# AGENDA

## Monday, October 21, 2019

## 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 07, 2019

## 5. Petitions, Communications, Remonstrance and Memorials

A letter from the Board of Zoning Appeals regarding recommendations from their October 8, 2019 meeting.

A letter from the City Plan Commission regarding recommendations from their October 8, 2019 meeting.

A public hearing on Vacation R2019-01 required by State Statute on behalf of Beacon Health Systems, Inc. (former Evergreen Rd) a 20 ft. strip of Right of Way.

## 6. Report of Special Committee

## 7. Ordinances on First Reading

P.O. NO. 2019-30 Rezone from C-7 to C-4 Car Wash Facility 410 W McKinley Ave

P.O. NO. 2019-31 Rezone from I-1 Light Industrial to R-1 Single Family - 935 E Fifth St.

P.O. NO. 2019-32 PUD Amendment to add a Helipad as Permitted Use - 3220 Beacon Parkway Beacon Health Systems, Inc.

P.O. NO. 2019-33 Vacation of 20 ft strip of Right-of-Way - Beacon Health Systems, Inc. (former Evergreen Road)

P.O. NO. 2019-34 Transfer Funds - MVH - $6,500.00

## 8. Resolutions

R2019-25 Use Variance to allow tailoring and alterations - 623 E Fourth St.

## 9. Ordinances on Second Reading

P.O. NO. 2019-21 Elected Officials Salary Ordinance for 2020 (Assigned to Budget and Finance Committee)

P.O. NO. 2019-22 City Employee Salary Ordinance 2020 (Assigned to Budget and Finance Committee)

P.O. NO. 2019-23 As Amended Civil City Budget and Tax Levy for 2020 **FINAL ADOPTION** (Assigned to Budget and Finance Committee)

P.O. NO. 2019-26 Transfer Funds Human Resources $7,000.00 and Clerk's Office $5,000.00 (Assigned to Budget and Finance Committee)

## 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.

REGULAR MEETING OF THE MISHAWAKA COMMON COUNCIL
October 07, 2019

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 07, 2019, at 7:00 p.m. The meeting was called to order by President Dale "Woody" Emmons all were asked to stand for the Pledge of Allegiance.

**Roll Call.**
**Present:** Mrs. Voelker, Mr. Compton, Mr. Tanner, Mr. Mammolenti, Mr. Banicki, Mrs. Petko Reisdorf, Mr. Bellovich, Mr. Hixenbaugh, Mr. Emmons.

Others Present: Clerk Block and Council Attorney Michael Trippel.

Minutes of the Regular Meeting of September 16, 2019 was approved as received from the Clerk's Office.

Clerk Block read the following appeal and petitions to the council who referred them to the Board of Zoning Appeals and the City Plan Commission for their recommendation.

**APPEAL NO. 2019-47** Use Variance to allow Tailoring and Alterations 623 E 4th Street

**PETITION NO. 2019-12** Rezone from I-1 Light Industrial to R-1 Single Family – 935 E Fifth Street

**PETITION NO. 2019-13** PUD Amendment to add a Helipad as a Permit Use - 3220 Beacon Parkway -Beacon Health Systems, Inc.

**PETITION NO. 2019-14** Vacation of 20 Ft Strip of Right-of-Way – Beacon Health Systems, Inc. (Former Evergreen Road)

Clerk Block read the following proposed ordinances by title and was set for public hearing at the next meeting.

**PROPOSED ORDINANCE NO. 2019-26**

**AN ORDINANCE DECLARING AN EMERGENCY AND TRANSFERRING AND REAPPROPRIATING FUNDS WITHIN THE BUDGET ADOPTED FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2019**
(TF- HR $7,000 – Clerk $5,000)
(Assigned to Budget and Finance Committee)

**PROPOSED ORDINANCE NO. 2019-27**

**AN ORDINANCE TRANSFERRING FUNDS FROM THE MOTOR VEHICLE HIGHWAY RESTRICTED FUND OF THE CITY OF MISHAWAKA TO THE LOCAL ROAD & BRIDGE MATCHING GRANT FUND OF THE CITY OF MISHAWAKA FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2019 AND AN ORDINANCE APPROPRIATING ADDITIONAL FUNDS FOR THE YEAR ENDING DECEMBER 31, 2019**
(App Local Road and Bridge Funding - $1,145,700)
(Assigned to Budget Finance Committee)

**PROPOSED ORDINANCE NO. 2019-28**

**AN ORDINANCE DECLARING AN EMERGENCY AND DETERMINING THE EXPENDITURE OF ADDITIONAL FUNDS FOR THE YEAR ENDING DECEMBER 31, 2019**
(Add Funds Controller $56,000 - Fire $215,000)
(Assigned to Budget and Finance Committee)

**PROPOSED ORDINANCE NO. 2019-29**

**AN ORDINANCE DECLARING AN EMERGENCY AND DETERMINING THE EXPENDITURE OF ADDITIONAL FUNDS FOR THE YEAR ENDING DECEMBER 31, 2019**
(Add Funds – Sidewalk & Curb Repair $16,161)
(Assigned to Budget and Finance Committee)

Clerk Block read the following resolutions by title and were opened for public hearing.

**RESOLUTION NO. 2019-24**

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, ADDING PARCELS TO THE CITY'S PROPERTY ACQUISITION LIST ASSOCIATED WITH A PREVIOUSLY APPROVED COMMON COUNCIL RESOLUTION 2014-07 WHICH APPROVED AN ORDER OF THE CITY OF MISHAWAKA PLAN COMMISSION APPROVING A CERTAIN DECLARATORY RESOLUTION, AN AMENDMENT TO THE BOUNDARIES OF THE NORTHWEST AREA IMPROVEMENT PROJECT, CONSOLIDATION OF THE SOUTHSIDE ECONOMIC DEVELOPMENT AREA AND THE NORTHWEST IMPROVEMENT PROJECT INTO ONE CONSOLIDATED AREA IMPROVEMENT PROJECT, AND AN AMENDMENT TO THE ECONOMIC DEVELOPMENT PLAN FOR THE CONSOLIDATED AREA IMPROVEMENT PROJECT ADOPTED BY THE CITY OF MISHAWAKA REDEVELOPMENT COMMISSION**

Ken Prince, City Planner said when the city consolidated the TIF District to add property to the acquisitions list, the council's role was to determine if the acquisitions were appropriate. He continued to say because the Capital Improvement Plan was conceptual at the time, they decided they would bring properties individually to the council rather than bringing hundreds at one time. Mr. Prince said the Liberty Mutual building was the last time they added to the acquisition list. He went on to say the proposed property at Ironworks Avenue was located at the intersection of Mill, Front, and Main Street, directly on the corner. Mr. Prince explained when they sold the property an office building was built and they envisioned a certain infrastructure at the time. He continued to say the advent of Flaherty and Collins and the potential extension of Mill Street has changed due to the acquisition of Liberty Mutual. Mr. Prince said they were working with engineering; they were looking at a double left turn from Front Street on Main Street once the signal was added and the widening of the sidewalk for pedestrian connection from Lincoln Way to Mill Street to connect to Beutter Park. He said because of the two additional improvements they would need an additional right-of-way on Mill and Front Streets. Mr. Prince went on to say rather than buying slivers of property, they asked the developer if they were willing to sell the entire vacant piece to be in a better position to use and redevelop the property. He said the developer indicated they would sell the property to the city for $90,000. Mr. Prince continued to say the property was not appraised yet, but they estimated the appraisal to be in the $150,000 range. He went on to discuss the second property to be added located on Mishawaka Avenue which was a former doctor's office. He said the building had fallen on hard times with need of major repairs. Mr. Prince said the point of adding the 209 Mishawaka Avenue property to the acquisition list was to add value to the area by subtracting what they considered a blighted property from the area. He continued to say in these cases they looked hard to see if the properties were worthy to be added to the city's acquisition list. Mr. Prince said this particular property was located at the corner of Central Park. He said they had to modify the area and use a tiny bit of park land to add parking to the office building. Mr. Prince went on to say if the private sector were to take this property, they probably would not put sufficient resources into the building to improve the property. He said they believed it was best for the city to acquire the property and determine the future. Mr. Prince also mentioned Fire Captain Brian Linson was the next-door neighbor to the property; he brought to the city's attention there were bad activities happening on the westside of the vacant building. Mr. Prince said if the city did not acquire the property at this time, the property would go on the market and could sit vacant for a long time which the administration feared.

Mr. Hixenbaugh thanked Mr. Prince for the information he requested regarding the two acquisitions. He said doing acquisitions on a cases by cases was a great change. Mr. Hixenbaugh went on to say the administration did a good job picking up a necessary piece of property such as Ironworks Avenue at a vastly discounted rate. He expressed he had some concerns regarding the 209 E. Mishawaka Avenue property. Mr. Hixenbaugh said the illicit activity at the proposed party was brought to their attention at the Redevelopment Commission. He asked was the issue passed along to the police department. Mr. Prince said he knew there was repeated calls the police dealt with in the area, but he did not mention it to the police.

Mr. Tanner referenced Mr. Prince comments regarding the 209 E. Mishawaka Avenue being blighted. He continued to say when he thought of blighted, he thought of exterior disrepair and

what people could see from the street, which did not seem apparent to him in this case when he drives by. Mr. Tanner asked was there a record of code enforcement issues. Mr. Prince replied yes, they have been working with owners on multiple issues.

Mr. Emmons questioned the price for the 209 E. Mishawaka Avenue property. Mr. Prince said $200,000. He mentioned the average of two appraisals for the property came to $207,500 but they did not believe it was worth the amount of money, so they agreed pay $200,000 if the owner cleaned out the property which reduce the demolition cost prior to acquisition.

Mr. Hixenbaugh quoted a phrase from Mr. Prince letter to the council "A decision was made to bring individual parcels to the council on a case by case based on specific proposed projects." He said the case was clearly made for the portion of Ironworks but there was not the same type of detail provide for the Mishawaka Avenue project. Mr. Hixenbaugh expressed as Mr. Tanner who traveled the Riverwalk on the regular basis did not see the exterior appearing to be in an overly deplorable state. He said he was also compelled by the significant investment and the desire to maintain Central Park, as they have already made a significant investment into Central Park. Mr. Hixenbaugh said he understood they should try to continue to protect the investment but how much was to much when it came to the limited TIF resources to spend on regards to the particular area. He continued to say they had significant discussion about the plan to potentially moving to a new city hall and other city offices into the Liberty Mutual building following the marketing effort. Mr. Hixenbaugh said going back to the information Mr. Prince provided regarding to potential funding, granted it was not fully designed and flushed out, but there was a significant amount TIF funding to be devoted to the project of what could potentially be 4.6 million dollars with certain line items at a soft cost of 400,000 dollars, architectural fees of 900,000 dollars would significantly be reduced by a 200,000 dollar factor if the money was devoted to it. He expressed he felt conserving TIF funding for the Liberty Mutual Project made since to him. Mr. Hixenbaugh went on to say the price assigned to the value was legally compliant, it matched up with the appraisal, but he questioned the last lack specificity, he preferred to have a specific plan for the 209 E. Mishawaka Avenue property. He continued to say rather than the city taking possession of the property due to the public health and safety and illicit conduct issues, were emptiable by resolution by working with the Police Department. He expressed he was not comfortable purchasing the property for strategic reasons. Mr. Hixenbaugh went on to say he supported the Ironworks portion of the resolution; he was inclined to revise the proposed resolution to delete the reference to the 209 E. Mishawka Avenue property.

Mr. Banicki questioned the type of zoning for the property at 209 Mishawaka Avenue and could a bar possibly go in. Mr. Prince apologized he did not verify the zoning. He said given the historic use as it was an office, he assumed an office would go back in which would be the likely use. Mr. Prince said a bar would have an issue meeting the zoning requirements to change for parking. He stated the property would have appropriate variances for it. Mr. Banicki commented if the property was zoned C-1 there could be a number of uses that could go in. He continued to say if the city had some control over the property, it did not mean the city could not redevelop the property or market on a limited basis in the future. Mr. Prince said he wanted to clarify what Mr. Hixenbaugh was eluding to regarding not having a plan for the property. He went to say when Capital Improvement Plan was developed in 2014 which listed all projects with unspecified listing but of a constant property acquisition of unknown properties as they

would become available for this specific reason. Mr. Prince agreed with Mr. Hixenbaugh, this they might want to acquire at some point in time in different parts of downtown. He continued to say the difference with the Mishawka Avenue property was its location, located adjacent to Central Park with a high likelihood if the city demolished the property for adaptive reuse. Mr. Prince said they believed the property had a wonderful opportunity to redevelop, market it, and it could be come residential or incorporated in to the park. He mentioned the park board discussing adding a skate park at some point in time. Mr. Prince stated there were a number of possibilities, they believed it was beneficial across the board even though they did not have an exact plan at this time. He continued to say in 2014 there was a line item in the Capital Plan for this type of occurrence to happen, they did not know what properties would become available, but they wanted to have the line item listed to deal with it. Mr. Prince also mentioned the Redevelopment Commission established priorities every year, which were presented and copied to the council. He said in there was a line item for blighted properties, which the proposed property was specifically included. Mr. Prince said the property was 250, 000 dollars and when looking at the demolition and acquisition cost, which could go to another project, but it wasn't something that would be detrimental to other portions of the budget and the other projects, it was something they currently had budgeted. Mr. Banicki made the comment it seemed they were better off controlling the property rather than not knowing what could go in. Mr. Prince replied that was the admirations thought.

Mr. Mammolenti asked what would happen if the city did not purchase the property at this time. Mr. Prince explained if the city did not buy it the owner would hire a commercial realtor to list the property for sale to anyone. He continued to say due to it being an estate and the owner was looking to get out of it, they were not going to be scrupulous in terms of who they had and what went in. Mr. Prince continued to say essentially if they get a certain number that meets their needs, it would go in. He explained if the property did not sell, they would have two potential options; one they could come back to offer it to the city or they could stop paying the taxes and the property would go for tax sale. Mr. Prince said their fear was the property could sit for years and continue to go down and be detrimental to other redevelopment efforts happening in the area. He said their goal was to get rid of the building before it got really bad. Mr. Mammolenti asked was the property taxes current. Mr. Prince said he did not know, he assumed they were. Mr. Mammolenti also asked did Mr. Prince foresee an investor buying the property to build from the ground up or someone buying the property to retro fit it. Mr. Prince said developers had to have a lot vision to take that type of role, they wanted a clear site with utilities available and zoning in place. He went on to say it could happen but it was highly unlikely.

Mr. Compton asked for examples of small properties like the proposed the city acquired in the past, somewhat speculatively. Mr. Prince said a good example was the little area on Spring Street across from the Jesus parking lot, it was now being proposed to be a law office with a development agreement. He said the city purchased the property and raised by a willing seller. Mr. Prince said the goal of the Redevelopment Commission was to redevelop and change the character of the proposed property on Mishawaka Avenue. He mentioned when they were in the acquisition process where River Rock now sits, there use to be the adult book store, a bar, and car lot; it was the text book example of systematically acquiring property to overall change the character and nature of development in the area.

Mrs. Voelker made the comment the development going in on Mishawaka Avenue was wonderful. She said she could see this location had some potential to be something great.

Mr. Bellovich asked for the history of the building. Mr. Prince said he did not know the history of the building. He said he did know there was an Optometrist who owned the building for three decades and his daughter also had her practice there as a chiropractor until she passed away.

Ms. Petko Reisdorf questioned the size of the property. Mr. Prince said he did not have the exact size of the property but guessing by the ariel view it may be 90 by 200. Mr. Tanner added it was .25 acres.

Mr. Mammolenti expressed his thoughts of the city purchasing a property for 250,000 dollars on a property they were somewhat unsure of which they say they have done in the past. He continued to say during some difficult financial time the city may lie ahead, however there was the process they have transformed the downtown, which he was impressed with. He said his internal battle was trusting the process that has happened and was it worth the 250,000 dollars. Mr. Prince added when they thought of the vision that had to go into place to acquire the adult book store for the cost 275,000 dollars for a sliver of property they wanted to get rid of and once they added the bar and the car lot, the city probably paid 800,000 into the acquisition. Mr. Prince said if they did not acquire the property they could only imagine where they would be today compared to how far they came now. He said they were asking the council to have that type of vision. Mr. Prince said he could not say what was going to happen, nothing may not happen for 10 years on the property, but they believed it was an improvement through subtraction.

Mr. Tanner thanked Mr. Prince for providing as much information in this process. He said as he mentioned before he did not envision the 209 Mishawaka Avenue property being a blighted property giving the exterior appearance as it stands but clearly the disrepair in the interior lends to believe if left alone it would go further to disrepair. Mr. Tanner also expressed he agreed with all other comments expressed from his colleagues. He continued to say if not for this location and if not for this exact circumstance, he would vote no for the proposed, but he felt it was the perfect world wind for opportunities and circumstance to be in favor of this redevelopment.

Mr. Hixenbaugh expressed there has been many valuable points made from both his colleagues and Mr. Prince. He continued to say as a lawyer he was balanced on reviewing things on a case by case basis and it required the specific plan in place, otherwise they should of made some blanket acquisitions of properties which would then identify all blighted to be added to the list. Mr. Hixenbaugh expressed he absolutely supported the acquisition for the Ironworks parcel, but he did not believe a compelling case was made for Mishawaka Avenue. He went on to say with his intention to vote against the proposed resolution but with the hope of understanding it was not a vote of no confidence in Mr. Prince or lack of confidence in the vision. Mr. Hixenbaugh said he looked forward to the Ironworks acquisition and looked forward to it being used for the best interest of the community.

Question was called for at 7:40 P.M. for **RESOLUTION NO. 2019-24** **Vote: Motion passed (summary: Yes = 8, No = 1, Abstain = 0).**

**Yes: Mrs. Voelker, Mr. Compton, Mr. Tanner, Mr. Mammolenti, Mr. Banicki, Mrs. Petko Reisdorf, Mr. Bellovich, Mr. Emmons.**
**No: Mr. Hixenbaugh.**

Clerk Block read the following proposed ordinances by title and were opened for public hearing.

**PROPOSED ORDINANCE NO. 2019-21**

**AN ORDINANCE FIXING THE SALARIES**
**OF CERTAIN ELECTED OFFICIALS OF THE CITY OF MISHAWAKA**
**FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2020**
**(**Elected Officials Salary Ord)
(Assigned to the Budget and Finance Committee)

Mr. Compton made a motion to continue public hearing for **PROPOSED ORDINANCE NO. 2019-21** until the next meeting on October 21, 2019 same upon a second by Mr. Banicki motion carried.

**PROPOSED ORDINANCE NO. 2019-22**

**AN ORDINANCE THE 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, 2020.**
(City Employee Salary Ord)
(Assigned to the Budget and Finance Committee)

Mr. Compton made a motion to continue public hearing for **PROPOSED ORDINANCE NO. 2019-22** until the next meeting on October 21, 2019 same upon a second by Mr. Banicki motion carried.

**PROPOSED ORDINANCE NO. 2019-23**

**Civil City Budget 2020**
(Assigned to Budget and Finance Committee)
**FINAL ADOPTION**

Mr. Compton made a motion to continue public hearing for **PROPOSED ORDINANCE NO. 2019-23** until the next meeting on October 21, 2019 same upon a second by Mr. Banicki motion carried.

## PROPOSED ORDINANCE NO. 2019-24

**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.**
(Amd PUD to allow microblading as permitted use at 239 W. University)
(Assigned to the Land Use Planning Committee)

Mr. Banicki reported the Land Use Planning Committee recommended this proposed ordinance should be adopted. This is signed by the entire committee upon a second by Mr. Banicki motion carried.

Kelley Reynolds, owner of Blown Away Blow Dry Bar, Inc. on 239 W. University Dr. said she was requesting to add microblading to her salon.

Mr. Mammolenti questioned how many artists would perform the microblading. Ms. Reynolds replied one.

Mrs. Voelker asked has the one employee gone through the appropriate training to receive all of the require licensing. Ms. Reynolds replied yes. She said the Health Department would come in after zoning was approved.

Question was called for at 7:46 P.M. for **PROPOSED ORDINANCE NO. 2019-24** **Vote: Motion carried by unanimous roll call vote (summary: Yes = 9).**
**Yes: Mrs. Voelker, Mr. Compton, Mr. Tanner, Mr. Mammolenti, Mr. Banicki, Mrs. Petko Reisdorf, Mr. Bellovich, Mr. Hixenbaugh, Mr. Emmons.**

Mr. Tanner made a motion to add **PROPOSED ORDINANCE NO. 2019-25** for first reading same upon a second by Mr. Banicki motion carried.

## PROPOSED ORDINANCE NO. 2019-25

**AN ORDINANCE AMENDING THE MUNICIPAL CODE OF THE CITY OF MISHAWAKA, INDIANA CONCERNING THE PREVENTION OF CONTRACTOR TAX FRAUD**
(Assigned to the Public Health and Safety Committee)

Mr. Tanner made a motion to table **PROPOSED ORDINANCE NO. 2019-25** indefinitely same upon a second by Mr. Compton motion carried.

## NEW BUSINESS

Mr. Tanner announced “The Oaks” Neighborhood meeting would be at 7:00pm at Battell Center on October 10, 2019. The speaker would be Sheriff Redman and Bruno talking about Sexual Offenders Registry.

**ADJOURNMENT 7:48 P.M.**

| | |
|---|---|
| Deborah S. Block /s/ | Dale “Woody” Emmons /s/ |
| Deborah S. Block, IAMC, MMC, City Clerk | Dale “Woody” Emmons, President |

# City of Mishawaka

**DAVID A. WOOD, MAYOR** **DEPARTMENT OF CITY PLANNING**

October 14, 2019

Honorable Members of the Common Council
City of Mishawaka, Indiana

RE: Board of Zoning Appeals Recommendation
October 8, 2019, Public Hearing

Honorable Members:

A regular meeting of the Mishawaka Board of Zoning Appeals was held on the above referenced date at which time the following Use Variance was considered:

**APPEAL #19-47** An appeal submitted by James and Julie Schmidt requesting a Use Variance for **623 East Fourth Street** to allow tailoring and alterations in the small detached building (formerly beauty salon).

The Board, with a vote of 4-1, recommended approval.

Respectfully,

Kari Myers

Kari Myers, Administrative Planner
Secretary, Board of Zoning Appeals

cc: Matt Vukovich

City Hall, 600 East Third Street, Mishawaka, IN 46544-2241 (574) 258-1625 FAX (574) 968-6999
E-mail planning @ Mishawaka.in.gov

# REVISED STAFF REPORT

Location: 623 E Fourth

Date: October 8, 2018

Appeal: 19 47

Prepared By: CH

## GENERAL INFORMATION

| | |
|---|---|
| Applicant: | James and Julie Schmidt/Matt Vukovich (Matt Buys Indiana Home) |
| Status: | Property Owner/Land Contract Buyer |
| Request: | Use variance to allow an tailor/alteration shop in R-1 Single Family Residential District. |
| Zoning Classification: | R-1 Single Family Residential |
| Lot Size: | 22′ x 22′ |
| Applicable Regulations: | Section 137-42 / (5) Board of Zoning Appeals – Developmental Variance; Section 137-165 / R-1 District - Uses |

## SPECIAL INFORMATION

| | | |
|---|---|---|
| Area Development Pattern: | North: | R-1 Single Family Residential & R-2 Two-Family Residential |
| | South: | R-1 Single Family Residential |
| | East: | R-1 Single Family Residential |
| | West: | R-1 Single Family Residential |
| Thoroughfare: | Fourth Street | |
| School District: | School City of Mishawaka | |
| Township: | Penn | |
| Public Utilities: | All utilities are available and existing to the site. | |
| Comprehensive Plan: | Low Density Residential | |

## ANALYSIS

The Appellant is requesting a use variance to allow tailor/alternation shop in the R-1 Single Family Residential District.

The building was built in 1925, according to tax records. In 1977, ordinance 2094 allowed a two-chair beauty shop. The building has been vacant and the property manager has had a hard time filling it as a salon. There is interest to use the building for a tailor/alteration shop.

A Use Variance was requested to allow the specific use of tailor/alteration shop in order to allow the continuation of a business without opening up the site to more intense uses that would be allowed in a commercial zoning.

The building is not set up to be a residential dwelling because there is no kitchen and not a full bathroom. The building sits on the same lot with another single family home, which also precludes it from becoming a dwelling without zoning action, subdivision, and/or variances.

*Since it is still zoned R-1 Single Family Residential, only a one square foot sign would be allowed. When it was a hair salon, there has been a sign there in the past. As a condition of this approval, Staff would recommend one building sign no larger than 10 square feet.*

All pertinent departments reviewed the request and had no comments.

## RECOMMENDATION

The Planning Staff recommends approval of Appeal 19-47 to allow a use variance for a tailor/alternation shop in the R-1 Single Family Residential District at 623 E Fourth St, *including one building sign no larger than 10 square feet.* This recommendation is based upon the following findings of fact:

1. Approval will not be injurious to the public health, safety, morals and general welfare of the community because no physical changes are being made to the property;

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because the property has been used as a similarly low intensity business for many years, without any problems that we know of;

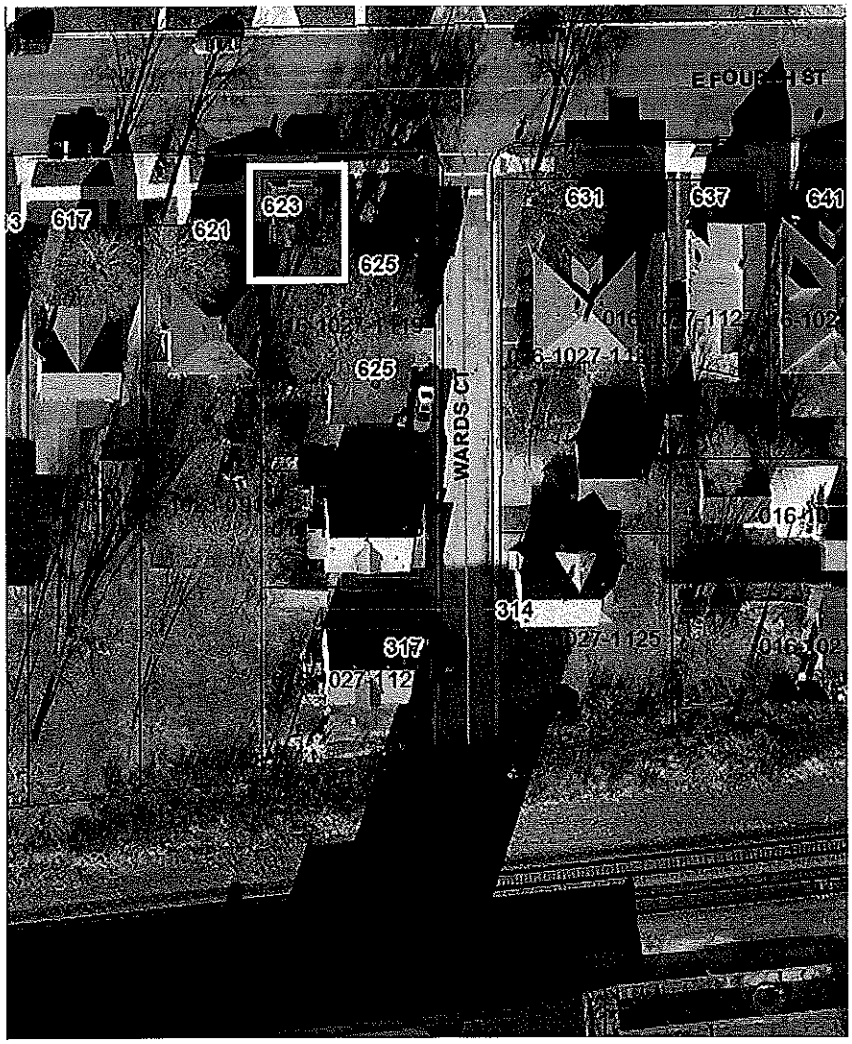
3. The need for the variance arises from some condition peculiar to the property in that the building can only be used as a two-chair beauty shop;

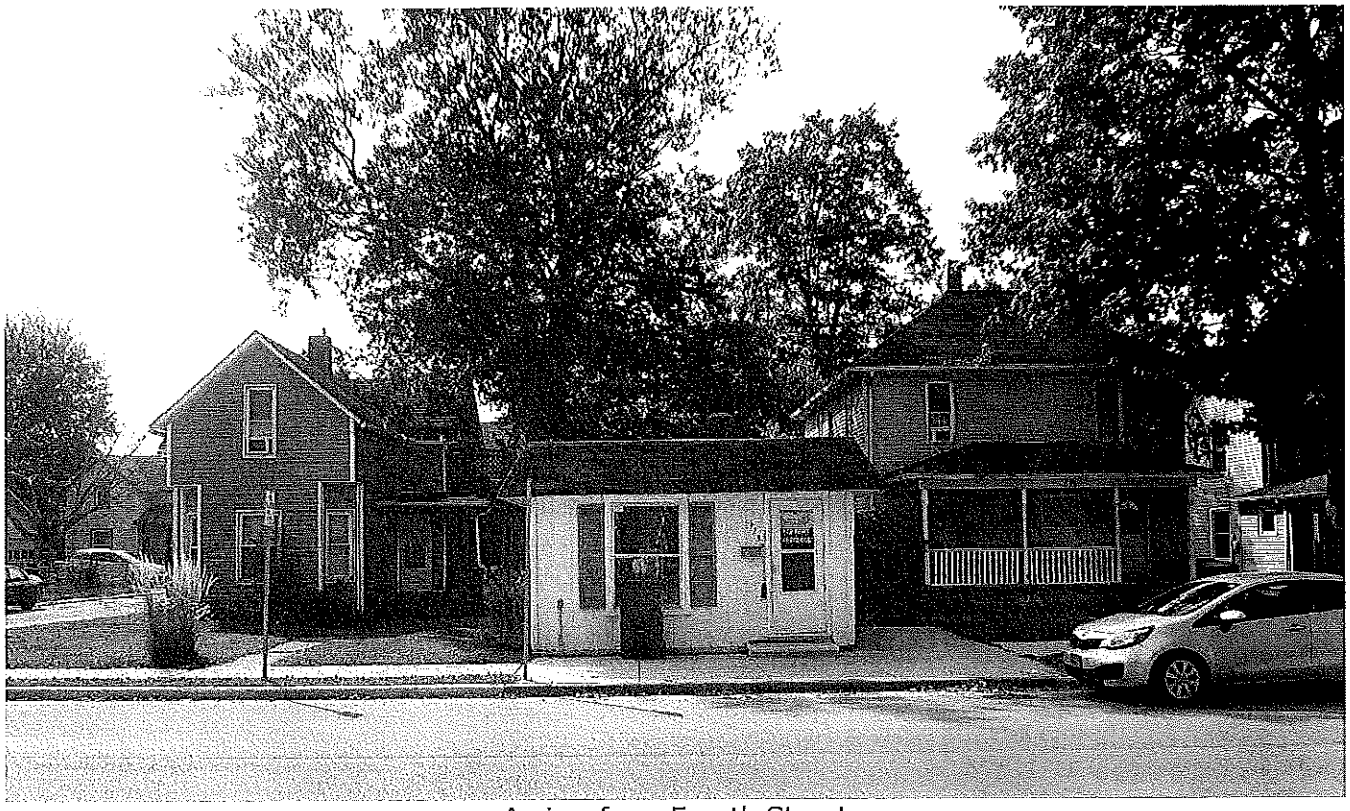
4. Strict application of the terms of this chapter will constitute an unnecessary hardship if applied to the property for which the variance is sought because the building has been used as a business since at least 1977 and does not meet the definition of a single-family dwelling;

5. The recommendation is consistent with Comprehensive Plan which indicates low density residential uses for this area.

## ATTACHMENTS

Photographs, Appeal, Site Plan, Location Map





A view from Fourth Street


A view looking East on Fourth Street

# City of Mishawaka

**DAVID A. WOOD, MAYOR** **DEPARTMENT OF CITY PLANNING**

October 14, 2019

Honorable Members of the Common Council
City of Mishawaka, Indiana

RE: Plan Commission Recommendation
October 8, 2019, 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 #19-11** A request submitted by GLC-MAP McKinley Trust, LLC, requesting to rezone **410 West McKinley Avenue** from C-7 Automobile Oriented Restaurant Commercial District to C-4 Automobile Oriented Commercial District.

The Commission, with a vote of 6-0, recommended approval.

**PETITION #19-12** A petition submitted by Szabolcs Szemethy requesting to rezone **935 East Fifth Street** from I-1 Light Industrial District to R-1 Single Family Residential District.

The Commission, with a vote of 6-0, recommended approval.

**PETITION #19-13** A petition submitted by Beacon Health Systems, Inc., requesting to amend the NW Capital and Toll Road Planned Unit Development **(3220 Beacon Parkway, Granger**) to add a helipad as a permitted use.

The Commission, with a vote of 6-0, recommended approval.

**PETITION #19-14** A petition submitted by Beacon Health Systems, Inc., requesting to vacate a 20' strip of right-of-way (former Evergreen Road).

The Commission, with a vote of 6-0, 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,

Kari Myers

Kari Myers, Administrative Planner
Secretary, Mishawaka Plan Commission

cc: Brian McMorrow
Szabolcs Szemethy
Phil Panzica

City Hall, 600 East Third Street, Mishawaka, IN 46544-2241 (574) 258-1625 FAX (574) 968-6999
E-mail planning @ Mishawaka.in.gov

# STAFF REPORT

Location: 410 W. McKinley Avenue - Northwest corner of Grape Rd. & W. McKinley Ave. – Existing Rally's Drive-Thru Restaurant

Date: October 8, 2018

Petition: 19- 11

Prepared By: DJS

## GENERAL INFORMATION

| | |
|---|---|
| Applicant: | GLC-Map McKinley Trust LLC / Wyant Properties LLC |
| Status: | Property Owner / Contingent Purchaser |
| Request: | To rezone from C-7 Automobile Oriented Restaurant Commercial District to C-4 Automobile Oriented Commercial District to allow for the construction of a car wash facility |
| Zoning Classification: | C-7 Automobile Oriented Restaurant Commercial |
| Lot Size: | 1.76 acres being a part of an approximate 14 acre parent parcel – (Area to be rezoned is not a separate parcel or subdivided lot) |
| 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 (Multi-Tenant Commercial Shopping Center / Vacant (Former K-Mart) & Big Lots) |
| | South: | C-1 General Commercial (Bank / MutualBank & Multi-Tenant Commercial Building / Armed Forces Career Center & Northern Indiana MCH Network) |
| | East: | C-1 General Commercial (Veterinary / Animal Emergency Clinic) & S-2 Planned Unit Development (Multi-Tenant Office Building - Bank / PNC Financial Services Group & Insurance / The Sanders Agency Inc.) |
| | West: | C-4 Automobile Oriented Commercial (Automobile Sales – Rite Way Cars) |

| | |
|---|---|
| Thoroughfare: | W. McKinley Avenue & Grape Road |
| School District: | School City of Mishawaka |
| Township: | Penn |
| Public Utilities: | All utilities are available and will be connected to/throughout the site at the expense of the developer. |
| Comprehensive Plan: | General Commercial (Downtown Retail Sales & Shopping Centers) |

## ANALYSIS

The Petitioners, GLC-Map McKinley Trust LLC and Wyant Properties LLC, are requesting to rezone property at the northwest corner of W. McKinley Avenue and Grape Road from C-7 Automobile Oriented Restaurant Commercial to C-4 Automobile Oriented Commercial to allow for the construction of a car wash facility. The facility was originally proposed to be located north of the BW3's restaurant on Grape Road. The rezoning petition for this location (Petition 18-21) was denied by the Common Council.

The 1.76 acre area is part of an approximate 14 acre parent parcel (Tax Parcel 016-2058-1939.12) developed as a multi-tenant commercial center and recently rebranded as McKinley Commons. The rezoning limits to the west and east do not follow the existing parcel boundary. If the property is proposed to be separately owned, a subdivision plat is required to establish a legal lot of record. Adjacent land uses include a vacant commercial space and Big Lots to the north; Rite Way Cars to the west; MutualBank and a multi-tenant commercial building to the south; and the Animal Emergency Clinic, PNC Bank, and The Sanders Agency Inc. to the east.

In 1989, the property was rezoned from C-2 Shopping Center Commercial to C-7 Automobile Oriented Restaurant Commercial to allow a Rally's Drive-In restaurant. Until this time, the site was an undeveloped commercial outlot. Existing improvements include a 750 sq. ft. one-story building, parking lot, and common access drives to the north and west. With the proposed redevelopment of the site, all improvements will be razed with modifications to the existing access drives.

Per the preliminary site plan, the contingent owner is proposing to construct a two-story 4,816 sq. ft. automatic car wash facility, a parking lot with spaces for employee and customer self-service vacuuming, and other required infrastructure (utilities, a stormwater collection system, etc.). Access to the site will be via common drives to the north and west. The current access along Grape Road will be modified and shifted to the north. This access will remain as right-in/right-out only. The width of the current access drive to the west is proposed to be narrowed from 50' to approximately 24'. This access will continue to permit unrestricted turning movements to and from W. McKinley Avenue. 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.

In order to address Staff concerns regarding a dead-end parking area, as shown on the preliminary site plan, a revised hand-drawn plan has been submitted. This plan, as attached, shows the proposed parking area shifted to the east side of the property with the car wash facility being more centrally located. Customers will only be allowed to enter the site and parking area through automatic car wash. The self-service vacuum spaces are only available to paying customers. As a result, entry into the parking area from the access drive to the north will not be permitted.

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 a variances are required for the parking lot pavement setback, number of parking spaces, landscaping or any other development regulations, 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. If the proposed materials and/or colors are not compliant with the City's design requirements, a Design Review waiver will be required.

Since the property is currently zoned for general commercial and drive-thru restaurant uses and located along the McKinley Avenue and Grape Road commercial corridors, the Staff supports the request for rezoning. The proposed automatic carwash facility is not out of character and is compatible with the

existing adjacent land uses. Furthermore, the proposed use is consistent with the recommended use per the comprehensive plan.

The Building, Fire, 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. The sanitary sewer and water shall be master planned for the proposed car wash facility and the anticipated outlot/restaurant development to the north from the newly extended utilities along Grape Road.
2. Regardless if a water recycling system is proposed for the car wash, the sewer permit shall account for full daily water usage (gpd).

The Electric Department commented that any relocation of electric facilities will be at the owner's or developer's expense.

## RECOMMENDATION

Staff recommends Petition 19-11 to rezone a 1.76 acre area at the northwest corner of W. McKinley Avenue and Grape Road (410 W. McKinley Avenue) from C-7 Automobile Oriented Restaurant Commercial to C-4 Automobile Oriented Commercial for a proposed carwash facility be forwarded to the Common Council with a **favorable** recommendation. This recommendation is based on the following findings of fact:

1. Existing Conditions – The subject property consists of a drive-thru restaurant and is located along McKinley Avenue and Grape Road. These roads are highly travelled commercial corridors providing major east-west and north-south access through the City. Adjacent land uses include a multi-tenant commercial shopping center to the north, an automobile sales business to the west, a bank and multi-tenant commercial building to the south across W. McKinley Avenue, and an emergency animal hospital, bank, and insurance agency to the east across Grape Road.

2. Character of Buildings – The character of the buildings in the area are predominantly single and multi-tenant commercial.

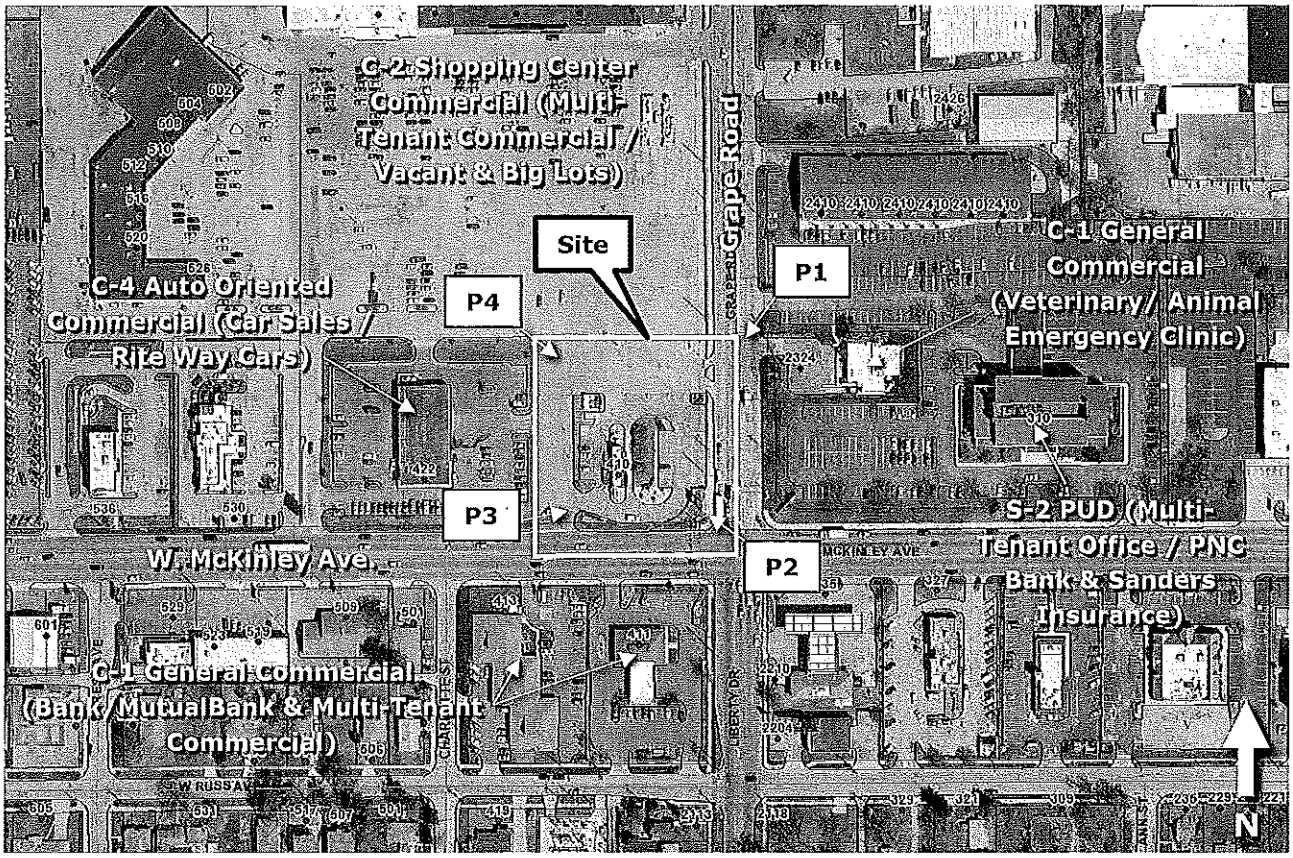
3. The most desirable/highest and best use – Because of the parcel's location and existing commercial development along McKinley Avenue and Grape Road, the most desirable use of the property is commercial.

4. Conservation of property values – The proposed rezoning should not be injurious to property values in the area. The proposed carwash facility and other permitted C-4 Auto Oriented Commercial uses are compatible with the adjacent existing uses.

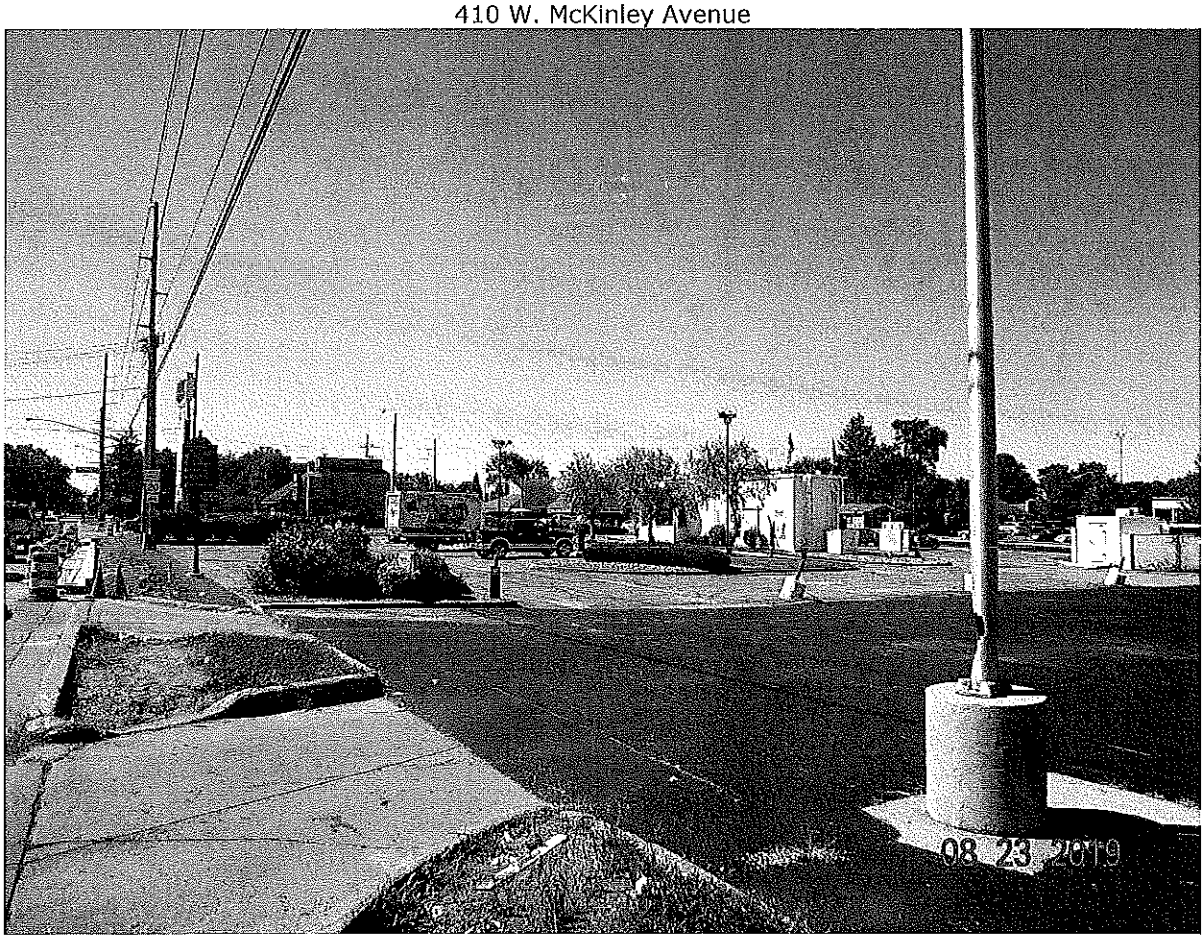
5. Comprehensive Plan – The 2000 Mishawaka Comprehensive Plan, created in 1990, guided general commercial development within this property. The proposal is consistent with the Comprehensive Plan.

## ATTACHMENTS

Aerial Photograph, Site Photographs, Petition, Location Map, Preliminary Site Plan, Revised Hand-Drawn Plan, and Conceptual Building Elevations

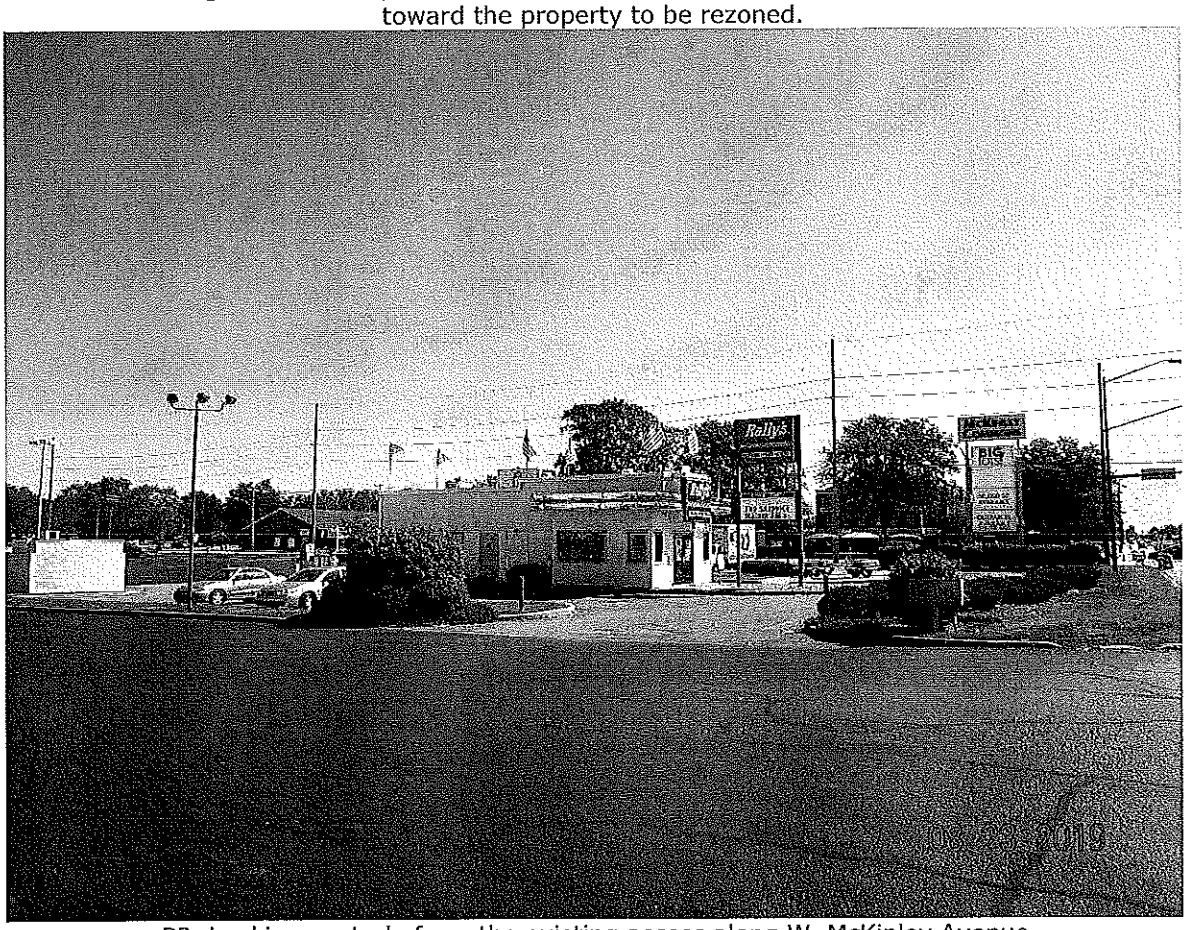



Aerial Photograph
Northwest Corner of W. McKinley Avenue and Grape Road
410 W. McKinley Avenue

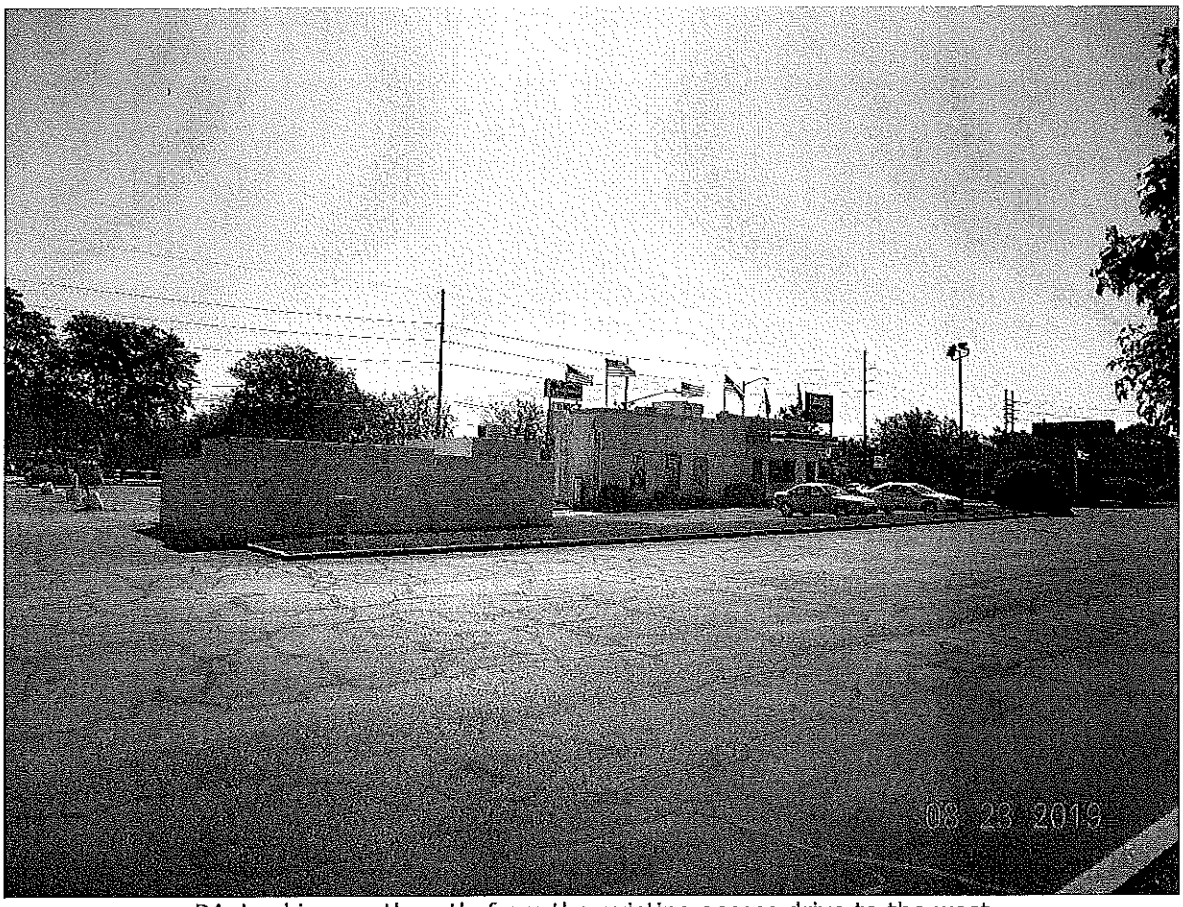



P1. Looking southwesterly from Grape Road & the existing access toward the property to be rezoned.


P2. Looking northwesterly from the W. McKinley Avenue and Grape Road intersection toward the property to be rezoned.




P3. Looking easterly from the existing access along W. McKinley Avenue toward the parcel to be rezoned.




P4. Looking southeastly from the existing access drive to the west toward the property to be rezoned.

# STAFF REPORT

Location: 935 E Fifth St

Date: October 8, 2019

Petition: 19 12

Prepared By: CH

## GENERAL INFORMATION

| | |
|---|---|
| Applicant: | Szabolic Szemethy |
| Status: | Property Owner |
| Request: | Rezone from I-1 Light Industrial District to R-1 Single Family Residential District |
| Zoning Classification: | I-1 Light Industrial District |
| Lot Size: | 50' x 115' |
| 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: | R-1 Single Family Residential District |
| | East: | I-1 Light Industrial |
| | West: | R-1 Single Family Residential District |
| Thoroughfare: | Fifth Street & Merrifield Ave | |
| School District: | School City of Mishawaka | |
| Public Utilities: | Available and Existing | |
| Comprehensive Plan: | Low Density Residential | |

## ANALYSIS

The Petitioner is requesting to rezone 935 E Fifth Street from I-1 Light Industrial District to R-1 Single Family Residential District. The property is located on the south side of Fifth Street, between Merrifield Ave and East St. The zoning in this stretch is a mixture of residential and industrial, as are the uses, but not necessarily matching. Lots 54, 55, 56, 58, 59, 60, 61, 62, 63, 73, 74 and 75 in Ward's Second Addition were rezoned from I-1 Light Industrial District to R-1 Single Family Residential in 1993. The property before you now is Lot 72.

At a recent Board of Zoning Appeals meeting regarding another property in this block, neighbors complained about residential uses in industrial buildings. Staff reached out to those owners. It was confirmed this property was being used as a residence and would like to continue, so they are proceeding with the rezoning process.

The building was built in 1988 for personal storage. The current owner had been operating a surgical instrument repair business in the building, when personal challenges, like a divorce, illness and eventual disability left him no other option but to live in the building. He has lived here since 1992, but did not own the property until the beginning of this year. He had a land contract with the previous owner since 2011. Mishawaka Utilities confirms water, sewer and electricity have been provided since 1992.

Pertinent City Departments reviewed and approved the request. The Building Department and Fire Department have both inspected the home and find it to meet residential requirements.

## RECOMMENDATION

The Planning Department recommends **approval** of Petition #19-12 to rezone 935 E Fifth to R-1 Single Family Residential District. This recommendation is based upon the following findings of fact:

1. Many of the properties in the immediate vicinity are residential in use. The owner's testimony and Mishawaka Utility records support its historic use as a single-family dwelling;

2. The use and value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner because as a single-family home, there will be less impact to the neighborhood, than if it were to be used as an industrial building again;

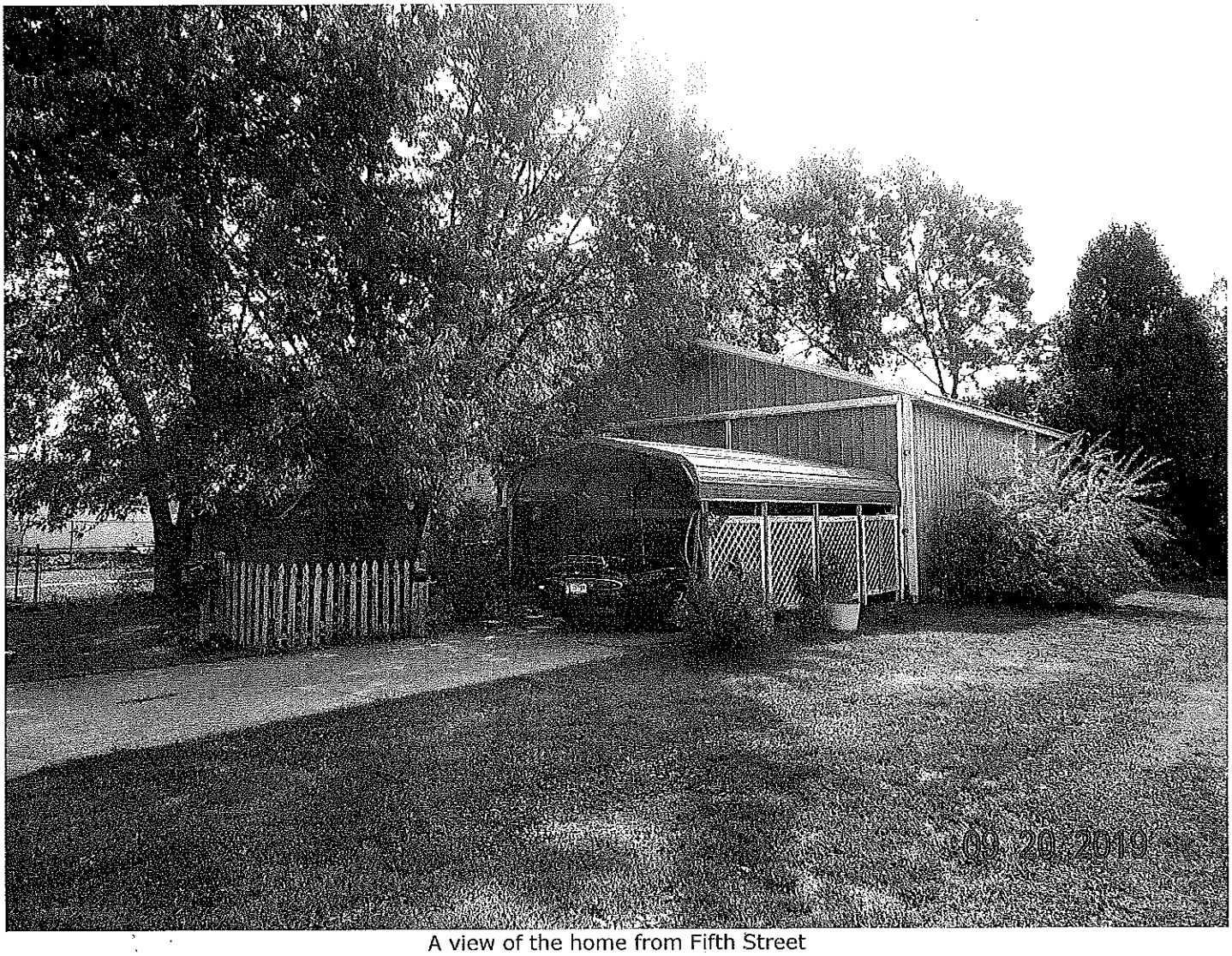
3. Because the parcel is located in an area of residential properties, the rezoning to R-1 Single-Family Residential is a desirable use for this property;

4. As opposed to the range of potential development that could occur with the current industrial zoning, rezoning this parcel 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 will allow the property owner to use it as any other single-family home; and,

5. The City's Comprehensive Plan identifies the area low density residential, which is consistent with the use for the past 30 years.

## ATTACHMENTS

AERIAL, PHOTOGRAPH, PETITION, LOCATION MAP



A view of the home from Fifth Street

# STAFF REPORT

Location: 3204 & 3220 Beacon Parkway - Lot 2 of Beacon Parkway Health Subdivision

Date: October 8, 2019

Petition: 19- 13

Prepared By: DJS

## GENERAL INFORMATION

| | |
|---|---|
| Applicant: | Beacon Health System Inc. / Panzica Architecture Group |
| Status: | Property Owner / Consultant |
| Request: | Amend the Walker and Northwest Capital – Toll Road Planned Unit Developments to allow a heliport as a permitted accessory use for a hospital |
| Zoning Classification: | S-2 Planned Unit Development |
| Lot Size: | 16.17 acres |
| Applicable Regulations: | Section 137-671 to 137-679 / S-2 Planned Unit Development District & Section 137-41 / Amendment to Zoning Ordinance & Zoning Map |

## SPECIAL INFORMATION

| | | |
|---|---|---|
| Area Development Pattern: | North: | Unincorporated St. Joseph County (Commercial / Multi-tenant Strip Center), S-2 Planned Unit Development (Vacant / Annexed per Ord. 5624 & Permitted for commercial uses per Ord. 5620AA) & Capital Avenue |
| | South: | S-2 Planned Unit Development (Health & Fitness Facility / Beacon Health & Fitness & Vacant / Undeveloped outlots permitted for commercial uses per Ord. 5620AA) |
| | East: | Unincorporated St. Joseph County (Agricultural / Undeveloped Land & Single-Family Residential), Capital Avenue & an Indiana Toll Road entrance |
| | West: | S-2 Planned Unit Development (Agricultural / C-1 General Commercial & C-2 Shopping Center Commercial Uses) |
| Thoroughfare: | Capital Avenue & Beacon Parkway | |
| School District: | Penn-Harris-Madison | |
| Township: | Harris | |
| Public Utilities: | All utilities are available and have been extended to/throughout the site at the developer's/owner's expense. | |
| Comprehensive Plan: | Not specifically identified in the Mishawaka 2000 Comprehensive Plan. The Capital Avenue Land Use Plan jointly prepared by St. Joseph County and the City of Mishawaka identifies this parcel as an area for Commercial Growth. | |

## ANALYSIS

The Petitioner, Beacon Health System Inc., is requesting to amend a part of the Walker and Northwest Capital – Toll Road Planned Unit Developments to allow a heliport as a permitted accessory use for a hospital. Both PUDs, which are located along Beacon Parkway west of Capital Avenue, were amended in 2018 (Petition 18-18 / Ord. 5620AA). The prior amendment expanded the permitted uses to include a hospital, medical related uses, retail, and restaurants with a drive-thru, and modified the development standards. The amendment being requested is only applicable to Lot 2 of Beacon Health Subdivision (Plat 18-19), as attached.

With the prior PUD amendment, the Petitioner did not include a heliport as a permitted accessory use since the need for such a facility was not anticipated. The heliport will provide the ability to transfer patients to specialty hospitals that are located outside of our region. Transfers are not common so use of the heliport will likely be limited. Although the acute care emergency hospital is not a trauma center, the hospital may receive incoming trauma patients from medical evacuation helicopters under certain circumstances, such as local emergencies.

The medical heliport has already been constructed. The on-grade dedicated helicopter take-off and landing pad is approximately 190' northwest of the hospital and 75' from the Capital Road right-of-way meeting all required setbacks. Additionally, the final approach and takeoff, and safety area open lawn areas, as defined and required by the Federal Aviation Administration, are fully within the boundaries of the property.

Staff supports the amendment request for the addition of a heliport. Minimal adverse impact is anticipated since the use will be limited. Furthermore, the property is located within a primarily undeveloped area with single-family residential homes located across Capital Avenue to the northeast. Based upon the plans as submitted and approved by the FAA, the approach and takeoff patterns will not be over the residential properties.

*All other previously approved development standards and conditions of approval per Ordinance 5620AA are applicable.*

All pertinent City Departments have reviewed and approved the request providing no comments.

## RECOMMENDATION

Staff recommends approval of Petition 19-13 to amend part of the Walker and Northwest Capital – Toll Road Planned Unit Developments to allow a heliport as a permitted accessory use for a hospital.

All other previously approved development standards and conditions of approval per Ordinance 5620AA shall be adhered to.

This recommendation is based upon the following findings of fact:

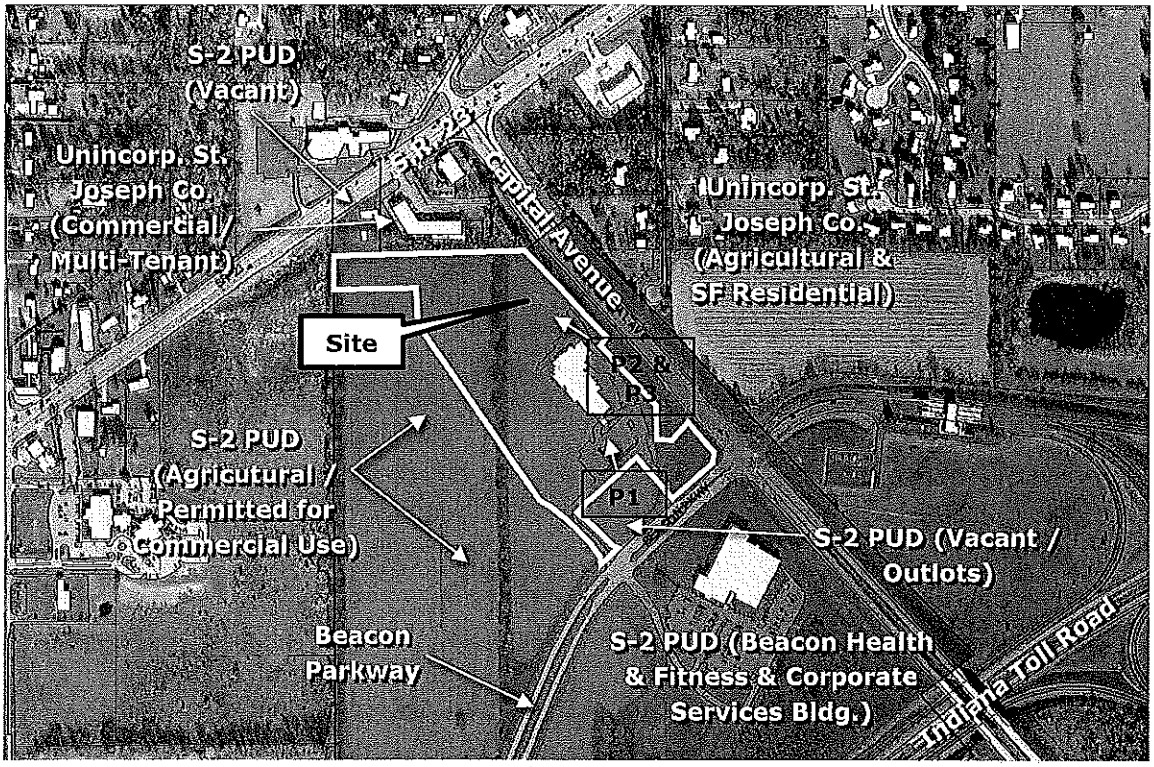
1. Existing Conditions – The subject property, located along Beacon Parkway west of Capital Avenue, is only partially developed with the recently constructed Beacon Granger Hospital. Additional medical related uses, retail, or restaurants are anticipated on the property. Adjacent land uses include a multi-tenant commercial strip center and vacant parcel to the north, agricultural land approved for commercial uses to the west, a health and fitness facility and undeveloped commercial outlots to the south, and agricultural land and single-family residential homes to the east. Although not currently a highly travelled corridor, Beacon Parkway provides a major point of entry in the northern part of City from the Indiana Toll Road. Traffic volumes within the area will likely increase due to the anticipated commercial and residential growth in the northeast part of Mishawaka and Granger.
2. Character of Buildings in Area – There are very few buildings within the immediate area. With the exception of the low-density residential homes to the northeast of Capital Avenue, the three

existing buildings are commercial or office. These buildings include the Beacon Granger Hospital, the Beacon Health & Fitness facility, and the Beacon Corporate Services building currently under construction.

3. The most desirable/highest and best use – Due to the presence of commercial activity in the surrounding area, and the surrounding approved Planned Unit Developments, the most desirable/highest use is commercial.
4. Conservation of property values – The proposed amendment will not be injurious to property values in the surrounding area because use of the heliport will be minimal.
5. Comprehensive Plan – The property is not included within the extents of the Mishawaka 2000 Comprehensive Plan. However, it is within the extents of the Capital Avenue Land Use Plan which identifies recommended land uses for this parcel and area as commercial office and retail, hotel, medical, and research parks. This plan was jointly prepared by St. Joseph County and the City of Mishawaka.

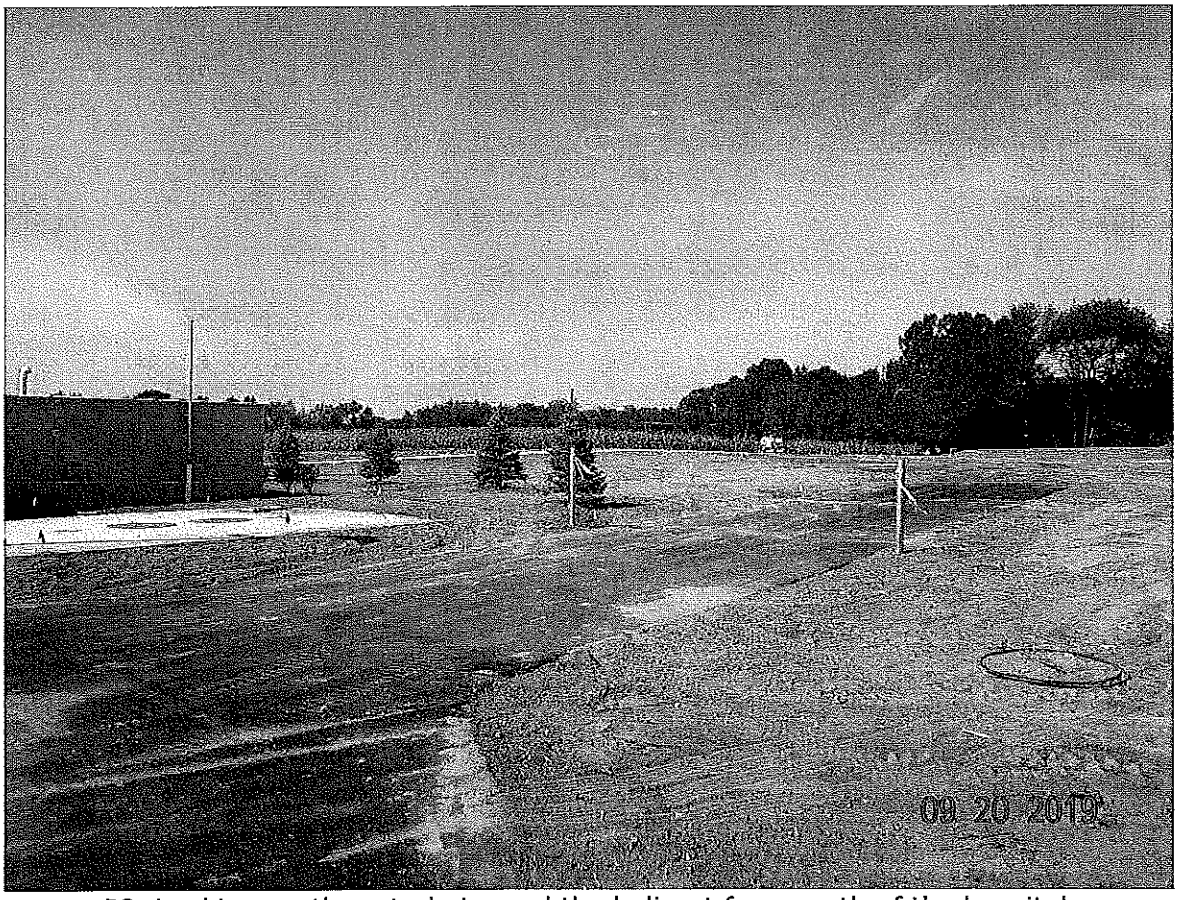
## ATTACHMENTS

Photographs, Petition, Plan, Location Map

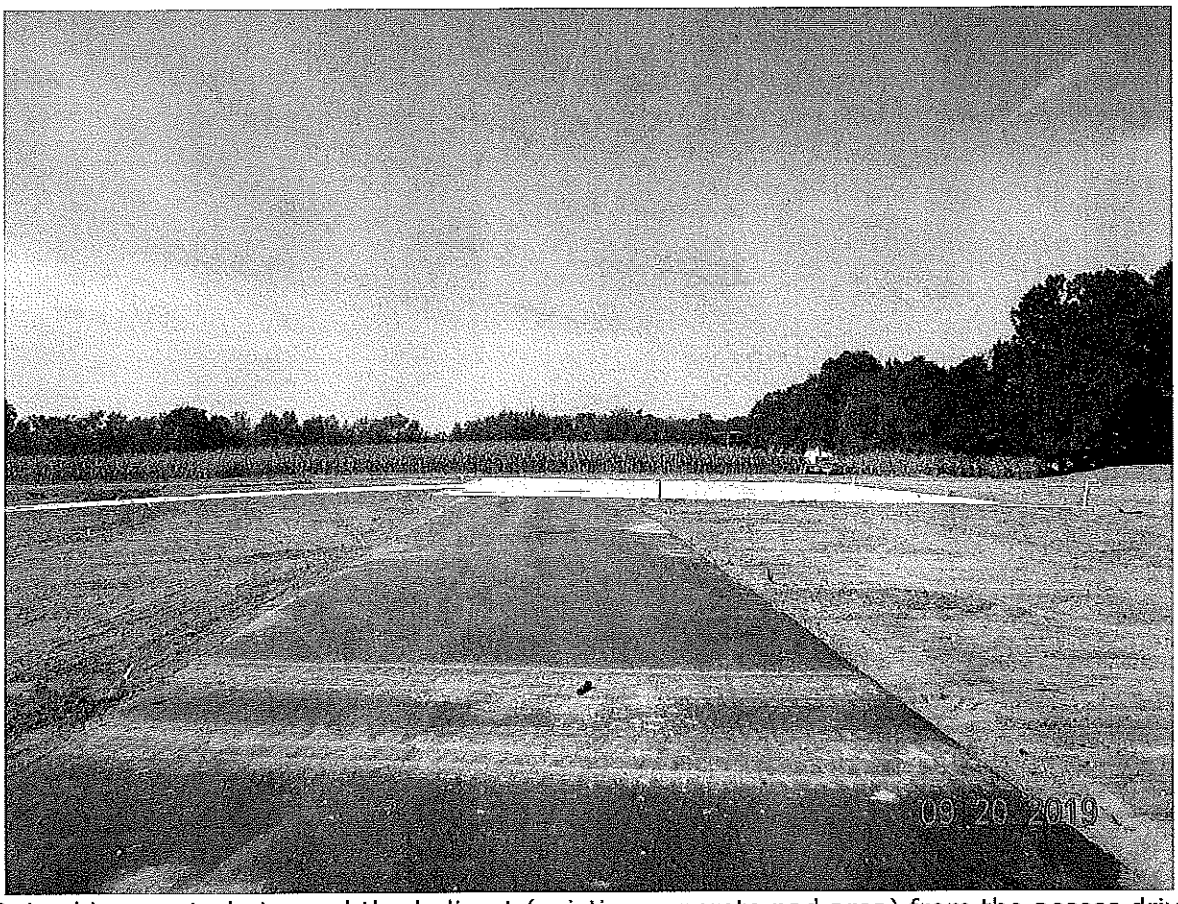



Aerial Photograph
Northwest Corner of Beacon Parkway & Capital Avenue
3204 & 3220 Beacon Parkway – Lot 2 of Beacon Park Health Subdivision


P1. Looking northwesterly toward Beacon Granger Hospital from the parking area to the southeast.




P2. Looking northwesterly toward the heliport from north of the hospital.



P3. Looking westerly toward the heliport (existing concrete pad area) from the access drive.

# STAFF REPORT

Location: Evergreen Road – Unimproved Right-of-Way South of Capital Road, Northwest of Beacon Parkway, and North of the Previously Vacated Evergreen Road (Pet 14-07)

Date: October 8, 2019

Petition: 19-14

Prepared By: DJS

## GENERAL INFORMATION

| | |
|---|---|
| Applicant: | Beacon Health System Inc. & State of Indiana (INDOT) / Panzica Architecture Group |
| Status: | Adjacent Property Owners / Consultant |
| 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 Single Family Residential – Unincorporated St. Joseph County (Vacant/Agricultural) & Capital Avenue
- South: S-2 Planned Unit Development (Hospital / Beacon Granger Hospital) & Previously Vacated Evergreen Road Right-of-Way (Pet 14-07 / Ord. 5443)
- East: S-2 Planned Unit Development (Hospital / Beacon Granger Hospital) being a parcel recently transferred from the St. Joseph County Board of Commissioner's to Beacon Health System Inc. – Instr. #2019-13656)
- West: S-2 Planned Unit Development (Hospital / Beacon Granger Hospital) being a parcel (Tax ID #030-1008-0100.07) owned by the State of Indiana (INDOT)

| | |
|---|---|
| Thoroughfare: | Evergreen Road (Unimproved) |
| School District: | Penn-Harris-Madison |
| Public Utilities: | Public Right-of-Way |
| Comprehensive Plan: | The adjacent property, which was annexed in 2008, is outside the boundaries of the Mishawaka 2000 Comprehensive Plan. The Capital Avenue Land Use Plan jointly prepared by St. Joseph County and the City of Mishawaka identifies this adjacent parcels as an area for Commercial Growth. |

## ANALYSIS

The Petitioner, Beacon Health Systems, Inc., is requesting to vacate a 20' wide x 155' long strip of Evergreen Road located south of Capital Avenue approximately 250 feet northwest of Beacon Parkway. The area to be vacated is unimproved right-of-way.

In 2014, a portion of the Evergreen Road right-of-way to the south was vacated (Petition 14-07 / Ord. 5443) to accommodate future development within the Walker and Northwest Capital and Toll Road Planned Unit Developments. This vacation neglected to include a small strip of prescriptive right-of-way east of a parcel owned by the State of Indiana (INDOT) (Tax ID #030-1008-0100.07) and west of a parcel recently transferred to the petitioner (Commissioner's Deed – Instr. #2019-13656). The area to be vacated is shown on the attached Exhibit Drawing and Location Map as Parcel 2, while the State of Indiana and Beacon Health System Inc. parcels are shown as Parcels 1 and 3, respectively.

Once vacated, the remnant strip of right-of-way will be combined with the adjacent State of Indiana (INDOT) parcel and transferred to the petitioner. All three parcels will become a part of the Granger Beacon Hospital site.

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

The Engineering Department requested that sufficient documentation be provided to ensure that the area to be vacated is public right-of-way.

## RECOMMENDATION

Staff recommends in favor of Petition 19-14 to vacate a 20' x 155' strip of the Evergreen Road right-of-way south of Capital Road approximately 250 feet northwest of Beacon Parkway. 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 for an unimproved and unneeded strip of right-of-way to be combined with the adjacent property.

2) The vacation of the established unimproved right-of-way will not make access to any adjacent property difficult or inconvenient.

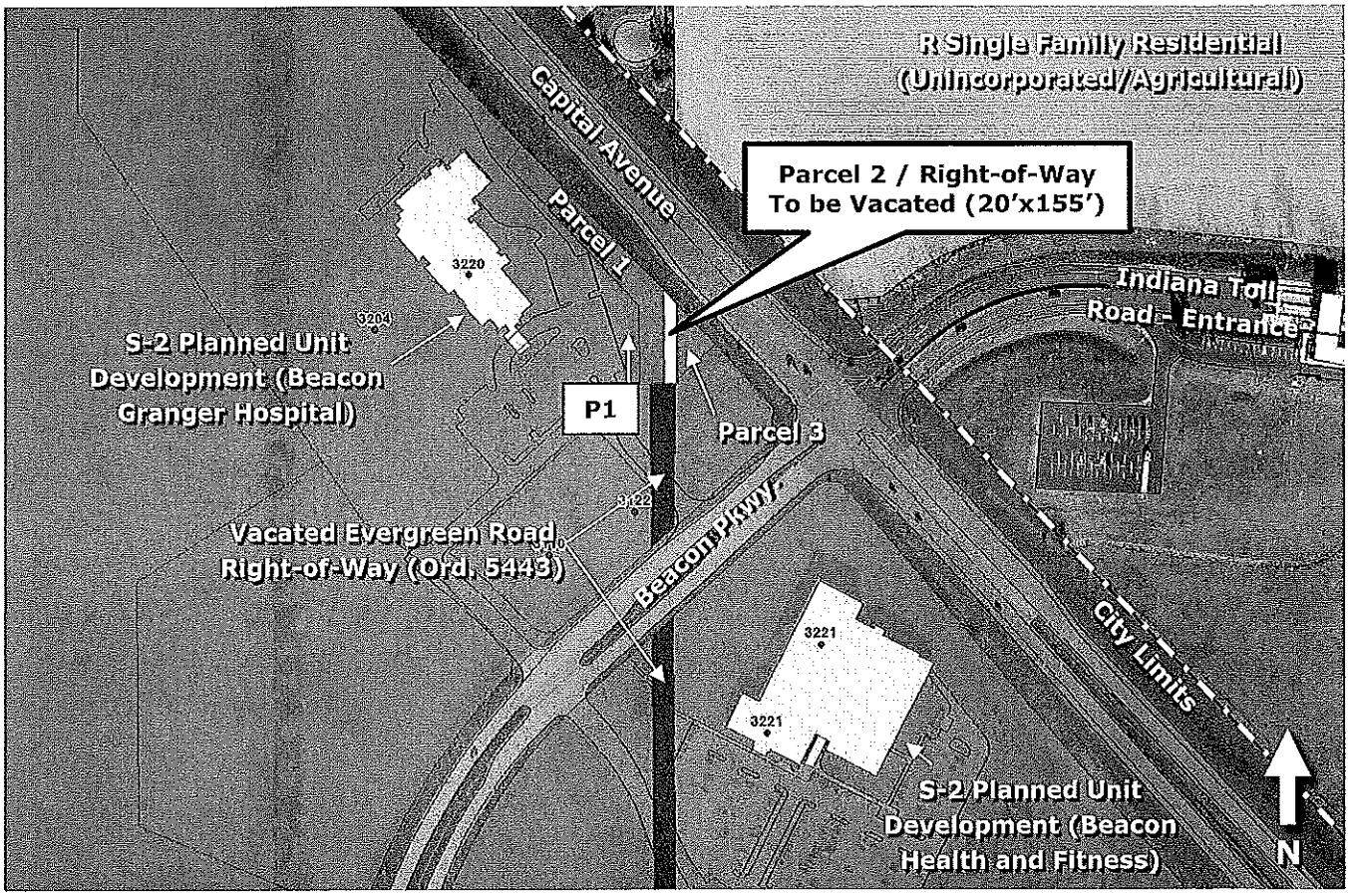
3) The street does not provide access to any church, school, public building or place and thus will not hinder the public's access to any of the aforementioned destination.

4) The proposed vacation will not hinder the use of any public way, utility or place. The existing right-of-way is currently unimproved.

5) This petition is not in specific conflict with the goals, objectives, and policies of the Comprehensive Plan. The adjacent property, which was annexed in 2008, is outside the boundaries of the Mishawaka 2000 Comprehensive Plan.

## ATTACHMENTS

Aerial Photograph of Area to be Vacated, Photo, Petition including an Exhibit Drawing, Location Map




Aerial Photograph
Veteran's Parkway Right-of-Way to be vacated


P1. A view looking northerly toward Capital Avenue west
of the right-of-way to be vacated.

# City of Mishawaka

OFFICE OF THE CITY CLERK Deborah S. Block, IAMC, MMC, City Clerk

## NOTICE OF HEARING

| | |
|---|---|
| **VACATION NO.** | **2019-01** |
| **PETITION NO.** | **2019-14** |
| **DATE of HEARING** | **10-21-2019** |
| **TIME of HEARING** | **7:00PM** |

**A petition has been filed by Beacon Health Systems, Inc**

A part of the Northwest Quarter of Section 23, Township 38 North, Range 3 East Harris Township, St. Joseph County, Indiana being more particularly described as follows: Commencing at the North Quarter corner of said section 23;thence south 00'33'26" East along the west line of the northeast Quarter of said section 23, 2,072.20 feet to the point of beginning; thence north 00'33'26" west along said west line, 154.93 feet; thence south 42'35'06" east, 29.87 feet; thence south of 00'33'26" east parallel with said west line, 132.91 feet; thence south 89'55'22" west, 20.00 feet to the point of beginning, said parcel containing 0.066 acre, more or less, and subject to easements, covenants, and right-of-way of record.
Petitioners further state they are the owners of the property immediately adjacent to the above described right of way.

NOTICE IS HEREBY GIVEN that a regular meeting of the Mishawaka Common Council will be held on October 21, 2019 at 7:00 pm in the Council Chambers, City Hall, 600 East Third Street, Mishawaka, Indiana. A Public hearing will be conducted on a proposed ordinance at which time any interested person may appear, be represented by agent or present in writing any reasons they may have for the granting or denying of a proposed ordinance. You are requested to prepare your case, in detail, and present all evidence relating to this proposed ordinance at the time of scheduled hearing.

Respectfully, Deborah S. Block, IAMC, MMC, City Clerk

pub 10-10-19
sent 10-04-19

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 15 2019

CITY CLERK
MISHAWAKA, IN

1st Reading 10-21-19
2nd Reading
Passed
Failed
Continued To

PETITION 19-11

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2019-30

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:

A PART OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 37 NORTH, RANGE 3 EAST, PENN TOWNSHIP, CITY OF MISHAWAKA, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 290 FEET OF THE SOUTH 290 FEET OF THE SOUTHEAST QUARTER OF SAID SOUTHWEST QUARTER, AND CONTAINING 1.76 ACRES, MORE OR LESS.

COMMON ADDRESS: 410 West McKinley Avenue

which real estate is now classified as C-7 Automobile Oriented Restaurant 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 drive-thru restaurant and is located along McKinley Avenue and Grape Road. These roads are highly travelled commercial corridors providing major east-west and north-south access through the City. Adjacent land uses include a multi-tenant commercial shopping center to the north, an automobile sales business to the

west, a bank and multi-tenant commercial building to the south across W. McKinley Avenue, and an emergency animal hospital, bank, and insurance agency to the east across Grape Road.

2. Character of Buildings – The character of the buildings in the area are predominantly single and multi-tenant commercial.

3. The most desirable/highest and best use – Because of the parcel's location and existing commercial development along McKinley Avenue and Grape Road, the most desirable use of the property is commercial.

4. Conservation of property values – The proposed rezoning should not be injurious to property values in the area. The proposed carwash facility and other permitted C-4 Auto Oriented Commercial uses are compatible with the adjacent existing uses.

5. Comprehensive Plan – The 2000 Mishawaka Comprehensive Plan, created in 1990, guided general commercial development within this property. The proposal 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 _____, 2019, at _____ o'clock ___.M.

_____
Presiding Officer

ATTEST:

_____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2019, at _____ o'clock _____.M.

_____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2019, at _____o'clock ____.M.

_____
David A. Wood, Mayor

PET 19-11

August 20, 2019

RECEIVED
DEBORAH S. BLOCK, MMC

AUG 28 2019

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 *GLC-MAP McKinley Trust, LLC* 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:

***Legal Description:*** *See attached Exhibits "A "and "B"*

***Address:*** *410 West McKinley Avenue, Mishawaka, IN 46545*
***Parcel ID:*** *Portion of 016-2058-193912*

*GLC-MAP McKinley Trust, LLC* owns one hundred (100%) percent of the above described parcel of land which carries a zoning classification of *C-7, Auto-Oriented Restaurant Commercial. Wyant Properties LLC* will own one hundred (100%) percent of the above described parcel of land which carries a zoning classification of *C-7, Auto-Oriented Restaurant Commercial.* Said property is currently occupied by a Rally's Drive-in Restaurant.

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.

Clayton Riney, GLC-MAP McKinley Trust, LLC
Authorized Agent

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

PET 19-11

August 20, 2019

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

***RE: PETITION TO REZONE***

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***Address:*** *410 West McKinley Avenue, Mishawaka, IN 46545*
***Parcel ID:*** *Portion of 016-2058-193912*

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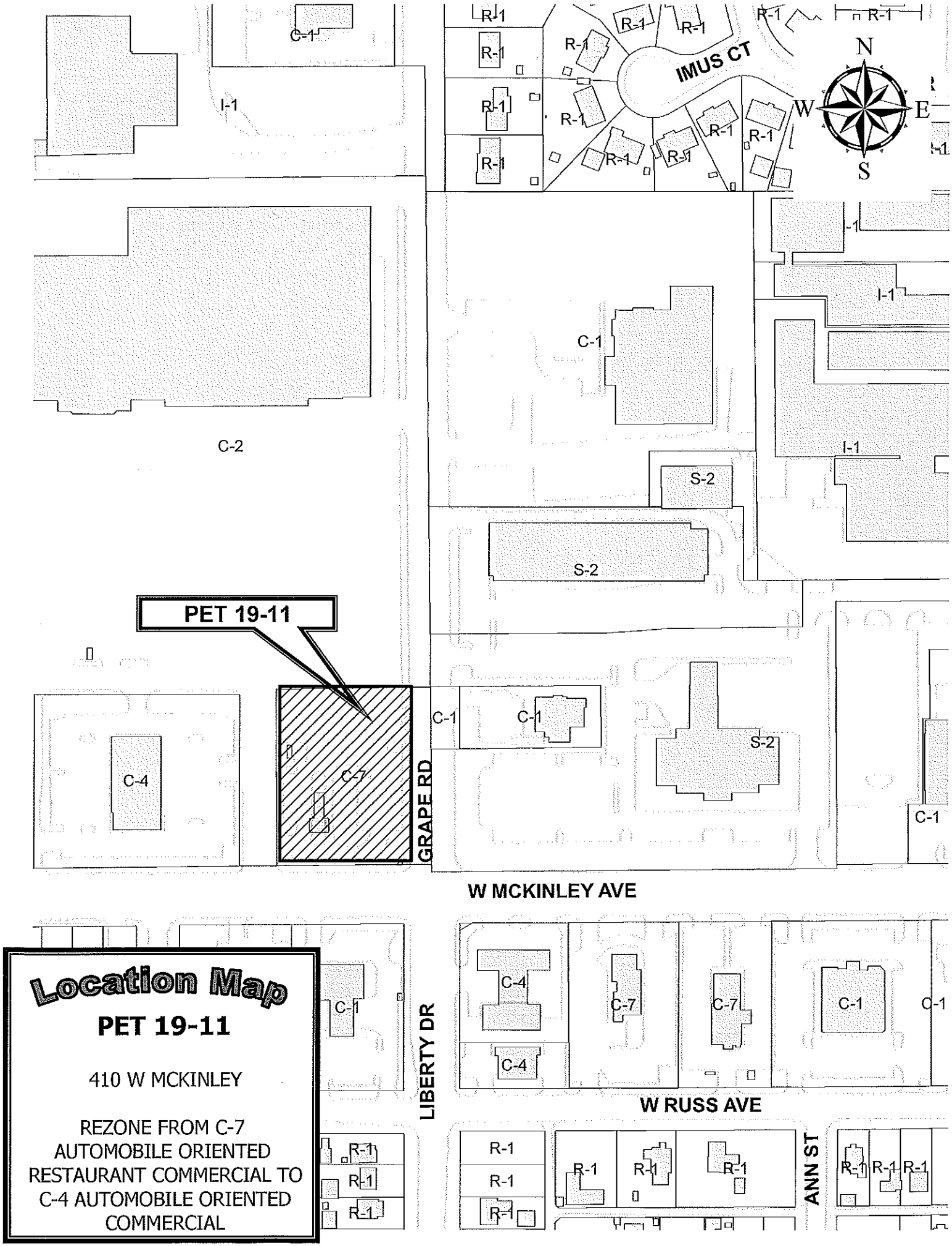
Petitioner(s) desire said real estate to be rezoned to *C-4, Auto-Oriented Commercial District.* Petitioner(s) further state that they intend to utilize said land for a car wash facility.

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.

Clayton Riney, GLC-MAP McKinley Trust, LLC

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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PET 19-11
C-4
C-7
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C-1
GRAPE RD
W MCKINLEY AVE
C-1
C-4
C-7
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C-4
LIBERTY DR
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Location Map
PET 19-11
410 W MCKINLEY
REZONE FROM C-7
AUTOMOBILE ORIENTED
RESTAURANT COMMERCIAL TO
C-4 AUTOMOBILE ORIENTED
COMMERCIAL

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 15 2019

CITY CLERK
MISHAWAKA, IN

1st Reading 10-21-19
2nd Reading
Passed
Failed
Continued To

PETITION 19-12

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2019-31

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 72, Wards 2nd Addition

COMMON ADDRESS: 935 East Fifth Street

which real estate is now classified as I-1 Light 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. Many of the properties in the immediate vicinity are residential in use. The owner's testimony and Mishawaka Utility records support its historic use as a single-family dwelling;

2. The use and value of the area adjacent to the property included in the rezoning will not be affected in a substantially adverse manner because as a single-family home, there will be less impact to the neighborhood, than if it were to be used as an industrial building again;

3. Because the parcel is located in an area of residential properties, the rezoning to R-1 Single-Family Residential is a desirable use for this property;

Proposed Ordinance No: 2019-31

Ordinance No: _____

4. As opposed to the range of potential development that could occur with the current industrial zoning, rezoning this parcel 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 will allow the property owner to use it as any other single-family home; and,

5. The City's Comprehensive Plan identifies the area low density residential, which is consistent with the use for the past 30 years.

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 _____, 2019, at _____ o'clock ___.M.

_____
Presiding Officer

ATTEST:

_____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2019, at _____ o'clock ____.M.

_____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2019, at _____o'clock ____.M.

_____
David A. Wood, Mayor

Ret
~~AP~~ 19-12



Sept.14.2019

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 Szabolcs Szemethy respectfully show his are the owner of the following described real estate located in the City of Mishawaka, County of St. Joseph, State of Indiana, to-wit:

Lot 72 Ward$ 2nd Additions
935 e5th street Mishawaka, Indiana 46544
Tax ID: 016-1119-4727
Parcel Number: 71-09-15-401-005,000-023

Petitioner own one hundred (100%) percent of the above described parcel Of land witch carries a zoning classification of I-1 Light Industrial District. Said property is my home.

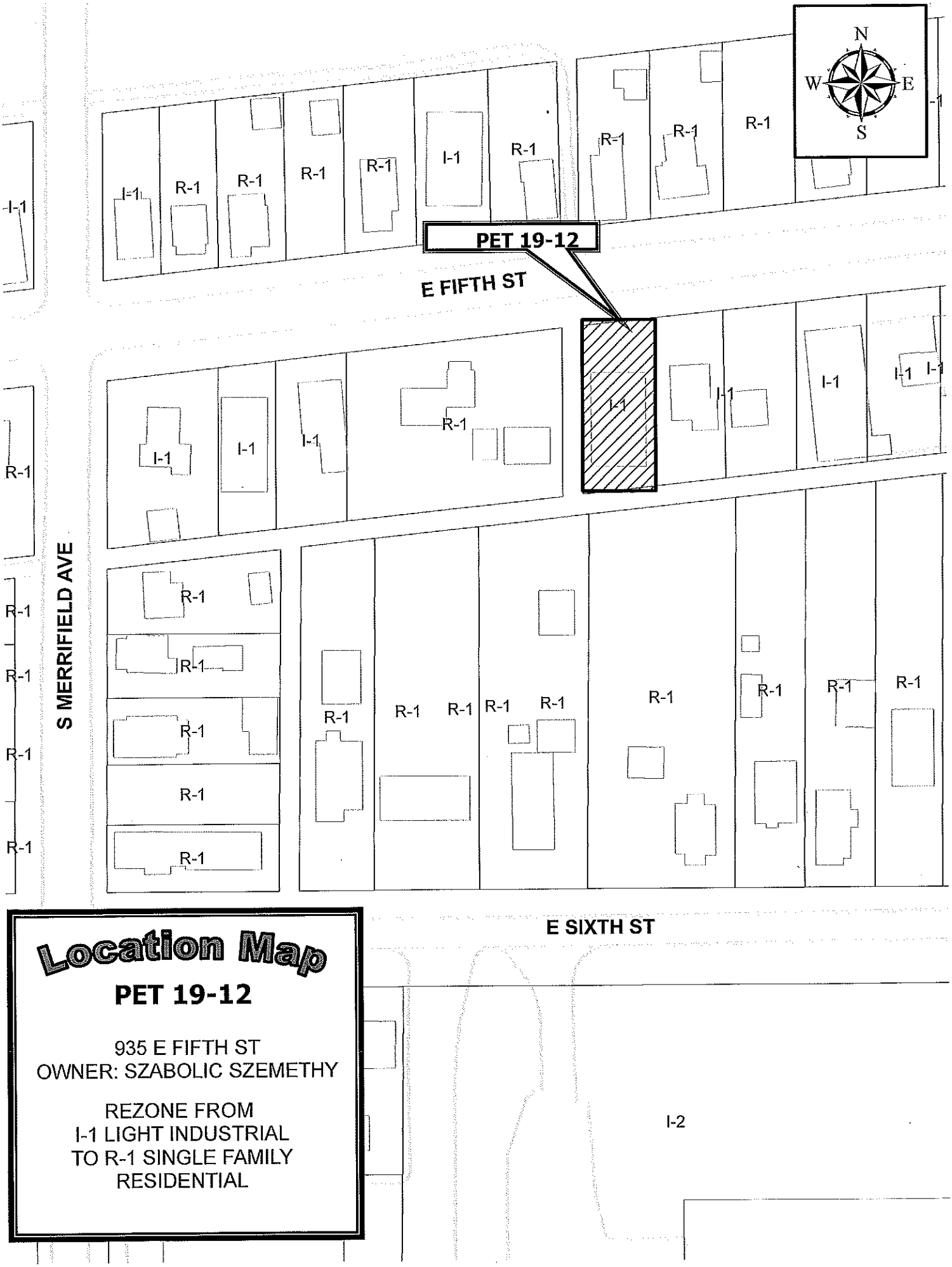
Petitioner desire said real estate to be rezoned to R-1 Single Family District. Petitioner further state that his intend to utilize said land for:

Early 1992 Rent the Building for small business (repairing small surgical instruments). my wife filed divorce. Lost my home. Got sick, unable to work, later disabled. Had no choice but stay in the building. Since 1992 the building my home.

Wherefore, the petitioner pray and respectfully request 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.

Szabolcs Szemethy

**CONTACT PERSON: Szabolcs Szemethy 935 e5th street Mishawaka, IN 46544. Ph: 574 329-6771**




# Location Map

## PET 19-12

935 E FIFTH ST
OWNER: SZABOLIC SZEMETHY

REZONE FROM
I-1 LIGHT INDUSTRIAL
TO R-1 SINGLE FAMILY
RESIDENTIAL

RECEIVED
DEBORAH S. BLOCK, MMC
OCT 15 2019
CITY CLERK
MISHAWAKA, IN

1st Reading 10-21-19
2nd Reading
Passed
Failed
Continued To

PETITION 19-13

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2019-32

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, Harris Township, St. Joseph County, State of Indiana, to-wit:

Lot 2 of Beacon Health Subdivision as recorded in the office of the St. Joseph County Recorder on 8/17/2018, as instrument #1820960

COMMON ADDRESS: 3220 Beacon Parkway, Granger

which real estate is now classified as S-2 Planned Unit Development District shall hereafter be amended to add a helipad as a permitted use.

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

1. Existing Conditions – The subject property, located along Beacon Parkway west of Capital Avenue, is only partially developed with the recently constructed Beacon Granger Hospital. Additional medical related uses, retail, or restaurants are anticipated on the property. Adjacent land uses include a multi-tenant commercial strip center and vacant parcel to the north, agricultural land approved for commercial uses to the west, a health and fitness facility and undeveloped commercial outlots to the south, and agricultural land and single-family residential homes to the east. Although not currently a highly travelled corridor, Beacon Parkway provides a major point of entry in the northern part of City from the Indiana Toll Road. Traffic volumes within the area will likely increase due to the anticipated commercial and residential growth in the northeast part of Mishawaka and Granger.

Proposed Ordinance No: 10-21-19

Ordinance No: _____

2. Character of Buildings in Area – There are very few buildings within the immediate area. With the exception of the low-density residential homes to the northeast of Capital Avenue, the three existing buildings are commercial or office. These buildings include the Beacon Granger Hospital, the Beacon Health & Fitness facility, and the Beacon Corporate Services building currently under construction.

3. The most desirable/highest and best use – Due to the presence of commercial activity in the surrounding area, and the surrounding approved Planned Unit Developments, the most desirable/highest use is commercial.

4. Conservation of property values – The proposed amendment will not be injurious to property values in the surrounding area because use of the heliport will be minimal.

5. Comprehensive Plan – The property is not included within the extents of the Mishawaka 2000 Comprehensive Plan. However, it is within the extents of the Capital Avenue Land Use Plan which identifies recommended land uses for this parcel and area as commercial office and retail, hotel, medical, and research parks. This plan was jointly prepared by St. Joseph County and the City of Mishawaka.

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 _____, 2019, at _____ o'clock ___.M.

_____
Presiding Officer

ATTEST:

_____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2019, at _____ o'clock ____.M.

_____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2019, at _____o'clock ___.M.

_____
David A. Wood, Mayor

September 18, 2019

PET 19-13



Honorable Members of the Common Council
City of Mishawaka, Indiana
600 E. Third Street
Mishawaka, IN 46544

RE: Beacon Health Systems, Inc.
Petition for an Amended PUD:

Honorable Members of the Common Council,

The undersigned, Beacon Health Systems, Inc., the Petitioners, respectfully shows that they are the owners of the following described real estate located in the City of Mishawaka, Harris Township, St. Joseph County, Indiana:

LEGAL DESCRIPTION: Lot #2 of Beacon Health Subdivision as recorded in the office of the St. Joseph County Recorder on 8/17/2018, instrument #1820960

Also commonly known as the Northwest corner of Capital Avenue and Beacon Parkway, 3220 Beacon Parkway, Granger, Indiana 46530.

The above described parcel of land is presently zoned "S-2" Planned Unit Development District under the City of Mishawaka zoning development codes.

The Petitioners desire to amend the existing standards for the previously approved "S-2" Planned Unit Development District, known by Mishawaka Petition #18-18, Proposed Ordinance No. 2015-15, and Ordinance No. 5620 as amended. The requested amended standards would be for the above described real estate portion of the previously approved "S-2" Planned Unit Development District. More specifically the Petitioners are requesting amended standards for adding a Medical Heliport that is an on-grade dedicated helicopter take-off and landing helicopter pad for hospital support needs.

With regards for helipad use, the previously approved Ordinance did not include or anticipate a Medical Heliport need. Beacon Health wishes to have a heliport to provide ability to transfer patients to specialty hospitals that are outside of our region. Anticipated transfers may be limited to several per month typically. Although this acute care emergency hospital is NOT a trauma center, under certain circumstances, such as a local emergency, the hospital may at times receive incoming trauma patients from Medical Evacuation Helicopters as needs may dictate or arise.

All portions of the TLOF (Touchdown and Liftoff) concrete pad area is fully within building setbacks and FATO (Final Approach and Takeoff) and Safety Area open lawn areas, as defined by the FAA, are fully within Beacon property limits.

These requested amended changes to the PUD Development standards are shown on the attached preliminary site plan sheet C100, revision 12, dated August 19, 2019.

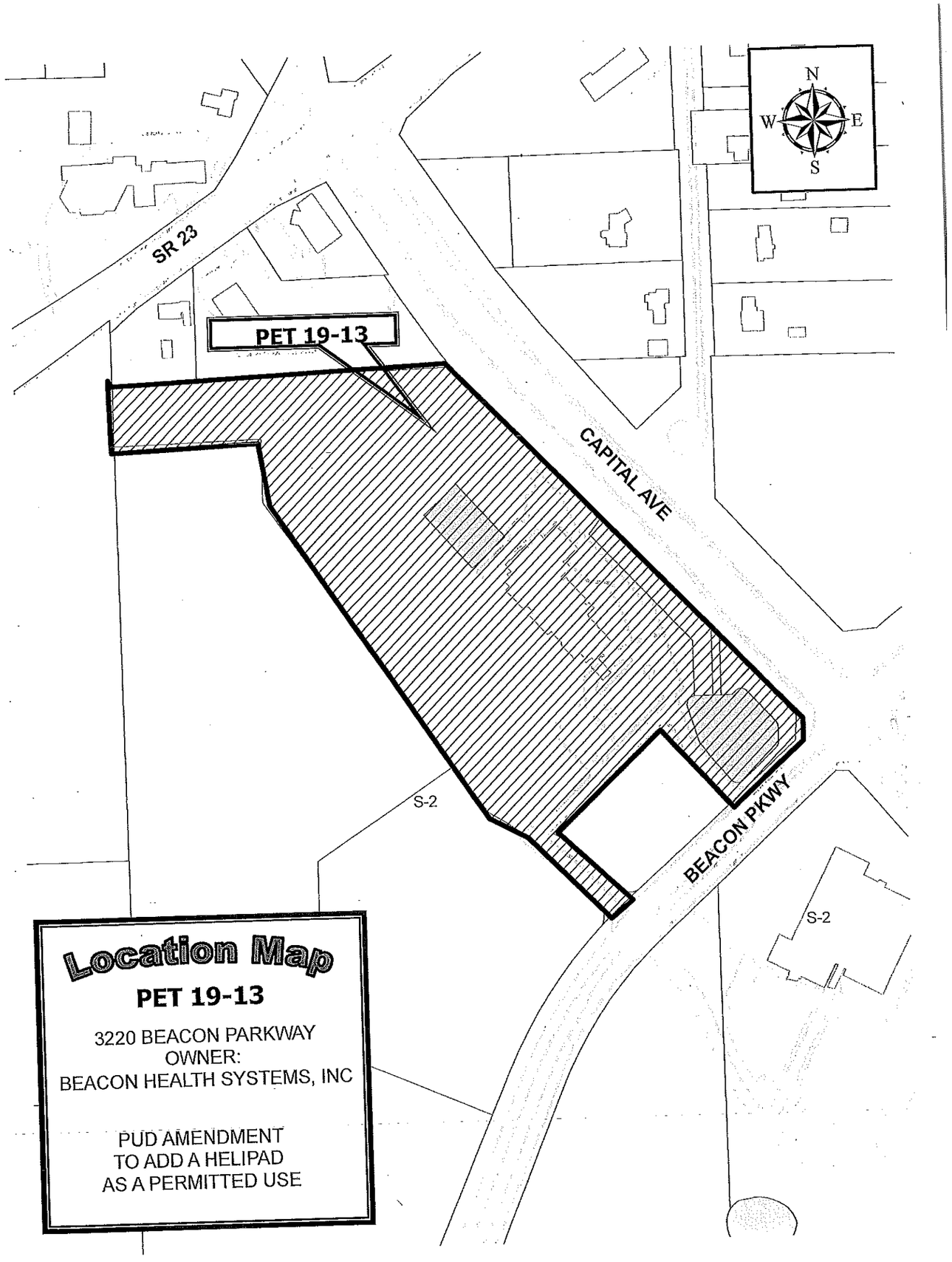
All other previously approved PUD standards for Mishawaka Petition #18-18, Proposed Ordinance No. 2015-15, and Ordinance No. 5620 as amended, shall be adhered to for the development of the above described property.

Wherefore, the Petitioners prays 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 the rezoning the above described parcel of real estate located in the City of Mishawaka, Indiana.

Jeffrey P. Costello
Vice President & Chief Financial Officer
Beacon Health System, Inc.
615 N. Michigan Street
South Bend, IN 46601
574-647-3699

Contact person:
Philip E. Panzica, RA, NCARB
President / Principal Architect
Panzica Architecture Group
416 East Monroe Street, Suite 320
South Bend, Indiana 46601
(574) 234-1123
e-mail: pepanzica@panzica.net

End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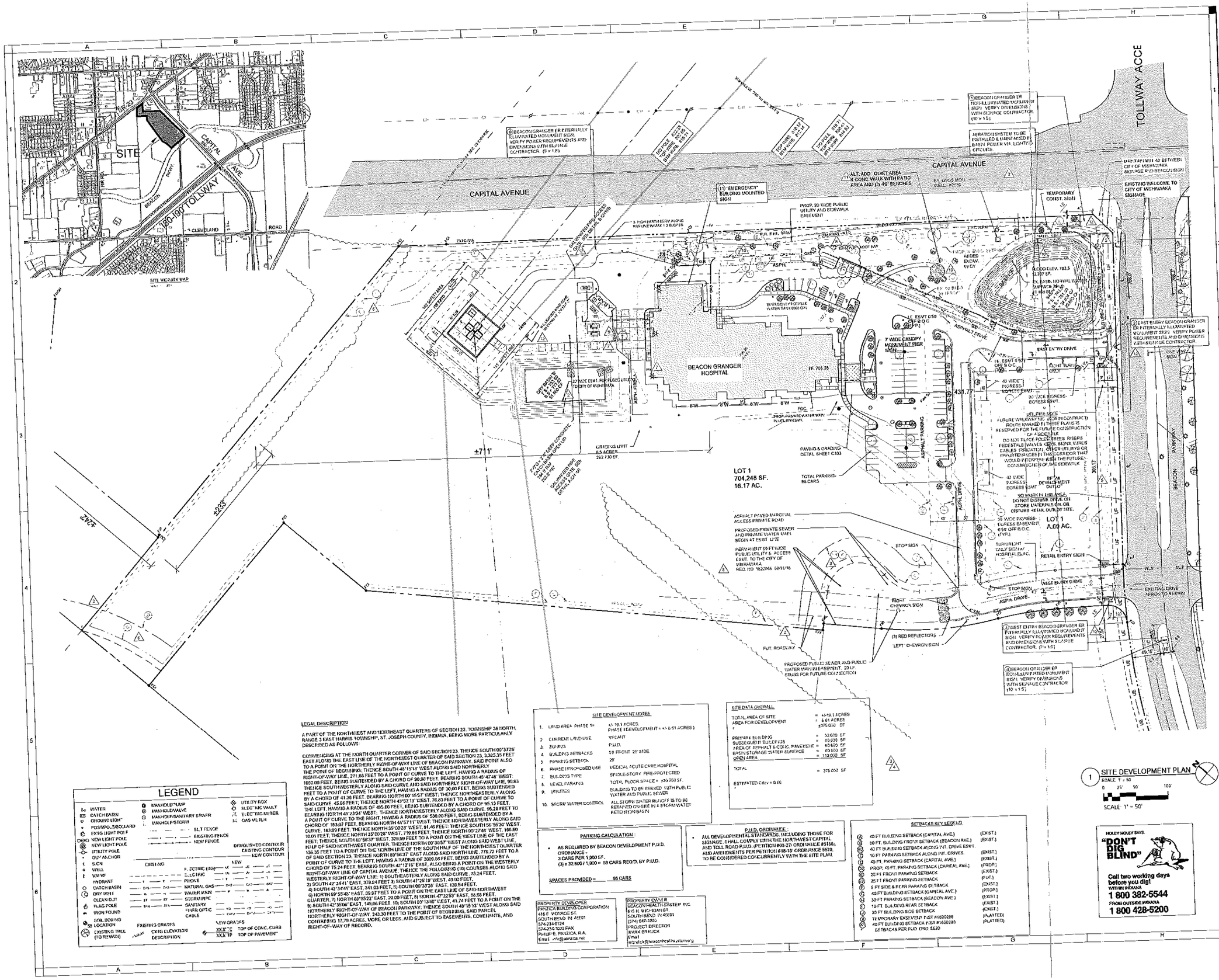
SR 23
PET 19-13
CAPITAL AVE
BEACON PKWY
S-2
S-2
Location Map
PET 19-13
3220 BEACON PARKWAY
OWNER:
BEACON HEALTH SYSTEMS, INC
PUD AMENDMENT
TO ADD A HELIPAD
AS A PERMITTED USE




## LEGEND

| | | |
|---|---|---|
| WATER | MANHOLE/PUMP | UTILITY BOX |
| CATCH BASIN | MANHOLE/VALVE | ELECTRIC VAULT |
| GROUND LIGHT | MANHOLE/SANITARY SEWER | ELECTRIC METER |
| POST/POLE/BOLLARD | MANHOLE/STORM | GAS VALVE |
| EXTG LIGHT POLE | SILT FENCE | |
| NEW LIGHT POLE | EXISTING FENCE | |
| NEW LIGHT POLE | NEW FENCE | |
| UTILITY POLE | | DEMOLISHED CONTOUR |
| GUY ANCHOR | | EXISTING CONTOUR |
| SIGN | | NEW CONTOUR |
| WELL | | |
| VALVE | | |
| HYDRANT | | |
| CATCH BASIN | | |
| DRY WELL | | |
| CLEAN OUT | | |
| FLAG POLE | | |
| IRON FOUND | | |
| SOIL BORING LOCATION | | |
| EXISTING TREE (TO REMAIN) | | |

| EXISTING | NEW |
|---|---|
| ELECTRIC (UG) | |
| ELECTRIC | |
| PHONE | |
| NATURAL GAS | |
| WATER MAIN | |
| STORM PIPE | |
| SANITARY | |
| FIBER OPTIC CABLE | |

EXISTING GRADES: 760.00 EXTG ELEVATION DESCRIPTION

NEW GRADES: XX.X°C TOP OF CONC. CURB; XX.X TP TOP OF PAVEMENT

## LEGAL DESCRIPTION:

A PART OF THE NORTHWEST AND NORTHEAST QUARTERS OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 3 EAST HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23, THENCE SOUTH 00°33'26" EAST ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23, 2,325.35 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF BEACON PARKWAY, SAID POINT ALSO THE POINT OF BEGINNING; THENCE SOUTH 45°15'13" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 271.66 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, BEING SUBTENDED BY A CHORD OF 90.90 FEET, BEARING SOUTH 45°47'46" WEST; THENCE SOUTHWESTERLY ALONG SAID CURVE, AND SAID NORTHERLY RIGHT-OF-WAY LINE, 90.93 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 30.00 FEET, BEING SUBTENDED BY A CHORD OF 41.36 FEET, BEARING NORTH 00°15'57" WEST; THENCE NORTHEASTERLY ALONG SAID CURVE, 45.66 FEET; THENCE NORTH 49°52'13" WEST, 76.83 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 495.00 FEET, BEING SUBTENDED BY A CHORD OF 95.13 FEET, BEARING NORTH 49°23'04" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, 95.28 FEET TO A POINT OF CURVE TO THE RIGHT, HAVING A RADIUS OF 530.00 FEET, BEING SUBTENDED BY A CHORD OF 183.02 FEET, BEARING NORTH 44°57'11" WEST; THENCE NORTHWESTERLY ALONG SAID CURVE, 183.99 FEET; THENCE NORTH 35°00'28" WEST, 91.46 FEET; THENCE SOUTH 56°30' WEST, 10.01 FEET; THENCE NORTH 35°00'28" WEST, 779.66 FEET; THENCE NORTH 00°27'46" WEST, 166.60 FEET; THENCE SOUTH 89°56'37" WEST, 329.99 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID NORTHWEST QUARTER; THENCE NORTH 00°33'57" WEST ALONG SAID WEST LINE, 136.36 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 23; THENCE NORTH 89°56'37" EAST ALONG SAID NORTH LINE, 776.72 FEET TO A POINT OF CURVE TO THE LEFT, HAVING A RADIUS OF 2000.00 FEET, BEING SUBTENDED BY A CHORD OF 75.24 FEET, BEARING SOUTH 42°12'16" EAST, ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CAPITAL AVENUE; THENCE THE FOLLOWING (10) COURSES ALONG SAID WESTERLY RIGHT-OF-WAY LINE: 1) SOUTHEASTERLY ALONG SAID CURVE, 75.24 FEET; 2) SOUTH 42°34'41" EAST, 379.84 FEET; 3) SOUTH 47°25'19" WEST, 40.00 FEET; 4) SOUTH 42°34'41" EAST, 341.03 FEET; 5) SOUTH 00°33'26" EAST, 139.54 FEET; 6) NORTH 89°55'45" EAST, 39.97 FEET TO A POINT ON THE EAST LINE OF SAID NORTHWEST QUARTER; 7) NORTH 89°55'22" EAST, 20.00 FEET; 8) NORTH 47°22'53" EAST, 88.58 FEET; 9) SOUTH 42°35'06" EAST, 149.06 FEET; 10) SOUTH 00°13'46" WEST, 41.74 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF BEACON PARKWAY; THENCE SOUTH 49°15'13" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, 243.30 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 17.79 ACRES, MORE OR LESS, AND SUBJECT TO EASEMENTS, COVENANTS, AND RIGHT-OF-WAY OF RECORD.

## SITE DEVELOPMENT NOTES:

| | | |
|---|---|---|
| 1. | LAND AREA PHASE 1= | +/- 19.1 ACRES<br>PHASE II DEVELOPMENT = +/- 6.61 ACRES ) |
| 2. | CURRENT LAND USE | VACANT |
| 3. | ZONING | P.U.D. |
| 4. | BUILDING SETBACKS | 50 FRONT 25' SIDE |
| 5. | PARKING SETBACK | 25' |
| 6. | PHASE I PROPOSED USE | MEDICAL ACUTE CARE HOSPITAL |
| 7. | BUILDING TYPE | SINGLE-STORY FIRE-PROTECTED |
| 8. | LEVEL PARKING | TOTAL FLOOR SPACE = 339,700 SF. |
| 9. | UTILITIES | BUILDING TO BE SERVED WITH PUBLIC WATER AND PUBLIC SEWER |
| 10. | STORM WATER CONTROL | ALL STORM WATER RUNOFF IS TO BE RETAINED ON-SITE IN A STORM WATER RETENTION BASIN |

## SITE DATA OVERALL

| | | |
|---|---|---|
| TOTAL AREA OF SITE | = | +/-19.1 ACRES |
| AREA FOR DEVELOPMENT | = | 6.61 ACRES |
| | = | 375,000 SF |
| PRIMARY BUILDINGS | = | 52,600 SF |
| SUBSEQUENT BUILDINGS | = | 49,000 SF |
| AREA OF ASPHALT & CONC. PAVEMENT | = | 60,600 SF |
| BASIN STORAGE WATER SURFACE | = | 69,000 SF |
| OPEN AREA | = | 113,000 SF |
| TOTAL | = | 375,000 SF |
| ESTIMATED Cdev = 0.66 | | |

## PARKING CALCULATION:

- AS REQUIRED BY BEACON DEVELOPMENT P.U.D. ORDINANCE -
  3 CARS PER 1,000 SF.
  (3) x 32,500 / 1,000 = 98 CARS REQ'D. BY P.U.D.

SPACES PROVIDED = 95 CARS

## P.U.D. ORDINANCE

- ALL DEVELOPMENTAL STANDARDS, INCLUDING THOSE FOR SIGNAGE, SHALL COMPLY WITH THE NORTHWEST CAPITAL AND TOLL ROAD P.U.D. (PETITION #03-27) ORDINANCE 5630, AND AMENDMENTS PER PETITION #18-10 ORDINANCE 5630, TO BE CONSIDERED CONCURRENTLY WITH THE SITE PLAN.

## SETBACKS KEY LEGEND

| | | |
|---|---|---|
| (A) | 40 FT BUILDING SETBACK (CAPITAL AVE.) | (EXIST.) |
| (B) | 50 FT. BUILDING FRONT SETBACK (BEACON AVE.) | (EXIST.) |
| (C) | 40 FT BUILDING SETBACK ALONG INT. DRIVE ESMT. | |
| (D) | 10 FT PARKING SETBACK ALONG INT. DRIVES. | (EXIST.) |
| (E) | 40 FT. PARKING SETBACK (CAPITAL AVE.) | (EXIST.) |
| (F) | PROP. 45 FT. PARKING SETBACK (CAPITAL AVE.) | (PROP.) |
| (G) | 25 FT FRONT PARKING SETBACK | (EXIST.) |
| (H) | 25 FT FRONT PARKING SETBACK | (FUT.) |
| (I) | 5 FT SIDE & REAR PARKING SETBACK | (EXIST.) |
| (J) | 40 FT BUILDING SETBACK (CAPITAL AVE.) | (PROP.) |
| (K) | 50 FT PARKING SETBACK (BEACON AVE.) | (EXIST.) |
| (L) | 10 FT. BUILDING REAR SETBACK | (EXIST.) |
| (M) | 30 FT BUILDING SIDE SETBACK | (EXIST.) |
| (N) | TEMPORARY EASEMENT INST #1820228 | (PLATTED) |
| (O) | 40 FT BUILDING SETBACK INST #1820228 | (PLATTED) |
| (P) | SETBACKS PER PUD ORD. 5630 | |


PROPERTY DEVELOPER
PANZICA BUILDING CORPORATION
416 E. MONROE ST.
SOUTH BEND, IN 46601
574.234.0124
574.234.1033 FAX
PHILIP E. PANZICA, R.A.
E-mail: info@panzica.net

PROPERTY OWNER
BEACON HEALTH SYSTEM INC.
615 N. MICHIGAN ST.
SOUTH BEND, IN 46601
(574) 647-1000
PROJECT DIRECTOR
MARK BRAUCK
E-mail
mbrauck@beaconhealthsystem.org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Call two working days before you dig!
WITHIN INDIANA
1 800 382-5544
FROM OUTSIDE INDIANA
1 800 428-5200


Panzica Construction Group
416 East Monroe Street
Suite 320
South Bend, IN 46601
574.234.0124


Job Description

Beacon Granger Hospital

BEACON HEALTH SYSTEM
Mishawaka, Indiana

41xx16
Project #

File #

May 25, 2018
Date

Revisions
- 12 August 19, 2019: Update utility grid, Pylons and signage
- 11 Revised Route Area Note 4/8/19
- 10 Moved 14 Parking Spcs., Shaped Basin, Added Route Area 2/12/19
- 9 CONC UTIL. VARS 11/19/18
- 8 ADDED RECORDED ESMT. NO 1822066 8/28/18
- 7 NEW BLDG. FOOTPRINT, MOVED 2-6 10/27/18
- 6 City Comments, Setbacks August 22, 2018
- 5 Fut. Sidewalk set back per City August 17, 2018
- 4 City Comments, Setbacks August 16, 2018
- 3 City Comments, Boundary July 25, 2018
- 2 City Comments July 02, 2018
- 1

These drawings are property of Panzica Building Corp.

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www.panzica.net

panzica BUILDING CORPORATION

SITE DEVELOPMENT PLAN

Sheet
C100
of

1st Reading 10-21-19
2nd Reading
Passed
Failed
Continued To

RECEIVED
DEBORAH S. BLOCK, MMC
OCT 15 2019
CITY CLERK
MISHAWAKA, IN

PETITION #19-14

CITY OF MISHAWAKA, INDIANA

PROPOSED ORDINANCE NO. 2019-33

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, Beacon Health System Inc. and State of Indiana (INDOT) has 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:

A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 3 EAST HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 00°33'26" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, 2,072.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°33'26" WEST ALONG SAID WEST LINE, 154.93 FEET; THENCE SOUTH 42°35'06" EAST, 29.87 FEET; THENCE SOUTH 00°35'06" EAST, 29.87 FEET; THENCE SOUTH 00°33'26" EAST PARALLEL WITH SAID WEST LINE, 132.91 FEET; THENCE SOUTH 89°55'22" WEST, 20.00 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.066 ACRE, MORE OR LESS, AND SUBJECT TO EASEMENTS, COVENANTS, AND RIGHT-OF-WAY OF RECORD.

COMMONLY KNOWN AS: 20' X 155' strip of Evergreen Road 250' Northwest of Beacon Parkway

PROPOSED ORDINANCE NO. 2019-33

ORDINANCE NO._

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

1) The vacation and release easements will not hinder the growth or orderly development of the neighborhood. The future roadway will be shifted to the west to provide a greater separation between it and an adjacent residential driveway south of Douglas Road.
2) The vacation of the established unimproved right-of-way will not make access to any adjacent property difficult or inconvenient. The right-of-way and easements will be rededicated through the subdivision platting process providing future access to the adjacent property.
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. The existing right-of-way is currently unimproved.
5) This petition is not in specific conflict with the goals, objectives, and policies of the Comprehensive Plan. The adjacent property, which was annexed in 2012, is outside the boundaries of the Mishawaka 2000 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 _____, 2019.

_____
Presiding Officer

ATTEST:

_____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____ day of _____, 2019, at _____ o'clock _____.M.

_____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of _____, 2019, at _____ o'clock __.M.

_____
David A. Wood, Mayor

September 18, 2019



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, Beacon Health System, adjacent property owner respectfully request the Mishawaka Common Council and the Mishawaka City Plan Commission vacate the following described public right-of-way located in the City of Mishawaka, St. Joseph County, Indiana:

A PART OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 38 NORTH, RANGE 3 EAST HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 23; THENCE SOUTH 00°33'26" EAST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 23, 2,072.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°33'26" WEST ALONG SAID WEST LINE, 154.93 FEET; THENCE SOUTH 42°35'06" EAST, 29.87 FEET; THENCE SOUTH 00°33'26" EAST PARALLEL WITH SAID WEST LINE, 132.91 FEET; THENCE SOUTH 89°55'22" WEST, 20.00 FEET TO THE POINT OF BEGINNING, SAID PARCEL CONTAINING 0.066 ACRE, MORE OR LESS, AND SUBJECT TO EASEMENTS, COVENANTS, AND RIGHT-OF- WAY OF RECORD.

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

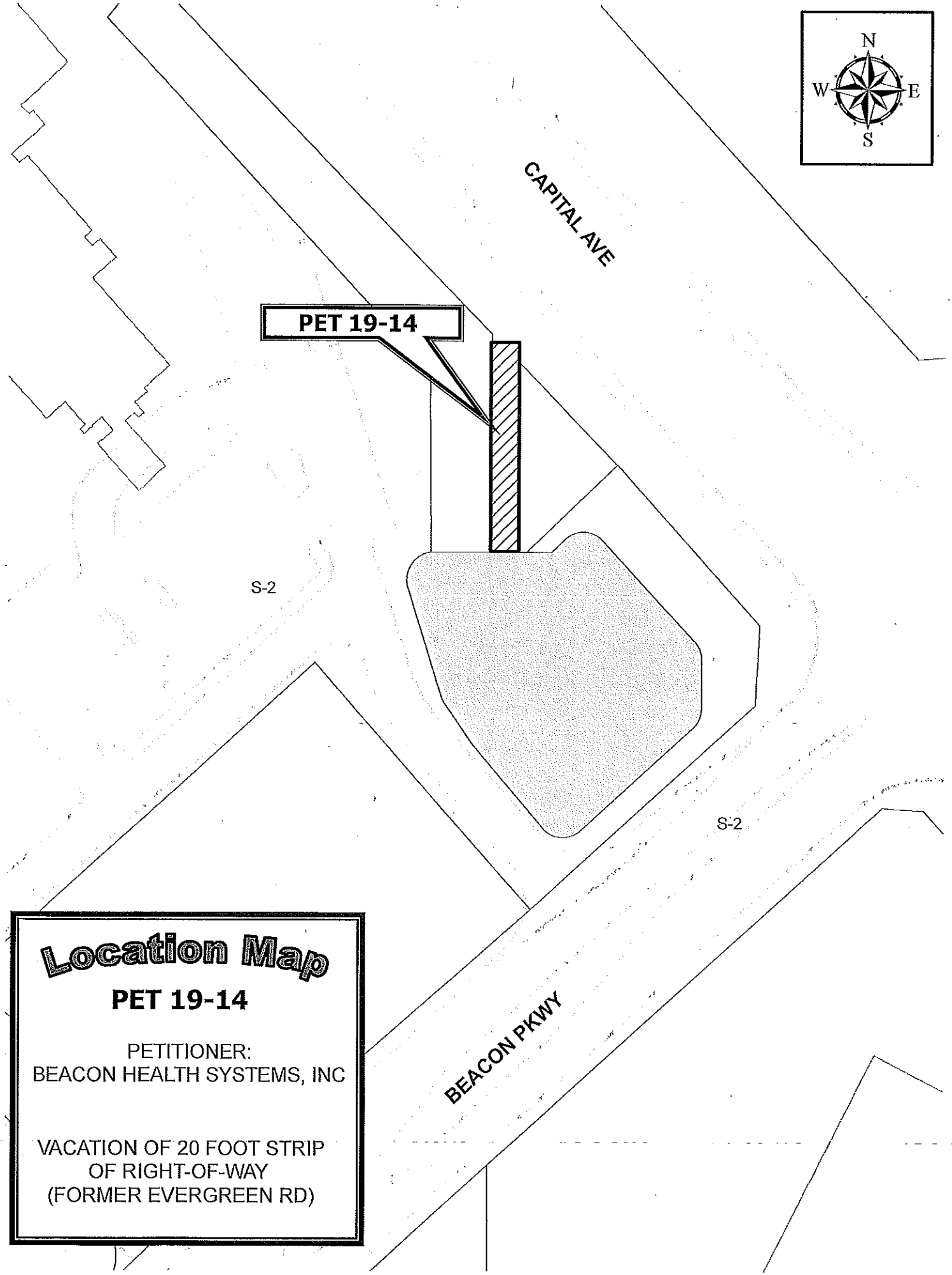
Wherefore, the Petitioner prays and respectfully requests that the Common Council of the City of Mishawaka refer this matter to the Mishawaka City Plan Commission and that after hearing, an appropriate ordinance be enacted to vacate the above described right-of-way located in the City of Mishawaka.

PET 19-14



Jeffrey P. Costello, CPA / CFO
Beacon Health System
3220 Beacon Parkway

CONTACT PERSON:
Philip E. Panzica, RA
Panzica Architecture Group
416 E. Monroe St. South Bend, IN 46601
Email: pepanzica@panzica.net
Phone: 574-234-0124

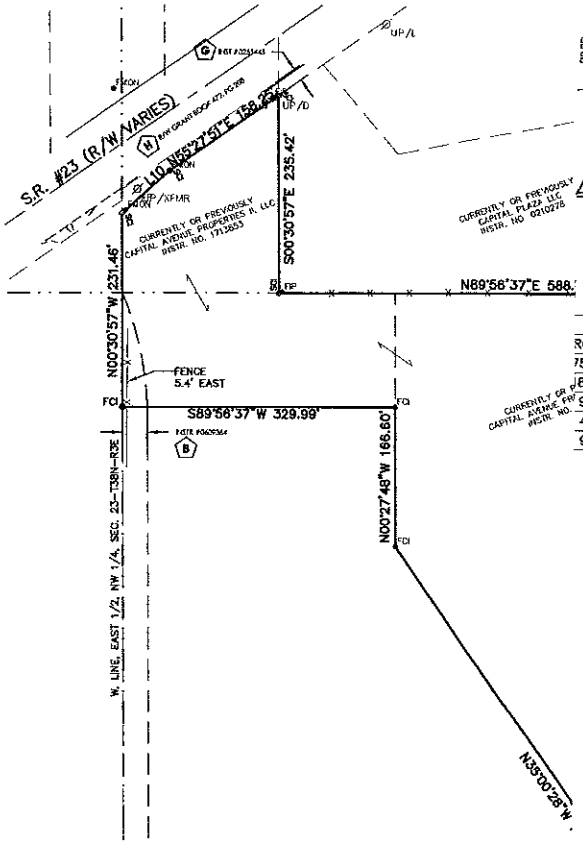


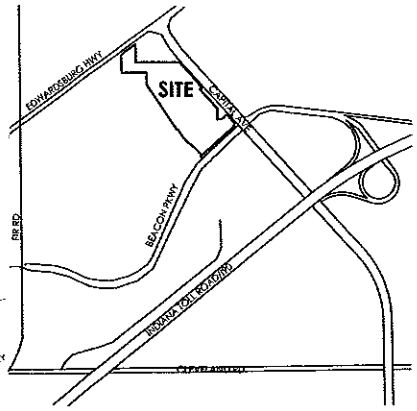

# Location Map

## PET 19-14

PETITIONER:
BEACON HEALTH SYSTEMS, INC

VACATION OF 20 FOOT STRIP
OF RIGHT-OF-WAY
(FORMER EVERGREEN RD)




## LOCATION MAP

NOT TO SCALE

| CURVE DATA | | | | |
|---|---|---|---|---|
| RC LTH. | RADIUS | CHD. LTH. | CHD. BRG. | DELTA |
| 75.24' | 2009.86' | 75.24' | S42°12'16"E | 02°08'42" |
| 183.99' | 530.00' | 183.07' | S44°57'11"E | 19°53'27" |
| 95.28' | 495.00' | 95.13' | N49°23'04"W | 11°01'42" |
| 45.66' | 30.00' | 41.38' | N00°15'57"W | 87°12'32" |
| 90.93' | 1060.00' | 90.91' | S45°47'47"W | 04°54'55" |

| LINE DATA | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | S47°25'19"W | 40.00' |
| L2 | S00°33'26"E | 139.54' |
| L3 | N89°55'48"E | 39.97' |
| L4 | N89°55'22"E | 20.00' |
| L5 | N47°22'53"E | 88.98' |
| L6 | S03°13'40"W | 41.74' |
| L7 | N43°52'13"W | 76.83' |
| L8 | N35°00'28"W | 91.46' |
| L9 | S56°55'30"W | 10.01' |
| L10 | N47°59'18"E | 75.88' |
| L11 | S00°33'26"E | 155.28' |
| L12 | S00°33'26"E | 154.93' |

**LAND SURVEYOR'S CERTIFICATE:**

THIS MAP WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION.

I AFFIRM UNDER THE PENALTIES FOR PERJURY, THAT I HAVE TAKEN REASONABLE CARE TO REDACT EACH SOCIAL SECURITY NUMBER IN THIS DOCUMENT, UNLESS REQUIRED BY LAW.

DATE: 11/29/18

MICHAEL J. ROZYCKI, PS
mrozycki@abonmarche.com
PROFESSIONAL LAND SURVEYOR #20400047
STATE OF INDIANA

GRAPHIC SCALE

100 0 50 100 200

( IN FEET )
1 inch = 100 ft.

| REVISION DESCRIPTION: | BY: | DATE: |
|---|---|---|
| REVISED PARCEL 2, ADDED PARCEL 3 | DEF | 11/29/18 |


ABONMARCHE

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T 574.232.8700
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Valparaiso

Engineering · Architecture · Land Surveying

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PROJECT:

A PART OF THE EAST HALF OF THE NORTHWEST AND THE WEST HALF OF THE NORTHEAST QUARTERS OF SECTION 23; TOWNSHIP 38 NORTH; RANGE 3 EAST, HARRIS TOWNSHIP, ST. JOSEPH COUNTY, INDIANA

# EXHIBIT DRAWING

SHEET TITLE:

DRAWN BY: DEF

FIELDBOOK: RBS #8 PG 10

PM REVIEW: MJR

QA/QC REVIEW: FC

DATE: 9-25-18 / 11-29-18

SEAL: MICHAEL J. ROZYCKI REGISTERED LS20500010 STATE OF INDIANA LAND SURVEYOR

HARD COPY IS INTENDED TO BE 24" X 36" WHEN PLOTTED. SCALE(S) INDICATED AND GRAPHIC QUALITY MAY NOT BE ACCURATE FOR ANY OTHER SIZES.

SCALE:
HORZ: 1"= 100'
VERT:

ACT JOB #
18-0839/1911

SHEET NO.
1 of 1

SEC 23 T38N R3E

# CITY OF MISHAWAKA

STREET DEPARTMENT
Tim Ryan
Street Commissioner

DAVID A. WOOD, MAYOR

October 16, 2019

Mishawaka Common Council
City Hall
600 East Third Street
Mishawaka, IN 46544

**RE: Proposed Ordinance 2019- 34**

Honorable Council Members:

At this time, we find the need to request a transfer of $6,500 from our *Other Supplies/Traffic Supplies* Line #201-50-429-13 to be distributed as follows:

| | | | |
|---|---|---|---|
| **FROM:** | **MVH** Street Department | | |
| | Other Supplies | | |
| | 201-50-429-13 | Traffic Supplies | $6,500 |
| **TO:** | **MVH** Street Department | | |
| | Other Services and Charges | | |
| | 201-50-432-04 | Telephone/Paging | $2,000 |
| | Rentals | | |
| | 201-50-437-05 | Uniforms | $4,500 |
| | | TOTAL - | $6,500 |

If you have any questions concerning this transfer, please call or visit my office.

Sincerely,

Tim Ryan

Tim Ryan
Street Commissioner

RECEIVED
DEBORAH S. BLOCK, MMC
OCT 18 2019
CITY CLERK
MISHAWAKA, IN

700 Union Street, Mishawaka, IN 46544 (574) 258-1660 FAX (574) 258-1699
Street@mishawaka.in.gov

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 18 2019

CITY CLERK
MISHAWAKA, IN

1st Reading 10-21-19
2nd Reading
Passed
Failed
Continued To

PROPOSED ORDINANCE NO. 2019-34

ORDINANCE NO._____

AN ORDINANCE DECLARING AN EMERGENCY AND TRANSFERRING AND REAPPROPRIATING FUNDS WITHIN THE BUDGET ADOPTED FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2019

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, THAT:

Section 1. An emergency exists which requires the transfer and reappropriation of funds within the Motor Vehicle Highway Fund budget adopted for the fiscal year ending December 31, 2019.

Section 2. There is hereby transferred and reappropriated the sum of $6,500.00 as follows:

Motor Vehicle Highway Fund

| | | | |
|---|---|---|---|
| From: | Supplies | | |
| | 201-50-429-13 | Traffic Supplies | $6,500.00 |
| To: | Other Services and Charges | | |
| | 201-50-432-04 | Telephone/Paging | $2,000.00 |
| | 201-50-437-05 | Uniforms | $4,500.00 |
| | | | $6,500.00 |

Section 3. This ordinance shall be in full force and effect from and after its passage, signing and attestation.

PASSED BY THE COMMON COUNCIL of the City of Mishawaka, Indiana, on this

_____day of _____, 2019 at _____ o'clock, ___. M.

_____
Dale "Woody" Emmons, Presiding Officer

ATTEST:

_____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED BY ME to the Mayor this _____day of_____, 2019 at _____ o'clock, ____. M.

_____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED BY ME this _____ day of, _____, 2019 at _____ o'clock, ____. M.

_____
David A. Wood, Mayor

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 15 2019

CITY CLERK
MISHAWAKA, IN

APPEAL #19-47

RESOLUTION NO. 2019-25

A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, APPROVING A PETITION OF THE MISHAWAKA BOARD OF ZONING APPEALS FOR THE PROPERTY LOCATED AT:

**623 East Fourth Street, Mishawaka, Indiana**

WHEREAS, the Indiana Code requires the Common Council to give notice of its intention to consider Petitions from the Board of Zoning Appeals for approval or disapproval; and

WHEREAS, the Common Council must take action within sixty (60) days after the Board of Zoning Appeals makes its recommendation to the Council; and

WHEREAS, the Common Council is required to make a determination in writing on such requests; and

WHEREAS, the Mishawaka Board of Zoning Appeals has made a favorable recommendation, pursuant to applicable state law, including the imposition of reasonable conditions, to wit, the recommendations of the Department of City Planning.

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 the hearing on the Petition from the Board of Zoning Appeals pursuant to Indiana Code requesting that a Use Variance for property located at **623 East Fourth Street, Mishawaka, Indiana**, more particularly known and described as follows:

Pt of Lot 1 in Eberhart & Wards Sub of Lot C in Strongs 1st Add., City of Mishawaka, Penn Township, St. Joseph County, State of Indiana

The Use Variance will allow a tailor/alteration shop in R-1 Single Family Residential District.

Section II. Following a presentation by the Petitioner, and after proper public hearing, the Common Council hereby approves the Petition as recommended by the Mishawaka Board of Zoning Appeals, including the imposition of reasonable conditions, to wit, the recommendations of the Department of City Planning, a copy of which is on file in the Office of the City Clerk.

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

1. Approval will not be injurious to the public health, safety, morals and general welfare of the community because no physical changes are being made to the property;

2. The use and value of the area adjacent to the property included in the variance will not be affected in a substantially adverse manner because the property has been used as a similarly low intensity business for many years, without any problems that we know of;

3. The need for the variance arises from some condition peculiar to the property in that the building can only be used as a two-chair beauty shop;

4. Strict application of the terms of this chapter will constitute an unnecessary hardship if applied to the property for which the variance is sought because the building has been used as a business since at least 1977 and does not meet the definition of a single-family dwelling;

5. The recommendation is consistent with Comprehensive Plan which indicates low density residential uses for this area.

Section IV. This Resolution shall be in full force and effect from and after its adoption by the Common Council and approval by the Mayor.

PASSED by the Common Council of the City of Mishawaka, Indiana, this _____ day of_____, 2019, at _____o'clock _____ .m.

_____
Presiding Officer

ATTEST:

_____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED by me to the Mayor this _____day of _____2019, at _____ o'clock ____m.

_____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED by me this _____ day of_____, 2019, at _____o'clock _____.m.

_____
David A. Wood, Mayor

Use Variance Explanation

1. The owner of record is James and Julie Schmidt. The legal description used in 1977 was The northwest 22' by 22' of Lot numbered 1 Eberhart and Ward Subdivision, commonly knowns at 623 East Fourth Street, Mishawaka, Indiana.
2. The property is currently zoned R-1 Single Family District.
3. The building is set up to be a 2 chair beauty shop.
4. Appellant desires to add "tailoring and alterations" as a permitted use.
5. The zoning ordinance does not permit commercial uses per Section 137-165. Ordinance 2094 allowed the 2 chair beauty shop in 1977.
6. I have been a land contract owner of this property for nearly 2 years. We have been marketing the property as a salon for tenants for well over a year with no luck. We have attempted every channel to rent this property to a tenant for use as a salon with no luck. The vacancy is causing a negative cash flow and income loss every single month. We are requesting this variance because we have a tailor highly interested in the property who has provided an application. This would allow us to fill the vacancy and give an opportunity to a new small business. Filling the unit will raise the value of this property as well as the neighborhood by removing the vacancy.
7. 1. Approval will not be injurious to the public health, safety, morals, or general welfare of the community. The tailor will be operating under normal business hours and providing a service that will not harm anyone.
   2. The use and value of areas adjacent to the property would only increase in value as this will fill the vacancy and remove any chances of vandalism etc to vacant buildings
   3. The need for this variance arises because the property does not have a full kitchen and therefore can not be a residential unit from my understanding. Restricting use to a salon only has not allowed us to fill the property with a tenant. The space has a bathroom and open area.
   4. The hardship that is being caused by the current use is lack of income to cover the costs of maintaining the property.
   5. No the approval will increase the values in the area as well as fill a vacant property and provide a small business owner a new opportunity.



09-18-19

574-370-7447
4000 E Bristol St Suite #3
Elkhart, In 46514
Matt@mattbuysindianahouses.com

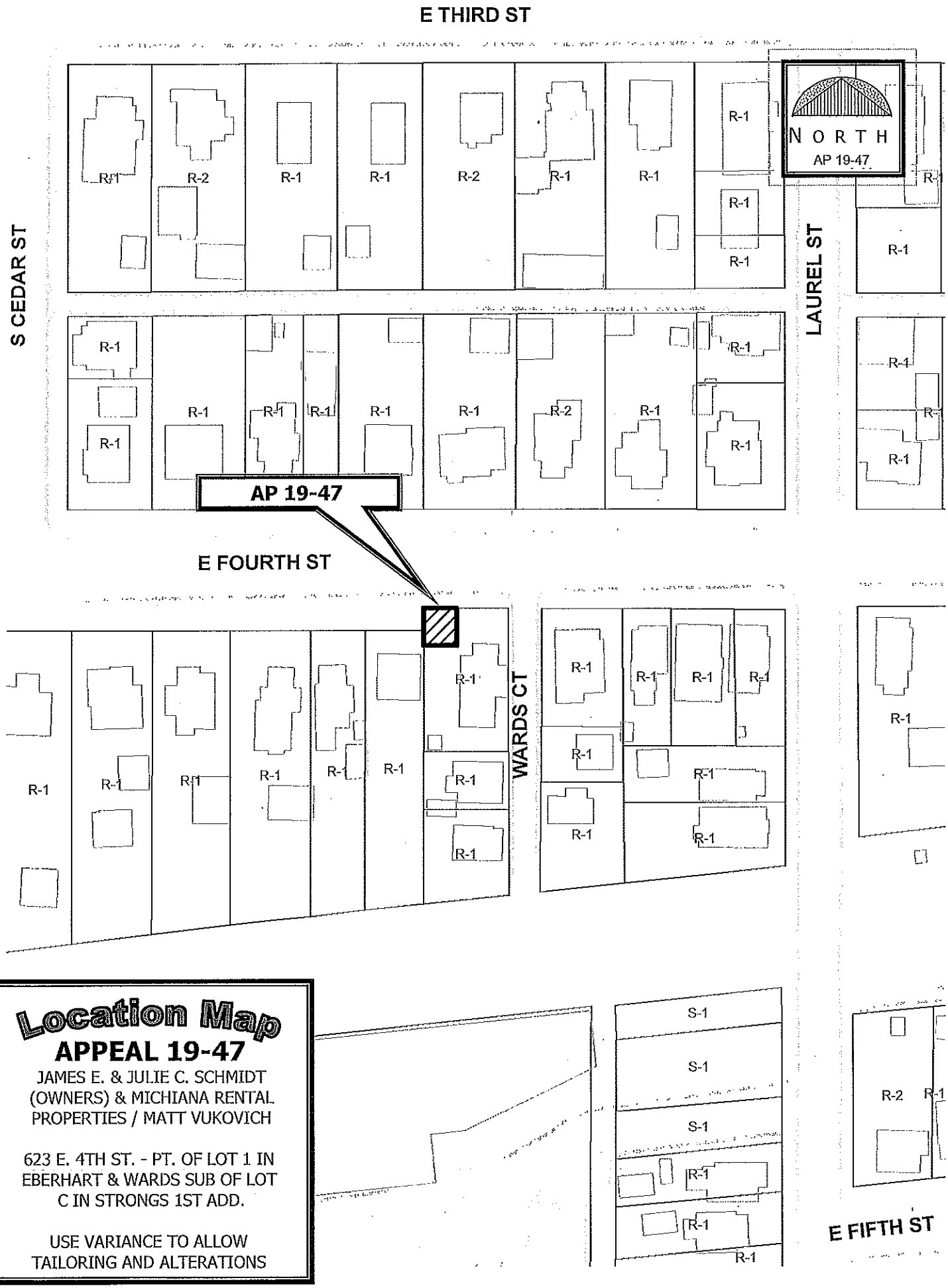
AP19-47

Letter of Permission for Representation

I Jim Schmidt own the property at 623 e 4th st in Mishawaka. I give permission to Matt Vukovich the land contract holder with equity investment in this property to represent me at both city council meetings and in this matter regarding the variance use of the property.

Signature

Date 9/18/19




# Location Map

## APPEAL 19-47

JAMES E. & JULIE C. SCHMIDT (OWNERS) & MICHIANA RENTAL PROPERTIES / MATT VUKOVICH

623 E. 4TH ST. - PT. OF LOT 1 IN EBERHART & WARDS SUB OF LOT C IN STRONGS 1ST ADD.

USE VARIANCE TO ALLOW TAILORING AND ALTERATIONS

# CITY OF MISHAWAKA

**DAVID A. WOOD, MAYOR**

**DEPARTMENT OF FINANCE**
**Rebecca S. Miller, Controller**
**Kurtis D. Vardaman, Deputy Controller**

Date: August 15, 2019

To: Honorable Members of the Common Council

From: Rebecca Miller

Re: City and Elected Officials salary ordinances

I am requesting first reading on these salary ordinances covering all employees except park and utilities.

All full-time employees will receive a 1 ½% increase and an additional $500.

Please contact me with any questions.

c: David A. Wood, Mayor
Geoff Spiess, HR Director/Corporation Counsel



**City Hall • 600 East 3rd Street • Mishawaka, Indiana 46544**
**Telephone: (574) 258-1622 • FAX (574) 258-1724 • www.mishawaka.in.gov**

RECEIVED
DEBORAH S. BLOCK, MMC
AUG 15 2019
CITY CLERK
MISHAWAKA, IN

1st Reading 8-19-19
2nd Reading
Passed
Failed
Continued To

PROPOSED ORDINANCE NO. 2019-21

ORDINANCE NO. -

AN ORDINANCE FIXING THE SALARIES
OF CERTAIN ELECTED OFFICIALS OF THE CITY OF MISHAWAKA
FOR THE FISCAL YEAR BEGINNING JANUARY 1, 2020

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, THAT:

Section 1. The biweekly salaries of the following elected officials of the City of Mishawaka, Indiana, for the fiscal year beginning January 1, 2020 shall be payable in 26 equal biweekly pay periods beginning January 10, 2020 in the following amounts:

| | Biweekly salary |
|---|---|
| Mayor | $ 3,103.62 |
| Clerk | 2,197.42 |
| Council member | 443.34 |

Section 2. Any prior ordinances in conflict herewith are hereby repealed.

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

PASSED BY THE COMMON COUNCIL of the City of Mishawaka, Indiana, on

this ____ day of _____ , 2019, at _____ o'clock, __.m.

_____
Presiding Officer

ATTEST:

_____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED BY ME to the Mayor this _____day of _____ 2019, at ____o'clock, ___.m.

_____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED BY ME this _____day of _____, 2019, at ____ o'clock, __m.

_____
David A. Wood, Mayor

1st Reading 8-19-19
2nd Reading
Passed
Failed
Continued To

RECEIVED
DEBORAH S. BLOCK, MMC
AUG 15 2019
CITY CLERK
MISHAWAKA, IN

PROPOSED ORDINANCE NO. 2019 - **22**

ORDINANCE NO. _____

AN ORDINANCE THE 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, 2020.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, THAT:

**Section 1**. The biweekly salaries of all employees of the City of Mishawaka except the Mishawaka Park Department, Elected Officials and the Mishawaka Utilities for the year beginning January 1, 2020 and shall be payable in 26 bi-weekly pay periods commencing on January 10, 2020.

| | **BIWEEKLY SALARY** |
|---|---|
| MAYOR'S ADMINISTRATIVE ASSISTANT | 1,614.11 |
| MAYOR'S EXECUTIVE SECRETARY | 1,368.44 |
| CONTROLLER | 3.026.60 |
| DEPUTY CONTROLLER | 2,076.32 |
| ACCOUNTANT | 1,652.25 |
| PAYROLL CLERK | 1,506.36 |
| BOOKKEEPER A | 1,542.43 |
| BOOKKEEPER B | 1,339.28 |
| BOOKKEEPER C | 1,253.94 |
| PURCHASING AGENT | 1,558.48 |
| CPA CERTIFICATION FT | 192.31 |
| CHIEF DEPUTY CLERK I | 1,596.58 |
| CHIEF DEPUTY CLERK II | 1,548.56 |
| HR DIRECTOR | 2,221.39 |
| ASST DIRECTOR | 1,557.78 |
| HR OFFICE MANAGER | 1,357.20 |
| HR CERTIFICATION | 19.23 |
| DIRECTOR OF IT | 2,560.52 |
| SYSTEM SPECIALIST IV | 2,114.62 |
| SYSTEM SPECIALIST III | 1,796.65 |
| SYSTEM SPECIALIST II | 1,711.86 |
| SYSTEM SPECIALIST I | 1,580.77 |
| CORPORATE COUNSEL/HR DIRECTOR | 2,294.94 |
| 1st DEPUTY CITY ATTORNEY | 2,402.96 |
| 2nd DEPUTY ASST CITY ATTORNEY | 672.75 |
| PART TIME SECRETARY | 288.46 |
| COUNCIL ATTORNEY | 672.75 |
| DIRECTOR OF ENGINEERING | 3,026.60 |

| | | |
|---|---|---|
| ASSISTANT DIRECTOR | | 2,512.85 |
| TRAFFIC MANAGER | | 2,076.79 |
| PROJECT MANAGER | | 2,129.85 |
| CONSTRUCTION COORDINATOR | | 1,867.74 |
| TECHNICIAN | | 1,855.60 |
| GIS COORDINATOR | | 2,077.10 |
| PROJECT COORDINATOR | | 1,547.78 |
| LOCATOR/INSPECTOR | | 1,588.30 |
| OFFICE MANAGER | | 1,357.20 |
| PE BONUS FT | | 192.31 |
| IDEM REVIEW BOARD BONUS | | 153.85 |
| | | |
| DIRECTOR OF CODE ENFORCEMENT | | 2,287.87 |
| OFFICE MANAGER | | 1,357.20 |
| CODE ENF OFFICER A | | 1,862.98 |
| CODE ENF OFFICER B | | 1,564.06 |
| | | |
| BUILDING COMMISSIONER | | 2,340.81 |
| ASSISTANT BUILDING COMMISSIONER | | 2,206.09 |
| OFFICE ADMINISTRATOR | | 1,376.87 |
| OFFICE MANAGER | | 1,357.20 |
| INSPECTOR A | | 2,242.90 |
| INSPECTOR B | | 2,037.32 |
| | | |
| FIRE CHIEF | | 3,019.10 |
| ASSISTANT CHIEF | | 2,802.83 |
| CHIEF FIRE PREVENTION | | 2,457.22 |
| BATTALION CHIEF | | 2,550.99 |
| CAPTAINS | | 2,428.72 |
| LIEUTENANT | | 2,362.94 |
| FIRE INSPECTOR | | 2,362.94 |
| DRIVER OPERATOR | | 2,298.61 |
| 1st CLASS FIREFIGHTER | | 2,276.67 |
| MASTER FIREFIGHTER | | 2,188.75 |
| | | |
| PROBATION - FF/EMT | | 1,993.21 |
| | | |
| FIRE EXECUTIVE SECRETARY | | 1,368.44 |
| FIRE OFFICE MANAGER | | 1,357.20 |
| | | |
| POLICE CHIEF | | 3,036.86 |
| ASSISTANT CHIEF | | 2,820.55 |
| CAPTAIN | | 2,405.30 |
| LIEUTENANT | | 2,360.13 |
| SERGEANT | | 2,316.37 |
| 1st CLASS OFFICER | | 2,286.55 |
| 2nd CLASS OFFICER | Pre 01/01/18 hire: 2,206.52 | Post: 2,064.26 |
| PROBATION | Pre 01/01/18 hire: 2,009.80 | Post: 1,875.18 |
| 2ND SHIFT DIFFERENTIAL | | 13.46 |
| 3RD SHIFT DIFFERENTIAL | | 26.92 |
| | | |
| POLICE RECRUIT | | 1,638.44 |
| PROPERTY MANAGER | | 1,502.46 |
| EXECUTIVE SECRETARY | | 1,368.44 |
| ADMINISTRATIVE SECRETARY | | 1,357.20 |
| SERVICES ADMINISTRATOR | | 1,550.94 |
| PROPERTY CLERK | | 1,325.50 |
| SECRETARY | | 1,339.43 |

| | | |
|---|---|---|
| PARKING PERSONNEL | | 1,339.43 |
| CROSSING GUARDS | | 21 pays@ 359.04 |
| | | |
| CITY PLANNER | | 3,026.60 |
| SENIOR PLANNER/ECON DEVEL SPLIST | | 2,067.15 |
| SENIOR PLANNER | | 1,883.40 |
| ASSOCIATE PLANNER | | 1,788.14 |
| ADMINISTRATIVE PLANNER | | 1,596.89 |
| OFFICE MANAGER | | 1,357.20 |
| | | |
| DIRECTOR COMMUNITY DEVELOPMENT | | 2,569.77 |
| TIF CONSTRUCTION MANAGER | | 2,435.40 |
| PROGRAM CONSTRUCTION MANAGER | | 2,211.01 |
| PROGRAM COORDINATOR | | 1,566.21 |
| GRANT MANAGER | | 2,027.60 |
| GRANT SPECIALIST | | 1,381.83 |
| | | |
| CENTRAL SERVICES ASSISTANT | | 2,077.53 |
| | | |
| STREET COMMISSIONER | | 2,461.71 |
| OFFICE ADMINISTRATOR | | 1,376.87 |
| OFFICE MANAGER | | 1,357.20 |
| SECRETARY | | 1,339.43 |
| | | **BIWEEKLY HOURLY** |
| PART-TIME HELP | | 7.25-30.00 |
| | | |
| CENTRAL SERVICES: | | |
| FLEET MAINTENANCE TECHNICIAN | | 21.66 |
| | | |
| CENTRAL SERVICES/MVH: | | |
| GROUP 1 | | 20.58 |
| GROUP 2 | | 19.52 |
| GROUP 3 | | 18.71 |
| NIGHT BONUS/SHIFT DIFFERENTIAL | | .55/.60 |
| PROJECT COORDINATOR | | 1.00 |
| | | **ANNUAL/MISC** |
| FIRE: | | |
| SPECIALTY PAY: | | |
| | TIER1 | TIER 2 |
| ADVANCED EMT | 1,000 | 3,000 |
| PARAMEDIC | 2,000 | 4,000 |
| LEAD PARAMEDIC | 4,000 | 50/shift |
| | | |
| WATER RESCUE/RECOVERY LEADER | 1,050 | |
| WATER DIVE/RESCUE TEAM MEMBER | 950 | |
| SELF-CONTAINED BREATHING APPARATUS TEAM TECHNICIAN | 1,000 | |
| MECHANIC | 2,500 | |
| INFORMATION TECHNOLOGY | 1,500 | |
| UNIFORM ALLOWANCE | | 1,250 |
| POLICE: | | |
| IDACS SPECIALIST | | 370 |
| PARKING PERSONNEL CLOTHING | | 600 |
| CROSSING GUARD SUBSTITUTE | | 20 per day |

| | |
|---|---|
| SUMMER SCHOOL CROSS GUARD | 20 per day |
| UNIFORM ALLOWANCE | 2,050 |
| EQUIPMENT MAINT ALLOWANCE | 680 |
| PLAN COMMISSION | 600 |
| BZA MEMBER | 375 |
| INSURANCE STIPEND: ASST CITY ATTORNEY & COUNCIL ATTORNEY | 500 per month |

Section 2. The City will contribute the employee portion of 3% to the Public Employees Retirement fund for all employees eligible for participation in the Public Employees Retirement Fund.

Section 3. The City will contribute 3% of the employee portion to the 1977 Fire Pension for all employees eligible for participation in the 1977 Fire Pension Fund.

Section 4. The City will contribute 2% of the employee portion to the 1977 Police Pension for all employees eligible for participation in the 1977 Police Pension Fund.

Section 5. The City will contribute a match of 100% of the employee's contribution not to exceed 1% of the employee's base biweekly pay for all employees eligible for participation in the State's 457B plan. Employees under the FOP collective bargaining agreement are exempt from this match.

Section 6. Longevity Bonus will be provided annually to the Central Service and Motor Vehicle Highway Teamster employees (as amended). The Longevity Bonus will be offered to the employees as additional pay. The Longevity Bonus shall be payable annually on the first paycheck following each employee's anniversary date with the regular payroll. The annual Longevity Bonus will be based on the following schedule. Said schedule is based upon completed years of service.

| Years of Service | Annual Increments | Bonus |
|---|---|---|
| 5 | 0 | 150 |
| 6 | 75 | 225 |
| 7 | 75 | 300 |
| 8 | 75 | 375 |
| 9 | 75 | 450 |
| 10 | 75 | 525 |

An additional $80.00 will be added for each year of service after the 10th year.

Section 7. The Administration may pay up to 15% less than annual salaries listed to new employees during the first twelve-month period, except for those public safety salaries which have been negotiated by the Common Council and all other salaries negotiated as part of a Collective Bargaining Agreement.

Section 8. This ordinance shall be in full force and effect from and after its signing and attestation.

PASSED BY THE COMMON COUNCIL of the City of Mishawaka, Indiana, on

this _____ day of _____2019, at _____o'clock, ___.m.

_____
Dale "Woody" Emmons, President

ATTEST:

_____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED BY ME, to the Mayor on this _____ day of _____ 2019, at _____o'clock, __.m.

_____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED BY ME this _____ day of _____, 2019, at _____ o'clock, __.m.

_____
David A. Wood, Mayor

# ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

Budget Form No. 4

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

Generated 9/5/2019 3:33:07 PM

AS AMENDED

Proposed Ordinance No. 2019-23

Ordinance Number:

Be it ordained/resolved by the **Mishawaka Common Council** that for the expenses of **MISHAWAKA CIVIL CITY** for the year ending December 31, **2020** 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 | |

**Funds**

| Fund Code | Fund Name | Adopted Budget | Adopted Tax Levy | Adopted Tax Rate |
|---|---|---|---|---|
| 0101 | GENERAL | $35,154,175 | $30,559,860 | 2.6471 |
| 0254 | LOCAL INCOME TAX | $2,770,991 | $0 | 0.0000 |
| 0341 | FIRE PENSION | $2,072,000 | $0 | 0.0000 |
| 0342 | POLICE PENSION | $1,352,000 | $0 | 0.0000 |
| 0706 | LOCAL ROAD & STREET | $670,000 | $0 | 0.0000 |
| 0708 | MOTOR VEHICLE HIGHWAY | $3,818,213 | $1,715,784 | 0.1486 |
| 1151 | CONTINUING EDUCATION | $100,000 | $0 | 0.0000 |
| 1301 | PARK & RECREATION | $3,821,649 | $4,527,227 | 0.3922 |
| 1310 | PARK NONREVERTING - CAPITAL | $250,000 | $0 | 0.0000 |
| 2379 | CUMULATIVE CAPITAL IMP (CIG TAX) | $60,000 | $0 | 0.0000 |
| 2391 | CUMULATIVE CAPITAL DEVELOPMENT | $650,000 | $1,989,730 | 0.1724 |
| 2411 | ECONOMIC DEV INCOME TAX CEDIT | $3,918,802 | $0 | 0.0000 |
| 6290 | CUMULATIVE SEWER | $500,000 | $0 | 0.0000 |
| | | **$55,137,830** | **$38,792,601** | **3.3603** |

1st Reading 9-3-19
2nd Reading
Passed
Failed
Continued To

RECEIVED
DEBORAH S. BLOCK, MMC
SEP 06 2019
CITY CLERK
MISHAWAKA, IN

# ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

Budget Form No. 4

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

Generated 9/5/2019 3:33:07 PM

| Name | | Signature |
|---|---|---|
| Ronald S. Banicki | Aye ☐<br>Nay ☐<br>Abstain ☐ | |
| Michael A. Bellovich | Aye ☐<br>Nay ☐<br>Abstain ☐ | |
| S. Michael Compton | Aye ☐<br>Nay ☐<br>Abstain ☐ | |
| Dale E. Emmons | Aye ☐<br>Nay ☐<br>Abstain ☐ | |
| Gregg A. Hixenbaugh | Aye ☐<br>Nay ☐<br>Abstain ☐ | |
| Matthew T. Mammolenti | Aye ☐<br>Nay ☐<br>Abstain ☐ | |
| Stacy Petko-Reisdorf | Aye ☐<br>Nay ☐<br>Abstain ☐ | |
| Bryan J. Tanner | Aye ☐<br>Nay ☐<br>Abstain ☐ | |
| Mary C. Willson | Aye ☐<br>Nay ☐<br>Abstain ☐ | |

## ATTEST

| Name | Title | Signature |
|---|---|---|
| Deborah S. Block | City Clerk | |

## MAYOR ACTION (For City use only)

| Name | | Signature | Date |
|---|---|---|---|
| David A. Wood | Approve ☐<br>Veto ☐ | | |

DRAFT

# CITY OF MISHAWAKA
# * DRAFT * 2020 BUDGET

## David A. Wood, Mayor

# CITY OF MISHAWAKA 2019
# BUDGET

## TABLE OF CONTENTS

CITY OF MISHAWAKA
DRAFT 2020 BUDGET

MAYOR
101-01

| | | | biweekly |
|---|---|---|---|
| 1 | PERSONAL SERVICES | | |
| | Salaries and Wages | | |
| 411-01 | Mayor | 79,009.00 | 3,038.78 |
| 411-02 | Administrative Assistant | 40,854.00 | 1,571.28 |
| | Executive Secretary | 34,273.00 | 1,318.16 |
| | | | 154,136.00 |
| 2 | SUPPLIES | | |
| | Office Supplies | | |
| 421-90 | Office Supplies | 1,000.00 | |
| | | | 1,000.00 |
| 3 | OTHER SERVICES AND CHARGES | | |
| | Communication and Transportation | | |
| 432-03 | Travel and Training | 2,500.00 | |
| | Printing and Advertising | | |
| 433-01 | Printing | 500.00 | |
| | Other Services and Charges | | |
| 439-03 | Subscriptions, Dues, etc. | 2,000.00 | |
| 439-04 | Leadership | 2,000.00 | |
| 439-07 | Memorial Day AL/VFW/DAR | 1,500.00 | |
| 439-92 | Community Promotion | 7,500.00 | |
| | | | 16,000.00 |
| | | | 171,136.00 |

CITY OF MISHAWAKA
DRAFT 2020 BUDGET

CONTROLLER
101-02

| | | | |
|---|---|---|---|
| 1 | PERSONAL SERVICES | | |
| | Salaries and Wages | | biweekly |
| 411-01 | Controller | 77,036.00 | 2,962.89 |
| 411-02 | Deputy Controller | 52,694.00 | 2,026.67 |
| | Bookkeeper A | 39,018.00 | 1,500.66 |
| | Payroll Clerk | 38,094.00 | 1,465.14 |
| | Purchasing Agent | 39,429.00 | 1,516.47 |
| | Accountant | 41,831.00 | 1,608.88 |
| 411-03 | Part time | 20,000.00 | |
| | | | 308,102.00 |
| | Other Services Personal | | |
| 411-64 | FTO (Flexible Time Off) Plan | 30,000.00 | |
| 411-65 | CPA Certification | 5,000.00 | |
| | | | 35,000.00 |
| | Employee Benefits | | |
| 413-01 | Social Security | 205,000.00 | |
| 413-02 | Medicare | 50,000.00 | |
| 413-03 | PERF 14.2% | 450,000.00 | |
| 413-04 | Unemployment Compensation | 40,000.00 | |
| 413-05 | Employee Insurance Benefits | 1,500,000.00 | |
| 413-06 | Employee Life Insurance | 4,000.00 | |
| 413-08 | Deferred Comp Match | 38,000.00 | |
| | | | 2,287,000.00 |
| | | | 2,630,102.00 |
| 2 | SUPPLIES | | |
| | Office Supplies | | |
| 421-90 | Office Supplies/Misc Supplies | 15,000.00 | |
| | | | 15,000.00 |
| 3 | OTHER SERVICES AND CHARGES | | |
| | Communication and Transportation | | |
| 432-02 | Postage | 15,000.00 | |
| 432-03 | Travel and Training | 4,000.00 | |
| 432-04 | Telephone | 45,000.00 | |
| | Printing and Advertising | | |
| 433-02 | Publications | 13,000.00 | |

CITY OF MISHAWAKA
DRAFT 2020 BUDGET

CONTROLLER
101-02

| | | | |
|---|---|---|---|
| Insurance | | | |
| 434-90 | Insurance Premiums/ Deductible | 825,000.00 | |
| Utility Services | | | |
| 435-01 | MU Charges | 800,000.00 | |
| 435-02 | NIPSCO | 60,000.00 | |
| Repairs and Maintenance | | | |
| 436-01 | Building/ Equipment/Software Maintenance/Service Contracts | 50,000.00 | |
| Other Services and Charges | | | |
| 439-03 | Subscription, Dues, etc. | 1,000.00 | |
| 439-09 | Miscellaneous Charges | 1,500.00 | |
| 439-15 | Election Expenses | 75,000.00 | |
| | | | 1,889,500.00 |
| 4 CAPITAL OUTLAYS | | | |
| Other Capital Outlays | | | |
| 444-05 | Capital Outlay | 750,000.00 | |
| | | | 750,000.00 |
| | | | 5,284,602.00 |

CITY OF MISHAWAKA
DRAFT 2020 BUDGET

CITY CLERK
101-03

| | | | |
|---|---|---|---|
| 1 SERVICES PERSONAL | | | |
| Salaries and Wages | | | biweekly |
| 411-01 | City Clerk | 55,796.00 | 2,145.97 |
| 411-02 | Chief Deputy Clerk I | 40,405.00 | 1,554.03 |
| | Chief Deputy Clerk II | 39,175.00 | 1,506.71 |
| 411-03 | Temporary | 20,000.00 | |
| | | | 155,376.00 |
| 2 SUPPLIES | | | |
| Office Supplies | | | |
| 421-90 | Office Supplies | 1,500.00 | |
| Operating Supplies | | | |
| 422-01 | Violations Bureau Supplies | 1,500.00 | |
| | | | 3,000.00 |
| 3 OTHER SERVICES AND CHARGES | | | |
| Professional Services | | | |
| 431-01 | Attorney Fees | 1,000.00 | |
| 431-04 | Professional Services | 14,000.00 | |
| Communication and Transportation | | | |
| 432-03 | Travel and Training | 3,000.00 | |
| Other Services and Charges | | | |
| 439-03 | Subscriptions, Dues, etc. | 1,500.00 | |
| 439-92 | Community Promotion | 1,750.00 | |
| | | | 21,250.00 |
| | | | 179,626.00 |

CITY OF MISHAWAKA
DRAFT 2020 BUDGET

HUMAN RESOURCES
101-04

| | | | biweekly |
|---|---|---|---|
| 1 PERSONAL SERVICES | | | |
| Salaries and Wages | | | |
| 411-02 | Office Manager | 34,273.00 | 1,318.16 |
| 411-03 | Temporary Help | 50,000.00 | |
| Other Personal Services | | | |
| 411-65 | Certifications | 1,000.00 | |
| | | | 85,273.00 |
| 2 SUPPLIES | | | |
| Office Supplies | | | |
| 421-90 | Supplies | 1,000.00 | |
| | | | 1,000.00 |
| 3 OTHER SERVICES AND CHARGES | | | |
| Professional Services | | | |
| 431-06 | Consulting | 54,000.00 | |
| 431-08 | Employee Assistance Program | 10,000.00 | |
| 431-09 | Testing/Wellness | 5,000.00 | |
| Communication and Transportation | | | |
| 432-03 | Travel and Training | 2,000.00 | |
| Printing and Advertising | | | |
| 433-01 | Printing/ Advertising | 1,000.00 | |
| Other Services and Charges | | | |
| 439-03 | Subscription, Dues, etc. | 500.00 | |
| 439-20 | Staff Development | 1,500.00 | |
| | | | 74,000.00 |
| | | | 160,273.00 |

CITY OF MISHAWAKA
DRAFT 2020 BUDGET

INFORMATION TECHNOLOGY
101-05

| | | | biweekly |
|---|---|---|---|
| 1 PERSONAL SERVICES | | | |
| Salaries and Wages | | | |
| 411-01 | Director | 65,097.00 | 2,503.72 |
| 411-02 | System Specialist IV (2) | 102,989.00 | 1,896.67-2,064.42 |
| | System Specialist III | 45,530.00 | 1,751.13 |
| | System Specialist II | 43,358.00 | 1,667.59 |
| | System Specialist I | 40,000.00 | 1,538.46 |
| | | | 296,974.00 |
| 2 SUPPLIES | | | |
| Operating Supplies | | | |
| 422-01 | Operating Supplies | 20,000.00 | |
| | | | 20,000.00 |
| 3 OTHER SERVICES AND CHARGES | | | |
| Communication and Transportation | | | |
| 432-03 | Travel and Training | 30,000.00 | |
| Other Services and Charges | | | |
| 439-03 | Subscriptions, Dues, etc. | 15,000.00 | |
| | | | 45,000.00 |
| | | | 361,974.00 |

CITY OF MISHAWAKA
DRAFT 2020 BUDGET

DEPARTMENT OF LAW
101-06

| | | | |
|---|---|---|---|
| 1 PERSONAL SERVICES | | | |
| Salaries and Wages | | | biweekly |
| 411-01 | Corporation Counsel/Director of HR | 58,294.00 | 2,242.04 |
| 411-02 | City Attorney | 61,061.00 | 2,348.50 |
| | Asst City Attorney | 17,233.00 | 662.77 |
| | Part time Secretary | 7,500.00 | 288.46 |
| 413-05 | Asst City Attorney Insurance Stipend | 6,000.00 | |
| | | | 150,088.00 |
| 2 SUPPLIES | | | |
| Office Supplies | | | |
| 421-03 | Professional Books | 500.00 | |
| 421-90 | Office Supplies | 500.00 | |
| | | | 1,000.00 |
| 3 OTHER SERVICES AND CHARGES | | | |
| Professional Services | | | |
| 431-01 | Attorney Fees-Code Hearings | 6,000.00 | |
| Communication and Transportation | | | |
| 432-03 | Travel and Training | 3,000.00 | |
| Insurance | | | |
| 434-90 | Payment of Claims/Litigation | 42,000.00 | |
| Other Services and Charges | | | |
| 439-03 | Subscriptions, Dues, etc. | 2,500.00 | |
| 439-09 | Miscellaneous Charges | 1,500.00 | |
| | | | 55,000.00 |
| | | | 206,088.00 |

CITY OF MISHAWAKA
DRAFT 2020 BUDGET

CITY COUNCIL
101-07

| | | | |
|---|---|---|---|
| 1 | PERSONAL SERVICES | | |
| | Salaries and Wages | | |
| 411-04 | Council members | | biweekly |
| | 9 @10,864 | 97,776.00 | 417.81 |
| 411-02 | Council Attorney | 17,233.00 | 662.78 |
| 413-05 | Council Attorney Insurance Stipend | 6,000.00 | |
| | | | 121,009.00 |
| 2 | SUPPLIES | | |
| | Office Supplies | | |
| 421-90 | Office Supplies | 750.00 | |
| | | | 750.00 |
| 3 | OTHER SERVICES AND CHARGES | | |
| | Communication and Transportation | | |
| 432-03 | Travel and Training | 6,000.00 | |
| | Other Services and Charges | | |
| 439-92 | Community Promotion | 5,000.00 | |
| | | | 11,000.00 |
| | | | 132,759.00 |

CITY OF MISHAWAKA
DRAFT 2020 BUDGET

ENGINEERING DEPARTMENT
101-13

| | | | biweekly |
|---|---|---|---|
| 1 PERSONAL SERVICES | | | |
| Salaries and Wages | | | |
| 411-01 | Director of Engineering | 77,036.00 | 2,962.89 |
| 411-02 | Assistant Director | 63,876.00 | 2,456.75 |
| | Project Manager | 54,065.00 | 2,079.41 |
| | Traffic Manager | 52,706.00 | 2,027.14 |
| | Project Coordinator | 39,155.00 | 1,505.93 |
| | Office Manager | 34,273.00 | 1,318.16 |
| | City GIS Coordinator | 51,377.00 | 1,976.03 |
| | | | 372,488.00 |
| Other Personal Services | | | |
| 411-65 | PE Certification | 10,000.00 | 192.31 |
| | | | 382,488.00 |
| 2 SUPPLIES | | | |
| Office Supplies | | | |
| 421-90 | General Supplies | 8,000.00 | 8,000.00 |
| 3 OTHER SERVICES AND CHARGES | | | |
| Professional Services | | | |
| 431-06 | Consulting | 5,000.00 | |
| Communication and Transportation | | | |
| 432-03 | Travel and Training | 6,000.00 | |
| Repairs and Maintenance | | | |
| 436-01 | Equipment Repair | 2,500.00 | |
| Other Services and Charges | | | |
| 439-03 | Subscriptions, Dues, etc. | 1,000.00 | 14,500.00 |
| | | | 404,988.00 |

CITY OF MISHAWAKA
DRAFT 2020 BUDGET

CODE ENFORCEMENT DEPARTMENT
101-14

| | | | biweekly |
|---|---|---|---|
| 1 PERSONAL SERVICES | | | |
| Salaries and Wages | | | |
| 411-01 | Director of Code Enforcement | 58,113.00 | 2,235.09 |
| 411-02 | Code Enforcement Officers | | |
| | 4 @ 47,229 | 188,916.00 | 1,816.48 |
| | Office Manager | 34,273.00 | 1,318.16 |
| | | | 281,302.00 |
| 2 SUPPLIES | | | |
| Operating Supplies | | | |
| 422-01 | Operating Supplies | 3,500.00 | |
| | | | 3,500.00 |
| 3 OTHER SERVICES AND CHARGES | | | |
| Communication and Transportation | | | |
| 432-03 | Travel and Training | 3,000.00 | |
| Other Services and Charges | | | |
| 439-10 | Clean up, Board up, Disposal, etc. | 35,000.00 | |
| | | | 38,000.00 |
| | | | 322,802.00 |

CITY OF MISHAWAKA
DRAFT 2020 BUDGET

BUILDING DEPARTMENT
101-15

| | | | biweekly |
|---|---|---|---|
| 1 PERSONAL SERVICES | | | |
| Salaries and Wages | | | |
| 411-01 | Building Commissioner | 59,469.00 | 2,287.25 |
| 411-02 | Administrator | 34,777.00 | 1,337.56 |
| | Inspector A 2 @ 56,961 | 113,922.00 | 2,190.78 |
| | | | 208,168.00 |
| 2 SUPPLIES | | | |
| Operating Supplies | | | |
| 422-01 | Operating Supplies | 2,000.00 | |
| | | | 2,000.00 |
| 3 OTHER SERVICES AND CHARGES | | | |
| Communication and Transportation | | | |
| 432-03 | Travel and Training | 4,000.00 | |
| Other Services and Charges | | | |
| 439-03 | Subscription, Dues, etc. | 800.00 | |
| | | | 4,800.00 |
| | | | 214,968.00 |

CITY OF MISHAWAKA
DRAFT 2020 BUDGET

FIRE/EMS DEPARTMENT
101-19

1 PERSONAL SERVICES

| | | | biweekly |
|---|---|---|---|
| **Salaries and Wages** | | | |
| 411-01 | Fire Chief | 71,844.00 | 2,763.21 |
| 411-02 | Assistant Chief 3 @ 66,304 | 198,912.00 | 2,550.13 |
| | Battalion Chief 3 @ 64,853 | 194,559.00 | 2,494.31 |
| | Captains 15 @ 61,721 | 925,815.00 | 2,373.87 |
| | Lieutenants 15 @ 60,036 | 900,540.00 | 2,309.07 |
| | Fire Inspectors 3 @ 60,036 | 180,108.00 | 2,309.07 |
| | Driver Operator 30 @ 58,388 | 1,751,640.00 | 2,245.67 |
| | 1st Class Firefighter 34 @ 57,826 | 1,966,084.00 | 2,224.07 |
| | Master Firefighters 11 @ 55,574 | 611,314.00 | 2,137.46 |
| | | | 6,800,816.00 |
| | **Civilian** | | |
| | Executive Secretary | 34,561.00 | 1,329.24 |
| | | | 34,561.00 |
| **Other Personal Services** | | | |
| 411-12 | Specialty Pay | 264,800.00 | |
| 411-60 | Overtime | 600,000.00 | |
| 411-66 | Uniform Allowance 115 @ 1250 | 143,750.00 | |
| 411-67 | Pension Equalization | 10,900.00 | |
| | | | 1,019,450.00 |
| **Employee Benefits** | | | |
| 413-01 | Social Security | 12,000.00 | |
| 413-02 | Medicare | 114,000.00 | |
| 413-03 | PERF-14.2% | 28,000.00 | |
| 413-05 | Health Insurance | 3,000,000.00 | |
| 413-06 | Life/Disability Insurance | 6,500.00 | |
| 413-08 | Deferred Comp Match | 67,000.00 | |
| 413-09 | 77 Pension 20.5% | 1,363,250.00 | |
| | | | 4,590,750.00 |
| | | | 12,445,577.00 |

BUDGET LINE ITEMS CHANGES

| | | 2019 | 2020 | Diff | Net |
|---|---|---|---|---|---|
| **Mayor** | | | | | |
| 421-90 | office supplies | 1,500.00 | 1,000.00 | (500.00) | |
| 432-03 | travel and training | 2,000.00 | 2,500.00 | 500.00 | - |
| **Controller** | | | | | |
| 431-05 | animal control | 175,000.00 | - | (175,000.00) | |
| 431-07 | Aim and WNIT | 23,000.00 | - | (23,000.00) | |
| 444-05 | Capital outlay | 1,300,000.00 | 750,000.00 | (550,000.00) | (748,000.00) |
| **City Clerk** | | | | | |
| 411-03 | temporary line | 12,000.00 | 20,000.00 | 8,000.00 | 8,000.00 |
| **HR** | | | | | |
| 411-03 | temporary line | 20,000.00 | 50,000.00 | 30,000.00 | |
| 432-03 | travel and training | 1,000.00 | 2,000.00 | 1,000.00 | |
| 439-20 | staff development | 1,000.00 | 1,500.00 | 500.00 | 31,500.00 |
| **IT** | | | | | |
| 432-03 | travel and training | 25,000.00 | 30,000.00 | 5,000.00 | 5,000.00 |
| **Law** | | | | | |
| 431-01 | attorney fees | 5,000.00 | 6,000.00 | 1,000.00 | |
| 434-90 | claims/litigation | 44,000.00 | 42,000.00 | (2,000.00) | (1,000.00) |
| **Engineering** | | | | | |
| **432-03** | travel and training | 6,050.00 | 6,000.00 | (50.00) | (50.00) |
| **Police** | | | | | |
| 439-16 | CrimeStoppers | 5,000.00 | - | (5,000.00) | |
| 439-09 | Misc Charges | - | 5,000.00 | 5,000.00 | - |
| **MVH** | | | | | |
| 422-02 | gas/oil to CEDIT | 100,000.00 | - | (100,000.00) | |
| 423-03 | supplies to CEDIT | 175,000.00 | - | (175,000.00) | |
| 434-90 | ins premiums to CEDIT | 175,000.00 | - | (175,000.00) | |
| 435-01 | MU to CEDIT | 165,000.00 | - | (165,000.00) | |
| 435-02 | NIPSCO to CEDIT | 70,000.00 | - | (70,000.00) | |
| 436-01 | Repair to CEDIT | 200,000.00 | - | (200,000.00) | |
| 442-01 | Street Paving | 300,000.00 | 1,000,000.00 | 700,000.00 | (185,000.00) |

# BUDGET LINE ITEMS CHANGES

| | | 2019 | 2020 | Diff | Net |
|---|---|---|---|---|---|
| **LRS** | | | | | |
| 442-01 | Street Paving | 733,000.00 | - | (733,000.00) | |
| 442-04 | sidewalk/curb | - | 300,000.00 | 300,000.00 | |
| 445-02 | MVH equipment | - | 370,000.00 | 370,000.00 | (63,000.00) |
| **Park** | | | | | |
| 421-90 | office supplies | 5,000.00 | 8,000.00 | 3,000.00 | |
| numerous | Supplies/Concession | 348,500.00 | 384,500.00 | 36,000.00 | |
| 432-03 | travel and training | 3,000.00 | 8,000.00 | 5,000.00 | |
| 435-01 | MU | 370,000.00 | 450,000.00 | 80,000.00 | |
| 436-01 | NIPSCO | 50,000.00 | 75,000.00 | 25,000.00 | |
| 436-90 | service contracts | 95,000.00 | 100,000.00 | 5,000.00 | |
| 439-03 | misc charges | 1,400.00 | 3,000.00 | 1,600.00 | |
| 439-18 | instructor fees | 20,500.00 | 15,000.00 | (5,500.00) | |
| 439-21 | rec event/entertain. | 41,000.00 | 48,000.00 | 7,000.00 | 157,100.00 |
| **Park Non Reverting** | | | | | |
| 429-17 | Landscaping | 60,000.00 | 70,000.00 | 10,000.00 | |
| | Merrifield | - | 19,300.00 | 19,300.00 | |
| | Wilson | - | 15,000.00 | 15,000.00 | |
| | Henry Frank fence | - | 5,000.00 | 5,000.00 | 49,300.00 |
| **Law Enforcement Ed** | | | | | |
| 432-03 | Travel/Training | 35,000.00 | 40,000.00 | 5,000.00 | |
| 445-08 | Vests | 29,000.00 | 35,000.00 | 6,000.00 | 11,000.00 |
| **Public Safety** | **SEE BUDGET BOOK** | | | | |
| 436-90 | service contracts | 350,000.00 | 400,000.00 | 50,000.00 | |
| 445-09 | lease police cars | 541,000.00 | 350,000.00 | (191,000.00) | |
| | equip for cars | - | 275,000.00 | 275,000.00 | |
| 445-08 | police equipment | 102,000.00 | 65,000.00 | (37,000.00) | |
| 445-13 | fire equipment | 400,000.00 | 250,000.00 | (150,000.00) | (53,000.00) |
| **Cum Cap Development** | | | | | |
| 445-11 | computer equip/software | 250,000.00 | 300,000.00 | 50,000.00 | 50,000.00 |
| **CEDIT** | **SEE BUDGET BOOK** | | | | |

CITY OF MISHAWAKA
DRAFT 2020 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 |
| | | | 12,888,577.00 |

CITY OF MISHAWAKA
DRAFT 2020 BUDGET

POLICE DEPARTMENT
101-20

1 PERSONAL SERVICES

| | | | |
|---|---|---|---|
| Salaries and Wages | | | biweekly |
| 411-01 | Police Chief | 72,299.00 | 2,780.69 |
| 411-02 | Assistant Chief | | |
| | 3 @66,758 | 200,274.00 | 2,567.58 |
| | Captains | | |
| | 6 @ 61,121 | 366,726.00 | 2,350.80 |
| | Lieutenants | | |
| | 14 @ 59,964 | 839,496.00 | 2,306.30 |
| | Sergeants | | |
| | 20 @ 58,843 | 1,176,860.00 | 2,263.16 |
| | 1st Patrol Officer | | |
| | 46 @ 58,079 | 2,671,634.00 | 2,233.80 |
| | 2nd Patrol Officer | | |
| | 18 @ 56,029 | 1,008,522.00 | 2,154.95 |
| | | | 6,335,811.00 |
| | Civilians | | |
| | Executive Secretary | 34,561.00 | |
| | Administrative Secretary | 34,273.00 | |
| | Secretary 2 @ 33,818 | 67,636.00 | |
| | Parking Personnel | 33,818.00 | |
| | Property Manager | 37,994.00 | |
| | Services Administrator | 39,236.00 | 247,518.00 |
| | Crossing Guards 21 @ 7,428 | 155,988.00 | |
| 411-03 | Substitute Crossing Guard | 2,000.00 | |
| | Temporary Help/Part-time | 20,000.00 | 177,988.00 |
| Other Personal Services | | | |
| 411-60 | Overtime/ Court-time Officer-Non Officer | 500,000.00 | |
| 411-66 | Uniform Allowance | | |
| | 1 @ 600, 108 @ 2050 | 222,000.00 | |
| 411-02 | Shift Differential 2nd @350 3rd @ 700 | 57,600.00 | |
| 411-66 | Equipment Allowance | 30,000.00 | |
| | | | 809,600.00 |
| Employee Benefits | | | |
| 413-01 | Social Security | 29,000.00 | |
| 413-02 | Medicare | 113,890.00 | |
| 413-03 | PERF 14.2% | 35,148.00 | |
| 413-05 | Health Insurance | 2,650,000.00 | |
| 413-06 | Life Insurance | 6,250.00 | |
| 413-08 | Deferred Comp Benefit | 65,000.00 | |
| 413-10 | 77 Pension 19.5% | 1,195,000.00 | |
| | | | 2,899,288.00 |
| | | | 10,470,205.00 |

CITY OF MISHAWAKA
DRAFT 2020 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 | |
| | 439-09 Miscellaneous Charges | 5,000.00 | |
| | 439-11 Special Expense | 13,000.00 | |
| | 439-12 Canine Expenses | 3,000.00 | 117,800.00 |
| | | | 10,624,005.00 |

CITY OF MISHAWAKA
DRAFT 2020 BUDGET

CITY PLANNING
101-21

| | | | |
|---|---|---|---|
| 1 PERSONAL SERVICES | | | |
| Salaries and Wages | | | biweekly |
| 411-01 | City Planner | 77,036.00 | 2,962.89 |
| 411-02 | Senior Planner/Economic Development Specialist | 52,459.00 | 2,017.65 |
| | Administrative Planner | 40,413.00 | 1,554.34 |
| | Associate Planner | 45,312.00 | 1,742.74 |
| | | | 215,220.00 |
| 411-06 | Plan Commission 9 @ $600 | 5,400.00 | |
| | BZA Members 5 @ $375 | 1,875.00 | |
| | | | 7,275.00 |
| | | | 222,495.00 |
| 2 SUPPLIES | | | |
| Operating Supplies | | | |
| 422-01 | Operating Supplies | 4,000.00 | |
| | | | 4,000.00 |
| 3 OTHER SERVICES AND CHARGES | | | |
| Communication and Transportation | | | |
| 432-03 | Travel and Training | 2,500.00 | |
| Other Services and Charges | | | |
| 439-03 | Subscriptions, Dues, etc. | 2,000.00 | |
| | | | 4,500.00 |
| | | | 230,995.00 |

CITY OF MISHAWAKA
DRAFT 2020 BUDGET

CENTRAL SERVICES DEPARTMENT
101-22

| | | | biweekly |
|---|---|---|---|
| 1 PERSONAL SERVICES | | | |
| Salaries and Wages | | | |
| 411-02 | Assistant 4 @52,725 | 210,900.00 | 1,978.94 |
| | Fleet Maintenance Technician 6 @ 21.10*2092 | 264,834.00 | |
| | Group 1: 4 @ 20.04*2092 | 167,724.00 | |
| | PT maintenance 1040 hrs @ 11.00 | 11,440.00 | |
| | Reimburse MVH Director-62,566*5% | 3,128.00 | |
| | | | 658,026.00 |
| Other Services Personal | | | |
| 411-60 | Overtime | 15,000.00 | |
| 411-63 | Longevity | 6,595.00 | |
| | | | 21,595.00 |
| | | | 679,621.00 |
| 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 | 5,750.00 | |
| | | | 917,750.00 |
| 3 OTHER SERVICES AND CHARGES | | | |
| Professional Services | | | |
| 431-09 | Health Screenings/ Vaccines | 1,000.00 | |
| Communication and Transportation | | | |
| 432-03 | Travel and Training | 1,000.00 | |
| 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 | 1,500.00 | |
| | | | 78,500.00 |
| | | | 1,675,871.00 |

CITY OF MISHAWAKA
DRAFT 2020 BUDGET

REDEVELOPMENT
101-28

| | | | |
|---|---|---|---|
| 1 PERSONAL SERVICES | | | |
| Salaries and Wages | | | biweekly |
| 411-02 | TIF Construction Manager | 61,892.00 | 2,380.43 |
| | Program Construction Manager | 56,144.00 | 2,159.36 |
| | Grant Manager | 51,446.00 | 1,978.69 |
| | Program Coordinator | 39,627.00 | 1,524.09 |
| | | | 209,109.00 |
| 2 SUPPLIES | | | |
| Office Supplies | | | |
| 421-90 | Office Supplies | 1,000.00 | |
| | | | 1,000.00 |
| 3 OTHER SERVICES AND CHARGES | | | |
| Professional Services | | | |
| 431-04 | Professional Services | 130,000.00 | |
| Communication and Transportation | | | |
| 432-03 | Travel and Training | 4,000.00 | |
| Printing and Advertising | | | |
| 433-02 | Publications | 1,200.00 | |
| | | | 135,200.00 |
| | | | 345,309.00 |

CEMETERY
101-29

| | | | |
|---|---|---|---|
| 3 OTHER SERVICES AND CHARGES | | | |
| Other Services and Charges | | | |
| 439-09 | Maintenance | 30,000.00 | |
| | | | 30,000.00 |

CITY OF MISHAWAKA
DRAFT 2020 BUDGET

MOTOR VEHICLE HIGHWAY
201-50

| | | | biweekly |
|---|---|---|---|
| 1 PERSONAL SERVICES | | | |
| Salaries and Wages | | | |
| 411-01 | Street Commissioner | 62,566.00 | 2,406.35 |
| 411-02 | Office Administrator | 34,777.00 | 1,337.56 |
| | Office Manager | 34,273.00 | 1,318.16 |
| | Group 1: 32 @ 20.04*2092 | 1,341,792.00 | |
| | CS reimburse-52,725* 1.55 for assts. | 81,724.00 | |
| | | | 1,555,132.00 |
| Other Services Personal | | | |
| 411-60 | Overtime | 80,000.00 | |
| 411-63 | Longevity | 18,300.00 | |
| 411-64 | FTO (Flexible Time Off) Plan | 8,000.00 | |
| | | | 106,300.00 |
| Employee Benefits | | | |
| 413-01 | Social Security | 98,000.00 | |
| 413-02 | Medicare | 23,000.00 | |
| 413-03 | PERF 14.2% | 224,000.00 | |
| 413-04 | Unemployment | 5,000.00 | |
| 413-05 | Employee Ins Benefits | 640,000.00 | |
| 413-06 | Life Insurance | 2,250.00 | |
| 413-07 | Deferred Comp Benefit | 14,000.00 | |
| | | | 1,006,250.00 |
| | | | 2,667,682.00 |
| 2 SUPPLIES | | | |
| Office Supplies | | | |
| 421-90 | Office Supplies | 1,500.00 | |
| Other Supplies | | | |
| 429-08 | Uniform Supplies | 7,000.00 | |
| 429-13 | Traffic Supplies | 35,000.00 | |
| | | | 43,500.00 |
| 3 OTHER SERVICE AND CHARGES | | | |
| Professional Services | | | |
| 431-09 | Health Screenings/ Vaccines | 5,000.00 | |
| Communication and Transportation | | | |
| 432-03 | Travel and Training | 3,000.00 | |
| 432-04 | Telephone/ Paging | 7,500.00 | |

CITY OF MISHAWAKA
DRAFT 2020 BUDGET

MOTOR VEHICLE HIGHWAY
201-50

| | | | |
|---|---|---|---|
| Printing and Advertising | | | |
| 433-02 | Publications | 500.00 | |
| Rentals | | | |
| 437-05 | Uniforms | 8,000.00 | |
| Other Services and Charges | | | |
| 439-09 | Miscellaneous Charges | 3,000.00 | |
| | | | 27,000.00 |
| 4 CAPITAL OUTLAYS **MVHR** | | | |
| Improvements Other than Buildings | | | |
| 442-01 | Street Repair | 1,000,000.00 | |
| | | | 1,000,000.00 |
| | | | 3,738,182.00 |

LOCAL ROAD AND STREET
202-50

| | | | |
|---|---|---|---|
| 4 CAPITAL OUTLAYS | | | |
| Improvements other than Buildings | | | |
| 442-04 | Sidewalk and Curb Program | 300,000.00 | |
| 445-02 | MVH Equipment | 370,000.00 | |
| | | | 670,000.00 |

CITY OF MISHAWAKA
DRAFT 2020 BUDGET

PARK AND RECREATION
204-50

| | | | | biweekly |
|---|---|---|---|---|
| 1 | PERSONAL SERVICES | | | |
| | Salaries and Wages | | | 2,568.60 |
| 411-01 | Department Head | 66,784.00 | | |
| 411-02 | Regular Employees | 510,000.00 | | |
| | Group 1: 14@20.04*2092 | 586,932.00 | 1,163,716.00 | |
| 411-03 | Temporary/Summer Help | 500,000.00 | 500,000.00 | |
| | Directors | 1,800.00 | | |
| | Reimburse CS Assts. 1.25 | 65,906.00 | | |
| | Reimburse MVH director 5% | 3,129.00 | 70,835.00 | |
| | | | 1,734,551.00 | |
| | 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 | 106,000.00 | | |
| 413-02 | Medicare | 25,000.00 | | |
| 413-03 | PERF 14.2% | 171,000.00 | | |
| 413-04 | Unemployment | 5,000.00 | | |
| 413-05 | Employee Insurance Benefits | 375,000.00 | | |
| 413-06 | Life Insurance | 1,500.00 | | |
| 413-08 | Deferred Comp Match | 11,000.00 | | |
| | | | 694,500.00 | |
| | | | 2,486,101.00 | |
| 2 | SUPPLIES | | | |
| | Office Supplies | | | |
| 421-90 | Office Supplies | 8,000.00 | | |
| | Operating Supplies | | | |
| 422-02 | Gas, Oil, Parts, etc. | 73,000.00 | | |
| | Other Supplies | | | |
| 429-09 | Merrifield Complex Supplies | 32,000.00 | | |
| 429-14 | Maintenance Supplies | 70,000.00 | | |
| 429-15 | Program Supplies | 30,000.00 | | |
| 429-16 | Golf Course Concessions | 40,000.00 | | |
| 429-18 | Athletic Event Supplies | 36,000.00 | | |
| 429-19 | Battell Center Supplies | 22,500.00 | | |
| 429-20 | Golf Course Supplies | 40,000.00 | | |
| 429-21 | Other Concessions | 5,000.00 | | |
| 429-23 | Merrifield Concessions | 25,000.00 | | |
| 429-24 | Battell Center Concessions | 3,000.00 | | |
| | | | 384,500.00 | |

CITY OF MISHAWAKA
DRAFT 2020 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 | 8,000.00 | |
| 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 | 450,000.00 | |
| 435-02 | NIPSCO | 30,000.00 | |
| **Repairs and Maintenance** | | | |
| 436-01 | Equipment/Facility Repair | 75,000.00 | |
| 436-90 | Service Contracts | 100,000.00 | |
| **Rentals** | | | |
| 437-05 | Uniforms/Port-o-lets | 11,500.00 | |
| **Other Services and Charges** | | | |
| 439-03 | Subscription, Dues, etc. | 3,000.00 | |
| 439-09 | Miscellaneous/Charges | 1,000.00 | |
| 439-18 | Instructor Fees | 15,000.00 | |
| 439-19 | Official/Referee Fees | 10,000.00 | |
| 439-21 | Recreation Event/Entertainment | 48,000.00 | |
| 439-93 | Sales Tax | 25,000.00 | |
| | | | 923,500.00 |
| | | | 3,794,101.00 |

CITY OF MISHAWAKA
DRAFT 2020 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 | | |
| | Merrifield Supplies and Repairs | 19,300.00 | |
| | Wilson Supplies and Repairs | 15,000.00 | |
| | 429-17 Landscaping/Chemical Supplies | 70,000.00 | |
| | | | 104,300.00 |
| 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 | |
| | 436-90 Animal Control | 15,000.00 | |
| | Henry Frank Fence | 5,000.00 | |
| | GPS Contract | 28,200.00 | |
| | | | 130,700.00 |
| | | | 250,000.00 |

CITY OF MISHAWAKA
DRAFT 2020 BUDGET

LAW ENFORCEMENT CONTINUING EDUCATION
210-50

| | | |
|---|---|---|
| 2 SUPPLIES | | |
| Operating Supplies | | |
| 422-36 Ammunition | 25,000.00 | |
| | | 25,000.00 |
| 3 OTHER SERVICES AND CHARGES | | |
| Communication and Transportation | | |
| 432-03 Travel and Training | 40,000.00 | |
| | | 40,000.00 |
| 4 CAPITAL OUTLAYS | | |
| Machinery and Equipment | | |
| 445-08 Vests | 35,000.00 | |
| | | 35,000.00 |
| | | 100,000.00 |

CITY OF MISHAWAKA
DRAFT 2020 BUDGET

CEDIT
430-50

2 SUPPLIES

| | | | |
|---|---|---|---|
| **Repair and Maintenance Supplies** | | | |
| 423-03 | Equipment/ Parts, Supplies MVH | 175,000.00 | |
| 423-01 | Street Material/Dust Control | 175,000.00 | |
| **Operating Supplies** | | | |
| 422-02 | Gas, Oil, etc. MVH | 100,000.00 | |
| **Other Supplies** | | | |
| 429-17 | Landscaping Supplies/Chemicals | 100,000.00 | |
| 429-91 | Salt | 175,000.00 | |
| | | | 725,000.00 |

3 OTHER SERVICES AND CHARGES

| | | | |
|---|---|---|---|
| **Professional Services** | | | |
| 431-04 | Chamber of Commerce | ~~25,000.00~~ | |
| 431-05 | Humane Society | 298,002.00 | |
| 431-06 | Consulting | 150,000.00 | |
| 431-07 | Aim | 14,000.00 | |
| | WNIT Public Access | ~~10,000.00~~ | |
| 431-09 | Clinic Services - other portions in MU and PS | 346,800.00 | |
| 436-90 | EMS billing service | *108,000.00* | |
| **Repairs and Maintenance Supplies** | | | |
| 436-01 | City Maintenance | 150,000.00 | |
| 436-23 | Splash Pad Repair | *50,000.00* | |
| 436-90 | Engineering Maintenance | 100,000.00 | |
| 436-93 | Signal Maintenance | 100,000.00 | |
| **Repairs and Maintenance** | | | |
| 436-01 | Building/ Equipment Repair MVH | 200,000.00 | |
| **Insurance** | | | |
| 434-90 | Insurance Premiums/Deductibles MVH | 225,000.00 | |
| **Utility Service** | | | |
| 435-01 | MU Charges MVH | 165,000.00 | |
| 435-02 | NIPSCO MVH | 70,000.00 | |
| | | | 2,011,802.00 |

4 CAPITAL OUTLAYS

| | | |
|---|---|---|
| **Other Capital Outlay** | | |
| 443-97 | Copier DB | ~~10,000.00~~ |
| 443-97 | Computers PD | 50,000.00 |
| | PD equipment weapons/radios etc. | 10,000.00 |
| | Chiller fire station | 40,000.00 |

CITY OF MISHAWAKA
DRAFT 2020 BUDGET

| | | | |
|---|---|---|---|
| Improvements Other than Buildings | | | |
| 445-17 | Park Development | 300,000.00 | -100,000.00 |
| | Central Services lighting | ~~60,000.00~~ | |
| | Phone system | ~~150,000.00~~ | |
| Machinery and Equipment | | | |
| | Two golf course mowers | ~~110,000.00~~ | |
| | Transit van IT | ~~32,000.00~~ | |
| 445-02 | CSD Equipment | 120,000.00 | |
| 442-01 | Paving | ~~300,000.00~~ | |
| | | | 1,182,000.00 |
| | | | 3,918,802.00 |
| | new to CEDIT from MVH | 935,000.00 | |
| | | **PSAP** | **904,335.00** |
| | | **reductions** | **797,000.00** |
| | | **new total** | **4,026,137.00** |

CITY OF MISHAWAKA
2020 BUDGET

FIRE PENSION
702-50

| | | | |
|---|---|---|---|
| 1 PERSONAL SERVICES | | | |
| Salaries and Wages | | | |
| 411-06 | Secretary Salary | 3,000.00 | |
| | Pension Board Members 5 @ 750.00 per yr | 3,750.00 | |
| 411-05 | Pension Benefits | 2,025,250.00 | |
| 411-07 | Death Benefits | 36,000.00 | |
| | | | 2,068,000.00 |
| 2 SUPPLIES | | | |
| Office Supplies | | | |
| 429-09 | Misc Supplies | 1,000.00 | |
| | | | 1,000.00 |
| 3 OTHER SERVICES AND CHARGES | | | |
| Professional Services | | | |
| 431-01 | Legal Fees | 2,000.00 | |
| Communication and Transportation | | | |
| 432-03 | Travel and Training | 500.00 | |
| Repairs and Maintenance | | | |
| 436-01 | Equipment Repair | 500.00 | |
| | | | 3,000.00 |
| | | | 2,072,000.00 |

POLICE PENSION
703-50

| | | | |
|---|---|---|---|
| 1 PERSONAL SERVICES | | | |
| Salaries and Wages | | | |
| 411-06 | Secretary Salary | 3,000.00 | |
| 411-05 | Pension Benefits | 1,310,100.00 | |
| 411-07 | Death Benefits | 36,000.00 | |
| | | | 1,349,100.00 |
| 3 OTHER SERVICES AND CHARGES | | | |
| Professional Services | | | |
| 431-01 | Legal Fees | 2,500.00 | |
| Communication and Transportation | | | |
| 432-03 | Travel and Training | 400.00 | |
| | | | 2,900.00 |
| | | | 1,352,000.00 |

## Expenditure Budget Comparison
## General Fund

| Department | 2018 Budget | 2019 Budget | Change | % Change | % 2019 Total Budget |
|---|---|---|---|---|---|
| Mayor | 167,377 | 171,136 | 3,759 | 2.2% | 0.31% |
| Controller | 4,800,110 | 6,017,602 | 1,217,492 | 25.4% | 10.79% |
| Clerk | 168,145 | 171,626 | 3,481 | 2.1% | 0.31% |
| Human Resources | 127,773 | 128,773 | 1,000 | 0.8% | 0.23% |
| IT | 356,536 | 356,974 | 438 | 0.1% | 0.64% |
| Law | 197,590 | 207,088 | 9,498 | 4.8% | 0.37% |
| Council | 120,125 | 132,759 | 12,634 | 10.5% | 0.24% |
| Engineering | 337,654 | 405,038 | 67,384 | 20.0% | 0.73% |
| Code | 315,682 | 322,802 | 7,120 | 2.3% | 0.58% |
| Building | 209,916 | 214,968 | 5,052 | 2.4% | 0.39% |
| Fire | 12,552,110 | 12,857,627 | 305,517 | 2.4% | 23.06% |
| Police | 11,527,299 | 11,819,005 | 291,706 | 2.5% | 21.20% |
| Planning | 225,842 | 230,995 | 5,153 | 2.3% | 0.41% |
| Central Services | 1,657,339 | 1,675,871 | 18,532 | 1.1% | 3.01% |
| Redevelopment | 432,844 | 345,309 | (87,535) | -20.2% | 0.62% |
| Cemetery | 25,000 | 30,000 | 5,000 | 20.0% | 0.05% |
| Property Tax Cap | | | | | |
| Dept. Totals | 33,221,342 | 35,087,573 | 1,866,231 | 5.62% | |

Civil City Budget Comparison

## All Appropriated Funds

| Department | 2018 Budget | 2019 Budget | Change | % Change | % 2019 Total Budget |
|---|---|---|---|---|---|
| General | 33,221,342 | 35,087,573 | 1,866,231 | 5.6% | 62.94% |
| Park and Recreation | 3,405,172 | 3,594,335 | 189,163 | 5.6% | 6.45% |
| MVH Funds | | | | | |
| Motor Vehicle Highway | 3,734,090 | 3,923,182 | 189,092 | 5.1% | 7.04% |
| Local Road & Street | 680,000 | 733,000 | 53,000 | 7.8% | 1.31% |
| LOIT Special Dist | 180,000 | 5,977 | (174,023) | -96.7% | 0.01% |
| Cumulative Sewer | 500,000 | 500,000 | - | 0.0% | 0.90% |
| Capital Fund | | | | | |
| Cum. Cap. Development | 550,000 | 600,000 | 50,000 | 9.1% | 1.08% |
| Cum. Cap. Improvement | - | 60,000 | 60,000 | 0.0% | 0.11% |
| CEDIT | 3,569,331 | 3,828,135 | 258,804 | 7.3% | 6.87% |
| Other Operating Funds | | | | | |
| Law Enforcement Con't Ed | 75,000 | 89,000 | 14,000 | 18.7% | 0.16% |
| Public Safety | 3,017,995 | 3,609,316 | 591,321 | 19.6% | 6.47% |
| Park Non - Reverting | 308,000 | 200,700 | (107,300) | -34.8% | 0.36% |
| Pension Funds | | | | | |
| Fire Pension | 2,071,750 | 2,074,750 | 3,000 | 0.1% | 3.72% |
| Police Pension | 1,535,105 | 1,443,950 | (91,155) | -5.9% | 2.59% |
| Gross Totals | 52,847,785 | 55,749,918 | 2,902,133 | 5.49% | |
| **Circuit Breaker loss:** | | | | | |
| General | 4,585,203 | 5,948,262 | | | |
| Park & Rec | 634,183 | 714,564 | | | |
| MVH | 83,916 | - | | | |
| CCD | 129,349 | 205,373 | | | |
| Cum Sewer | 92,468 | 131,801 | | | |
| | 5,525,119 | 7,000,000 | 1,474,881 | 26.7% | |
| Net Totals | 58,372,904 | 62,749,918 | 4,377,014 | 7.50% | |

City Budget Comparison By Category

Appropriated Funds

## Civil City Budget Comparison By Category
## Appropriated Funds

| Department | 2018 Budget | 2019 Budget | Change | % Change | Total Budget |
|---|---|---|---|---|---|
| 100 - Personal Services | 37,332,982 | 38,252,840 | 919,858 | 2.5% | 68.62% |
| 200 - Supplies | 2,599,000 | 2,629,500 | 30,500 | 1.2% | 4.72% |
| 300 - Other Services & Charges | 8,803,803 | 9,341,578 | 537,775 | 6.1% | 16.76% |
| 400 - Capital Outlays | 4,112,000 | 5,526,000 | 1,414,000 | 34.4% | 9.91% |
| **Fund Totals** | **52,847,785** | **55,749,918** | **2,902,133** | **5.49%** | **100.00%** |

# CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF FINANCE
Rebecca S. Miller, Controller
Kurt Vardaman, Deputy Controller

Date: August 29, 2019

To: Honorable Members of the Common Council

From: Rebecca Miller RSM

RE: 2020 Budget

Attached, please find the new budget totals for 2020 and associated tax rates for publication.

I look forward to our budget meetings to discuss the 2020 budget.

I will also be sending out budget book drafts next week for your review.

Please contact me with any questions.



City Hall • 600 East 3rd Street • Mishawaka, Indiana 46544
Telephone: (574) 258-1622 • FAX (574) 258-1724 • www.mishawaka.in.gov

**Deb Block**



**From:** Rebecca Miller
**Sent:** Thursday, September 5, 2019 4:15 PM
**To:** Deb Block; Mary Ellen Hazen
**Subject:** Revised budget ordinance Form 4
**Attachments:** Form4_R2015_0117.pdf

See attached.

The budget did not change, just the amount of tax levy and tax rate. Which is all just for publication.

Form 3 has been submitted which lists our dates for the public hearing and adoption.

Thank you,

Becky

Rebecca S. Miller
Controller
City of Mishawaka

600 E 3rd Street
Mishawaka, IN 46544
574-258-1622
574-258-1724 fax

www.mishawaka.in.gov

# ORDINANCE OR RESOLUTION FOR APPROPRIATIONS AND TAX RATES

Budget Form No. 4

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

Generated 8/29/2019 1:33:18 PM

## Ordinance
## Proposed Ordinance No 2019-23

Be it ordained/resolved by the **Mishawaka Common Council** that for the expenses of **MISHAWAKA CIVIL CITY** for the year ending December 31, **2020** 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 | 10/07/2019 |

**Funds**

| Fund Code | Fund Name | Adopted Budget | Adopted Tax Levy | Adopted Tax Rate |
|---|---|---|---|---|
| 0101 | GENERAL | $35,154,175 | $30,665,862 | 2.6563 |
| 0254 | LOCAL INCOME TAX | $2,770,991 | $0 | 0.0000 |
| 0341 | FIRE PENSION | $2,072,000 | $0 | 0.0000 |
| 0342 | POLICE PENSION | $1,352,000 | $0 | 0.0000 |
| 0706 | LOCAL ROAD & STREET | $670,000 | $0 | 0.0000 |
| 0708 | MOTOR VEHICLE HIGHWAY | $3,818,213 | $5,201,898 | 0.4506 |
| 1151 | CONTINUING EDUCATION | $100,000 | $0 | 0.0000 |
| 1301 | PARK & RECREATION | $3,821,649 | $3,379,688 | 0.2928 |
| 1310 | PARK NONREVERTING - CAPITAL | $250,000 | $0 | 0.0000 |
| 2379 | CUMULATIVE CAPITAL IMP (CIG TAX) | $60,000 | $0 | 0.0000 |
| 2391 | CUMULATIVE CAPITAL DEVELOPMENT | $650,000 | $3,213,675 | 0.2784 |
| 2411 | ECONOMIC DEV INCOME TAX CEDIT | $3,918,802 | $0 | 0.0000 |
| 6290 | CUMULATIVE SEWER | $500,000 | $0 | 0.0000 |
| | | **$55,137,830** | **$42,461,123** | **3.6781** |

1st Reading 9-3-19
2nd Reading
Passed
Failed
Continued To

RECEIVED
DEBORAH S. BLOCK MMC
AUG 29 2019
CITY CLERK
MISHAWAKA, IN

RECEIVED
DEBORAH S. BLOCK, MMC
OCT 03 2019
CITY CLERK
MISHAWAKA, IN

# CITY OF MISHAWAKA

**DAVID A. WOOD, MAYOR**

**DEPARTMENT OF FINANCE**
**Rebecca S. Miller, Controller**
**Kurtis D. Vardaman, Deputy Controller**

Date: October 3, 2019

To: Honorable Members of the Common Council

From: Rebecca Miller

Re: **Transfers: Clerk – Human Resources – MVHR/Community Crossings**

**Additional Appropriations: Controller – Fire – Local Road & Bridge Matching Fund/Community Crossings – Sidewalk/Curb Funds**

For first reading on October 7th, I have numerous items that have been enumerated below:

1. Transfer for the Clerk's Office: moving funds from professional services to the temporary employment line to cover part time employee's wages. This position was unknown at budget time.

2. Transfer for Human Resources: moving funds from temporary employment line to professional services. The office manager had an extended absence where it was necessary to hire additional staffing which came from an outside agency.

3. Transfer for Community Crossings: moving matching funds from Motor Vehicle Highway Restricted fund to Local Road & Bridge Matching fund is required for the Community Crossing Grant.

4. Additional Appropriation for the Controller's budget: the Humane Society's funding requirement for 2019 was $56,000 more than was budgeted.

5. Additional Appropriation for the Fire Dept: numerous factors have increased overtime in 2019.

6. Additional Appropriation Local Road & Bridge Matching Grant fund: $572,280 was received for the Community Crossing Grant. This amount plus our match that is transferred from MVHR must be appropriated to be spent.

7. Additional Appropriation Sidewalk/Curb fund: the citizen portion of the 50/50 sidewalk program must be appropriated to be spent.

Please contact me with any questions.

c: David A. Wood – Mayor
Deborah S. Block – City Clerk
Geoff Spiess – HR Director/Corporation Counsel
Chris Jamrose – Director of Engineering/City Engineer

# CITY OF MISHAWAKA

DAVID A. WOOD, MAYOR

DEPARTMENT OF FINANCE
Rebecca S. Miller, Controller
Kurtis D. Vardaman, Deputy Controller

Bryon Woodward – Fire Chief

City Hall • 600 East 3rd Street • Mishawaka, Indiana 46544
Telephone: (574) 258-1622 • FAX (574) 258-1724 • www.mishawaka.in.gov

RECEIVED
DEBORAH S. BLOCK, MMC

OCT 03 2019

CITY CLERK
MISHAWAKA, IN

1st Reading 10-7-19
2nd Reading
Passed
Failed
Continued To

PROPOSED ORDINANCE NO. 2019-26

ORDINANCE NO._____

AN ORDINANCE DECLARING AN EMERGENCY AND TRANSFERRING AND REAPPROPRIATING FUNDS WITHIN THE BUDGET ADOPTED FOR THE CALENDAR YEAR ENDING DECEMBER 31, 2019

BE IT ORDAINED BY THE COMMON COUNCIL OF THE CITY OF MISHAWAKA, INDIANA, THAT:

Section 1. An emergency exists which requires the transfer and reappropriation of funds within the Human Resources Department in the General Fund budget adopted for the fiscal year ending December 31, 2019.

Section 2. There is hereby transferred and reappropriated the sum of $12,000.00 as follows:

General Fund

| | | | |
|---|---|---|---|
| From: | Human Resources | | |
| | Personal Services | | |
| | 101-04-411-03 | Temporary | $ 7,000.00 |
| | | Total | $ 7,000.00 |
| To: | Human Resources | | |
| | Other Services and Charges | | |
| | 101-04-431-04 | Professional Services | $ 7,000.00 |
| | | Total | $ 7,000.00 |

| | | | |
|---|---|---|---|
| From: | Clerk | | |
| | Other Services and Charges | | |
| | 101-03-431-04 | Professional Services | $ 5,000.00 |
| | | Total | $ 5,000.00 |
| To: | Clerk | | |
| | Personal Services | | |
| | 101-03-411-03 | Temporary | $ 5,000.00 |
| | | Total | $ 5,000.00 |

Section 3. This ordinance shall be in full force and effect from and after its passage, signing and attestation.

PASSED BY THE COMMON COUNCIL of the City of Mishawaka, Indiana, on this

_____day of _____, 2019 at _____ o'clock, ____. M.

_____
Dale "Woody" Emmons, Presiding Officer

ATTEST:

_____
Deborah S. Block, IAMC, MMC, City Clerk

PRESENTED BY ME to the Mayor this _____day of_____, 2019 at

_____ o'clock, ____.M.

_____
Deborah S. Block, IAMC, MMC, City Clerk

APPROVED BY ME this _____ day of, _____, 2019 at _____ o'clock,

____.M.

_____
David A. Wood, Mayor