REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL
October 08, 2018

Be it remembered that the Common Council of the City of Mishawaka, Indiana met in the Council Chambers of the Mishawaka City Hall on Monday October 08, 2018, at 7:00 p.m. The meeting was called to order by President Mammolenti all were asked to stand for the Pledge of Allegiance.

Roll Call.
Present: Mrs. Voelker, Mr. Compton, Mr. Tanner, Mr. Deal, Mr. Banicki, Mr. Emmons, Mr. Canarecci, Mr. Mammolenti.
Absent: Mr. Bellovich.

Minutes of the Regular Meeting of September 17, 2018 were approved as received from the Clerk's Office.

Clerk Block read the following Petitions from the City Plan Commission regarding their recommendations from their September 11, 2018 meeting.

Petition No. 2018-24 Rezone from I-1 Heavy Industrial to R-1 Single Family 2051 E. LaSalle

Petition No. 2018-25 Rezone from C-1 General Commercial to R-1 Single Family Residential 418 E. Mishawaka Ave.

Petition No. 2018-27 Vacation of Public Right-Of-Way a portion of Madison and Pine Streets – Center for Hospice and Palliative Care, Inc.

Petition 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

Clerk Block read the following ordinance by title and was opened for public hearing.

PROPOSED ORDINANCE NO. 2018-19

AN ORDINANCE ANNEXING CONTIGUOUS TERRITORY TO THE CITY OF MISHAWAKA, INDIANA, AND PROVIDING ZONING CLASSIFICATION THEREFORE
(Annex 55946 Clover Rd. & 1828 E. McKinley – Rez 55946 Clover Rd. & 1828 E. McKinley)
(Assigned to the Land Use Planning Committee)
(Public Hearing No-Vote)

Terry Lang of Lang, Feeney & Associates represented the petitioners. He said in this case Hose Assemblies owned the property immediately east of the proposed property. Mr. Lang continued to say the company was looking to expand; they purchased the adjacent property and were looking to annex the properties into the cities to allow them to build additional space for a storage warehouse. He said the petitioners currently leased property in Edwardsburg and they were looking to keep all of the business in Mishawaka and make logistics easier.

Public Hearing closed at 7:07 P.M. for **PROPOSED ORDINANCE 2018-18**

PROPOSED ORDINANCE NO. 2018-20

An Ordinance of the City of Mishawaka authorizing the issuance of waterworks revenue bonds for the purpose of providing funds to pay the cost of certain additions, extensions and improvements to the municipal waterworks of said City, providing for the safeguarding of the interests of the owners of said bonds, other matters connected therewith, including the issuance of notes in anticipation of bonds, and repealing ordinances inconsistent herewith

(Mishawaka Waterworks Bond Ordinance)
(Assigned to the Budget and Finance Committee)

Mr. Canarecci reported the Budget and Finance Committee recommended this proposed ordinance should be adopted and moved for acceptance of same upon a second by Mr. Banicki motion carried.

Dave Majewski, Manager at Mishawaka Water Department said the project would be a win for the city and citizens of Mishawaka; it would give redundancy on the south side of town which currently had one single feed. He continued say the new booster satiation would give an additional feed on the south side of town. Mr. Majewski said in conjunction with the new booster and tank, it would give the city 2 million gallons of additional storage and the new tank would allow the city to take the current 3 million gallons off line for rehab. He said once the rehab was finished on the 3-million-gallon tank, they would have a total of 5 million gallons of storage on Ireland Trail. Mr. Majewski continued to explain this would not only give greater redundancy on the south side, but in the central pressure district as well as all of Mishawaka. He said in addition to the proposed project, there was an 8-thousand-foot water main that needed to run down Ireland Trail and Ireland Road to connect to the tank, which would the give the city the second feed and redundancy. Mr. Majewski stated this would lead up to the city constructing the new Treatment Plant and wellfield at Juday Creek.

Mr. Banicki asked would the proposed tank be on city owned property. Mr. Majewski replied yes. He also added there were no rate increases.

Mr. Canarecci questioned the age of the current tank. Mr. Majewski said 90 years next year. He continued to say once the tank was off line they would be able to check the structure and begin the rehab. Mr. Canarecci recalled in the past the Water Department had a chance to look inside the tank, he asked did they see any major concerns that may encounter big capital expenses once they get a better look. Mr. Majewski said from what they saw, no. He continued to say when they placed ROV cameras in the tank, sometimes it was hard to see, but they did not see anything to lead them to believe there were any major concerns.

Mrs. Voelker asked how long it would take to construct the new tank. Mr. Majewski said approximately a year, they hoped to close on the loan and begin digging by November 1st, but it also determined on the weather conditions. He said they hoped to be on line by late next fall.

Mr. Tanner asked to clarify this was not inclusive to the Juday Creek Water Plant. Mr. Majewski replied no, the Juday Creek Facility would be a separate bond issue.

Mr. Emmons questioned the time frame for the rehabbing of the current tank. Mr. Majewski explained once the new tank was on line and working properly, they would drain the old tank for the engineers to take a look inside to see exactly what was needed. He said they were hoping to have something within a few months and the rehab would being the following spring and summer. Mr. Majewski said it would take a year.

Mr. Deal said the rate structure projected out over five years which included the Juday Creek Facility; he asked for clarification that this would not create additional rate increases outside of what had been given. Mr. Majewski replied correct, there would not be any further increases.

Mr. Mammolenti asked could there be a small chance the tank may have to be decommissioned once the engineers were able to better inspect the old tank. Mr. Majewski said he did not believe there would be, there were no sign of leaking. He continued to say their biggest concern was the whole system would be predicated off the 3-million-gallon tank. He explained if they drained the tank they would have no way of controlling the system. Mr. Majewski stated the best way was to rotate the tanks and clean. He continued to say they did not see anything that would point to serious structural deficiency. Mr. Mammolenti asked would the city lose the redundancy if it was the worst-case scenario. Mr. Majewski replied yes, they would lose the redundancy and additional storage. He expressed his confidence with rehab of the tank, he said with the right material and equipment they would be in good shape.

Mr. Canarecci questioned the maintenance schedule for tanks. Mr. Majewski said realistically they would inspect the tanks with a ROV Cameras or other equipment every 3 years and every 20 years there was an inner tank inspection. He said with the additional tank they would have the ability to switch over to the alternate tank if anything were to happen.

Question was called for at 7:16 P.M. PROPOSED ORDINANCE NO. 218-20 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 8). **Yes:** Mrs. Voelker, Mr. Compton, Mr. Tanner, Mr. Deal, Mr. Banicki, Mr. Emmons, Mr. Canarecci, Mr. Mammolenti.
Thus, it becomes **ORDINANCE NO. 5625**

<u>PROPOSED ORDINANCE NO. 2018-21</u>

AN ORDINANCE FIXING THE SALARIES
OF CERTAIN ELECTED OFFICIALS OF THE CITY OF MISHAWAKA
FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2019
(Assigned to the Budget and Finance Committee)

Mr. Compton reported the Budget and Finance Committee recommended this proposed ordinance should be adopted and moved for acceptance of same upon a second by Mr. Banicki motion carried.

Mayor Wood spoke in support of Proposed Ordinance 2018-21 and Proposed Ordinance 2018-22. He said they were proposing raises for all elected officials and public employees who were not collectively bargaining. Mayor Wood said they were essentially asking for a 1.5% raise plus a $500-dollar cash amount distributed through the 26-pay periods. He went to say for 2019 he wanted to accomplish preparing city employees for retirement and physical health long term by asking for a 1% match of the 457 B Program which was the cities Deferred Compensation. He explained if a staff member contributes 1% into the program, the city would match it at 1%. Mayor Wood said this was in addition to the PERF contribution the city already participants in. He expressed this was a nice benefit for the city's public servants. Mayor Wood said he wished he could give more of a raise, but this took them to the edge of their comfort level as far as what they could give as the city was preparing for the fiscal cliff. He continued to say the city was very fortunate to hire and keep good employees in every department, which said a lot about Mishawaka government. Mayor Wood said knew other municipal governments were not able to say the same.

Mrs. Voelker asked was the 1% Deferred Comp counted separately from PERF. Mayor Wood replied yes, it was counted separately. He said some employees take advantage more than others, but he believed it was a good investment for employees.

Mr. Canarecci asked was there currently a match for Deferred Comp. Mayor Wood replied no, this was the first time they were offering a match for the 457 B. He continued to say there was a 3% match for PERF for most departments excluding police who negotiated something different.

Question was called for at 7:22 P.M. for **PROPOSED ORDINNCE NO. 2018-21** **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 8).**Yes:** Mrs. Voelker, Mr. Compton, Mr. Tanner, Mr. Deal, Mr. Banicki, Mr. Emmons, Mr. Canarecci, Mr. Mammolenti. Thus, it becomes **ORDINANCE NO. 5626**

PROPOSED ORDINANCE NO. 2018-22

AN ORDINANCE FIXING THE SALARIES OF ALL EMPLOYEES OF THE CITY OF MISHAWAKA EXCEPT, MISHAWAKA PARK DEPARTMENT, ELECTED OFFICIALS AND THE MISHAWAKA UTILITIES FOR THE CITY OF MISHAWAKA, INDIANA, FOR THE YEAR BEGINNING JANUARY 1, 2019.
(Assigned to the Budget and Finance Committee)

Mr. Canarecci reported the Budget and Finance Committee recommended this proposed ordinance should be adopted and moved for acceptance of same upon a second by Mr. Banicki motion carried.

Mayor Wood reiterated his remarks from the previous proposed ordinance.

Question was called for at 7:25 for PROPOSED ORDINANCE 2018-22 **Vote:** Motion carried by unanimous roll call vote (**summary:** Yes = 8).**Yes:** Mrs. Voelker, Mr. Compton, Mr. Tanner, Mr. Deal, Mr. Banicki, Mr. Emmons, Mr. Canarecci, Mr. Mammolenti. Thus, it becomes **ORDINANCE NO. 5627**

PROPOSED ORDINANCE NO. 2018-23

CIVIL CITY BUDGET AND TAX LEVY FOR 2019
(Assigned to the Budget and Finance Committee)
(PRE-ADOPTION – NO VOTE)
(AMENDING NEEDED)

Mr. Compton made a motion to amend Proposed Ordinance 2018-23 second by Mr. Banicki motion carried.

Mayor Wood spoke in support of the proposed Civil City Budget for 2019. He discussed some changes from last year's budget. Mayor Wood went on to say not a lot changed, part of their process for trying to meet the fiscal cliff challenges were trying to budget conservative and set the city out a plan and stick to it, this was part of the multi-year plan. He said he believed they were making good progress but there were still some challenges ahead. Mayor Wood said the biggest part of the budget were the raises, the only variant was the IT System 4 position was changed, there was some discrepancy, the salary would increase in the next two years. He went on to say one encouraging thing about the budget was insurance cost were stable, which was not the case in the past. Mayor Wood said they would also see significant public safety capital assets purchases such as a new ladder truck at the cost of $957,000.00 that would be paid through the city Bond Bank and payments through the Cum Cap Fund. He said they would also be purchasing mandatory turn out gear. Mayor Wood went on to discuss major investments for the Police Department which included 13 already equipped SUV'S priced at the same price as sedans, replacing Tasers, updated record management system at $1.1 million dollars which was being paid back through the public safety LOIT Fund at 110 thousand per year. He said they were purchasing a lot in public safety based on the needs the city had as a community which was stressing out the public safety LOIT; they were getting to the point where it was beginning to impact their ability to make decisions. Mayor Wood added PSAP was continuing to increase, they continue to be very vigilant for Mishawaka and advising them. He said they believe they offer outstanding advice. Mayor Wood said the overall bill continued to increase to the city, next year it was priced at $270,000.00 which was also paid though LOIT. He went on to say another encouraging thing in the budget was the increase of money they received from the state, specifically in the MVH Fund and Community Crossings, which had a direct impact of the quality in the city's roads. Mayor Wood said they had $1 million dollars budgeted for Community Crossings. He continued to say if they were successful in receiving the grant for next year, it would double to $2 million dollars. He went on to discuss the Parks Department budget, they continued to invest $250,000.00 into a featured park, this year they budgeted to begin Twin Branch phase 3 then next year they will determine the next park in the most need. Mayor Wood also mentioned they were budgeting for $130,000.00 for a new pool liner. He explained the Merrifield pool was deteriorating badly and they felt it was best to invest in a pool liner now, it would be several years before the Merrifield project, but this would add years to the service life of Merrifield Pool.

Mayor Wood said the city would also be investing in better security, spending a lot for IT Core Equipment and particularly concerned with cyber security needs. He went on to discuss the Circuit Breaker, which was estimated to increase to 7 million dollars, which was in loses from an estimated $5.4 million dollars a year ago. Mayor Wood said the last projection for 2020 would be estimated to $10.1 million dollars in Circuit Breaker lost. He continued to say they would continue to budget conservatively, they were strategizing to increase cash balances as much as possible. Mayor Wood shared the Fiscal Cliff was pushed back to 2022 but they had to continue to prepare. He said at some point they would need new revenue, or they would have to make massive cuts. Mayor Wood continued to say growth was helping and hoped they continue to grow.

Mr. Mammolenti questioned Insurance rates. Mayor Wood explained rates were locked in for 2019. He said they made significant changes last year which put the city in a better condition for this year. Mayor Wood continued to say the claims for this year were down compared to last year. He said the end of the year was the time employees decide to have procedures before their deductible start over. Mayor Wood said they were also seeing great usage of the clinic.

Members of the council thanked City Controller Rebecca Miller and Department Heads for their efforts and corporation.

Public hearing closed at 7:41 P.M. for **PROPOSED ORDINANCE NO. 2018-23**

NEW BUSINESS

Mr. Emmons announced 1st District meeting would be October 18, 2018 at 7 P.M. He said they were taking a tour of the 911 Call Center.

Mr. Deal announced the 3rd District Neighborhood meeting would be October 17, 2018 at 7 P.M. He said guest speaker would be Lt. Beckham, giving a narcotics presentation.

ADJOURNMENT 7:43 P.M.

Deborah S. Block /s/	Matt Mammolenti /s/
Deborah S. Block, IAMC, MMC, City Clerk	Matt Mammolenti, President