRE PENSION
County: 71 - St. Joseph County
Year: 2019

Net Assessed Value		\$1,127,202,402
Funds Required For Expenses To December 31st Of Incoming Year	Amount Used To Compute Published Budget	Appropriating Body
1. Total budget estimate for incoming year	\$2,074,750	\$2,074,750
a). School Transfer Out	\$0	\$0
2. Necessary expenditures, July 1 to December 31 of present year, to be made from appropriation unexpended	\$1,049,313	\$1,049,313
3. Additional appropriation necessary to be made July 1 to December 31 of present year	\$0	\$0
4. Outstanding temporary loans:		
a). To be paid not included in lines 2 or 3	\$0	\$0
b). Not repaid by December 31 of present year	\$0	\$0
5. TOTAL FUNDS required (add lines 1,2,3,4a and 4b)	\$3,124,063	\$3,124,063
Funds On Hand To Be Received From Sources Other Than Proposed Tax Levy	Amount Used To Compute Published Budget	Appropriating Body
6. Actual cash balance, June 30 of present year (including cash investments)	\$968,849	\$968,849
7. Taxes to be collected, present year (December settlement)	\$0	\$0
8. Miscellaneous revenue to be received July 1 of present year to December 31 of incoming year(Schedule on File):		
a). Total Column A Budget Form 2	\$1,038,000	\$1,038,000
b). Total Column B Budget Form 2	\$2,000,000	\$2,000,000
9. TOTAL FUNDS (Add lines 6, 7, 8a and 8b)	\$4,006,849	\$4,006,849
10. Net amount to be raised for expenses to December 31 of incoming year (deduct line 9 from 5)	(\$882,786)	(\$882,786)
Proposed Tax Rate and Levy	Amount Used To Compute Published Budget	Appropriating Body
11. Operating balance (not in excess of expense January 1 to June 30, less miscellaneous revenue for same period)	\$0	\$0
12. Amount to be raised by tax levy (add lines 10 and 11)	\$0	\$0
13a. Property Tax Replacement Credit from Local Option Tax	\$0	\$0
13b. Operating LOIT	\$0	\$0
14. NET AMOUNT TO BE RAISED BY TAX LEVY (deduct line 13a and 13b from line 12)	\$0	\$0
15. Levy Excess Fund applied to current budget	\$0	\$0
16. Net amount to be raised	\$0	\$0
17. Net Tax Rate on each one hundred dollars of taxable property	0.0000	0.0000
Property Tax Caps	Amount Used To Compute Published Budget	Appropriating Body
Property Tax Cap Impact	\$0	\$0

Budget Estimate- Financial Statement-Proposed Tax Rate

Taxing Unit: 0117 - MISHAWAKA CIVIL CITY

Fund Name: 0342 - POLICE PENSION

County: 71 - St. Joseph County

Year: 2019

Net Assessed Value		\$1,127,202,402
Funds Required For Expenses To December 31st Of Incoming Year	Amount Used To Compute Published Budget	Appropriating Body
1. Total budget estimate for incoming year	\$1,443,950	\$1,443,950
a). School Transfer Out	\$0	\$0
2. Necessary expenditures, July 1 to December 31 of present year, to be made from appropriation unexpended	\$726,601	\$726,601
3. Additional appropriation necessary to be made July 1 to December 31 of present year	\$0	\$0
4. Outstanding temporary loans:		
a). To be paid not included in lines 2 or 3	\$0	\$0
b). Not repaid by December 31 of present year	\$0	\$0
5. TOTAL FUNDS required (add lines 1,2,3,4a and 4b)	\$2,170,551	\$2,170,551
Funds On Hand To Be Received From Sources Other Than Proposed Tax Levy	Amount Used To Compute Published Budget	Appropriating Body
6. Actual cash balance, June 30 of present year (including cash investments)	\$628,328	\$628,328
7. Taxes to be collected, present year (December settlement)	\$0	\$0
8. Miscellaneous revenue to be received July 1 of present year to December 31 of incoming year(Schedule on File):		
a). Total Column A Budget Form 2	\$676,000	\$676,000
b). Total Column B Budget Form 2	\$1,200,000	\$1,200,000
9. TOTAL FUNDS (Add lines 6, 7, 8a and 8b)	\$2,504,328	\$2,504,328
10. Net amount to be raised for expenses to December 31 of incoming year (deduct line 9 from 5)	(\$333,777)	(\$333,777)
Proposed Tax Rate and Levy	Amount Used To Compute Published Budget	Appropriating Body
11. Operating balance (not in excess of expense January 1 to June 30, less miscellaneous revenue for same period)	\$0	\$0
12. Amount to be raised by tax levy (add lines 10 and 11)	\$0	\$0
13a. Property Tax Replacement Credit from Local Option Tax	\$0	\$0
13b. Operating LOIT	\$0	\$0
14. NET AMOUNT TO BE RAISED BY TAX LEVY (deduct line 13a and 13b from line 12)	\$0	\$0
15. Levy Excess Fund applied to current budget	\$0	\$0
16. Net amount to be raised	\$0	\$0
17. Net Tax Rate on each one hundred dollars of taxable property	0.0000	0.0000
Property Tax Caps	Amount Used To Compute Published Budget	Appropriating Body
Property Tax Cap Impact	\$0	\$0

Budget Estimate- Financial Statement-Proposed Tax Rate

Taxing Unit: 0117 - MISHAWAKA CIVIL CITY
Fund Name: 0706 - LOCAL ROAD & STREET
County: 71 - St. Joseph County
Year: 2019

Net Assessed Value		\$1,127,202,402
Funds Required For Expenses To December 31st Of Incoming Year	Amount Used To Compute Published Budget	Appropriating Body
1. Total budget estimate for incoming year	\$733,000	\$733,000
a). School Transfer Out	\$0	\$0
2. Necessary expenditures, July 1 to December 31 of present year, to be made from appropriation unexpended	\$651,958	\$651,958
3. Additional appropriation necessary to be made July 1 to December 31 of present year	\$0	\$0
4. Outstanding temporary loans:		
a). To be paid not included in lines 2 or 3	\$0	\$0
b). Not repaid by December 31 of present year	\$0	\$0
5. TOTAL FUNDS required (add lines 1,2,3,4a and 4b)	\$1,384,958	\$1,384,958
Funds On Hand To Be Received From Sources Other Than Proposed Tax Levy	Amount Used To Compute Published Budget	Appropriating Body
6. Actual cash balance, June 30 of present year (including cash investments)	\$573,273	\$573,273
7. Taxes to be collected, present year (December settlement)	\$0	\$0
8. Miscellaneous revenue to be received July 1 of present year to December 31 of incoming year(Schedule on File):		
a). Total Column A Budget Form 2	\$327,301	\$327,301
b). Total Column B Budget Form 2	\$737,015	\$737,015
9. TOTAL FUNDS (Add lines 6, 7, 8a and 8b)	\$1,637,589	\$1,637,589
10. Net amount to be raised for expenses to December 31 of incoming year (deduct line 9 from 5)	(\$252,631)	(\$252,631)
Proposed Tax Rate and Levy	Amount Used To Compute Published Budget	Appropriating Body
11. Operating balance (not in excess of expense January 1 to June 30, less miscellaneous revenue for same period)	\$0	\$0
12. Amount to be raised by tax levy (add lines 10 and 11)	\$0	\$0
13a. Property Tax Replacement Credit from Local Option Tax	\$0	\$0
13b. Operating LOIT	\$0	\$0
14. NET AMOUNT TO BE RAISED BY TAX LEVY (deduct line 13a and 13b from line 12)	\$0	\$0
15. Levy Excess Fund applied to current budget	\$0	\$0
16. Net amount to be raised	\$0	\$0
17. Net Tax Rate on each one hundred dollars of taxable property	0.0000	0.0000
Property Tax Caps	Amount Used To Compute Published Budget	Appropriating Body
Property Tax Cap Impact	\$0	\$0

Budget Estimate- Financial Statement-Proposed Tax Rate

Taxing Unit: 0117 - MISHAWAKA CIVIL CITY
Fund Name: 0708 - MOTOR VEHICLE HIGHWAY
County: 71 - St. Joseph County
Year: 2019

Net Assessed Value		\$1,127,202,402
Funds Required For Expenses To December 31st Of Incoming Year	Amount Used To Compute Published Budget	Appropriating Body
1. Total budget estimate for incoming year	\$3,923,182	\$3,923,182
a). School Transfer Out	\$0	\$0
2. Necessary expenditures, July 1 to December 31 of present year, to be made from appropriation unexpended	\$2,298,192	\$2,298,192
3. Additional appropriation necessary to be made July 1 to December 31 of present year	\$0	\$0
4. Outstanding temporary loans:		
a). To be paid not included in lines 2 or 3	\$0	\$0
b). Not repaid by December 31 of present year	\$0	\$0
5. TOTAL FUNDS required (add lines 1,2,3,4a and 4b)	\$6,221,374	\$6,221,374
Funds On Hand To Be Received From Sources Other Than Proposed Tax Levy	Amount Used To Compute Published Budget	Appropriating Body
6. Actual cash balance, June 30 of present year (including cash investments)	\$1,851,915	\$1,851,915
7. Taxes to be collected, present year (December settlement)	\$350,000	\$350,000
8. Miscellaneous revenue to be received July 1 of present year to December 31 of incoming year(Schedule on File):		
a). Total Column A Budget Form 2	\$1,339,366	\$1,339,366
b). Total Column B Budget Form 2	\$2,900,916	\$2,900,916
9. TOTAL FUNDS (Add lines 6, 7, 8a and 8b)	\$6,442,197	\$6,442,197
10. Net amount to be raised for expenses to December 31 of incoming year (deduct line 9 from 5)	(\$220,823)	(\$220,823)
Proposed Tax Rate and Levy	Amount Used To Compute Published Budget	Appropriating Body
11. Operating balance (not in excess of expense January 1 to June 30, less miscellaneous revenue for same period)	\$0	\$0
12. Amount to be raised by tax levy (add lines 10 and 11)	\$0	\$0
13a. Property Tax Replacement Credit from Local Option Tax	\$0	\$0
13b. Operating LOIT	\$0	\$0
14. NET AMOUNT TO BE RAISED BY TAX LEVY (deduct line 13a and 13b from line 12)	\$0	\$0
15. Levy Excess Fund applied to current budget	\$0	\$0
16. Net amount to be raised	\$0	\$0
17. Net Tax Rate on each one hundred dollars of taxable property	0.0000	0.0000
Property Tax Caps	Amount Used To Compute Published Budget	Appropriating Body
Property Tax Cap Impact	\$0	\$0

Budget Estimate- Financial Statement-Proposed Tax Rate

Taxing Unit: 0117 - MISHAWAKA CIVIL CITY
Fund Name: 1151 - CONTINUING EDUCATION
County: 71 - St. Joseph County
Year: 2019

Net Assessed Value		\$1,127,202,402
Funds Required For Expenses To December 31st Of Incoming Year	Amount Used To Compute Published Budget	Appropriating Body
1. Total budget estimate for incoming year	\$89,000	\$89,000
a). School Transfer Out	\$0	\$0
2. Necessary expenditures, July 1 to December 31 of present year, to be made from appropriation unexpended	\$44,980	\$44,980
3. Additional appropriation necessary to be made July 1 to December 31 of present year	\$0	\$0
4. Outstanding temporary loans:		
a). To be paid not included in lines 2 or 3	\$0	\$0
b). Not repaid by December 31 of present year	\$0	\$0
5. TOTAL FUNDS required (add lines 1,2,3,4a and 4b)	\$133,980	\$133,980
Funds On Hand To Be Received From Sources Other Than Proposed Tax Levy	Amount Used To Compute Published Budget	Appropriating Body
6. Actual cash balance, June 30 of present year (including cash investments)	\$127,738	\$127,738
7. Taxes to be collected, present year (December settlement)	\$0	\$0
8. Miscellaneous revenue to be received July 1 of present year to December 31 of incoming year(Schedule on File):		
a). Total Column A Budget Form 2	\$15,100	\$15,100
b). Total Column B Budget Form 2	\$51,500	\$51,500
9. TOTAL FUNDS (Add lines 6, 7, 8a and 8b)	\$194,338	\$194,338
10. Net amount to be raised for expenses to December 31 of incoming year (deduct line 9 from 5)	(\$60,358)	(\$60,358)
Proposed Tax Rate and Levy	Amount Used To Compute Published Budget	Appropriating Body
11. Operating balance (not in excess of expense January 1 to June 30, less miscellaneous revenue for same period)	\$0	\$0
12. Amount to be raised by tax levy (add lines 10 and 11)	\$0	\$0
13a. Property Tax Replacement Credit from Local Option Tax	\$0	\$0
13b. Operating LOIT	\$0	\$0
14. NET AMOUNT TO BE RAISED BY TAX LEVY (deduct line 13a and 13b from line 12)	\$0	\$0
15. Levy Excess Fund applied to current budget	\$0	\$0
16. Net amount to be raised	\$0	\$0
17. Net Tax Rate on each one hundred dollars of taxable property	0.0000	0.0000
Property Tax Caps	Amount Used To Compute Published Budget	Appropriating Body
Property Tax Cap Impact	\$0	\$0

Budget Estimate- Financial Statement-Proposed Tax Rate

Taxing Unit: 0117 - MISHAWAKA CIVIL CITY
Fund Name: 1301 - PARK & RECREATION
County: 71 - St. Joseph County
Year: 2019

Net Assessed Value		\$1,127,202,402
Funds Required For Expenses To December 31st Of Incoming Year	Amount Used To Compute Published Budget	Appropriating Body
1. Total budget estimate for incoming year	\$4,308,899	\$4,308,899
a). School Transfer Out	\$0	\$0
2. Necessary expenditures, July 1 to December 31 of present year, to be made from appropriation unexpended	\$2,160,877	\$2,160,877
3. Additional appropriation necessary to be made July 1 to December 31 of present year	\$0	\$0
4. Outstanding temporary loans:		
a). To be paid not included in lines 2 or 3	\$0	\$0
b). Not repaid by December 31 of present year	\$0	\$0
5. TOTAL FUNDS required (add lines 1,2,3,4a and 4b)	\$6,469,776	\$6,469,776
Funds On Hand To Be Received From Sources Other Than Proposed Tax Levy	Amount Used To Compute Published Budget	Appropriating Body
6. Actual cash balance, June 30 of present year (including cash investments)	\$1,705,391	\$1,705,391
7. Taxes to be collected, present year (December settlement)	\$895,000	\$895,000
8. Miscellaneous revenue to be received July 1 of present year to December 31 of incoming year(Schedule on File):		
a). Total Column A Budget Form 2	\$375,000	\$375,000
b). Total Column B Budget Form 2	\$778,486	\$778,486
9. TOTAL FUNDS (Add lines 6, 7, 8a and 8b)	\$3,753,877	\$3,753,877
10. Net amount to be raised for expenses to December 31 of incoming year (deduct line 9 from 5)	\$2,715,899	\$2,715,899
Proposed Tax Rate and Levy	Amount Used To Compute Published Budget	Appropriating Body
11. Operating balance (not in excess of expense January 1 to June 30, less miscellaneous revenue for same period)	\$500,000	\$500,000
12. Amount to be raised by tax levy (add lines 10 and 11)	\$3,215,899	\$3,215,899
13a. Property Tax Replacement Credit from Local Option Tax	\$0	\$0
13b. Operating LOIT	\$0	\$0
14. NET AMOUNT TO BE RAISED BY TAX LEVY (deduct line 13a and 13b from line 12)	\$3,215,899	\$3,215,899
15. Levy Excess Fund applied to current budget	\$0	\$0
16. Net amount to be raised	\$3,215,899	\$3,215,899
17. Net Tax Rate on each one hundred dollars of taxable property	0.2853	0.2853
Property Tax Caps	Amount Used To Compute Published Budget	Appropriating Body
Property Tax Cap Impact	\$714,564	\$714,564

Budget Estimate- Financial Statement-Proposed Tax Rate

Taxing Unit: 0117 - MISHAWAKA CIVIL CITY
Fund Name: 1310 - PARK NONREVERTING - CAPITAL
County: 71 - St. Joseph County
Year: 2019

Net Assessed Value		\$1,127,202,402
Funds Required For Expenses To December 31st Of Incoming Year	Amount Used To Compute Published Budget	Appropriating Body
1. Total budget estimate for incoming year	\$200,700	\$200,700
a). School Transfer Out	\$0	\$0
2. Necessary expenditures, July 1 to December 31 of present year, to be made from appropriation unexpended	\$159,307	\$159,307
3. Additional appropriation necessary to be made July 1 to December 31 of present year	\$0	\$0
4. Outstanding temporary loans:		
a). To be paid not included in lines 2 or 3	\$0	\$0
b). Not repaid by December 31 of present year	\$0	\$0
5. TOTAL FUNDS required (add lines 1,2,3,4a and 4b)	\$360,007	\$360,007
Funds On Hand To Be Received From Sources Other Than Proposed Tax Levy	Amount Used To Compute Published Budget	Appropriating Body
6. Actual cash balance, June 30 of present year (including cash investments)	\$462,315	\$462,315
7. Taxes to be collected, present year (December settlement)	\$0	\$0
8. Miscellaneous revenue to be received July 1 of present year to December 31 of incoming year(Schedule on File):		
a). Total Column A Budget Form 2	\$60,000	\$60,000
b). Total Column B Budget Form 2	\$200,000	\$200,000
9. TOTAL FUNDS (Add lines 6, 7, 8a and 8b)	\$722,315	\$722,315
10. Net amount to be raised for expenses to December 31 of incoming year (deduct line 9 from 5)	(\$362,308)	(\$362,308)
Proposed Tax Rate and Levy	Amount Used To Compute Published Budget	Appropriating Body
11. Operating balance (not in excess of expense January 1 to June 30, less miscellaneous revenue for same period)	\$0	\$0
12. Amount to be raised by tax levy (add lines 10 and 11)	\$0	\$0
13a. Property Tax Replacement Credit from Local Option Tax	\$0	\$0
13b. Operating LOIT	\$0	\$0
14. NET AMOUNT TO BE RAISED BY TAX LEVY (deduct line 13a and 13b from line 12)	\$0	\$0
15. Levy Excess Fund applied to current budget	\$0	\$0
16. Net amount to be raised	\$0	\$0
17. Net Tax Rate on each one hundred dollars of taxable property	0.0000	0.0000
Property Tax Caps	Amount Used To Compute Published Budget	Appropriating Body
Property Tax Cap Impact	\$0	\$0

Budget Estimate- Financial Statement-Proposed Tax Rate

Taxing Unit: 0117 - MISHAWAKA CIVIL CITY
Fund Name: 2379 - CUMULATIVE CAPITAL IMP (CIG TAX)
County: 71 - St. Joseph County
Year: 2019

Net Assessed Value		\$1,127,202,402
Funds Required For Expenses To December 31st Of Incoming Year	Amount Used To Compute Published Budget	Appropriating Body
1. Total budget estimate for incoming year	\$60,000	\$60,000
a). School Transfer Out	\$0	\$0
2. Necessary expenditures, July 1 to December 31 of present year, to be made from appropriation unexpended	\$0	\$0
3. Additional appropriation necessary to be made July 1 to December 31 of present year	\$0	\$0
4. Outstanding temporary loans:		
a). To be paid not included in lines 2 or 3	\$0	\$0
b). Not repaid by December 31 of present year	\$0	\$0
5. TOTAL FUNDS required (add lines 1,2,3,4a and 4b)	\$60,000	\$60,000
Funds On Hand To Be Received From Sources Other Than Proposed Tax Levy	Amount Used To Compute Published Budget	Appropriating Body
6. Actual cash balance, June 30 of present year (including cash investments)	\$1,790,536	\$1,790,536
7. Taxes to be collected, present year (December settlement)	\$0	\$0
8. Miscellaneous revenue to be received July 1 of present year to December 31 of incoming year(Schedule on File):	\$53,077	\$53,077
a). Total Column A Budget Form 2		
b). Total Column B Budget Form 2	\$98,917	\$98,917
9. TOTAL FUNDS (Add lines 6, 7, 8a and 8b)	\$1,942,530	\$1,942,530
10. Net amount to be raised for expenses to December 31 of incoming year (deduct line 9 from 5)	(\$1,882,530)	(\$1,882,530)
Proposed Tax Rate and Levy	Amount Used To Compute Published Budget	Appropriating Body
11. Operating balance (not in excess of expense January 1 to June 30, less miscellaneous revenue for same period)	\$0	\$0
12. Amount to be raised by tax levy (add lines 10 and 11)	\$0	\$0
13a. Property Tax Replacement Credit from Local Option Tax	\$0	\$0
13b. Operating LOIT	\$0	\$0
14. NET AMOUNT TO BE RAISED BY TAX LEVY (deduct line 13a and 13b from line 12)	\$0	\$0
15. Levy Excess Fund applied to current budget	\$0	\$0
16. Net amount to be raised	\$0	\$0
17. Net Tax Rate on each one hundred dollars of taxable property	0.0000	0.0000
Property Tax Caps	Amount Used To Compute Published Budget	Appropriating Body
Property Tax Cap Impact	\$0	\$0

Budget Estimate- Financial Statement-Proposed Tax Rate

Taxing Unit: 0117 - MISHAWAKA CIVIL CITY
Fund Name: 2391 - CUMULATIVE CAPITAL DEVELOPMENT
County: 71 - St. Joseph County
Year: 2019

Net Assessed Value		\$1,127,202,402
Funds Required For Expenses To December 31st Of Incoming Year	Amount Used To Compute Published Budget	Appropriating Body
1. Total budget estimate for incoming year	\$805,373	\$805,373
a). School Transfer Out	\$0	\$0
2. Necessary expenditures, July 1 to December 31 of present year, to be made from appropriation unexpended	\$358,282	\$358,282
3. Additional appropriation necessary to be made July 1 to December 31 of present year	\$0	\$0
4. Outstanding temporary loans:		
a). To be paid not included in lines 2 or 3	\$0	\$0
b). Not repaid by December 31 of present year	\$0	\$0
5. TOTAL FUNDS required (add lines 1,2,3,4a and 4b)	\$1,163,655	\$1,163,655
Funds On Hand To Be Received From Sources Other Than Proposed Tax Levy	Amount Used To Compute Published Budget	Appropriating Body
6. Actual cash balance, June 30 of present year (including cash investments)	\$468,954	\$468,954
7. Taxes to be collected, present year (December settlement)	\$225,000	\$225,000
8. Miscellaneous revenue to be received July 1 of present year to December 31 of incoming year(Schedule on File):		
a). Total Column A Budget Form 2	\$17,900	\$17,900
b). Total Column B Budget Form 2	\$40,911	\$40,911
9. TOTAL FUNDS (Add lines 6, 7, 8a and 8b)	\$752,765	\$752,765
10. Net amount to be raised for expenses to December 31 of incoming year (deduct line 9 from 5)	\$410,890	\$410,890
Proposed Tax Rate and Levy	Amount Used To Compute Published Budget	Appropriating Body
11. Operating balance (not in excess of expense January 1 to June 30, less miscellaneous revenue for same period)	\$750,000	\$750,000
12. Amount to be raised by tax levy (add lines 10 and 11)	\$1,160,890	\$1,160,890
13a. Property Tax Replacement Credit from Local Option Tax	\$0	\$0
13b. Operating LOIT	\$0	\$0
14. NET AMOUNT TO BE RAISED BY TAX LEVY (deduct line 13a and 13b from line 12)	\$1,160,890	\$1,160,890
15. Levy Excess Fund applied to current budget	\$0	\$0
16. Net amount to be raised	\$1,160,890	\$1,160,890
17. Net Tax Rate on each one hundred dollars of taxable property	0.1030	0.1030
Property Tax Caps	Amount Used To Compute Published Budget	Appropriating Body
Property Tax Cap Impact	\$205,373	\$205,373

Budget Estimate- Financial Statement-Proposed Tax Rate

Taxing Unit: 0117 - MISHAWAKA CIVIL CITY

Fund Name: 2411 - ECONOMIC DEV INCOME TAX CREDIT

County: 71 - St. Joseph County

Year: 2019

Net Assessed Value		\$1,127,202,402
Funds Required For Expenses To December 31st Of Incoming Year	Amount Used To Compute Published Budget	Appropriating Body
1. Total budget estimate for incoming year	\$3,828,135	\$3,828,135
a). School Transfer Out	\$0	\$0
2. Necessary expenditures, July 1 to December 31 of present year, to be made from appropriation unexpended	\$3,327,587	\$3,327,587
3. Additional appropriation necessary to be made July 1 to December 31 of present year	\$0	\$0
4. Outstanding temporary loans:		
a). To be paid not included in lines 2 or 3	\$0	\$0
b). Not repaid by December 31 of present year	\$0	\$0
5. TOTAL FUNDS required (add lines 1,2,3,4a and 4b)	\$7,155,722	\$7,155,722
Funds On Hand To Be Received From Sources Other Than Proposed Tax Levy	Amount Used To Compute Published Budget	Appropriating Body
6. Actual cash balance, June 30 of present year (including cash investments)	\$3,922,920	\$3,922,920
7. Taxes to be collected, present year (December settlement)	\$0	\$0
8. Miscellaneous revenue to be received July 1 of present year to December 31 of incoming year(Schedule on File):		
a). Total Column A Budget Form 2	\$1,800,000	\$1,800,000
b). Total Column B Budget Form 2	\$4,000,000	\$4,000,000
9. TOTAL FUNDS (Add lines 6, 7, 8a and 8b)	\$9,722,920	\$9,722,920
10. Net amount to be raised for expenses to December 31 of incoming year (deduct line 9 from 5)	(\$2,567,198)	(\$2,567,198)
Proposed Tax Rate and Levy	Amount Used To Compute Published Budget	Appropriating Body
11. Operating balance (not in excess of expense January 1 to June 30, less miscellaneous revenue for same period)	\$0	\$0
12. Amount to be raised by tax levy (add lines 10 and 11)	\$0	\$0
13a. Property Tax Replacement Credit from Local Option Tax	\$0	\$0
13b. Operating LOIT	\$0	\$0
14. NET AMOUNT TO BE RAISED BY TAX LEVY (deduct line 13a and 13b from line 12)	\$0	\$0
15. Levy Excess Fund applied to current budget	\$0	\$0
16. Net amount to be raised	\$0	\$0
17. Net Tax Rate on each one hundred dollars of taxable property	0.0000	0.0000
Property Tax Caps	Amount Used To Compute Published Budget	Appropriating Body
Property Tax Cap Impact	\$0	\$0

Budget Estimate- Financial Statement-Proposed Tax Rate

Taxing Unit: 0117 - MISHAWAKA CIVIL CITY
Fund Name: 6290 - CUMULATIVE SEWER
County: 71 - St. Joseph County
Year: 2019

Net Assessed Value		\$1,127,202,402
Funds Required For Expenses To December 31st Of Incoming Year	Amount Used To Compute Published Budget	Appropriating Body
1. Total budget estimate for incoming year	\$631,801	\$631,801
a). School Transfer Out	\$0	\$0
2. Necessary expenditures, July 1 to December 31 of present year, to be made from appropriation unexpended	\$526,350	\$526,350
3. Additional appropriation necessary to be made July 1 to December 31 of present year	\$0	\$0
4. Outstanding temporary loans:		
a). To be paid not included in lines 2 or 3	\$0	\$0
b). Not repaid by December 31 of present year	\$0	\$0
5. TOTAL FUNDS required (add lines 1,2,3,4a and 4b)	\$1,158,151	\$1,158,151
Funds On Hand To Be Received From Sources Other Than Proposed Tax Levy	Amount Used To Compute Published Budget	Appropriating Body
6. Actual cash balance, June 30 of present year (including cash investments)	\$2,742,018	\$2,742,018
7. Taxes to be collected, present year (December settlement)	\$150,000	\$150,000
8. Miscellaneous revenue to be received July 1 of present year to December 31 of incoming year(Schedule on File):		
a). Total Column A Budget Form 2	\$13,300	\$13,300
b). Total Column B Budget Form 2	\$28,311	\$28,311
9. TOTAL FUNDS (Add lines 6, 7, 8a and 8b)	\$2,933,629	\$2,933,629
10. Net amount to be raised for expenses to December 31 of incoming year (deduct line 9 from 5)	(\$1,775,478)	(\$1,775,478)
Proposed Tax Rate and Levy	Amount Used To Compute Published Budget	Appropriating Body
11. Operating balance (not in excess of expense January 1 to June 30, less miscellaneous revenue for same period)	\$3,000,000	\$3,000,000
12. Amount to be raised by tax levy (add lines 10 and 11)	\$1,224,522	\$1,224,522
13a. Property Tax Replacement Credit from Local Option Tax	\$0	\$0
13b. Operating LOIT	\$0	\$0
14. NET AMOUNT TO BE RAISED BY TAX LEVY (deduct line 13a and 13b from line 12)	\$1,224,522	\$1,224,522
15. Levy Excess Fund applied to current budget	\$0	\$0
16. Net amount to be raised	\$1,224,522	\$1,224,522
17. Net Tax Rate on each one hundred dollars of taxable property	0.1086	0.1086
Property Tax Caps	Amount Used To Compute Published Budget	Appropriating Body
Property Tax Cap Impact	\$131,801	\$131,801

Budget Estimate- Financial Statement-Proposed Tax Rate

Taxing Unit: 0117 - MISHAWAKA CIVIL CITY
Fund Name: 9500 - LOIT SPECIAL DISTRIBUTION
County: 71 - St. Joseph County
Year: 2019

Net Assessed Value		\$1,127,202,402
Funds Required For Expenses To December 31st Of Incoming Year	Amount Used To Compute Published Budget	Appropriating Body
1. Total budget estimate for incoming year	\$5,977	\$5,977
a). School Transfer Out	\$0	\$0
2. Necessary expenditures, July 1 to December 31 of present year, to be made from appropriation unexpended	\$0	\$0
3. Additional appropriation necessary to be made July 1 to December 31 of present year	\$0	\$0
4. Outstanding temporary loans:		
a). To be paid not included in lines 2 or 3	\$0	\$0
b). Not repaid by December 31 of present year	\$0	\$0
5. TOTAL FUNDS required (add lines 1,2,3,4a and 4b)	\$5,977	\$5,977
Funds On Hand To Be Received From Sources Other Than Proposed Tax Levy	Amount Used To Compute Published Budget	Appropriating Body
6. Actual cash balance, June 30 of present year (including cash investments)	\$200,546	\$200,546
7. Taxes to be collected, present year (December settlement)	\$0	\$0
8. Miscellaneous revenue to be received July 1 of present year to December 31 of incoming year(Schedule on File):		
a). Total Column A Budget Form 2	\$0	\$0
b). Total Column B Budget Form 2	\$0	\$0
9. TOTAL FUNDS (Add lines 6, 7, 8a and 8b)	\$200,546	\$200,546
10. Net amount to be raised for expenses to December 31 of incoming year (deduct line 9 from 5)	(\$194,569)	(\$194,569)
Proposed Tax Rate and Levy	Amount Used To Compute Published Budget	Appropriating Body
11. Operating balance (not in excess of expense January 1 to June 30, less miscellaneous revenue for same period)	\$0	\$0
12. Amount to be raised by tax levy (add lines 10 and 11)	\$0	\$0
13a. Property Tax Replacement Credit from Local Option Tax	\$0	\$0
13b. Operating LOIT	\$0	\$0
14. NET AMOUNT TO BE RAISED BY TAX LEVY (deduct line 13a and 13b from line 12)	\$0	\$0
15. Levy Excess Fund applied to current budget	\$0	\$0
16. Net amount to be raised	\$0	\$0
17. Net Tax Rate on each one hundred dollars of taxable property	0.0000	0.0000
Property Tax Caps	Amount Used To Compute Published Budget	Appropriating Body
Property Tax Cap Impact	\$0	\$0

Form Signature

NAME

Rebecca S Miller

TITLE

Controller

SIGNATURE/PIN

DATE

09/28/2018

I hereby acknowledge that the submission of this document through the Gateway password and PIN system constitutes an "electronic signature" as defined in IC 5-24-2-2. This submission is intended to, and hereby does, constitute authentication and approval of the submitted document as required by the Indiana Code. I understand that this electronic signature takes the place of my handwritten signature and accomplishes the same purposes as would my handwritten signature in the same circumstance. I further acknowledge that this electronic signature has the same force and effect as my handwritten signature and can and will be used for all lawful purposes. I affirm that I have the real and apparent authority to electronically sign and submit this document on behalf of the unit.

NOTICE TO TAXPAYERS

The Notice to Taxpayers is available online at www.budgetnotices.in.gov or by calling (888) 739-9826.

Complete details of budget estimates by fund and/or department may be seen by visiting the office of this unit of government at 600 E 3rd St. Mishawaka, IN 46544.

Notice is hereby given to taxpayers of **MISHAWAKA CIVIL CITY, St. Joseph County, Indiana** that the proper officers of **Mishawaka Civil City** will conduct a public hearing on the year **2019** budget. Following this meeting, any ten or more taxpayers may object to a budget, tax rate, or tax levy by filing an objection petition with the proper officers of **Mishawaka Civil City** not more than seven days after the hearing. The objection petition must identify the provisions of the budget, tax rate, or tax levy to which taxpayers object. If a petition is filed, **Mishawaka Civil City** shall adopt with the budget a finding concerning the objections in the petition and testimony presented. Following the aforementioned hearing, the proper officers of **Mishawaka Civil City** will meet to adopt the following budget:

Public Hearing Date	Monday, October 08, 2018
Public Hearing Time	7:00 PM
Public Hearing Location	City Hall, Council Chambers, 600 E 3rd St, Mishawaka, IN 46544

Adoption Meeting Date	Monday, October 22, 2018
Adoption Meeting Time	7:00 PM
Adoption Meeting Location	City Hall, Council Chambers, 600 E 3rd St, Mishawaka, IN 46544

Estimated Civil Max Levy	\$29,867,903
Property Tax Cap Credit Estimate	\$8,753,024

1 Fund Name	2 Budget Estimate	3 Maximum Estimated Funds to be Raised (including appeals and levies exempt from maximum levy limitations)	4 Excessive Levy Appeals	5 Current Tax Levy
0101-GENERAL	\$35,087,573	\$29,388,505	\$0	\$23,957,278
0254-LOCAL INCOME TAX	\$3,609,316	\$0	\$0	\$0
0341-FIRE PENSION	\$2,074,750	\$0	\$0	\$0
0342-POLICE PENSION	\$1,443,950	\$0	\$0	\$0
0706-LOCAL ROAD & STREET	\$733,000	\$0	\$0	\$0
0708-MOTOR VEHICLE HIGHWAY	\$3,923,182	\$0	\$0	\$987,711
1151-CONTINUING EDUCATION	\$89,000	\$0	\$0	\$0
1301-PARK & RECREATION	\$3,594,335	\$3,215,899	\$0	\$2,792,644
1310-PARK NONREVERTING - CAPITAL	\$200,700	\$0	\$0	\$0
2379-CUMULATIVE CAPITAL IMP (CIG TAX)	\$60,000	\$0	\$0	\$0
2391-CUMULATIVE CAPITAL DEVELOPMENT	\$600,000	\$1,160,890	\$0	\$681,957
2411-ECONOMIC DEV INCOME TAX CREDIT	\$3,828,135	\$0	\$0	\$0
6290-CUMULATIVE SEWER	\$500,000	\$1,224,522	\$0	\$487,515

9500-LOIT SPECIAL DISTRIBUTION	\$5,977	\$0	\$0	\$0
Totals	\$55,749,918	\$34,989,816	\$0	\$28,907,105

Budget Form 1 - Budget Estimate

Year: 2019 County: St. Joseph Unit: Mishawaka Civil City

Fund	Department	Category	Sub-Category	Line Item Code	Line Item	Published	Adopted
0101 - GENERAL	BUILDING DEPARTMENT (JAIL CONST. - BLDG. COMM. - PERMITS)	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$208,168	\$208,168
PERSONAL SERVICES Total							\$208,168
0101 - GENERAL	BUILDING DEPARTMENT (JAIL CONST. - BLDG. COMM. - PERMITS)	SUPPLIES	Operating Supplies		Supplies	\$2,000	\$2,000
SUPPLIES Total							\$2,000
0101 - GENERAL	BUILDING DEPARTMENT (JAIL CONST. - BLDG. COMM. - PERMITS)	SERVICES AND CHARGES	Communication and Transportation		Travel/Training	\$4,000	\$4,000
0101 - GENERAL	BUILDING DEPARTMENT (JAIL CONST. - BLDG. COMM. - PERMITS)	SERVICES AND CHARGES	Other Services and Charges		Subscriptions, Dues	\$800	\$800
SERVICES AND CHARGES Total							\$4,800
BUILDING DEPARTMENT (JAIL CONST. - BLDG. COMM. - PERMITS) Total							\$214,968
0101 - GENERAL	CEMETERY	SERVICES AND CHARGES	Other Services and Charges		Maintenance	\$30,000	\$30,000
SERVICES AND CHARGES Total							\$30,000
CEMETERY Total							\$30,000
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS- SVC CTR.)	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$679,621	\$679,621
PERSONAL SERVICES Total							\$679,621
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS- SVC CTR.)	SUPPLIES	Office Supplies		Office Supplies	\$2,000	\$2,000
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS- SVC CTR.)	SUPPLIES	Operating Supplies		Equipment/Vehicle/Maint Supplies	\$110,000	\$110,000
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS- SVC CTR.)	SUPPLIES	Operating Supplies		Gas, Oil, etc.	\$800,000	\$800,000
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS- SVC CTR.)	SUPPLIES	Other Supplies		Uniform/Supplies	\$5,750	\$5,750

SUPPLIES Total					\$917,750	\$917,750	\$917,750
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS-SVC CTR.)	Professional Services	Health Screenings/Vaccines			\$1,000	\$1,000
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS-SVC CTR.)	Communication and Transportation	Travel and Training			\$1,000	\$1,000
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS-SVC CTR.)	Repairs and Maintenance	Building Repair/Equipment/Maintenance			\$70,000	\$70,000
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS-SVC CTR.)	Rentals	Uniforms			\$5,000	\$5,000
0101 - GENERAL	CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS-SVC CTR.)	Other Services and Charges	Miscellaneous Charges			\$1,500	\$1,500
SERVICES AND CHARGES Total						\$78,500	\$78,500
CENTRAL SERVICES (CITY SVCS-MUNICIPAL SVCS-SVC CTR.) Total						\$1,675,871	\$1,675,871
0101 - GENERAL	CITY COUNCIL/TOWN BOARD (COMMON COUNCIL)	PERSONAL SERVICES	Salaries and Wages			\$121,009	\$121,009
PERSONAL SERVICES Total						\$121,009	\$121,009
0101 - GENERAL	CITY COUNCIL/TOWN BOARD (COMMON COUNCIL)	SUPPLIES	Office Supplies			\$750	\$750
SUPPLIES Total						\$750	\$750
0101 - GENERAL	CITY COUNCIL/TOWN BOARD (COMMON COUNCIL)	SERVICES AND CHARGES	Travel			\$6,000	\$6,000
0101 - GENERAL	CITY COUNCIL/TOWN BOARD (COMMON COUNCIL)	SERVICES AND CHARGES	Community Promotion			\$5,000	\$5,000
SERVICES AND CHARGES Total						\$11,000	\$11,000
CITY COUNCIL/TOWN BOARD (COMMON COUNCIL) Total						\$132,759	\$132,759
0101 - GENERAL	CLERK-TREASURER (CITY/TOWN UNITS ONLY)	PERSONAL SERVICES	Salaries and Wages			\$147,376	\$147,376
PERSONAL SERVICES Total						\$147,376	\$147,376
0101 - GENERAL	CLERK-TREASURER (CITY/TOWN UNITS ONLY)	SUPPLIES	Office Supplies			\$1,500	\$1,500
0101 - GENERAL	CLERK-TREASURER (CITY/TOWN UNITS ONLY)	SUPPLIES	Violations Bureau Supplies			\$1,500	\$1,500
SUPPLIES Total						\$3,000	\$3,000
0101 - GENERAL	CLERK-TREASURER (CITY/TOWN UNITS ONLY)	SERVICES AND CHARGES	Attorney Fees			\$1,000	\$1,000

0101 - GENERAL	CLERK-TREASURER (CITY/TOWN UNITS ONLY)	SERVICES AND CHARGES	Professional Services		Professional Services	\$14,000	\$14,000
0101 - GENERAL	CLERK-TREASURER (CITY/TOWN UNITS ONLY)	SERVICES AND CHARGES	Communication and Transportation	Travel		\$3,000	\$3,000
0101 - GENERAL	CLERK-TREASURER (CITY/TOWN UNITS ONLY)	SERVICES AND CHARGES	Other Services and Charges	Community Promotion		\$1,750	\$1,750
0101 - GENERAL	CLERK-TREASURER (CITY/TOWN UNITS ONLY)	SERVICES AND CHARGES	Other Services and Charges	Subscriptions dues		\$1,500	\$1,500
SERVICES AND CHARGES Total							\$21,250
CLERK-TREASURER (CITY/TOWN UNITS ONLY) Total							\$171,626
0101 - GENERAL	CODE ENFORCEMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$281,302	\$281,302
PERSONAL SERVICES Total							\$281,302
0101 - GENERAL	CODE ENFORCEMENT	SUPPLIES	Operating Supplies		Supplies	\$3,500	\$3,500
SUPPLIES Total							\$3,500
0101 - GENERAL	CODE ENFORCEMENT	SERVICES AND CHARGES	Communication and Transportation	Travel		\$3,000	\$3,000
0101 - GENERAL	CODE ENFORCEMENT	SERVICES AND CHARGES	Other Services and Charges	Clean up		\$35,000	\$35,000
SERVICES AND CHARGES Total							\$38,000
CODE ENFORCEMENT Total							\$322,802
0101 - GENERAL	CONTROLLER	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$2,630,102	\$2,630,102
PERSONAL SERVICES Total							\$2,630,102
0101 - GENERAL	CONTROLLER	SUPPLIES	Office Supplies		Office Supplies	\$15,000	\$15,000
SUPPLIES Total							\$15,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Professional Services		Animal Control	\$175,000	\$175,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Professional Services		IAC	\$13,000	\$13,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Professional Services		WNIT Public Access	\$10,000	\$10,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Communication and Transportation		Postage	\$15,000	\$15,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Communication and Transportation		Telephone	\$45,000	\$45,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Communication and Transportation		Travel	\$4,000	\$4,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Printing and Advertising		Publications	\$13,000	\$13,000

0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Insurance	Insurance	\$825,000	\$825,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Utility Services	MU Charges	\$800,000	\$800,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Utility Services	NIPSCO	\$60,000	\$60,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Repairs and Maintenance	Repairs and Maintenance	\$50,000	\$50,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Other Services and Charges	Election Expense	\$60,000	\$60,000
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Other Services and Charges	Miscellaneous	\$1,500	\$1,500
0101 - GENERAL	CONTROLLER	SERVICES AND CHARGES	Other Services and Charges	Subscriptions Dues	\$1,000	\$1,000
				SERVICES AND CHARGES Total	\$2,072,500	\$2,072,500
0101 - GENERAL	CONTROLLER	CAPITAL OUTLAYS	Other Capital Outlays	Capital Outlay	\$1,300,000	\$1,300,000
				CAPITAL OUTLAYS Total	\$1,300,000	\$1,300,000
				CONTROLLER Total	\$6,017,602	\$6,017,602
0101 - GENERAL	DATA PROCESSING (COMPUTERS)	PERSONAL SERVICES	Salaries and Wages	Salaries and Wages	\$296,974	\$296,974
				PERSONAL SERVICES Total	\$296,974	\$296,974
0101 - GENERAL	DATA PROCESSING (COMPUTERS)	SUPPLIES	Operating Supplies	Operating Supplies	\$20,000	\$20,000
				SUPPLIES Total	\$20,000	\$20,000
0101 - GENERAL	DATA PROCESSING (COMPUTERS)	SERVICES AND CHARGES	Communication and Transportation	Travel/Training	\$25,000	\$25,000
0101 - GENERAL	DATA PROCESSING (COMPUTERS)	SERVICES AND CHARGES	Other Services and Charges	Subscriptions,Dues	\$15,000	\$15,000
				SERVICES AND CHARGES Total	\$40,000	\$40,000
				DATA PROCESSING (COMPUTERS) Total	\$356,974	\$356,974
0101 - GENERAL	ENGINEER	PERSONAL SERVICES	Salaries and Wages	Salaries and Wages	\$382,488	\$382,488
				PERSONAL SERVICES Total	\$382,488	\$382,488
0101 - GENERAL	ENGINEER	SUPPLIES	Office Supplies	General Supplies	\$8,000	\$8,000
				SUPPLIES Total	\$8,000	\$8,000
0101 - GENERAL	ENGINEER	SERVICES AND CHARGES	Professional Services	Consulting	\$5,000	\$5,000
0101 - GENERAL	ENGINEER	SERVICES AND CHARGES	Communication and Transportation	Travel	\$6,050	\$6,050
0101 - GENERAL	ENGINEER	SERVICES AND CHARGES	Repairs and Maintenance	Equipment Repair	\$2,500	\$2,500

0101 - GENERAL	ENGINEER	SERVICES AND CHARGES	Other Services and Charges	Subscriptions/Dues	\$1,000	\$1,000
SERVICES AND CHARGES Total					\$14,550	\$14,550
ENGINEER Total					\$405,038	\$405,038
0101 - GENERAL	FIRE DEPARTMENT	PERSONAL SERVICES	Salaries and Wages	Salaries and Wages	\$12,414,627	\$12,414,627
PERSONAL SERVICES Total					\$12,414,627	\$12,414,627
0101 - GENERAL	FIRE DEPARTMENT	SUPPLIES	Office Supplies	Office Supplies	\$6,000	\$6,000
0101 - GENERAL	FIRE DEPARTMENT	SUPPLIES	Operating Supplies	Operating Supplies	\$200,000	\$200,000
0101 - GENERAL	FIRE DEPARTMENT	SUPPLIES	Other Supplies	Medical Supplies	\$125,000	\$125,000
0101 - GENERAL	FIRE DEPARTMENT	SUPPLIES	Other Supplies	Public Education Training/Seminar Supplies/Refreshments	\$6,000	\$6,000
SUPPLIES Total					\$337,000	\$337,000
0101 - GENERAL	FIRE DEPARTMENT	SERVICES AND CHARGES	Repairs and Maintenance	Building/Equipment Repair	\$100,000	\$100,000
0101 - GENERAL	FIRE DEPARTMENT	SERVICES AND CHARGES	Repairs and Maintenance	Laundry Maintenance	\$3,000	\$3,000
0101 - GENERAL	FIRE DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges	Subscriptions, Dues, etc.	\$3,000	\$3,000
SERVICES AND CHARGES Total					\$106,000	\$106,000
FIRE DEPARTMENT Total					\$12,857,627	\$12,857,627
0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	PERSONAL SERVICES	Salaries and Wages	Salaries and Wages	\$55,273	\$55,273
PERSONAL SERVICES Total					\$55,273	\$55,273
0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	SUPPLIES	Office Supplies	Office Supplies	\$1,000	\$1,000
SUPPLIES Total					\$1,000	\$1,000
0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	SERVICES AND CHARGES	Professional Services	Consulting	\$54,000	\$54,000
0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	SERVICES AND CHARGES	Professional Services	Employee Assistance Program	\$10,000	\$10,000
0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	SERVICES AND CHARGES	Professional Services	Testing/Wellness	\$5,000	\$5,000

0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	SERVICES AND CHARGES	Communication and Transportation		Travel	\$1,000	\$1,000
0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	SERVICES AND CHARGES	Printing and Advertising		Printing/advertising	\$1,000	\$1,000
0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	SERVICES AND CHARGES	Other Services and Charges		Staff Development	\$1,000	\$1,000
0101 - GENERAL	HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING)	SERVICES AND CHARGES	Other Services and Charges		Subscriptions, Dues	\$500	\$500
SERVICES AND CHARGES Total							\$72,500
HUMAN RELATIONS/RESOURCES (SOCIAL SVC-COUNCIL ON AGING) Total							\$128,773
0101 - GENERAL	LAW DEPARTMENT	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$150,088	\$150,088
PERSONAL SERVICES Total							\$150,088
0101 - GENERAL	LAW DEPARTMENT	SUPPLIES	Office Supplies		Office Supplies	\$500	\$500
0101 - GENERAL	LAW DEPARTMENT	SUPPLIES	Office Supplies		Professional Books	\$500	\$500
SUPPLIES Total							\$1,000
0101 - GENERAL	LAW DEPARTMENT	SERVICES AND CHARGES	Professional Services		Code Hearings	\$5,000	\$5,000
0101 - GENERAL	LAW DEPARTMENT	SERVICES AND CHARGES	Communication and Transportation		Travel/Training	\$3,000	\$3,000
0101 - GENERAL	LAW DEPARTMENT	SERVICES AND CHARGES	Insurance		Claims	\$44,000	\$44,000
0101 - GENERAL	LAW DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Miscellaneous Charges	\$1,500	\$1,500
0101 - GENERAL	LAW DEPARTMENT	SERVICES AND CHARGES	Other Services and Charges		Subscriptions, Dues	\$2,500	\$2,500
SERVICES AND CHARGES Total							\$56,000
LAW DEPARTMENT Total							\$207,088
0101 - GENERAL	MAYOR	PERSONAL SERVICES	Salaries and Wages		Salaries and Wages	\$154,136	\$154,136
PERSONAL SERVICES Total							\$154,136
0101 - GENERAL	MAYOR	SUPPLIES	Office Supplies		Office Supplies	\$1,500	\$1,500
SUPPLIES Total							\$1,500
0101 - GENERAL	MAYOR	SERVICES AND CHARGES	Communication and Transportation		Travel	\$2,000	\$2,000

0101 - GENERAL	MAYOR	SERVICES AND CHARGES	Printing and Advertising	Printing	\$500	\$500
0101 - GENERAL	MAYOR	SERVICES AND CHARGES	Other Services and Charges	Community Promotion	\$7,500	\$7,500
0101 - GENERAL	MAYOR	SERVICES AND CHARGES	Other Services and Charges	Leadership	\$2,000	\$2,000
0101 - GENERAL	MAYOR	SERVICES AND CHARGES	Other Services and Charges	Memorial Day	\$1,500	\$1,500
0101 - GENERAL	MAYOR	SERVICES AND CHARGES	Other Services and Charges	Subscriptions	\$2,000	\$2,000
SERVICES AND CHARGES Total					\$15,500	\$15,500
MAYOR Total					\$174,136	\$174,136
0101 - GENERAL	PLANNING & ZONING	PERSONAL SERVICES	Salaries and Wages	Salaries and Wages	\$222,495	\$222,495
PERSONAL SERVICES Total					\$222,495	\$222,495
0101 - GENERAL	PLANNING & ZONING	SUPPLIES	Operating Supplies	Operating Supplies	\$4,000	\$4,000
SUPPLIES Total					\$4,000	\$4,000
0101 - GENERAL	PLANNING & ZONING	SERVICES AND CHARGES	Communication and Transportation	Travel and Training	\$2,500	\$2,500
0101 - GENERAL	PLANNING & ZONING	SERVICES AND CHARGES	Other Services and Charges	Subscription and Dues	\$2,000	\$2,000
SERVICES AND CHARGES Total					\$4,500	\$4,500
PLANNING & ZONING Total					\$230,995	\$230,995
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHALL)	PERSONAL SERVICES	Salaries and Wages	Salaries and Wages	\$11,665,205	\$11,665,205
PERSONAL SERVICES Total					\$11,665,205	\$11,665,205
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHALL)	SUPPLIES	Operating Supplies	Operating Supplies	\$35,000	\$35,000
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHALL)	SUPPLIES	Other Supplies	Seminars/Community Relations	\$1,000	\$1,000
SUPPLIES Total					\$36,000	\$36,000
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHALL)	SERVICES AND CHARGES	Communication and Transportation	Travel/Training	\$2,000	\$2,000
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHALL)	SERVICES AND CHARGES	Printing and Advertising	Printing	\$1,800	\$1,800
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHALL)	SERVICES AND CHARGES	Repairs and Maintenance	Building Repair/Maintenance/Service Contracts	\$90,000	\$90,000
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHALL)	SERVICES AND CHARGES	Other Services and Charges	Canine Expenses	\$3,000	\$3,000
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHALL)	SERVICES AND CHARGES	Other Services and Charges	Crime Stoppers Program	\$5,000	\$5,000

0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHALL)	SERVICES AND CHARGES	Other Services and Charges	Special Expense	\$13,000	\$13,000
0101 - GENERAL	POLICE DEPARTMENT (TOWN MARSHALL)	SERVICES AND CHARGES	Other Services and Charges	Subscriptions, Dues, etc.	\$3,000	\$3,000
SERVICES AND CHARGES Total					\$117,800	\$117,800
POLICE DEPARTMENT (TOWN MARSHALL) Total					\$11,819,005	\$11,819,005
0101 - GENERAL	PROPERTY TAX CAP IMPACT - BUDGET PURPOSES ONLY	PROPERTY TAX CAP	Property Tax Cap Impact	Property Tax Cap Impact	\$5,948,262	\$5,948,262
PROPERTY TAX CAP Total					\$5,948,262	\$5,948,262
PROPERTY TAX CAP IMPACT - BUDGET PURPOSES ONLY Total					\$5,948,262	\$5,948,262
0101 - GENERAL	REDEVELOPMENT	PERSONAL SERVICES	Salaries and Wages	Salaries and Wages	\$209,109	\$209,109
PERSONAL SERVICES Total					\$209,109	\$209,109
0101 - GENERAL	REDEVELOPMENT	SUPPLIES	Office Supplies	Office Supplies	\$1,000	\$1,000
SUPPLIES Total					\$1,000	\$1,000
0101 - GENERAL	REDEVELOPMENT	SERVICES AND CHARGES	Professional Services	Professional Services	\$130,000	\$130,000
0101 - GENERAL	REDEVELOPMENT	SERVICES AND CHARGES	Communication and Transportation	Travel and Training	\$4,000	\$4,000
0101 - GENERAL	REDEVELOPMENT	SERVICES AND CHARGES	Printing and Advertising	Legal Ads	\$1,200	\$1,200
SERVICES AND CHARGES Total					\$135,200	\$135,200
REDEVELOPMENT Total					\$345,309	\$345,309
TOTAL 0101 - GENERAL FUND					\$41,035,835	\$41,035,835

Budget Form 2 - Estimate of Miscellaneous Revenue

Year: 2019 County: St. Joseph Unit: 0117 - Mishawaka Civil City

Fund	Revenue Code	Revenue Name	July 1 - December 31, 2018	January 1 - December 31, 2019
0101 - GENERAL	R109	Alcoholic Beverage/Liquor Excise Tax Distribution	\$14,750	\$38,000
0101 - GENERAL	R110	Casino/Riverboat Distribution	\$285,840	\$285,840
0101 - GENERAL	R111	Cigarette Tax Distribution	\$14,475	\$27,021
0101 - GENERAL	R114	Motor Vehicle/Aircraft Excise Tax Distribution	\$609,510	\$1,206,138
0101 - GENERAL	R135	Commercial Vehicle Excise Tax Distribution (CVET)	\$34,800	\$71,532
0101 - GENERAL	R136	ABC Gallonage Tax Distribution	\$57,420	\$110,015
0101 - GENERAL	R138	Local Income Tax (LIT) Certified Shares	\$1,839,414	\$4,000,000
0101 - GENERAL	R202	Food and Amusement Licenses and Permits	\$100	\$6,250
0101 - GENERAL	R203	Planning, Zoning, and Building Permits and Fees	\$224,000	\$495,000
0101 - GENERAL	R207	Street and Curb Cuts Permits	\$3,000	\$12,000
0101 - GENERAL	R208	Dog Licenses	\$300	\$600
0101 - GENERAL	R209	Other Licenses and Permits	\$1,150	\$4,930
0101 - GENERAL	R408	Emergency Medical Services Fees	\$650,000	\$1,350,000
0101 - GENERAL	R423	Other Charges for Services, Sales, and Fees	\$0	\$0
0101 - GENERAL	R502	Court Costs and Fees	\$8,000	\$19,000
0101 - GENERAL	R902	Earnings on Investments and Deposits	\$65,000	\$150,000
0101 - GENERAL	R903	Proceeds from Tax Anticipation Warrants	\$0	\$0
0101 - GENERAL	R906	Refunds and Reimbursements	\$506,537	\$639,430
0101 - GENERAL	R910	Transfers In - Transferred from Another Fund	\$2,312,000	\$4,555,000
0101 - GENERAL	R913	Other Receipts	\$0	\$0
		GENERAL	\$6,626,296	\$13,170,756
0254 - LOCAL INCOME TAX	R139	Local Income Tax (LIT) for Public Safety	\$1,300,000	\$2,896,000
0254 - LOCAL INCOME TAX	R913	Other Receipts	\$0	\$0
		LOCAL INCOME TAX	\$1,300,000	\$2,896,000
0341 - FIRE PENSION	R111	Cigarette Tax Distribution	\$1,038,000	\$2,000,000
0341 - FIRE PENSION	R913	Other Receipts	\$0	\$0
		FIRE PENSION	\$1,038,000	\$2,000,000
0342 - POLICE PENSION	R111	Cigarette Tax Distribution	\$676,000	\$1,200,000
0342 - POLICE PENSION	R913	Other Receipts	\$0	\$0
		POLICE PENSION	\$676,000	\$1,200,000
0706 - LOCAL ROAD & STREET	R113	Local Road and Street Distribution	\$327,301	\$737,015

0706 - LOCAL ROAD & STREET	R913	Other Receipts	LOCAL ROAD & STREET	\$0	\$0
				\$327,301	\$737,015
0708 - MOTOR VEHICLE HIGHWAY	R108	Other Taxes		\$400,000	\$900,000
0708 - MOTOR VEHICLE HIGHWAY	R114	Motor Vehicle/Aircraft Excise Tax Distribution		\$25,120	\$0
0708 - MOTOR VEHICLE HIGHWAY	R116	Motor Vehicle Highway Distribution		\$899,900	\$1,988,000
0708 - MOTOR VEHICLE HIGHWAY	R135	Commercial Vehicle Excise Tax Distribution (CVET)		\$1,430	\$0
0708 - MOTOR VEHICLE HIGHWAY	R406	Street Maintenance and Other Transportation Fees		\$6,800	\$6,800
0708 - MOTOR VEHICLE HIGHWAY	R913	Other Receipts		\$6,116	\$6,116
			MOTOR VEHICLE HIGHWAY	\$1,339,366	\$2,900,916
1151 - CONTINUING EDUCATION	R205	Gun Permits		\$6,500	\$20,000
1151 - CONTINUING EDUCATION	R409	Document and Copy Fees		\$0	\$0
1151 - CONTINUING EDUCATION	R423	Other Charges for Services, Sales, and Fees		\$7,000	\$27,500
1151 - CONTINUING EDUCATION	R505	Other Court and Clerk Receipts		\$1,600	\$4,000
1151 - CONTINUING EDUCATION	R913	Other Receipts		\$0	\$0
			CONTINUING EDUCATION	\$15,100	\$51,500
1301 - PARK & RECREATION	R114	Motor Vehicle/Aircraft Excise Tax Distribution		\$71,000	\$144,893
1301 - PARK & RECREATION	R135	Commercial Vehicle Excise Tax Distribution (CVET)		\$4,000	\$8,593
1301 - PARK & RECREATION	R411	Park and Recreation Receipts		\$300,000	\$625,000
1301 - PARK & RECREATION	R913	Other Receipts		\$0	\$0
			PARK & RECREATION	\$375,000	\$778,486
1310 - PARK NONREVERTING - CAPITAL	R411	Park and Recreation Receipts		\$60,000	\$200,000
1310 - PARK NONREVERTING - CAPITAL	R913	Other Receipts		\$0	\$0
			PARK NONREVERTING - CAPITAL	\$60,000	\$200,000
2379 - CUMULATIVE CAPITAL IMP (CIG TAX)	R111	Cigarette Tax Distribution		\$53,077	\$98,917
2379 - CUMULATIVE CAPITAL IMP (CIG TAX)	R913	Other Receipts		\$0	\$0
			CUMULATIVE CAPITAL IMP (CIG TAX)	\$53,077	\$98,917
2391 - CUMULATIVE CAPITAL DEVELOPMENT	R114	Motor Vehicle/Aircraft Excise Tax Distribution		\$17,000	\$38,621
2391 - CUMULATIVE CAPITAL DEVELOPMENT	R135	Commercial Vehicle Excise Tax Distribution (CVET)		\$900	\$2,290
2391 - CUMULATIVE CAPITAL DEVELOPMENT	R913	Other Receipts		\$0	\$0
			CUMULATIVE CAPITAL DEVELOPMENT	\$17,900	\$40,911
2411 - ECONOMIC DEV INCOME TAX CREDIT	R140	Local Income Tax (LIT) for Economic Development		\$1,800,000	\$4,000,000

2411 - ECONOMIC DEV INCOME TAX CEDIT	R913	Other Receipts		\$0	\$0
		ECONOMIC DEV INCOME TAX CEDIT		\$1,800,000	\$4,000,000
6290 - CUMULATIVE SEWER	R114	Motor Vehicle/Aircraft Excise Tax Distribution		\$12,400	\$26,726
6290 - CUMULATIVE SEWER	R135	Commercial Vehicle Excise Tax Distribution (CVET)		\$900	\$1,585
6290 - CUMULATIVE SEWER	R913	Other Receipts		\$0	\$0
		CUMULATIVE SEWER		\$13,300	\$28,311
		0117 - MISHAWAKA CIVIL CITY Total		\$13,641,340	\$28,102,812

2018-23

State Form 55885 (7-15)

Approved by State Board of Accounts, 2015

Prescribed by the Department of Local Government Finance

ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

Budget Form No. 4

Civil City Budget
+ Tax Levy 2019Ordinance / Resolution Number:

This Form is invalid until all form values have been entered.

Be it ordained / resolved by the Mishawaka Common Council that for the expenses of Mishawaka Civil City for the year ending December 31, 2019 the sums herein specified are hereby appropriated and ordered set apart out of the several funds herein named and for the purposes herein specified, subject to the laws governing the same. Such sums herein appropriated shall be held to include all expenditures authorized to be made during the year, unless otherwise expressly stipulated and provided for by law. In addition, for the purposes of raising revenue to meet the necessary expenses of Mishawaka Civil City, the property tax levies and property tax rates as herein specified are included herein. Budget Form 4-B for all funds must be completed and submitted in the manner prescribed by the Department of Local Government Finance.

This ordinance/resolution shall be in full force and effect from and after its passage and approval by the Common Council And Mayor.

Name of Adopting / Fiscal Body	Type of Adopting / Fiscal Body	Date of Adoption
Mishawaka Common Council	Common Council and Mayor	10/22/2018

Enter information into Paragraph Above

DLGF-Reviewed Funds

Values pull from lines 1, 16, 17, and the property tax cap credits of the adopted column of Form 4B.

Adopted Budget = Line 1 - property tax cap credits for each fund.

Fund Code	Fund Name	Adopted Budget	Adopted Tax Levy	Adopted Tax Rate
0101	GENERAL	\$0	\$0	0.0000
0254	LOCAL INCOME TAX	\$0	\$0	0.0000
0341	FIRE PENSION	\$0	\$0	0.0000
0342	POLICE PENSION	\$0	\$0	0.0000
0706	LOCAL ROAD & STREET	\$0	\$0	0.0000
0708	MOTOR VEHICLE HIGHWAY	\$0	\$0	0.0000
1151	CONTINUING EDUCATION	\$0	\$0	0.0000
1301	PARK & RECREATION	\$0	\$0	0.0000
1310	PARK NONREVERTING - CAPITAL	\$0	\$0	0.0000
2379	CUMULATIVE CAPITAL IMP (CIG TAX)	\$0	\$0	0.0000
2391	CUMULATIVE CAPITAL DEVELOPMENT	\$0	\$0	0.0000
2411	ECONOMIC DEV INCOME TAX CREDIT	\$0	\$0	0.0000
6290	CUMULATIVE SEWER	\$0	\$0	0.0000
Totals: \$0		Total: \$0	Total: \$0	Total: 0.0000

Home-Ruled Funds (Not Reviewed by DLGF)

Fund ID	Fund Code	Fund Name	Adopted Budget	Action
1023	9500	LOIT SPECIAL DISTRIBUTION	\$0	Edit
Totals: \$0				

Edit	Delete	Name	Aye	Nay	Abstain	Signature
	X	Mary C. Willson (Kate Voelker)	☐	☐	☐	
	X	S. Michael Compton	☐	☐	☐	
	X	Bryan Tanner	☐	☐	☐	
	X	Ross Deal	☐	☐	☐	
	X	Ronald S. Banicki	☐	☐	☐	
	X	Dale "Woody" Emmons	☐	☐	☐	
	X	Joe Canarecci	☐	☐	☐	
	X	Mike Bellovich	☐	☐	☐	

+ ADD

ATTEST		
Name	Title	Signature
Deborah S. Block	City Clerk	

MAYOR ACTION (For City use only)			
Name	Approve	Veto	Date
David A. Wood	☐	☐	

I did not list specific increases for the 1.5% + \$500 raise and associated payroll costs

		increase	decrease
MAYOR	No changes (except salaries)		
CONTROLLER	deferred comp	\$ 38,000.00	match
	Humane Society	\$ 11,273.00	could be much more based on contract negotiations.
	aim	\$ 1,000.00	increase in dues
	election expenses	\$ 60,000.00	for general election
	capital outlay	\$ 1,050,000.00	while we need to fund upgrades for IT infrastructure the strategy is to not spend all of this to continue to build cash for 2020
CLERK	NC		
HUMAN RESOURCES	NC		
INFORMATION TECHNOLOGY	increase IT specialist IV	\$ 4,363.00	to make Specialist IV network in line with Specialist IV server
	GIS Coordinator		\$ 51,377.00 moved to Engineering
LAW DEPARTMENT	NC		
COMMON COUNCIL	NC		
ENGINEERING	GIS Coordinator	\$ 51,377.00	from IT
	supplies	\$ 4,000.00	for GIS
	travel and training	\$ 4,300.00	for GIS
CODE ENFORCEMENT	NC		
BUILDING DEPARTMENT	NC		
FIRE/ EMERGENCY MEDICAL SERVICE	deferred comp	\$ 67,000.00	estimated match
POLICE	deferred comp	\$ 65,000.00	estimated match - may change based on negotiations
PLANNING/ BZA	NC		
CENTRAL SERVICES DEPARTMENT	other supplies	\$ 1,500.00	uniform/supplies cost increase
	other services/charges		\$ 500.00 reduce travel/training
	other services/charges		\$ 1,000.00 reduce misc charges
REDEVELOPMENT	professional services		\$ 95,000.00 funds not needed
	travel and training	\$ 2,000.00	for training needs

I did not list specific increases for the 1.5% + \$500 raise and associated payroll costs

		increase	decrease
	advertising	\$ 1,200.00	publication costs increase
CEMETERY	other services/charges	\$ 5,000.00	maintenance costs increase
MOTOR VEHICLE HIGHWAY	deferred comp	\$ 14,000.00	match
	other supplies	\$ 2,000.00	uniform/supplies cost increase
	other services/charges	\$ 2,000.00	reduce travel/training
	Insurance	\$ 25,000.00	increase in property/liability/wc insurance
	utilities	\$ 30,000.00	MU increase
	utilities	\$ 30,000.00	NIPSCO decrease
	capital outlay	\$ 117,000.00	coincides with State funds and match for Community Crossings
LOCAL ROAD AND STREET FUND	capital outlay	\$ 53,000.00	est increase in revenue and match for Community Crossings
LOIT SPECIAL DISTRIBUTION	other services/charges	\$ 174,023.00	budgeting what is left in this fund for CC consulting
PARK AND RECREATION FUND	supplies	\$ 40,500.00	supplies for all of the programs
	other services/charges	\$ 11,000.00	increase for events
PARK AND REC NON-REVERTING FUND	other supplies	\$ 7,500.00	wilson hill reduce budget
	other supplies	\$ 10,000.00	golf course concessions moved to park general
	repairs and maintenance	\$ 10,000.00	wilson hill building repair reduced budget
	repairs and maintenance	\$ 15,000.00	merrifield pool and rink repair reduced budget
	repairs and maintenance	\$ 200.00	GPS cart contract
	capital outlay	\$ 65,000.00	carts not needed this year
LAW ENFORCEMENT CONTINUING ED FUND	other services/charges	\$ 14,000.00	increase training budget
PUBLIC SAFETY	repairs and maintenance	\$ 15,000.00	service contract increase
	debt service	\$ 138,000.00	records mgmt system PD
	debt service	\$ 50,000.00	mass turnout gear purchase FD
	other services/charges	\$ 135,325.00	PSAP increases
	capital outlay	\$ 259,000.00	police cars
CUM CAP IMPROVEMENT	debt service	\$ 60,000.00	fire truck payment 1st of 19.
CUM CAP DEVELOPMENT	other services/charges	\$ 50,000.00	increase service contract/software maintenance
CUM SEWER	NC		

I did not list specific increases for the 1.5% + \$500 raise and associated payroll costs

		increase	decrease
CEDIT	other services/charges	\$ 6,000.00	enFocus
	other services/charges	\$ 135,325.00	PSAP increases
	capital outlay		\$ 151,000.00 PD capital needs
	capital outlay	\$ 130,000.00	pool liner
	capital outlay	\$ 139,000.00	Street/Central Services equipment